Members Present: Robert L. Corman, Chairman; Dave Breon, Vice-Chairman; Jack Shannon, Secretary; Tom Hoover; Kevin Abbey; Freddie Persic and Tom Poorman

Members Absent: Cecil Irvin

Staff Present: Robert Jacobs; Chris Price; Anson Burwell; Chris Schnure; Mike Bloom; Jacqlyn Smith; Linda Marshall and Mary Wheeler

Others Present: none

1. Call to Order – Pledge of Allegiance

Chairman Corman called the meeting to order at 6:00 p.m.

2. Re-organizational Meeting

Chairman Corman turned the meeting over to Mr. Jacobs who asked for nominations for the various positions.

A motion was made by Mr. Hoover seconded by Mrs. Persic to nominate Mr. Corman as Chairman. Motion carried to elect Mr. Corman as Chairman of the Centre County Planning Commission for 2005.

Chairman Corman returned to the table to continue with the nominations for Vice-Chairman and Secretary of the Planning Commission for 2005.

A motion was made by Mr. Hoover seconded by Mr. Shannon to nominate Mr. Breon as Vice-Chairman. Motion carried to elect Mr. Breon as Vice-Chairman of the Centre County Planning Commission for 2005.

A motion was made by Mr. Hoover seconded by Mr. Breon to nominate Mr. Shannon as Secretary. Motion carried to elect Mr. Shannon as Secretary of the Centre County Planning Commission for 2005.

3. Citizen Comment Period

none

4. Approval of Minutes

A motion was made by Mr. Shannon and seconded by Mr. Breon to approve the minutes of the Centre County Planning Commission meeting of December 21, 2004. Motion carried.
5. **Planning Commission Member Updates**

Mr. Shannon discussed the potential merger of Rush Township and South Philipsburg Borough.

Mr. Breon questioned if this was the first example of consolidation in Centre County?

Mr. Shannon stated that he understood that once before South Philipsburg Borough was a part of Rush, possibly 118 years ago.

Mr. Abbey stated that Thursday, January 20, 2005, 2:00 – 6:00 p.m. there is a public meeting at Ferguson Township regarding “smart growth / looking at potential new ordinances on Traditional Neighborhood design”. There are two large re-zonings in Ferguson with the Circleville Farms and the Imbt property. Both of these properties have received a lot of press.

Mr. Breon stated that Benner Township and College Township entered into a Memorandum of Agreement to work together regarding land uses and zoning at the Shiloh Road / Interstate 99 Interchange area.

Mr. Breon questioned how the Comprehensive Plan for Penns Valley was coming along?

Mr. Jacobs stated that it is going well. Staff is working on Chapter 7 now “Public Facilities / Utility Issues”. This plan should be completed by June 2005.

6. **Old Business**

none

7. **New Business**

□ **Work Program – Bob Jacobs**

Mr. Jacobs reviewed a power point presentation (Attachment #1) with the Commission members. Mr. Jacobs also reviewed (Attachment #2) Parkland Dedication information.

Ms. Marshall invited members to the Low Impact Design Workshop – March 16, 2005 from 9:00 a.m. - 3:30 p.m. @ Patton Township Building and on March 29, 2005 Addressing Barriers to Affordable Housing Program from 5:00 p.m. – 8:00 p.m. @ Mt. Nittany Medical Center (5:00 – 5:45 p.m. – light meal).

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

Mr. Bloom reviewed (Attachment #3) with the members. There are 125 Projects to be scored by the Project Ranking Committee. Jay Sletson resigned from this committee due to time constraints. Mr. Price has been appointed by the Centre County Commissioners to fill one of the vacant County seats on the Technical Committee. Xochi Confer, Boggs Township Secretary may be appointed to the Technical Committee within the coming months. Mr. Poorman from the Lower Bald Eagle Region will fill the Coordinating Committee spot.
Mr. Bloom reviewed (Attachment #4) with the members.

Mr. Bloom reviewed (Attachment #5) with the members.

Mr. Abbey stated that in attachment #5 - #4 water impacts should be valued higher.

Mr. Corman questioned if it was possible that out of the rural planning group someone could fill the empty position left by Mr. Sletson?

Mr. Jacobs stated that a request would be made at the next Penns Valley Regional Planning Commission meeting for a representative to fill Mr. Sletson’s spot.

Mr. Bloom requested that if anyone had any questions or concerns regarding the rankings, please let him know.

Regarding the Snow Shoe Rail Trail Project - The Coordinating Committee will be reviewing the Peale Tunnel Rehabilitation Project. Currently allocated on the TIP there is $555,195 in Federal Transportation Enhancement monies for this project. Due to the potential rail line reactivation with the proposed landfill project, the bid let was delayed until March 3, 2005. The project sponsor Headwaters Charitable Trust entered into a Letter of Understanding with Resource Recovery trying to protect the Federal funding. Headwaters will be giving a presentation at the January 25th meeting of the MPO Coordinating Committee @ College Township at 6:00 p.m. Concerns that will be brought up will be: confirmation of ownership of the Peale Tunnel; confirmation that the trail is currently open to the public; and assurance that motorized vehicles were not going to be permitted on the section of the trail that is federally funded. Also, language would be added to the Letter of Understanding that Headwaters and Resource Recovery have outlining responsibilities if the landfill project were to proceed.

