

# Clearfield County Planning Commission 2023 Annual Report

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### Inside this Issue:

Rural Transportation Planning Committee	2
Pennsylvania Wilds Team 2023 Climate Network Workshop 2023 Champion Awards Winners	3
Comprehensive Economic Development Strategy (CEDS) / County Comprehensive Plan Update	4
Farmland Preservation Headwaters RC&D Council	5
S.A.L.D.O. Administration / Permit Reviews	6-10
Broadband/ Solar Energy / EV Charging Stations	11
Chesapeake Bay County Action Plan Regional Local Bridge Bundle Clearfield County: Bridge Scour Project	12

### Mission Statement:

To provide appropriate planning services and to develop leadership so that all Clearfield County municipalities can begin to plan for their future.

## Rural Transportation Planning Committee

### Rural Transportation Planning Committee

Clearfield County Planning staff participated in the Rural Transportation Planning Committee. This Committee deals with the Local Bridge Retro Program, Active Transportation & Greenways Plan, Local Bridge Replacement/Rehabilitation Bundle, 2023 Multimodal Applications, Transportation Improvement Plan, and NEVI Implementation Plan.

The North Central RPO was awarded funding for Safe Streets for All (SS4A) Regional Corridor Safety Action Plan. This action plan is to support the Integrated Mobility 2050 Long range transportation Plan. A total of \$300,000 is set for this plan. Planning staff will be involved in the steering committee.

### Transportation Improvement Program

The Rural Transportation Committee of North Central worked on the Draft Regional 2025 Transportation plan with each county planning director.

Focus was set on

1. Advancing all the projects that we currently have on the program,
2. The Regional Core Transportation System,
3. The Coordinated Public Transit Human Services Transportation Plan and Capital Planning Tool for ATA's Transit TIP ,
4. The Asset Management tools that the districts have available, so their Bridge Asset Management, Pavement Asset Management systems and their network screening tool for Safety and
5. The online comments that were received as part of the STC hearings. We utilized all those tools, looked at the counties' priorities, as well as, looking at the carryovers, STC comments and then started to figure out how to make those projects come together.

### Clearfield County 2025 TIP New Project Starts for 2025/26:

#### MPMS #116845 SR 153-A06 over Litz Run

- Project Type: Bridge Replacement
- Location: SR 153 Crooked Sewer Highway South of Intersection with Hemlock Rd in Boggs Twp.
- TIP Programmed Amount : \$1,417,281 (Includes PE UTL RW CON)

#### MPMS #85080 SR 219-A10 Pentz Run Bridge

- Project Type: Bridge Replacement
- Location: SR 219 Watson Highway between the Hepburn Rd Intersections in Sandy Twp.
- TIP Programmed Amount : \$2,068,422 (Includes PE FD UTL RW CON)

#### MPMS #85127 SR 4001-A01 over Kuntz Run Bridge

- Project Type: Bridge Replacement
- Location: SR 4001 Troutville Rd between Oliver Ln and Kennis Rd in Brady Twp.
- TIP Programmed Amount : \$1,494,968 (Includes PE UTL RW CON)

#### MPMS #115898 SR 255-272 Penfield to Elk Co. Line

- Project Type: Highway Restoration
- Location: SR 255 from the Penfield Light to the Elk Co. Line in Huston Twp.
- TIP Programmed Amount : \$4,030,021 (Includes PE FD UTL RW CON)

#### MPMS #119869 SR 1004-A04 Clearfield Market Street Bridge

- Project Type: Bridge Rehabilitation
- Location: SR 1004 Market Street bridge in the heart of Clearfield Borough.
- TIP Programmed Amount : \$4,001,209 (Includes PE FD UTL RW CON)

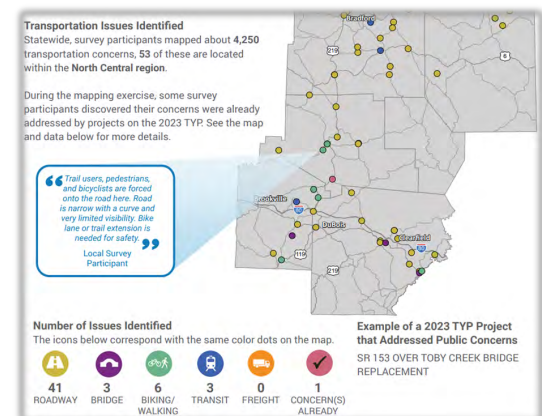


## 2025 12-Year Program Update

### Regional Transportation Survey Summary

The State Transportation Commission held a 60-day Public Comment Period for the 2025 12-Year Program (TYP) Update from March 1, through April 30, 2023. The public was invited to provide input through taking the Transportation Survey and participating in an Online Public Forum. The Online Public Forum, held on Wednesday, April 12, was broadcasted on a webinar platform with a call-in option, and on Facebook Live. The public could also request assistance to participate in the Survey or Public Forum by contacting PennDOT's Program Center by email or phone. All public feedback received was reviewed and compiled to convey current transportation priorities and trends statewide and regionally for the benefit of the Metropolitan and Rural Planning Organizations (MPOs and RPOs) across the Commonwealth.

Transportation Issues Identified Statewide, survey participants mapped about 4,250 transportation concerns, 53 of these are located within the North Central region. See the map and data below for more details.





