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

Members Absent: Cecil Irvin and Tom Poorman

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

Others Present: Jaime S. Bumbarger, Progress; Todd Smith, ELA Group, Inc.; Bob Crum, Director CRPA; Tom Zilla, CRPA, Stan Wallace, Nittany Engineering & Associates and thirteen (13) citizen visitors (attendance record attached)

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

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

2. **Citizen Comment Period**

   none

3. **Approval of Minutes**

   A motion was made by Ms. Persic to approve the minutes of June 21, 2005, seconded by Mr. Hoover. Motion carried.

4. **Planning Commission Member Updates**

   Chairman Corman mentioned that the Annual Report was given to the members at the June meeting with a request for review and comment. All members agreed that the report was fine and could now be released to the public.

   A motion was made by Mr. Abbey and seconded by Mr. Hoover to accept the Annual Report as written. Motion carried.

   Chairman Corman stated that the Centre County Correctional Facility has been completed and there were a lot of long hours spent by various people to get this into operation.
5. **Old Business**

none

6. **New Business**

Mr. Jacobs reported that Susan Krosunger has been hired as the new Junior Planner and will be on board on July 25, 2005 and will be working with economic development issues and data management reports.

**Comprehensive Plan Consistency Review – Resource Recovery Landfill / Interchange proposal – Bob Jacobs**

Director Jacobs presented background information, a power point presentation and also reviewed attachment #1 with the Planning Commission members and the audience. Various residents of the Moshannon, Clarence, Snow Shoe and Philipsburg area were present to voice their opinion on the landfill.

Mr. Abbey stated that the recommendation put before the CCPC was actually reinforcing a need for an access point off of I-80.

Mr. Shannon stated that was what it looked like to him as well.

Mr. Jacobs stated that the Federal Highways Administration will not approve an access interchange without local access to it and the only local access to this area is from Snow Shoe Township. As was reported in the document, Land Use and Transportation are linked --- they cannot be separated. Staff is looking at all related issues. The proposed land use activity appears to be inconsistent, from a transportation standpoint, regardless of how it is looked at because of local access issues.

Mr. Price stated that the proposed use appears to be inconsistent with local and County planning efforts, however staff’s recommendation notes that if the proposal moves forward, it should only be permitted if interstate access is available, particularly given the potential serious negative impacts to Snow Shoe Township from the use of the local roads.

Mr. Abbey stated that this process is very involved and not standard practice by any means.

Mr. Jacobs stated that in discussions with counterparts throughout the State, no one has been involved in a review such as this. The Federal Highway Administration and PennDOT are both making a considerable effort to look at the issues at the local level before a determination is made.

Chairman Corman stated that this is a lot to digest and would request that a better review be done before a decision is made. Chairman Corman asked if there were any comments from the MPO?

Mr. Zilla, CRPA stated that a review schedule was approved by the Chairs of the Planning Commission, MPO, and Board of Commissioners allowing time for a land use review and transportation consistency review. The current adopted transportation plan will be reviewed, as will the goals and objectives that the MPO has already approved for the new long range transportation plan which is still in progress and has not been adopted. Other sources of information are being investigated to provide
to the MPO in terms of traffic volumes, traffic pattern data, etc. that may be available. Staff will be working on that review over the next couple of weeks.

Chairman Corman noted that there were a number of citizens present. He requested that their comments be brief, questions be direct, and that there be no bashing of individuals, people or townships. He requested that the discussion be held to a professional level.

Ken Hall, Snow Shoe Township resident - “I have one basic comment. You did an excellent job on this; it was a good evaluation of both the positive and negative aspects. I don’t think anyone can go back and say that you weighted it one way or another. My only question is, am I correct in saying that the Federal Highway Administration will not grant that permit unless that interchange connects with a State highway, is that correct?”

Mr. Zilla stated “It must connect with a public roadway; it does not necessarily have to be a State roadway, that is my understanding.”

Mr. Hall said “Related to that, their map is showing this connection going to Gorton Road. Why can’t that connection go to the road that they are using and go down to Peale? It is a public road from the Peale Bridge up, correct?”

