Members Present: Robert L. Corman, Chairman; Dave Breon, Vice-Chairman; Jim Carr, Secretary; Jack Shannon; Tom Hoover; Cecil Irvin and Jon Eich

Members Absent: none

Staff Present: Robert Jacobs; Chris Price; Anson Burwell; Chris Schnure; Mike Bloom; Jacqlyn Smith; Linda Marshall; Stacy Mann; Matthew Milliron; Norm Lathbury and Mary Wheeler

Others Present: Chuck Thompson, Sweetland Engineering; Chris Exarchos, Commissioner; Scott Conklin, Commissioner; Steve Dershem, Commissioner and Bonnie Dershem

1. Call to Order – Pledge of Allegiance

Chairman Corman called the meeting to order at 6:23 p.m.

2. Citizen Comment Period

none

3. Approval of Minutes

A motion was made by Mr. Shannon and seconded by Mr. Hoover to approve the minutes of the Centre County Planning Commission meeting of November 16, 2004. Motion carried.

4. Planning Commission Member Updates

Mr. Eich stated that Public Issues Form is scheduled for February 26th and will be on Transportation Issues.

5. Review / Approval of Subdivision and Land Development Plans – Anson Burwell & Chris Schnure

Subdivisions:

1. Thelma G. Flory Subdivision
   Final Plan
   3-Lots (Residential)
   Union Township

   A motion was made by Mr. Eich and second by Mr. Hoover to approve staff's recommendation of Conditional Final Approval for the above-referenced plan. Motion carried.
2. Ricky E. Homan Subdivision, Replot of Lots 4 & 5 into Lots 4R, 5R & 7
   Final Plan
   3-Lots (2-Residential & 1-Open Space/Forest Resource)
   Miles Township

   A motion was made by Mr. Irvin and second by Mr. Carr to approve staff’s
   recommendation of Conditional Final Approval for the above-referenced plan. Motion carried.

3. Airport Park Subdivision, Phases 2, 3 & 4
   Preliminary Plan
   36-Lots (35-Commercial & 1-Open Space/SWM)
   Benner Township

   Staff recommended that the Commission continue the tabling action with the intent to again
   revisit the proposal and recommend suitable action at the Commission’s next regularly scheduled
   meeting of January 18, 2005. The Centre County Planning Commission continued the tabling
   action.

4. Brookshire Subdivision
   Preliminary Plan
   100-Lots (97-Residential, 3-Open Space/SWM /Forest Resource)
   Walker Township

   Per staff recommendation, due to the number and type of plan deficiencies, a motion was
   made by Mr. Carr and second by Mr. Shannon to table the formal action with a revisiting of this
   proposal at the Commission’s regularly scheduled meeting of January 18, 2005. Motion carried.

Land Development:

- none -

Time Extension Requests:

* Opequon Hill Subdivision (CPA)
  Benner Township...............................................................................................1st Request (No Fee)

* Mountainview Estates Subdivision (CPA)
  Potter Township...............................................................................................1st Request (No Fee)

* University Park Airport Improvements Project Land Development Plan - - Phase 7A (Aircraft
  Deicing Containment Facility; Five (5) T-Hangars and Access Taxiways) (CFA)
  Benner Township...............................................................................................1st Request (No Fee)

* Martha J. & Irvin L. McClain Subdivision (CFA)
  Walker Township...............................................................................................2nd Request (No Fee)

* Glen Acres Subdivision (CFA)
  Walker Township...............................................................................................2nd Request (No Fee)
Ashford Manor Subdivision (CFA)
Potter Township.................................................................2nd Request (No Fee)

Stony Pointe Land Development, Phase III-R (CFA)
Walker Township.................................................................2nd Request (No Fee)

The Drucker Company Land Development (CFA)
Worth Township.................................................................5th Request ($100.00 Fee)

State College Baseball Club, Inc. Land Development (CFA)
Potter Township.................................................................7th Request ($200.00 Fee)

Gensimore Trucking, Inc. Land Development (CFA)
Walker Township.................................................................11th Request ($400.00 Fee)

Note: CPA = Conditional Preliminary Plan Approval
CFA = Conditional Final Plan Approval

A motion was made by Mr. Eich and second by Mr. Hoover to approve the above mentioned time extensions. Motion carried.

6. Old Business

Planning Staff Updates for 2004

Mr. Lathbury reviewed (Attachment #3) with the Commission members.