## PENNSYLVANIA WILDS TEAM 2023 CLIMATE NETWORK WORKSHOP / 2023 CHAMPION AWARDS WINNERS

### PENNSYLVANIA WILDS TEAM 2023 Climate Network Workshop

The PA Wilds Climate Network is a network consisting of resource managers, conservation professionals, and other stakeholders who share information and resources and to learn from one another to address challenges and opportunities of a changing climate in the PA Wilds Conservation Landscape region.

The PA Wilds planning team hosted PA Wilds Climate Network Workshop on March 18<sup>th</sup>. The morning featured presentations from DCNR Director of Applied Climate Science, Greg Czarnecki and Allegheny Hardwoods Utilization Group Executive Director, Amy Shields. In the afternoon, attendees participated in one of these group discussions: Sustaining PA Wilds Climate Network, Talking about Climate Change, Climate Change and Planning, and Climate Change and Resource Management.



PA WILDS CLIMATE NETWORK WORKSHOP

### 2023 Champion Awards Winners

The PA Wilds Center and the PA Wilds Planning Team (County Planners) recognizes individuals, groups, organizations, communities, and businesses that in the last year have made significant contributions to help grow and sustainably develop the outdoor recreation economy and nature tourism in the PA Wilds by marrying economic development and conservation goals.

2023 Champion Awards Winners from Clearfield County included:

#### Conservation Stewardship: Kelly Williams – Clearfield County

The Conservation Stewardship Award honors the best practices and achievements of an individual, business or organization that demonstrates a commitment to conservation and outstanding resource stewardship of the natural and cultural assets in the PA Wilds.



Kelly Williams of the Clearfield County Conservation District was selected as the recipient of the 2023 PA Wilds Conservation Stewardship Champion Award. In addition to stream work and protecting wetlands, Williams was involved in the effort to improve water quality in the Deer Creek Watershed, which was impaired by Acid Mine Drainage and had not been able to support any aquatic life for over 70 years. Wild trout can now be supported in this beautiful area of the PA Wilds, thanks to efforts of Williams and her colleagues at Clearfield County Conservation District. Williams is a past recipient of the Golden Reel Award from the Allegheny Mountain Chapter of Trout Unlimited.

#### Great Design: River's Landing Event Center – Clearfield, Clearfield County

River's Landing Event Center is the winner of the 2023 PA Wilds Great Design Champion Award, which honors an individual, business or organization that has done outstanding work to preserve, protect or enhance an area's rural community character and to promote the use and understanding of the PA Wilds Design Guide.



River's Landing Event Center is a two-story, 11,500-square-foot multi-occupancy facility in Downtown Clearfield, PA. The first floor is home to Keller Williams Realty (Lezzer Realty Group) and Dented Keg Brewing Company. The second floor is home to Clearly Ahead Development's economic development offices, collaborative co-working space, and special event center.

River's Landing incorporates several themes of the PA Wilds Design Guide, such as inclusion of water, glass, stone, metal, signage, lighting, and locally sourced materials. Attention to placement of windows and outdoor seating was considered to take advantage of optimal shade and sun times. Lighting was directed downward, so as not to impact our dark skies.



**COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs) /County Comprehensive Plan Update****Comprehensive Economic Development Strategy Committee (CEDs)**

The regional CEDs committee is intended to bring public and private sectors together to provide a baseline of information, set forth goals, and establish targeted strategies and performance measures for documenting successful economic and community development. The County Planning Director is the commissioner's appointee of this committee.

Committee Highlights for 2023 include:

**RACP Applications for Clearfield County -**

The Redevelopment Assistance Capital Program (RACP) is a Commonwealth grant program administered by the Office of the Budget for the design, acquisition, and construction of a regional economic, cultural, civic, recreational, and historical improvement project.

- Continued working on application for Treasure Lake Ski Lodge
- Continued working on application with Christ the King Manor
- Continued working on application with International Brotherhood of Electrical Workers (IBEW)

**ARC Applications for Clearfield County -**

The Appalachian Regional Commission (ARC) is an economic development partnership entity of the federal government and 13 state governments focusing on 423 counties across the Appalachian Region.

ARC's Area Development Program invests in projects that align with their strategic investment priorities. These grants generally fall into two broad categories: construction and non-construction.

Submitted full applications for the following ARC submitted projects.

- Clearfield County: Clearly Ahead Development Conceptual and Feasibility Investigation for proposed Whitewater Park – Funded
- PA Wilds Entrepreneurial Eco System Expansion (Combined with PA Wilds Planning Team Strategic Plan) – Still under review at DC

**Grant Writing Assistance**

The Community Development Department at North Central offers a free grant writing assistance program for non-profits and municipalities which counties regularly promote and coordinate grant writing efforts.

In 2023, Community Development Department at North Central assisted with submitting \$11,580,212.10 in applications for DCED's LSA grant. Below is a table that breaks down applications submitted by county.

County	Applications	Total Dollar Amount
Cameron	2	\$276,500.00
Clearfield	16	\$6,779,846.75
Elk	6	\$372,226.47
Jefferson	7	\$3,399,939.99
McKean	4	\$535,615.87
Potter	1	\$287,700.00
Multi-County	1	\$198,383.00
<b>Total Submitted</b>	<b>37</b>	<b>\$11,850,212.10</b>

**County Comprehensive Plan Update**

Clearfield and Elk Counties are leading plan development in coordination with the North Central Regional Planning and Development Commission. The Counties are partnering to develop a joint comprehensive plan update with support from a variety of stakeholders and officials.

The comprehensive plan will provide guidance for decision-making on countywide issues for years to come. The comprehensive plan is developed by evaluating existing and desired future conditions, including socioeconomic trends; housing, land use, infrastructure, transportation, energy; natural and historic resources. The planning process is strongly focused on engaging the public and stakeholders to obtain their feedback on key issues within the region.