Mr. Jacobs stated “Currently it is, yes.”

Mr. Hall said “Officially Rush Township hasn’t ever officially abandoned that road; they have not been taking care of it.”

Mr. Jacobs said “That is correct, and we just found out today that they are not receiving liquid fuels for that section of roadway, like they had been for the last couple of years.”

Mr. Hall said that “he hoped not.”

Joanne Gillette, Snow Shoe Township resident - “Since Peale Road is basically abandoned, is it still considered a public road?”

Mr. Burwell said “Yes, since it has not been officially abandoned or vacated.”

Mr. Abbey requested if the Gorton Road could be pointed out on a map.

Mr. Burwell stepped up and pointed it out --- it comes from Moshannon through Snow Shoe Township and crosses the municipal boundary line with Rush Township and then into the site that is intended to be developed. It looks like Gordon Road, which turns into the name of Peale Road, will be diverted in a southerly direction into the area that they are intending to have as a staging area for development. For those who are aware of the site. The road’s name is Gorton in Snow Shoe and Peale in Rush Township.

Mr. Hall said “This is one of our frustrations; we know that they don’t want to build a good road where they want to put the garbage. This additional road will cost them $8-10 per foot to fix it up.”

Mr. Shannon said that part of the problem with Peale / Gorton occurred when it went to 911. In Rush the road was Peale all the time and in Snow Shoe it was Gorton all the time. When 911 wanted to
have one name for the road, they selected Gorton Road. Rush Township ceased to maintain the road some years ago, but it has not been closed, and it is not on liquid fuels and it has not been abandoned, therefore it is still a public road.

Mr. Jacobs stated that when I-80 was constructed, the area in Rush township for all intents and purposes had been annexed to Snow Shoe Township because of access reasons. When you throw into the fact that staff is talking about local planning initiatives, Snow Shoe Township’s Comprehensive Plan and the Zoning Ordinance, the whole area has been utilized as open space/ resource uses, hunting, seasonal cottages all the way through that area. When it is looked at in total, it is inconsistent with those issues.

Harry Pionke from State College - “I have property in Moshannon and the question I am raising is we are talking about energy and being consistent with their energy plan. I am concerned that it is not consistent with your goals as far as energy efficient strategies. The thing that has puzzled me (and many of you saw this) Resource Recovery’s piece stated that some people wanted to talk trash and some people want to talk economic development. And they have methane gas. Ethanol production from corn for example is a very messy procedure, it’s inefficient and there are a lot of by-products. You will be hauling these materials in from the west, because there is very little corn in the east. Illinois is the primary state for corn and soybean production. Also, one of the by-products of that when you are done and you generate the ethanol there is a solid product left and a lot of it. I question whether or not it is economical, to haul in 60 pounds of corn to make 20 gallons of ethanol have 45 pounds of corn left, then have to ship it to Colorado or western Iowa or some place. If this facility is developed, what is going to happen to the by product? Maybe they are going to put this residue into the landfill as well.”

Linda Padisak, Snow Shoe Township Resident – “I am so glad that your plan has indicated the tourism impact that it would have on the Township. I have lived here all my life. You see trucks coming off I-80 with ATV vehicles; bicycles and people even bring horses to ride. It would really devastate our area, the whole area, it would hurt our shops, our restaurants, Halls Market --- it would be such a bad impact on our area. It would ruin all the work that we have done over the last 40-50 years. We have tried to bring people into our town. It would be devastating. I am glad that your plan did show that the tourism is very important to our area.”

Chairman Corman thanked the citizens for attending tonight’s meeting and for their comments as well as their orderly manor. Please know that you are always welcome at any of our meetings.

Tom Hoover, Snow Shoe Township Resident and CCPC member questioned if the exit was ever closed would the trucks be allowed to use Gorton Road if something happened to the interstate?

Mr. Jacobs stated that if they get the approvals from PennDOT there won’t be anything to restrict them. However, we would request that local access be restricted and we would ask the developer to provide any improvements and upgrades needed on local roads.