Mr. Milliron reviewed various programs with the Commission members:

Water – Matt Milliron
Community Development Block Grant (CDBG)
Support for well development in Coburn
Pit meters installation is almost complete in Unionville
Well exploration in Madisonburg (drilling and pump testing)
Monument – new well treatment facility (including 3 new fire hydrants)
Water main replacement projects in Millheim, Port Matilda and Clarence
Stormwater Development project in Philipsburg on 6th, Centre & Presqueisle Sts.
With in the next couple of years there will be some shift to sewer projects in Rush Township, Sunnyside and Coburn. The Julian project is now complete.

Circuit Rider Program – Matt Milliron
Staff has been working with Monument, Mt. Eagle, Orviston, Hampton Hills, Eagle Creek and Rock Springs.

Water System Expansions into new developments
Opequeon Hills in Benner Township
104 acre Lutz Farm Development in Spring Township
**Flood Water Testing for Homeowners was really popular.**

Centre County passed out 800+ tests, only 578 were returned. 64% of those came back failed (1+ coliform) but we looked at it that if you had 10+ or it was e-coli positive we called it a higher risk. 45% of those failed. Staff may work with DEP to continue the service for a $10 fee. Information was given out to the public to help them with disinfecting their wells.

**West Nile Virus Control Program – Matt Milliron**

The season ran from May 15th to October 29th. There were 5 workers plus one Penn State Graduate Student working on this project over the summer. There were 260 sites reviewed with 21,400 miles traveled in doing so. There were 7 dead birds found, 4 of which were found to be positive. There were no human cases in the County this year. There were only one or two deaths in the State this year which is down from 7 or 8 in 2003. Only one application of a pesticide was conducted this year.

**Economic Development Website – Jacqlyn Smith**

Ms. Smith reviewed a power point presentation (Attachment # 4). This information will be placed on the website by the end of January 2005.

Mr. Jacobs suggested that letters be sent to the municipalities and economic development agencies as well as a Press Release to the CDT would be ways to get the information out to the public.

Mr. Eich suggested adding a link on the Planning Commission webpage and also on the front page of the County’s website. Also, request the municipalities and the economic development agencies add a link on their pages to the County page. Add information to locate commercially and industrial zoned areas i.e. bubble maps showing water and sewer locations in each municipality. Add educational information for those people who wish to move into the area with information related to school locations and which municipalities are included in each school district. Give them all the information available, to help them make a good decision on which municipality to move in to.

**Centre County Metropolitan Planning Organization (MPO) Update – Mike Bloom**

1. Year to date update, in January it will be one year since the county-wide expansion of the (MPO). It has been a successful venture.
2. Representatives from Mountaintop and Upper and Lower Bald Eagle Regions are still needed.
3. Hometown Streets Programs had a split vote at 6 / 5.
4. There are four staff members of the MPO – Mike Bloom / Tom Zilla / Trish Meek / Tim Geibel.
5. In the summer of 2005 staff is looking for adoption of the new Centre County Long Range Plan
6. A second funding round is possible for TE or Home Town Streets Safe Routes to Schools
7. Staff has decided that they would like to get out and make the MPO a little more user friendly
8. It would be nice to get out and give municipalities options on some of the projects that need to be done in their areas.
9. The project ranking committee has been established and the first set of projects is ready for review with 120 projects to be ranked (could get to as many as 130-135). The tentative list will be presented in March.

10. The Snow Shoe Rail Trail Project runs through the proposed landfill in Rush Township – If Resource Recovery reactivates 9.3 miles of rail this will bring up issues. The CCMPO has Federal Transportation Enhancements funds in the amount of $555,165 sitting on the TIP for improvements to the Peale tunnel which is in need of repair so the Snow Shoe project can be extended. There are a lot of unanswered questions regarding this project. Headwaters Charitable Trust has entered into a letter of understanding with Resource Recovery in an effort to insure repayment of federal funds should this project go away. The Coordinating Committee expressed the concern that if the landfill develops and reactivation of this rail line does not occur, then the facility may become unusable. At the next MPO Coordinating Committee meeting this item will be presented. Headwaters will have representation at the meeting to discuss this issue.

The Centre County Needs Assessment - Affordable Housing – Linda Marshall
Ms. Marshall stated that the Board of Commissioners approved the contract with Diana T. Meyers & Associates, to complete the Affordable Housing Needs Assessment. The contract will run from February 2005 to November 2005. The CDT anticipates that the Affordable Housing will be one of the top issues in 2005. Ms. Marshall is also the Chairman of the Affordable Housing Coalition and is in the process of expanding the membership base.