**PHASE 1: LEARN (Completed in the Spring 2023)**

Listen to the public to learn more about the opportunities and challenges in the community.

**Focus Groups:** Clearfield and Elk Counties will be facilitating focus groups with key stakeholders to collect public input. **Existing Conditions:** A Clearfield and Elk Counties Today report will be created through in depth analysis of current conditions within the counties.

- Municipal Officials Survey
- Youth Survey
- Key Stakeholder Interviews

**PHASE 2: ESTABLISH (Started in Summer/Fall 2023)**

Establish action steps and a road map to advance the vision of the Counties and Community Values. The project management team, in coordination with the steering committee, worked to incorporate feedback gathered from focus groups and stakeholder interviews to draft the comprehensive plan.

The County Comprehensive plan update will continue into early 2024 .



The draft plan will be available online, at:

<https://clearfieldelkcomp-northcentral.hub.arcgis.com/>

**Farmland Preservation / Headwaters RC&D Council****Farmland Preservation**

In April, the board got and accepted its first application for eligibility for a farm in Brady Township. The land owners agreed to the requirements for consideration. An agricultural appraiser was brought out to appraise the farm and a survey was done for the land.

The Kennis's accepted the offer of \$1,300 per acre. At 122 acres the total would be a total purchase price of \$158,600. The required survey was completed. It came down to the wire but we were able to meet the encumbrment deadline securing 2023 state allocations. State officials are looking to add the Kennis Ag Easement application to their April 11, 2024 meeting agenda.

The application period for this program is now open and closes April 30th. Applicants can contact the Clearfield County Conservation District at 814-765-2629.

**Headwaters RC&D Council**

Headwaters RC&D Council was formed in 1978 as a 501(c)3 non-profit organization to coordinate public and private agencies for projects that address the needs of eight counties in north-central Pennsylvania (Elk, Cameron, Clearfield, Jefferson, Potter, McKean, Centre and Clinton), reaching out to a population of approximately 418,000 residents. Each of the eight counties within the Headwaters RC&D Council region is represented on the Council by appointees selected from County Commissioners, County Conservation Districts, and County Planning Departments.

A subcommittee of the Council includes the Sinnemahoning Stakeholders Committee which recommends eligible watershed projects for funding through the Sinnemahoning Stakeholders Watershed Grant Program (SSWGP). The (SSWGP) disburses approximately \$150K annually towards watershed restoration and environmental improvement projects in the affected watershed area. To date, more than \$1.8 million has been awarded back into Sinnemahoning and Portage Creek watersheds through projects.

Settlement funds from the June 30th, 2006 Norfolk Southern train derailment that caused a serious fish kill in Big Fill Run, Sinnemahoning Portage Creek, and the Driftwood Branch of Sinnemahoning Creek are being administered by Headwaters RC&D Council Sinnemahoning Stakeholders Committee to fund successful applications to the SSWGP each year.

All projects must be located within the Sinnemahoning Creek Watershed. In Clearfield County the Bennett's Branch is a tributary of the Sinnemahoning Creek and qualifies for funding.

In February, Chairman Todd Deluccia reported on Round 15. They received only 3 applications and recommended the following awards.

- Cameron County Conservation District – Cameron Co. Watershed Restoration 2023 - \$89,200.00
- Cameron County Conservation District – Driftwood Branch Invasive Plant Control - \$18,000.00
- Western PA Conservancy – Seeley Hollow AOP Restoration - \$30,757.50

In June Chairman Todd Deluccia reported on Round 16 Sinnemahoning Endowment fund awards which included:

- Elk County Conservation District – Dents Run Water Quality Data Collection - \$33,863.00
- Cameron County Conservation District – Remedy of Aquatic Passage on Indian Camp Run - \$72,265.00.

The 17th round of funding was due January 20th. Awards for this round will be announced in February 2024.

For more Information about the Headwaters RC&D visit:

<http://hwrcdpa.weebly.com/>



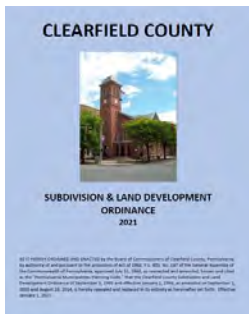


## S.A.L.D.O. ADMINISTRATION

### CLEARFIELD COUNTY'S SUBDIVISION & LAND DEVELOPMENT ORDINANCE (S.A.L.D.O.)-

#### Annual Subdivision & Land Development Summary

The subdivision and land development ordinance is the most commonly used development control mechanism in Pennsylvania. Over 90 percent of the municipalities have subdivision and land development regulations in effect, either by their own ordinance or by a county ordinance. It is the most basic of land use regulations.



Subdivision is the creation of new lots or property lines, while land development involves construction of buildings and improvements. Land is a valuable natural resource, and its division and development create a major portion of the physical surroundings and greatly define the character of communities and quality of life for citizens.

The major purposes of subdivision and land development regulations are to provide adequate sites for development and public use, to maintain reasonable and acceptable design standards .

A subdivision and land development ordinance differs from a zoning ordinance. A subdivision and land development ordinance does not control use of land or buildings.

Clearfield County currently has jurisdiction over 31 of our 50 municipalities. In 2023, the Planning Commission reviewed forty three (43) plans for compliance with the County's Ordinance. Of those one involved land development.

