Members Present: Robert Corman, Chair; Dave Breon, Vice-Chairman; Tom Hoover, Cecil Irvin, Freddie Persic, and Tom Poorman

Members Absent: Kevin Abbey and Jack Shannon

Staff Present: Robert Jacobs; Chris Price; Anson Burwell; Chris Schnure; Mike Bloom; Beth Rider, Linda Marshall; and Jacqlyn Smith

Others Present: Ted Onufrak, Citizen

1. **Call to Order – Pledge of Allegiance**

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

2. **Citizen Comment Period**

No comments were made.

3. **Approval of Minutes**

A motion was made by Mr. Irvin to approve the minutes as written and seconded by Ms. Persic. Mr. Corman asked the Commission if they wished to discuss the minutes.

Mr. Breon responded by referencing the lengthy discussion on the water service for the OpeQuon Hill Subdivision Plan. He questioned the difference between what a recommendation is, and what a requirement is with respect to Mr. Matt Milliron’s, Community Water Systems Program Coordinator, letter regarding the location of the proposed water line linkage between the proposed subdivision and Hampton Hills.

Mr. Burwell explained that it was a “requirement” for the developer to once again discuss with Benner Township the recommendations that were raised and, it was “recommendation” that the township and developer reconsider the water main location, per Mr. Milliron’s observations. He referenced the letters that were included in the Commission’s agenda packets, being the responses from both the township and the developer regarding this issue. Mr. Burwell concluded by stating that the two letters have satisfied the requirement.
Mr. Breon remarked that the Township had no intention of requiring anything other than what is on the plan and added that the County made the developer, Mr. Thomas Kulakowski, discuss the matter again even though it had previously been discussed at the Township level.

Mr. Breon commented that if the County has any comments that they should be thrown aside when they are submitted late in the process.

Mr. Jacobs stated that he understands Mr. Breon’s concern; however, he remarked that until the Planning Commission makes a recommendation that all issues are on the table.

Mr. Breon noted that comments are fair game; however, Mr. Milliron waited too long to make his comments. He concluded by stating that he was annoyed by the matter.

The motion to approve the March 17 minutes received unanimous approval.

4. Planning Commission Member Updates

No updates were given.

5. Old Business

Mr. Corman informed the Commission members that next month’s meeting coincides with Centre County’s Primary Election. He asked which of the members do not plan to attend the Planning Commission meeting scheduled for May 17.

Mr. Breon indicated that he may not be available.

Mr. Corman added that the intention was to have a short meeting in May to go over the plans.

Commissioners Hoover, Poorman, Irvin, Persic, and Corman will be available to attend; therefore, the meeting will be held at the scheduled date and time in the Sunporch of the Centre County Planning Office.

6. New Business

Centre County Affordable Housing Coalition – Linda Marshall

Ms. Marshall briefed the Planning Commission on the March 29 Workshop, *Addressing Barriers to Affordable Housing*. She noted that 97 municipal officials, builders, lenders, realtors, housing providers, and others were in attendance. The presenter, Sara Pratt, who is a Washington, DC based Fair Housing attorney, gave an overview of the barriers.

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

Air Quality Conformity Analysis
Mr. Bloom referred to his handout and informed the Commission about the Air Quality Conformity Analysis. In June 2004, Centre County was deemed as a basic non-attainment area for ozone under the new 8-hour ozone standard set for by the US Environmental Protection Agency. He commented that the County was given one year to perform an air quality conformity analysis on the 2005-2008 TIP (Transportation Improvement Program).

Mr. Bloom noted that PennDOT’s consultant completed the analysis in late March of 2005 and determined that the results were below the emissions for 2002. These test results make Centre County ineligible for Congestion Mitigation and Air Quality funds.

A public meeting on the Air Quality Conformity Analysis was held on March 31 which began the time period for a 30 day comment period, expiring on April 25 at 9:00 a.m.

The Centre County Metropolitan Planning Organization (CCMPO) technical committee asked that the analysis be passed on to state and Federal agencies with a recommendation for approval.

**Additional Funds for Transit, Highway and Bridge Projects**

Mr. Bloom announced that the Governor has made additional funds available for transit, and highway and bridge projects. Priority will be given to projects currently on the TIP. The attached table shows a listing of potential projects eligible for funding.

Mr. Corman commented that he does not want the focus to get away from local bridge projects. He noted that our County’s bridges continue to age. Mr. Bloom concurred with Mr. Corman’s comment and added that it should be brought to the attention of the MPO. Mr. Corman added that bridge concerns include commerce needs as well as public safety. He also referenced the I-80 bridges which are looming projects.

Mr. Bloom stated that it looks as though there will be an $800,000 bridge line item. Mr. Corman was happy to hear about the line item since he had requested one for bridge projects.

Mr. Bloom informed the Commission that the Mount Nittany Expressway project will experience another cost increase. The monies to cover the increase will come from another District 2-0 project from outside of the County. He added that the Philipsburg 15th Street project has run into some problems and cost increases are also expected.