Proposed Centre County Subdivision / Land Development Ordinance Amendment – Developments of Regional Significance Ordinance – Chris Price
Mr. Price reviewed the Ordinance (Attachment #5) with the Planning Commission members. The Ordinance has been sent out to all Municipalities for review and comment. Comments were received from some municipalities and adjacent Counties. All of the concerns that were raised were addressed. The few changes that were requested at last month’s meeting have been made. The magnitude was reduced from 200 to 100 acres; and instead of requiring a character, magnitude and location criteria, it is the character or the magnitude and the location. This will give a little bit of flexibility. Also Mr. Irvin wanted something put in regarding the use of timbering within the approved buffer area subject to the guidance of a forest management professional. The Planning Office now recommends approval of the Draft Ordinance.

Mr. Eich moved for approval of the Proposed Centre County Subdivision / Land Development Ordinance Amendment. Mr. Carr seconded.

Mr. Shannon stated that the threshold was changed from 200 acres to 100 acres, but none of the buffering figures were changed.

Mr. Price stated that the ordinance allows for site specific buffer amendments at the Centre County Planning Commission’s discretion. Mr. Price suggested that an amendment to the motion could be made to include removal of the word “disturbance area”, but that such an amendment would raise the threshold.
Mr. Shannon requested that staff use the same wordage throughout the document to keep things clear for the reader. Mr. Shannon brought up various areas that were concerns including:
- Reference is made to the County Planning Director, County Engineer, County designee, etc.
- Shall be determined by the County prior. Who is the County there on page 3–3a. This document is going to be looked at under a microscope and it needs to be correct.

Mr. Jacobs stated his interpretation was that Planning Staff, County Engineer or any other designee that works on behalf of the County to make those determinations.

Mr. Shannon stated that his thoughts were that it probably is, but it needs to be consistent throughout the document. Mr. Shannon also noted that item D.1.e is not clear.

Mr. Price clarified that if a or b applies but not both of them, then some of the buffering requirements may now be onerous and may be able to be waived if they don’t apply to that particular land development plan. Mr. Price stated that things would be clarified.

Mr. Shannon questioned on page 6, is d the domain of the state agencies, an environmental assessment plan; stream flow; fish and wildlife nuisance management dust control, etc. etc.

Mr. Price stated that some items may be regulated by the state, but anything that is required of the state, there is no reason that the locals can’t see it or have access to it.

Mr. Shannon stated that he was concerned that the locals couldn’t have the access that was needed.

Mr. Price stated that it depended on the type of development. If locals are preempted from the permitting or approval process through the MPC, then just like any element of subdivision land development ordinance we are preempted. There are several elements of the existing subdivision land development ordinance that on a case by case basis, depending on the type of application, we would be preempted from. Mr. Jacobs stated that with the changes to the MPC Act 67 & 68, the state actually looks for input in the local municipalities and groups on these types of issues. This statement comes into play, where the County plays the big roll, because staff gets requests for comments from the state on mining permit applications, etc. It is important that the Planning Commission and the staff have that opportunity to represent the municipalities with those issues.

Mr. Shannon stated that this is certainly something that needs to be done. I just don’t want someone to tell us that it’s none of our business.

Mr. Eich stated that he would approve all of the changes that were discussed, except the deletion of “disturbance area”. Mr. Carr seconded. Motion carried.

7. **New Business**

none
8. Director’s Report and Other Matters to come Before the Commission

Mr. Jacobs questioned the Commission members if the 2005 meeting dates have been good for all who attend. All members agreed that the time and dates of the meetings were good. Three new members have been appointed to the Commission for 2005 – two citizen representatives; Kevin Abbey, former director of CATA and Freddie Persic who served on the College Township Council and Tom Poorman from the Lower Bald Eagle Valley and a Boggs Township Supervisor.

Chairman Corman stated that two members are retiring from the group – Jim Carr for four years and Jon Eich for one year. He thanked them both for all of their time and insight over the past years.

With no further business to come before the Commission, a motion was made by Mr. Eich and seconded by Mr. Hoover to adjourn. Meeting adjourned at 9:12 p.m.

Respectfully submitted,

/mlw

Robert B. Jacobs
Recording Secretary

These minutes were approved at the January 18, 2005 Planning Commission meeting.