The adjacent chart outlines the activity that occurred in administering the County's Subdivision & Land Development Ordinance in 2023.

The following municipalities did not have any activity for the year:

- Bloom Township
- Brisbin Borough
- Burnside Borough
- Glen Hope Borough
- Greenwood Township
- Houtzdale Borough
- Irvona Borough
- Newburg Borough
- Osceola Mills Borough
- Pine Township
- Ramey Borough
- Troutville Borough
- Wallacetown Borough

2023 County's S.A.L.D.O. Activity				
Municipality	# of Subdivisions	# of Land Development	# New Lots Created	# Proposed Buildings
Beccaria Township	3	0	2	0
Bell Township	4	0	3	0
Bigler Township	1	0	1	0
Brady Township	4	0	4	0
Burnside Township	2	0	1	0
Chest Township	1	0	1	0
Chester Hill Borough	0	1	0	1
Coalport Borough	1	0	2	0
Ferguson Township	6	0	12	0
Grampian Borough	1	0	1	0
Gulich Township	2	0	4	0
Huston Township	4	0	4	0
Jordan Township	2	0	1	0
Knox Township	1	0	1	0
Mahaffey Borough	1	0	0	0
New Washington Borough	1	0	1	0
Pike Township	7	0	10	0
Westover Borough	1	0	1	0
<b>TOTAL</b>	<b>42</b>	<b>1</b>	<b>49</b>	<b>1</b>

File Number	Municipality	Plan Name	Month Reviewed/Approved	Lot Consolidation	Subdivision	Land Development	# of New Lots	# of Proposed Buildings
	<b>Boggs Township</b>							
22523-03	(and Graham Twp.)	Gold Luster LP	February 10, 2023		x		1	
20523-01		Bradley G. & Debra L. Foster	March 1, 2023		x		1	
20523-02		Mounty S. Litz	March 16, 2023	x	x		1	
20523-03		Lance - Peters	April 4, 2023	x	x			
20523-04		Steven L. & Mary Ellen Vallery	September 20, 2023		X			
20523-05		Mature Resources Foundation Land Development	November 13, 2023			x		2
20523-06		Ronald J. Gearhart	December 4, 2023		x		1	
	<b>Bradford Township</b>							
20623-01		Lawrence A. Graham & Scott A. Graham	January 13, 2023		x		2	
20623-02		R. J. Corman	February 21, 2023	x	x		2	
20623-03		Michael J. Mehall	March 13, 2023	x	x			
20623-04		Lawrence A. Graham & Scott A. Graham	March 22, 2023	x	x			
20623-05		Trustees of the Bigler Wesleyan Bible Holiness Church	May 9, 2023		x		1	
20623-06		Werlands, LLC	July 14, 2023		x		1	
20623-07		RANDAL AND TRENA SWATSWORTH	August 21, 2023		x		1	
20623-08		Harold F. (Deceased) & Donna J. Graham	September 12, 2023	x	x			
20623-09		Kevin W. Wooster and Jennifer A. Michaels	November 6, 2023		x		1	
	<b>Clearfield Borough</b>							
21323-01		Donald M. Zimmerman	February 13, 2023		x	x	2	
21323-02		William I. & Cheryl T. Armstrong	September 8, 2023		x		2	
21323-03		Dollar General	September 22, 2023		x	X	1	1
21323-04		James Mitchell	October 9, 2023	x	x			
	<b>Cooper Township</b>							
21523-01		Ronald J. Andrews (from lands of Wilde)	February 13, 2023	x			1	
21523-02		Roper & Marcia Houston	June 5, 2023	x	x		1	
21523-03		Shawn & Amanda Moore Reconstruction of Lots	June 13, 2023		x			
21523-04		Robert P. Allen & Bonita L. Liptak	June 23, 2023	x	x			
21523-05		James and Lisa Cowan	June 28, 2023	x	x		1	
21523-06		US Light Energy Land Development	October 16, 2023		x	x		
21523-07		Barbara & Chase M. Cowder	December 1, 2023	x	x		2	
	<b>Covington Township</b>							
21623-01		V Nicholas and Barbara L. Bolognese	May 3, 2023		x		1	
21623-02		Riverhills Adventures, LLC Subdivision	October 9, 2023	x	x			
21623-03		Jeffery Sayers	November 17, 2023	x	x			
	<b>Curwensville Borough</b>							
21723-01		Eva Jean Komoncz	October 18, 2023	x	x			
	<b>Decatur Township</b>							
21823-01		Chelsa L. Pell & Amy L. Gray	January 3, 2023	x	x			
21823-02		Sean M. & Nicole L. Mueller	January 3, 2023		x		1	
21823-03		Hummel & Sons Self storage Units Land Development Plan	March 27, 2023			x		
21823-04		Spencer R. Jarrett	April 28, 2023		x			
21823-05		David and Doris McClure	May 3, 2023		x		2	
21823-06		David A. Ferguson & Jeffery E. Thompson	June 1, 2023		x		1	
21823-05R		David and Doris McClure	June 15, 2023		x		1	
21823-07		Karen R. Croyle Estate Subdivision	July 19, 2023	x	x			
21823-08		SHUEY - HARPER	July 27, 2023	x	x			
21823-09		ROBERT W. & DIANNE M. HAMILTON and GEORGE D. COWFER JR.	July 31, 2023	x	x			
	<b>City of DuBois</b>							
21923-01		Albert H. Furuto	November 27, 2023		x		1	
	<b>Girard Township</b>							
22223-01		Zimmerman Subdivision	April 11, 2023		x		1	
22223-02		Raymond L. & Gail M. Stiner	October 4, 2023	x	x		1	
	<b>Goshen Township</b>							
22423-01		Richard J. , Daniel E. & Bradley W. Livergood	January 9, 2023	x	x			
22423-02		William & Carol J. Brenish	October 3, 2023		x		1	
	<b>Graham Township</b>							
22523-01		Thomas M. & Brenda S. Holt	January 4, 2023		x		2	
22523-02		Maxine Orwick	January 9, 2023		x		1	
22523-03	(and Boggs Twp.)	Gold Luster LP	February 10, 2023		x		1	
22523-04		Roxie Carr	March 10, 2023		x		1	
22523-05		Dayna Lee Jones & Timothy Paul Jones	July 27, 2023					
22523-06		Bruce E. George	August 8, 2023		x		1	
22523-07		Glenn and Stephanie Mactavish	August 9, 2023		x		1	
	<b>Lawrence Township</b>							
23523-01		Linda Comfort	January 6, 2023		x		1	
23523-02		Lisa J. & Roy C. Rodgers	March 3, 2023		x		2	
23523-03		Elmo & Mary Braid	March 29, 2023					
23523-04		Blue Sky Rentals, LLC	April 6, 2023			x		2
23523-05		VILLAGE ROAD PARTNERS, LP	April 10, 2023			x		3
23523-06		Kirk Kennedy	May 8, 2023			x		2
23523-07		Jeffery L. & Lisa A. Conrad	May 22, 2023		x		1	
23523-08		Jeffery F. & Sonya A. Shadeck	May 31, 2023		x		1	
23523-09		Terrence J. & Judy Lynn Duncan	June 6, 2023		x		1	