Mr. Zilla, CRPA stated that part of the response to his question is that this is going to be a multi-step process. The point of access study is the first step of many that will be necessary just to get an interchange in there. It would have to obtain an environmental clearance through some environmental document e.g. environmental impact statement or environmental assessment. There is also opportunity for us to comment at that time about traffic issues. Eventually they will have to submit a land development plan, which would also be subject to our comments. All emergency issues will need to be worked out.
Michele Barbin, Snow Shoe Borough – I’d like to say that I have lived in Snow Shoe Borough since 1994 and when construction started to rebuild the bridges between Clearfield and Centre County, there were days when it was wall to wall sitting trucks all along Routes 53 and 144. They were backed up all the way to Route 53. The Snow Shoe Fire Company had to come out and manage the traffic at the four way stop because the trucks were going right through the stop signs. When it comes to the interstate being backed up it causes a huge, huge problem on our little winding mountain roads. I was digging in my flower beds when those bridges were under construction and no kidding - from noon on Sunday until 8:00 p.m. it was wall to wall trucks along Route 144.

Mary Vollero, Bellefonte resident (teaches in Dubois) – “I just want to say that the truck traffic has gotten worse over the last five years, I drive it often. The truck traffic would increase and it is dangerous already. When there is an accident, it can take 5 hours to get from Dubois to Bellefonte and it usually takes 1 hour. I have seen the trucks get off at the exit.”

Chairman Corman stated that this information will be reviewed and will be brought up again at next months Planning Commission meeting.

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

Transportation Enhancements, Home Town Streets and Safe Routes to School Programs

Mr. Bloom reviewed Attachment #2 & #3 with the Planning Commission members regarding items noted below:

There have been three workshops scheduled by the Centre County Metropolitan Planning Organization (CCMPO) staff @ 7:00 p.m. the following dates and locations:

- Wednesday, August 3 @ Boggs Township Municipal Building
- Tuesday, August 9 @ CRCOG
- Wednesday, August 10 @ Gregg Township Municipal Building

Congested Corridor Improvement Program: PennDOT has indicated that candidate projects can be submitted after the Coordinating Committee’s July 26 meeting. For candidate projects to be considered, the MPO must commit $250,000 on the new 2007 – 2010 TIP for the Final Design phase of each corridor that is selected. The Technical Committee discussed the issue and in a 7-5 vote, recommended that the Coordinating Committee submit the following corridor for consideration as a candidate project:

   State Route 3014 (Atherton Street) – from Beaver Avenue to Valley Vista Drive

Status Report about the Project Ranking Process: The Technical Committee met on July 5 and discussed the Project Ranking process results; they will hold a special meeting on August 24, 2005 to continue working on a recommendation to the Coordinating Committee.

State Transportation Commission: Their public hearing for the development of the Pennsylvania’s 2007 Transportation Program is on Thursday, September 1, 2005 at the Nittany Lion Inn. Bob Crum,
Director CRPA and Bob Jacobs, Director CCPO will provide an overview of key projects and transportation issues in Centre County on behalf of the CCMPO.

**Long Range Transportation Consistency Review:** Based on FHA and PennDOT requirements, the MPO staff will be completing a consistency review of the Rush Township / Resource Recovery LLC I-80 interchange proposal for the Centre County Long Range Transportation Plan.

**Future Meeting Dates:**
Coordinating Committee: Tuesday, July 26, 2005 @ 6:00 p.m. – College Twp. Municipal Bldg.
Technical Committee: Wednesday, August 24, 2005 @ 12:15 p.m. – Centre Region COG Bldg.
Technical Committee: Wednesday, September 7, 2005 @ 12:15 p.m. – Centre Region COG Bldg.
Coordinating Committee: Tuesday, September 27, 2005 @ 6:00 p.m. – College Twp Municipal Bldg.

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

**Subdivisions:**

1. **Sinking Creek Subdivision Plan**
   - Preliminary Plan
   - 74-Lots (Residential)
   - Potter Township

   Mr. Stan Wallace, Nittany Engineering & Associates and developer’s agent was present to answer questions.

