

MINUTES  
Cambria County Planning Commission  
November 20, 2014

The regular monthly meeting of the Cambria County Planning Commission was held on Thursday, November 20, 2014, at 12 noon, at Kosta's Restaurant, Ebensburg, Pennsylvania.

The meeting was called to order by Chair, Mr. Belz.

PRESENT

David L. Belz  
Tim Whited  
Lonnie Batdorf  
Ronald Rovansek  
Toni Renee Anderson  
Eric Wolf  
Joseph McAneny

ABSENT

Robert E. Fisher, Jr.  
Russell Kiel

STAFF

Ethan C. Imhoff  
Christopher D. Allison  
Shanna M. Murphy  
Colleen A. Bukowski

GUESTS

Bruce Baker, Jackson Twp. Supervisor  
William Gleason Barbin,  
Jackson Township Solicitor  
Mike Resca,  
Competitive Power Ventures, Inc.

In order to accommodate the guests present, Mr. Belz suggested that the Jackson Township Zoning Amendments agenda item listed under "New Business" be discussed at this time.

Mr. Imhoff noted that information regarding the proposed amendments to the Jackson Township Zoning Ordinance had been provided to each board member prior to this meeting to facilitate their review of the issue. Attorney Barbin, Jackson Township Solicitor, stated that the Township Supervisors are proposing amendments to the Jackson Township Zoning Ordinance to provide for the permitting of power generation facilities in certain areas of the township as a conditional use, to modify the township zoning map to expand the light industrial district, and to modify other provisions related to the light and heavy industrial districts, specifically relating to junkyards. He explained that the proposed zoning map change is to change several properties surrounding a pre-existing Light Industrial District to Light Industrial Districts. In response to a question regarding the specific location of the sites in question, Attorney Barbin explained that the properties were sites of the former Gulf Oil and Atlantic Richfield tank farms, which have been removed and which have environmental covenants restricting future uses. He noted that a salvage storage and resale business is currently located on the site, which is along Route 271 near the Village of Vinco.

At this time, Mr. Mike Resca, Vice-President and Project Management of Competitive Power Ventures, Inc. (CPV), stated that CPV is interested in permitting, financing, and building a natural gas power generation facility in Jackson Township. He stated that the oil tank farm property in Jackson Township is favorable for this type of development due to its access to gas lines and cooling water, the owner's willingness to sell the property, and the favorable preliminary

environmental testing results. Mr. Resca explained that pre-permitting studies will take approximately 2-1/2 years to complete, with groundbreaking anticipated for 2017. He further explained that construction activities will require nearly three years, with the facility expected to be operational by mid to late 2019. Mr. Resca noted that a public announcement of the project is planned for 2015, however, property owners located near the proposed facility will be notified prior to the public announcement. In response to several questions, Mr. Resca stated that construction of the proposed plant will provide approximately 300-500 jobs and approximately 25 skilled positions will be needed to operate the completed facility.

Mr. Imhoff informed the board that the role of the Commission is to review the proposed amendments to the Township Zoning Ordinance and provide comments and/or recommendations to the Township Board of Supervisors. He noted that the staff has no objections to the amendments being proposed by the township. On a motion by Mr. Rovanssek, seconded by Mr. Batdorf, the Executive Director was authorized to notify the Jackson Township Supervisors that the CCPC recommends approval of the proposed township zoning ordinance amendments and zoning map change.

#### PUBLIC COMMENTS

No public comments were presented at this meeting.

#### APPROVAL OF MINUTES

Mr. Belz requested that his notation regarding the County Commissioners' appointment of Keller Engineers as the County's Engineer of Record be amended to read, "Mr. Belz noted that because the County Commissioners have approved Keller Engineers as their Engineer of Record, they can use this firm for future bridge projects." On a motion by Mr. Wolf, seconded by Mr. Batdorf, the October 16, 2014 meeting minutes were approved as amended. The motion passed unanimously.

#### TREASURER'S REPORT

The Treasurer's Report was read by Mr. Imhoff and reviewed by those present. Mr. Imhoff noted that the cost for traffic counts performed by Peggy Malone and Associates was \$2,027 less than the \$8,000 budgeted in the work program for this initiative. He explained that the counts have been approved by PennDOT and the invoice will be paid upon receipt of the Planning Commission's October UPWP invoice. Mr. Whited made a motion that the November Treasurer's Report and the bills listed for payment be approved. The motion was seconded by Mr. Batdorf and passed unanimously.

Those present reviewed the 2015 proposed budget as prepared by the Executive Director. Mr. Imhoff noted that revenue received from the County allocation, liquid fuel funds, and subdivision review fees are expected to remain the same as received in 2014; however, revenue provided through the Unified Planning Work Program is anticipated to increase approximately \$100,000. He explained that this increase in funding will be used to hire a consultant to aid in the preparation of the Long Range Transportation Plan. Reviewing the projected 2015 expenses, Mr. Imhoff stated that no salary or health care increases are reflected in the proposed budget.