23523-10		Joseph L. Waroquier, Sr.	July 7, 2023	x	x		2	
23523-11		Leslie S. Mays & Lisa A. Mays	July 27, 2023	x	x			
23523-12		John W. Theis Jr. & Shawn Dooney	October 6, 2023		x		1	
23523-13		Kathy L. Leigey and Robert L. & Starlette L. Rummings	October 26, 2023		x		2	
	<b>Morris Township</b>							
23823-01		David J. & Wendy K. Karcewski	February 24, 2023		x		1	
23823-02		West Branch School District Renovation and Additions Land Development Plan	December 15, 2023			x		
	<b>Penn Township</b>							
24223-01		Neil Irwin	April 20, 2023		x		1	
24223-02		Larry A. & Jean Frantz	August 10, 2023		x		1	
24223-03		Michael C. Sutika	September 28, 2023	x	x		1	
	<b>Sandy Township</b>							
24623-01		Clepper Holdings LLC	January 25, 2023				1	
24623-02		Dr. Doolittle's Complex	January 25, 2023				1	
24623-03		C. Martin & Sharon L. Snyder	January 31, 2023	x				
24623-04		Fountains at DuBois, LLC	February 1, 2023			x		1
24623-05		Christ the King Manor	March 10, 2023	X				
24623-06		Ronald A. & Kathleen S. Hanslovan	March 10, 2023	X				
24623-07		Joel T. & Russel E. Keen Subdivision	March 31, 2023		x		5	
24623-08		John Malacarne Subdivision	April 10, 2023		x		1	
24623-09		Richard N. Hopson and Luann Chiappelli	May 5, 2023	x	x		1	
24623-10		Bradley J. & Amanda M. Chamberlin	June 5, 2023	x				
24623-11		Charlotte J. & Charles L. Caltagaroni	June 8, 2023	x				
24623-12		Joseph and Sheila Krill Consolidation	June 30, 2023	x				
24623-13		Klark Land Company Consolidation	July 20, 2023	x				
24623-14		John P. & Cynthia D. Delaney	July 21, 2023				1	1
24623-15		Rodney L. & Roberta J. Shaffer	August 10, 2023	x	x			
24623-16		Eugene & Kathryn Flockerzi	September 19, 2023	x				1
24623-17		Robert J. & Shannon M. Maynard	September 21, 2023	X				
24623-18		Donna M. Spillane	September 26, 2023	x				
24623-19		Nicholas Angelo & Sandra Lynn DeFazio	October 2, 2023	x				
24623-20		Kiwanis Estates	October 9, 2023		x	x	75	
24623-21		Mark A. & Rebecca F. Wineman	October 26, 2023	x				
24623-22		Nancy Lalja	October 31, 2023	x				
24623-23		Rusty Gate Apartments, LLC	November 7, 2023		x		2	
24623-24		David Lombardo and Thomas Kellgren	November 8, 2023	x	x			
24623-25		Robert W. Shaffer	November 9, 2023	x	x		1	
24623-26		Daniel C. Wallace	November 13, 2023	x				
24623-27		Shawn M. & Victoria P. Seeley	November 22, 2023		x		1	
24623-28		Alvin W. Gearhart Lands	December 8, 2023		x		1	
24623-29		Core Psychiatric Land Development	December 18, 2023			x		1
24623-30		James R. & Anne E. Joos	December 26, 2023	x				
	<b>Union Township</b>							
24823-01R		Brian S. & Anne C. Sekula	September 8, 2023	x	x		1	
24823-02		Troy D. & Kathrine L. Smith	December 1, 2023		x		1	
	<b>Woodward Township</b>							
25123-01		Michael T. Lloyd Subdivision	July 17, 2023	x	x		1	
25123-02		Alicia (Hite) Cervenak Subdivision / Consolidation	July 18, 2023	x	x			



**S.A.L.D.O. ADMINISTRATION Continued**

**ACT 247 REVIEWS** - The County Planning and Community Development Department reviewed and provided comments on one hundred fifteen (115) plans from those nineteen municipalities that administer their own S.A.L.D.O. Of those plans, eleven (11) were land development plans and ninety four (94) were subdivision plans.