**MPO Expansion**

Mr. Bloom announced that Mr. John Yecina, Snow Shoe Township Supervisor, has been appointed as the Mountaintop Region’s representative to the MPO Coordinating Committee.

In addition the following vacancies are still vacant on the MPO:

- Mountaintop Region Technical Committee
- Upper Bald Eagle Valley Region Technical Committee
- Upper Bald Eagle Valley Region Coordinating Committee
Schedule Change

Due to a scheduling conflict with the County Township Officials Association, the MPO Coordinating Committee is scheduled for Tuesday, April 26 at Noon in the College Township Municipal Building.

Mr. Corman commented on the difficulty in getting representatives from the outlying regions and referenced all of Ms. Persic’s work in support of the expansion.

Mr. Jacobs asked the Commission for their thoughts on holding the MPO Coordinating Committee meetings around the County. Mr. Corman responded by stating that it would depend on where the meetings will be located since it would be difficult for those working in the Centre Region to get to a 6:00 p.m. on time. Mr. Jacobs stated that the Centre County Planning Office would provide meals. Ms. Persic endorsed the idea and added that she has also been an advocate of road trips throughout the County. Mr. Corman agreed and added that it is important for the representatives get some exposure to the other regions.

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

1. Moshannon Valley Economic Development Partnership
   Multi-tenant Land Development
   Preliminary Plan
   6-Units (Commercial/Industrial)
   Rush Township

Mr. Burwell informed the Commission that the proposed plan is for development within Lot 9 of the previously approved Moshannon Valley Economic Development Partnership’s Business Park.

The Preliminary Plan is a standard format concept plan with no engineering details required since it reflects the general design, approximate dimensions of the planned features. There is an approved sewage planning module as part of the previously approved subdivision plan; however, the EDUs (equivalent dwelling units) for sewerage are on a first come first serve basis.

The proposed building is 28,000 square feet in size and will be situated on a 3.8 acre parcel. The proposal indicates a maximum of 50 employees. There are two entrance and exit points onto the public road. The main entrance will have sidewalks into a common area, and the building will be broken into six leasehold units. The plan includes 70 parking spaces, 4 of which are handicapped. Stormwater will be collected in the existing swales draining into the existing detention basin facility.

Mr. Burwell informed the Commission that Mr. Bloom reviewed the proposal looking for transportation related concerns. Mr. Bloom questioned the adequacy of the turning radius for tractor trailer traffic and agreed to do more research on the matter.
Staff recommended conditional preliminary approval.

Mr. Irvin asked if there were any regulations for impervious coverage. Mr. Burwell replied that the impervious coverage for this plan would be less than 80% which is less than some of the impervious surface coverage regulations adopted by the Centre Region municipalities.

Mr. Burwell showed the Commission photos of the Business Park.

Mr. Burwell said this is the sixth lot to be developed in the Park with eight lots remaining.

Mr. Burwell stated that the parcel had previously been deep mined as well as surface mined. He added that there is a section in the County’s Subdivision and Land Development Ordinance that requires all of the parties to be made aware of previous mining activities which makes the property owner eligible for insurance. Mr. Burwell also noted that there is a lot of overburden on the tract of land.

Mr. Burwell commented that the Planning Office staff has been on this site during heavy rain events and noted that there was no detention of water in the stormwater basin.

Ms. Persic moved to give preliminary approval to the Moshannon Valley Economic Development Partnership’s Preliminary Plan, and Mr. Irvin seconded the motion. The motion received unanimous approval.

2. Natures Land Partnership Subdivision
   Final Plan
   10-Lots (4-Residential & 6-Seasonal Recreation) Walker & Gregg Townships

Mr. Burwell informed the Commission that this tract is the result of a Court ordered settlement of the White Estate. The 1,324 acre tract is situated in Walker and Gregg Townships. Mr. Burwell showed the plan on an aerial photo.

Mr. Burwell acknowledged Mr. Onufrak and introduced him as a concerned citizen and potential purchaser of one of the lots.

The 1,324 acre tract was purchased by The Nature Lands Partnership. Russ Schleiden serves as the Partnership’s President. Mr. Burwell noted that Mr. Schleiden has met with the Planning Office staff on several occasions to replot the tract into lots for the subsequent transfer of ownership.

Mr. Burwell noted that the stream, Roaring Run, which bisects the parcel is classified as special protection waters with an Exceptional Value designation. The site is also home to the Roaring Run Natural Diversity Area. He referenced the area and circulated a map of the NDI (Natural Diversity Inventory) area.

Referring to the subdivision plan, Mr. Burwell explained that the plan entails a ten lot configuration. Four of the lots are earmarked for residential use.
The remaining lots will be used for seasonal residences five of which will be served by Sugar Valley Road which will be required to have an overlay of a 50 foot right-of-way over the Court Ordered 10 foot wide access easement.

Mr. Burwell showed a slide of a sign which is posted along the perimeter of the tract which informs the public that hunting, fishing, and trapping or trespassing are prohibited; unless with written permission. Mr. Corman questioned whether or not the sign is legal since the statute is not cited.