On January 28, 2005, PennDOT District 2-0 Executive George Khoury is retiring after 35 years. Also, State College Area School District is sponsoring a public issues forum “Transportation and Land Use” on Saturday, February 26, 2005 @ 8:45 a.m. - 12:30 p.m. tentatively at the State College High School, South Building. Confirmation on the schedule or registration information has not been received as of yet. The MPO is not a sponsor of this forum and will not be an active participant. The January 27th meeting of the Project Ranking Committee will be cancelled. As part of the outreach – The Hometown Streets, Safe Routes to Schools Program – if there is anyone who knows of any group interested in putting together an application – now is the time to start the leg work. Millheim Borough is looking to do a streetscape project. Staff will be meeting with that group on February 4th.
8. **Review / Approval of Subdivision and Land Development Plans** – *Anson Burwell & Chris Schnure*

1. **Shrekgengast Resubdivision of Lots 4 & 5A into Lots 4R, 5AR, 6, 7 & 8**
   - Final Plan
   - 5-Lots (Residential)
   - Penn Township

   General discussion ensued.

   **A motion was made by Mrs. Persic and seconded by Mr. Hoover to approve staff’s recommendation of Conditional Final Approval for the above-referenced plan. Motion carried.**

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

   Mr. Burwell gave a status update, including a synopsis of recent meetings with the applicant and the State College Borough Water Authority.

   Mr. Jacobs stated that the property owner was initially upset by the list of prohibited uses because it was felt it would limit the marketing abilities for that site. Another subdivision adjacent to this site will be reviewed shortly and will hopefully create some development opportunities that will be within the guidelines and will not cause problems with marketability. Fairly amicable discussions have taken place with all the groups involved.

   Mr. Breon questioned if DEP recommended that these uses NOT be included in that zone.

   Mr. Jacobs stated that Mr. Gill and his hydro-geologist put together a list which follows DEP’s guidelines in terms of usages that should not be located in that area.

   **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 February 15, 2005. The Centre County Planning Commission continued the tabling action.**

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

   Mr. Burwell gave a status update.

   Mr. Jacobs noted that a meeting is scheduled for January 19th with the Developer’s consultant for the adjoining Kerstetter property. This property came in as a sketch plan. This proposal was rejected by the local governing body due to zoning issues. We have shared with the applicant of the Brookshire Subdivision our review comments regarding transportation planning noting
concerns which were raised both by Mr. Bloom and Mr. Zilla. The developer’s own people have reviewed this as well.

Mr. Jacobs stated that Walker Township enacted the Parkland Dedication Ordinance. These subdivisions will be the first to be subjected to the new regulations. The Parks Board in Walker Township in a joint meeting with the Planning Commission decided that they would like to see a fee in lieu of for both of these developments so they could be utilized for the regional park across the street at the Walker Township Municipal Building.

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 February 15, 2005. The Centre County Planning Commission continued the tabling action.

Land Development:

Note - Proposal formerly withdrawn for action by the applicant

- The Village of Nittany Glen Land Development, Phase II (formerly called ‘Fillmore Farms’)
  - Final Plan
  - 32-Lots (Residential - Manufactured Home Community)
  - Benner Township

General discussion ensued.

No motion needed “information only”.

Mr. Jacobs noted that Phase I of this plan was approved with just the right of way shown. At that time there was no commitment by the developer to build the road. Mr. Jacobs strongly suggested to the Planning Commission members that no plans for this development be approved until this small segment of road is rebuilt as part of the process which will help Benner Township in their efforts to provide interconnects and also meet the cul-de-sac length requirements.

A motion was make by Mr. Abbey and seconded by Mr. Hoover to be sure not to approve this plan without the interconnect. Motion carried.

Time Extension Requests:

- Snow Shoe Dollar General Store Land Development (CFA)
  - Snow Shoe Township........................................................................................................1st Request (No Fee Required)

- Larry B. Campbell Living Trust Subdivision (CFA)
  - Potter Township..................................................................................................................2nd Request (No Fee Required)

- JARO Development, Phase V - Section 1, Linnwood Subdivision (CFA)
  - Rush Township..................................................................................................................2nd Request (No Fee Required)

- Woodward Crossings Land Development, Phase I (CFA)
  - Haines Township..............................................................................................................2nd Request (No Fee Required)
9. Director’s Report and Other Matters to come Before the Commission

Mr. Jacobs noted that a couple of attachments were presented to the Commission members for their review and comment including: Revised Mission Statement
Bylaws for the Planning Commission
The Proposed Parkland Dedication / Fee-in-Lieu Ordinance
Fact Sheet about the American Community Survey
(Census Longform)

With no further business to come before the Commission, a motion was made by Mrs. Persic and seconded by Mr. Hoover to adjourn. Meeting adjourned at 8:15 p.m.

Respectfully submitted,

/mlw
Robert B. Jacobs
Recording Secretary
These minutes were approved at the February 15, 2005 Planning Commission meeting.