The adjacent table reflects the activity. The following municipality did not have any S.A.L.D.O. activities:

- Falls Creek Borough
- Karthaus Township

The bottom adjacent table reflects land development activities that occurred within the County during 2023.

**PERMIT AND PROJECT NOTICES** - In addition to S.A.L.D.O. reviews, our office reviewed several other permit and project notices throughout the year. The type and quantity of those reviews are listed below. Our office also provided support letters for community based projects:

Act 14 Notifications	15
Act 67 & 68	11
Act 537	19
Air Quality	6
Blasting Notices	1
Bond Releases	7
Correspondence	9
Environmental Assessments	1
General Projects/ Assessment Reviews Permits	9
Land Use Changes	4
Land Use Reviews	7
NPDES	35
Public Notices	1
Public Utility Commission	9
Sewage Component Reviews/ Planning Modules	7
Land Use Consistency/ Support Letters	40
Surface/Underground Mining	16
Water Withdrawals	7
Zoning Changes	3

**Act 247-Municipalities with their own S.A.L.D.O. 2022**

Municipality	# Subdivisions	# Land Development	#Lots Created	#Proposed Buildings
Boggs Township	5	1	3	2
Bradford Township	9	0	8	0
Clearfield Borough	4	1	5	1
Cooper Township	7	1	5	0
Covington Township	3	0	1	0
Curwensville Borough	1	0	0	0
Decatur Township	8	1	5	0
City of DuBois	1	0	1	0
Girard Township	2	0	2	0
Goshen Township	2	0	1	0
Graham Township	7	0	7	1
Lawrence Township	10	3	11	7
Morris Township	1	1	1	0
Penn Township	3	0	3	0
Sandy Township	27	3	92	4
Union Township	2	0	2	0
Woodward Township	2	0	1	0
<b>Total</b>	<b>94</b>	<b>11</b>	<b>148</b>	<b>15</b>

**2023 Land Developments**

<b>Boggs Township</b>	<b>Mature Resources Foundation</b>
<b>Clearfield Borough</b>	<b>Dollar General</b>
<b>Cooper Township</b>	<b>US Light Energy</b>
<b>Decatur Township</b>	<b>Hummel &amp; Sons Self Storage Units</b>
<b>Lawrence Township</b>	<b>Blue Sky Rentals, LLC Village Road Partners, LP Kirk Kennedy</b>
<b>Morris Township</b>	<b>West Branch School District Renovation and Additions</b>
<b>Sandy Township</b>	<b>Fountains at DuBois, LLC Kiwanis Estates Core Psychiatric</b>