The issues that need to be properly addressed include improving the common roadway which serves five lots. The cartway, as per the County’s Subdivision and Land Development Ordinance, is required to be free from mud, dust, and standing water. He showed a photo of road’s deficiencies and the erosion that has occurred. The addition of cross drains would correct some of the drainage problems.

One other deficiency noted is there is no title for another right-of-way that travels through proposed Lot 1 serving an existing communications tower off-site, and Mr. Burwell added that it was not the fault of the developer. Mr. Onufrek commented that Mr. Dan Tancibok, Director of the 911 Office, will be contacted and this issue will be addressed.

Mr. Burwell noted graphic deficiencies and commented that most of them are minor.

Mr. Burwell added that the Planning Office has a letter from Allegheny Power; however, the utility failed to address the responsible party for the provision of electric service to the lots via a main extension.

Mr. Burwell indicated that the developer had repeatedly made statements to the staff indicating that the purpose of the subdivision is “land conservation”; therefore, protective covenants should be amended to reflect the concern when developing within the Roaring Run Watershed.

Referring to Roaring Run, staff recommends a 100 foot buffer for the Exceptional Value stream. Mr. Burwell added that such a recommendation is consistent with the Centre County Comprehensive Plan-Phase I, FEMA (Federal Emergency Management Agency) mapping, and the Natural Heritage Inventory.

Staff recommended that the Planning Commission conditionally approve the plan per satisfactory completion of all itemized conditions.

Mr. Irvin asked if Blue Ball Road is paved. Mr. Burwell replied that it is a gravel road that is in good shape. Mr. Irvin followed-up by asking if the Township provided winter maintenance for this road. Mr. Burwell replied that it is plowed up to the last permanent residence. He added that since Walker Township receives liquid fuel monies for the road then their road crew should maintain it and provide snow removal to service permanent residences.

Ms. Persic inquired as to how many of the acres of the tract are slated for residential use. Mr. Burwell replied 259 acres out of the 1,324 acres (on four lots).

Mr. Corman asked Mr. Onufrek if he had any questions. Mr. Onufrek had no questions.
Mr. Irvin moved to grant conditional final approval. Ms. Persic seconded the motion. The motion received unanimous approval.

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

Mr. Burwell reported that the developer waived the Commission’s responsibility to take action. No action is necessary and the tabling of action will continue. The staff plans to revisit this proposal at the Commission’s June meeting.

Time Extension Requests:

- Shreckengast Resubdivision (Lots 4R, 5AR, 6, 7&8) (CFA)
  File No. 6-05
  Penn Township.................................................................1st Request (No Fee)
- Snow Shoe Dollar General Store Land Development
  File No. 237-04
  Snow Shoe Township...............................................................2nd Request (No Fee)
- Larry B. Campbell Living Trust Subdivision (CFA)
  File No. 131-04
  Potter Township.........................................................................3rd Request (No Fee)
- JARO Development, Phase V, Section 1, Linnwood Subdivision) (CFA)
  File No. 201-03
  Rush Township........................................................................3rd Request (No Fee)
- Woodward Crossings Land Development, Phase (CFA)
  File No. 103-04
  Haines Township.........................................................................3rd Request (No Fee)
- Shepard’s Machine Shop Land Development (CFA)
  File No. 47-04
  Huston Township.........................................................................4th Request ($50.00 Fee)
- The Woods at Sand Ridge Subdivision, Phase 4R (CFA)
  File No. 65-04
  Marion and Walker Township......................................................4th Request ($50.00 Fee)
- Springfield Subdivision Phase VI (CFA)
  File No. 242-03
  Walker and Spring Townships....................................................5th Request ($100.00 Fee)
St. Joseph Institute Land Development (CFA)
File No. 51-03
Taylor Township.................................................................6th Request ($150.00 Fee)

Central Counties Youth Center Land Development
File No. 183-03
Benner Township.............................................................7th Request (Required Fee Waived)

Penns Valley Elementary School Land Development (CFA)
File No. 189-03
Penn Township.................................................................7th Request ($200.00 Fee Required)

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

A motion was made by Mr. Poorman and seconded by Mr. Breon to approve the above mentioned
Time Extension Requests. The motion received unanimous approval.

8. Director’s Report and Other Matters to come Before the Commission

The Director had no additional comments or reports.

Mr. Hoover informed the Commission that traffic on I-80 is backed up from the Milesburg Exit to
the Snow Show Exit during peak drive time. This section of I-80 is currently under construction.
Mr. Bloom will provide the Commission with the project’s completion date at the May meeting.

With no further business to come before the Commission, a motion was made by Mr. Hoover and
seconded by Mr. Breon to adjourn the April 19 meeting of the Centre County Planning
Commission. The meeting adjourned at 7:22 p.m.

Respectfully submitted,

Robert B. Jacobs
Recording Secretary

THESE MINUTES WERE APPROVED AT THE MAY 17, 2005 PLANNING COMMISSION
MEETING.