   **A motion was made by Mr. Hoover and seconded by Ms. Persic to approve staff’s recommendation of Conditional Preliminary approval of the above mentioned Plan. Motion carried.**

2. **Piper Path Subdivision Plan**
   - Final Plan
   - 9-Lots (Residential)
   - Snow Shoe Township

   **A motion was made by Ms. Persic and seconded by Mr. Hoover to approve staff’s recommendation of Conditional Final approval of the above mentioned Plan. Motion carried.**

3. **Opequon Hill Development (Subdivision Plan), Phases 2 & 3**
   - Final Plan
   - 20-Lots (Residential)
   - Benner Township
A motion was made by Mr. Abbey and seconded by Ms. Persic to approve staff’s recommendation of Conditional Final approval of the above mentioned Plan. Motion carried.

Todd Smith, ELA Group and developer’s agent was present to answer questions.

Land Developments:

4. Freestone Golf Course Land Development Plan
   Preliminary Plan
   5-Units (Clubhouse, Maintenance Building & 3-Storage Buildings)
   Huston Township

A motion was made by Mr. Shannon and seconded by Mr. Hoover to approve staff’s recommendation of Conditional Preliminary approval of the above mentioned Plan. Motion carried.

5. Nittany Express, Inc. Land Development Plan
   Final Plan
   1-Unit (Commercial)
   Benner Township

   Mr. Abbey was very concerned that the pedestrian access was not addressed and wanted to recommend Benner Township review the plan to try to accommodate pedestrian access. Mr. Burwell stated that a request could be made to the developer to consider pedestrian access and staff would do so.

A motion was made by Mr. Breon and seconded by Mr. Shannon to approve staff’s recommendation of Conditional Final approval of the above mentioned Plan. Ms. Persic and Mr. Abbey voted no. Motion carried.

6. Avail Building Addition Land Development Plan
   Final Plan
   1-Unit (Industrial Building Addition)
   Benner Township

A motion was made by Mr. Abbey and seconded by Ms. Persic to approve staff’s recommendation of Conditional Final approval of the above mentioned Plan. Motion carried.

Time Extension Requests:

* Natures Land Partnership Subdivision Plan (CFA)
Walker & Gregg Townships...........................................................1st Request (No Fee Required)

Shreckengast Resubdivision (Lots 4R, 5AR, 6, 7 & 8) (CFA)               CCPC File No. 6-05
Penn Township.............................................................................2nd Request (No Fee Required)

Snow Shoe Dollar General Store Land Development (CFA)               CCPC File No. 237-04
Snow Shoe Township....................................................................3rd Request (No Fee Required)

JARO Development, Phase V, Section 1, Linnwood Subdivision (CFA)    CCPC File No. 201-03
Rush Township...........................................................................4th Request ($50.00 Fee Required)

Woodward Crossings Land Development, Phase I (CFA)                  CCPC File No. 103-04
Haines Township..........................................................................4th Request ($50.00 Fee Required)

Shepard’s Machine Shop Land Development (CFA)                       CCPC File No. 47-04
Huston Township..........................................................................5th Request ($100.00 Fee Required)

The Woods at Sand Ridge Subdivision, Phase 4R (CFA)                 CCPC File No. 65-04
Marion & Walker Townships........................................................5th Request ($100.00 Fee Required)

Springfield Subdivision, Phase VI (CFA)                              CCPC File No. 242-03
Walker & Spring Townships........................................................6th Request ($150.00 Fee Required)

Penns Valley Elementary School Land Development (CFA)               CCPC File No. 189-03
Penn Township............................................................................8th Request ($250.00 Fee Required)

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

A motion was made by Mr. Abbey and seconded by Ms. Persic to approve the above mentioned Time Extension Requests. Motion carried.

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

With no further business to come before the Commission, a motion was made by Ms. Persic and seconded by Mr. Hoover to adjourn at 9:00 p.m. Motion carried.

Respectfully submitted,

Robert B. Jacobs
Recording Secretary

THESE MINUTES WERE APPROVED AT THE
JUNE 16, 2005 PLANNING COMMISSION MEETING.