**Clearfield County Subdivisions and Land Developments - 2023**  
**Municipalities that fall under Counties S.A.L.D.O.**

Code	File Number	Municipality	Plan Name	Month Reviewed	Approved	Conditional	Date Plan Recorded	Conditions Met	Subdivision	Land Development	# of New Lots	# of Proposed Buildings
101		Beccaria Township										
	10123-01		Susan J. Wilk	February 22, 2023			March 23, 2023	March 13, 2023 and March 16, 2023	X		1	
	10123-02		John L. & Judith A. Lewis	August 23, 2023	X		August 24, 2023		X		1	
	10123-03		Richard L. Beers VFW Post #743	August 23, 2023	X		August 24, 2023		X			
102		Bell Township										
	10223-01		Sam & Lori J. Bouch	March 22, 2023	X		March 24, 2023		X		1	
	10223-02		Wendell & Ann Snyder	June 28, 2023	X		June 30, 2023		X		1	
	10223-03		Marjorie E. Miller	August 23, 2023	X		August 24, 2023		X			
	10223-04		Brett B. and Susan K. Blondorf	December 27, 2023	X		December 28, 2023		X		1	
103		Bigler Township										
	10323-01		Green Acres LLC Solar Project	May 24, 2023	X		June 7, 2023		X		1	
107		Brady Township										
	10723-01		Shirley M. Doane	February 22, 2023	X		February 24, 2023		X		1	
	10723-02		Robert P. & Sheryl DeBoer	May 24, 2023	X		May 31, 2023		X		1	
	10723-03		Mark A. & Kimberly A. Mann	May 24, 2023	X		May 25, 2023		X		1	
	10723-04		Bernice M. Beck	October 25, 2023	X		November 27, 2023		X		1	
110		Burnside Township										
	11023-01		John R. Chermisky	August 23, 2023	X		August 25, 2023		X		1	
	11023-02		John B. Fry Jr. and William J. Fry	December 27, 2023	X		December 28, 2023		X			
111		Chest Township										
	11123-01		Sawhud Land LLC	October 25, 2023	X		October 26, 2023		X		1	
112		Chester Hill Borough										
	11223-01		Shappys	May 24, 2023	X		June 19, 2023			X		1
114		Coalport Borough										
	11423-01		Robert Burneister	August 23, 2023	X		August 24, 2023		X		2	
121		Ferguson Township										
	12123-01		McFadden Land Company	April 26, 2023	X		April 27, 2023		X		2	
	12123-02		Scott and Nancy Blackburn	April 26, 2023	X		April 27, 2023		X		1	
	12123-03		McFadden Land Company	April 26, 2023	X		April 27, 2023		X		1	
	12123-04		Wayne A. Frierer & Sons	June 28, 2023	X		June 30, 2023		X		5	
	12123-05		Jason E. Wolff & Jared W. Wolff	July 26, 2023	X		July 27, 2023		X		2	
	12123-06		Lane H. Rupert	July 26, 2023	X		July 27, 2023		X		1	
126		Granplan Borough										
	12623-01		Morty T. Simbeck	September 27, 2023	X		September 28, 2023		X		1	
128		Gulch Township										
	12823-01		Nancy J. Natale	May 24, 2023	X		May 30, 2023		X		3	
	12823-02		Anthony Wenner	September 27, 2023	X		October 4, 2023		X		1	
130		Huston Township										
	13023-01		Sandra Lynn Segalla	February 22, 2023	X		February 24, 2023		X			
	13023-02		Jennifer Gonnati	May 24, 2023		X	June 9, 2023	June 6, 2023	X		1	
	13023-03		Forest L. Reiter, Estate	October 25, 2023	X		October 26, 2023		X		2	
	13023-04		Jay W. Anderson	December 27, 2023	X		January 5, 2024		X		1	
132		Jordan Township										
	13223-01		Daniel D. and Charlotte E. Genesi	June 28, 2023	X		June 30, 2023		X		1	
	13223-02		Brian Gallaher	December 27, 2023	X		December 28, 2023		X			
134		Knox Township										
	13423-01		LDJ Property LLC	March 22, 2023		X	April 19, 2023	March 23, 2023	X		1	
137		Mahaffey Borough										
	13723-01		Alliance Petroleum Corporation	April 26, 2023	X		April 27, 2023		X			
140		New Washington Borough										
	14023-01		Sawhud Land LLC	July 26, 2023	X		July 27, 2023		X		1	
143		Pike Township										
	14323-01		Patrick and Lana Morgan	January 26, 2023	X		January 26, 2023		X			
	14323-02		Stencer J. Irwin Daniel J. Irwin & Laura Lee Volekman	March 22, 2023	X		March 23, 2023		X		1	
	14323-03		Joseph A. & Christopher M. McCracken	May 24, 2023	X		May 25, 2023		X		1	
	14323-04		Elwood G. and Sandra E. Fleck	July 26, 2023	X		July 27, 2023		X			
	14323-05		Frederick M. & Joann Shreal	July 26, 2023	X		July 27, 2023		X		1	
	14323-06		BCM Holdings, LLC	September 27, 2023		X	November 2, 2023	November 2, 2023	X		7	
	14323-07		David L. & Lisa A. Bressler	October 25, 2023	X		October 26, 2023		X			
150		Westover Borough										
	15023-01		Westover Baptist Church Parsonage	June 28, 2023	X		June 30, 2023		X		1	



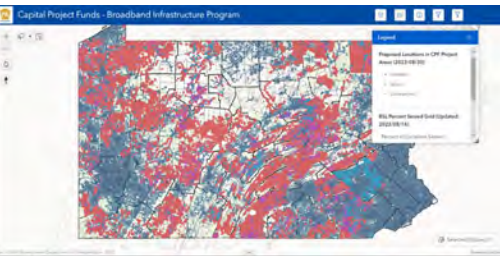
# BROADBAND/ SOLAR ENERGY / EV CHARGING STATIONS

## BROADBAND

In June of 2023, it was announced that PA would receive \$1.16 Billion dollars for Broadband development. It will be implemented through the state Broadband, Equity, Access, and Deployment (BEAD) Program.

The Clearfield County Commissioners lead several meetings with broadband internet providers to gather local feedback for potential infrastructure projects to give access to unserved and underserved area within the county. Verizon, Xfinity, Windstream, and Upward Broadband submitted seven proposals to the PA broadband Commission for parts of Clearfield County. Verizon, Xfinity, and Windstream proposed traditional fiber optic plan while Upward Broadband proposed a fixed wireless option.

In a map created by Capital Project Funds - Broadband Infrastructure Program, proposed projects would cover most of the county.



## SOLAR DEVELOPMENT



Pennsylvania reached the one gigawatt milestone in 2023. This figure is expected to rise in the coming years with

proposed solar farms across the state. Reclaimed mine land has been identified as highly suitable for solar use. With the large amount of reclaimed mines in Clearfield County, its expected to see more proposals in the future.

It can take between 5 and 10 acres worth of solar panels to produce 1 mw of power, according to the Solar Energy Industries Association. SEIA says 1 mw can power about 190 homes. Clearfield County has reviewed and approved nine (9) solar developments with approximately 649 megawatts. That is enough energy to power 123, 405 homes.

With the expansion of the solar energy industry in Pennsylvania, rural communities and

landowners continued to have conversations regarding solar development in terms of land use policies, project implementation, and solar panel decommissioning.

As we discussed this issue and how the county subdivision and land development ordinance would or would not address solar development, we found that solar panels don't meet our definition of land development, however, the lease of land for solar development did meet the definition of a subdivision.

Many Counties and Municipalities in the state have looked into regulations for solar developments. In most cases such as Lycoming County, it is regulated through zoning ordinances.

Lawrence Township updated their zoning ordinances to include issues regarding solar developments. Bradford Township inquired about regulations in regard to potential visual disturbances for residents in the Bradford Heights development. In that case, a visual barrier is included in the plans.

Solar development plans submitted in 2023 included.