Mr. Imhoff stated that the 2013-2014 CCPC Audit had been completed, with copies provided to the board prior to this meeting. He briefly reviewed the Executive Summary and highlighted the findings of the audit, noting that no deficiencies in internal control over financial reporting considered to be material weaknesses were identified. Mr. Imhoff encouraged the members to review the audit and stated that, if necessary, further discussion could be held at the December meeting. Mr. Wolf commended the staff on the favorable audit findings.

#### CORRESPONDENCE

Mr. Imhoff stated that there was no significant correspondence to be read at this meeting.

#### STATUS REPORTS

##### Executive Director

Mr. Imhoff stated that the Water Symposium, sponsored by the County Commissioners, was well attended by representatives from approximately ten municipalities within the County, as well as several local engineering firms. He noted that presentations focused on stormwater management authority legislation, the MS4 program, and the Community Rating System in relation to floodplain insurance.

In regard to the U.S. Route 219 Corridor Growth Area Plan, Mr. Imhoff stated that the final draft of the plan has been distributed to both Northern Cambria and Carrolltown Boroughs and to partner organizations. He indicated that he had recently attended a meeting of the Northern Cambria Area Business Alliance to coordinate the organization's goals with other goals to be implemented as part of the Route 219 Plan. Several copies of the Route 219 Plan were distributed to interested board members.

Mr. Imhoff reported that during the past month he, Mr. Allison, and Ms. Murphy attended the grand opening ceremony of the CamTran operations facility. He noted that he also attended the PennDOT Planning Partners Conference and the annual Pennsylvania Planning Association Conference.

##### Transportation Planning

Providing an update on the development of the Long Range Transportation Plan, Mr. Allison stated that he and Mr. Imhoff prepared a request for proposals and advertised such in the Tribune Democrat and on planning websites. He noted that several consultants have expressed interest in submitting proposals, which are due December 1, 2014.

Mr. Allison stated that he attended a public meeting and plans display for the Peg Run Road bridge replacement project located in Northern Cambria. He explained that construction is scheduled for 2017/2018 and because it will necessitate a nine-mile detour, PennDOT is coordinating with local officials to minimize disruption to school bus routes and emergency services access.

Mr. Allison reported that the MPO/RPO caucus held during the PennDOT planning partners conference proved to be beneficial to all

those participating. He noted that common issues and suggestions on how to more effectively coordinate with PennDOT on program guidelines was one of the major topics of discussion. He indicated that he will continue to coordinate with PennDOT and other planning partners regarding suggestions to form statewide work groups to facilitate the implementation of planning performance measures, the Transportation Alternatives Program, and the Multimodel Program.

Mr. Allison indicated that staff provided technical assistance to Portage Borough officials regarding their inquiry about the Sonman Avenue Bridge and its ranking among local bridge projects in the County. Mr. Allison explained that although the borough has ranked this project as their top priority for the Transportation Improvement Program update, the Johnstown Area Transportation Study has been unable to program the bridge project because other municipal and county-owned bridges are ranked higher.

Updating those present on the County's Interchange Lighting issues, Mr. Allison stated that Barclay Electric has repaired lights at the Cresson and Gallitzin interchange of Route 22 and has been made aware of needed repairs to lights at the Carrolltown and Route 53 interchanges along Route 219.

#### Community Development Planning

Ms. Murphy stated that data collection and verification activities for the Local Transportation Asset Inventory were being finalized. Noting that in-house development of the sign inventory iPad application is progressing, Ms. Murphy explained that the project will involve collecting regulatory signs and their characteristics by GPS location and entering the information into a GIS database.

Ms. Murphy reported that three LTAP courses held in October were well attended and proved to be very informative to the local officials who attended. The courses were Drainage: The Key to Roads that Last, Equipment Worker Safety, and Bridge Maintenance and Inspection.

Those present reviewed the application and project reviews completed by staff during the past month. In response to a question by Mr. Belz concerning a review completed regarding the Johnstown Redevelopment Authority's application for a general permit for construction activities, Ms. Murphy explained that the permit was for activities associated with drainage and safety improvements along Iron Street in the City of Johnstown.

#### OLD BUSINESS

Mr. Allison stated that he attended a meeting with representatives of the counties comprising the Southern Alleghenies Planning Region to further discuss development of a Regional Comprehensive Plan. He reported that the meeting focused on potential funding sources for this initiative.

NEW BUSINESS

Having previously discussed the only agenda item under "New Business" for this meeting, Mr. Belz stated that there was no additional information to discuss at this time.

OTHER BUSINESS

Mr. McAneny stated that although he has appreciated the opportunity to serve on the Planning Commission, his work schedule often interferes with his attendance at the monthly meetings. He, therefore, requested that Mr. Imhoff not recommend his reappointment to the board. Mr. Belz suggested that if former Commission employees Brad Beigay and Gerald Parisi are interested in serving on the Commission, their names be submitted to the County Commissioners for appointment consideration. Mr. Rovanseck suggested that the CCPC publication, "Who We Area and What We Do", which outlines the duties of Commission board members, be updated and provided to new Commission members.

There being no further business, the meeting was adjourned on a motion by Mr. Wolf, seconded by Mr. Batdorf. The motion passed unanimously.