Green Acers Solar  
Bigler Township  
20 MW Solar Energy  
+/- 160 acres  
Mainly farmland

US Light Energy  
Cooper Townships  
3 MW solar energy  
+/- 32 acres  
Mainly Farmland

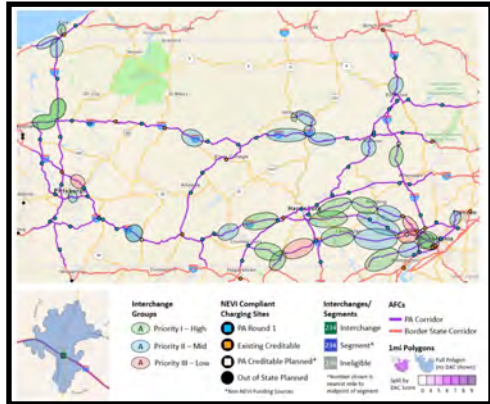
## EV CHARGING STATIONS

The first round of National Electric Vehicle Infrastructure (NEVI) funding grants were awarded in Pennsylvania. Fifty six (56) projects were awarded conditionally with a total federally funded investment of \$34.6 million dollars.

One proposal was selected in Clearfield County.

Location	# of Ports	Type
Burger King	10	Tesla
JATC Training Center	1	Level 2
DuBois Walmart	4	DC Fast
Liberty Market Place	2	Level 2
Falls Creek Sheetz	8	Tesla

Francis Energy PA, LLC was awarded \$747,247, for a charging station off of I-80, Exit 133 located at the Kylertown Kwik Fill. PennDOT estimates an 18 to 24 month time frame from award to installation.



Clearfield also saw the installation of Tesla chargers installed at the Clearfield Burger King location, with 10 ports.



PennDOT had round 1A NEVI Funding open now. Applications are due January 26, 2024. There is \$36.5 million available for FFY 2024.

This round, like Round 1, will focus on building out the states Alternative Fuel Corridor (AFC).

In Round 1A, there are 35 identified corridor groups, Interstate 80 is included in this list. Exits 120 and 123 are specified as Priority II—Mid importance.

## CHESAPEAKE BAY COUNTY ACTION PLAN REGIONAL LOCAL BRIDGE BUNDLE / CLEARFIELD COUNTY BRIDGE SCOUR PROJECT

### CHESAPEAKE BAY WATERSHED IMPLEMENTATION PLAN (CAP)

The Pennsylvania Phase 3 Watershed Implementation Plan (WIP) focuses on local solutions to lower nutrient and sediment pollution in PA waterways. Countywide Action Plans (CAPs) are a way for county-based local stakeholders to decide what actions to take to clean up local waters. Clearfield County's Action Plan implementation is overseen by the County Conservation District. Having a plan opens grant funding opportunities for funding the Plan's actions items.

PA DEP was awarded \$12.2 Million for 2023 Countywide Action Plan (CAP) Implementation Grants. Of this, The Clearfield County Conservation District was awarded \$117,404. Kelly Williams, Watershed Specialist, said this would fund 6 projects across the county to reduce sediment and nutrient pollution.

PA DEP was awarded \$19.3 Million for 2024 CAP Implementation Grants. The Clearfield County Conservation District was awarded \$200,000 of this. If awarded, They plan to use this in conjunction with Growing Greener Grant and National Fish and Wildlife Federation Grant. This will allow the conservation district to tackle multiple projects in the county including some larger ones. Projects planned include the following:

- Roofed Heavy Use Areas, Roofed Manure Storages, Storm water Controls, Animal Walkways, and Watering Systems on 3 farms in Decatur and Boggs Townships
- Off-stream watering systems (troughs) for 4 other farms in Cooper, Woodward, Girard, and Pike Townships
- 2 streambank restoration projects in Huston and Chest Townships
- Cover crop incentives to offset the cost of seed to plant cover crops on farms across Clearfield



### REGIONAL LOCAL BRIDGE BUNDLE

Our Regional Local Bridge Bundle with North Central Regional Planning was revamped for submission in August. For this grant, PennDOT is providing the match dollars so there is no local match required.. These bridges are in poor condition, presenting significant challenges to transportation infrastructure in the region. The following bridges were included in the application:

- Steam Mill Road Bridge, Lumber Township, Cameron County
- **T-748 Mosquito Creek Bridge, Karthaus Township, Clearfield County:**
- Caledonia Pike Bridge, Jay Township, Elk County
- Kramer Road Bridge, McCalmont Township, Jefferson County
- Arnold Avenue Bridge, Port Allegany, McKean County
- Big Moore's Run Bridge, Homer Township, Potter County

T-748 Mosquito Creek Bridge was originally build in in the 1930's and was last refurbished in the 1970's. It is listed as 85 feet long and in poor condition.



### Clearfield County Bridge Scour Project

Scour is the leading cause of bridge collapses in the US. Scour caused by floodwaters can remove large amounts of foundation material from under the footings of a bridge and cause the bridge to become unstable. Flood events can compromise the safety of bridges susceptible to scour.

In October the Planning Director prepared a DCED Multi-modal grant application obo the commissioners for scour protection on multiple county owned bridges which was awarded in the amount of \$245,000. These funds will provide local scour protection along four susceptible bridge foundations identified below within the County's bridge inventory.

- CC17 (Covered Bridge in Bell Township)
- CC35 (River Street Bridges over Anderson Creek in Curwensville Borough)
- CC15 (Camp Corbly Road over the West Branch in Greenwood Township)
- CC36 (Christian Ridge Road over Anderson creek in Union Township) respectively

