Members Present: Robert Corman, Chairman; Jack Shannon, Secretary; Kevin Abbey; Tom Hoover, Freddie Persic and Tom Poorman

Members Absent: Cecil Irvin

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

Others Present: Tom Zilla, CRPA; Trish Meek, CRPA; Todd Smith, ELA Group; Penny L. Waltz; Frank W. Cummins; Mary E. Ramsey; Melicent Sammis Representatives from Sinking Creek Concerned Citizens Group and Ann Danahey Reporter for the Centre Daily Times

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 Chairman of the Centre County Planning Commission.

A motion was made by Mrs. Persic seconded by Mr. Hoover to nominate Mr. Corman as Chairman. Motion carried to elect Mr. Corman as Chairman of the Centre County Planning Commission for 2006.

Chairman Corman returned to the table to continue with the nominations for Vice-Chairman and Secretary. Chairman Corman requested a nomination for Vice-Chairman.

A motion was made by Mr. Hoover seconded by Mr. Abbey to nominate Ms. Persic as Vice-Chairman. Motion carried to elect Ms. Persic as Vice-Chairman of the Centre County Planning Commission for 2006.

Chairman Corman requested a nomination for Secretary.

A motion was made by Mr. Hoover seconded by Mr. Shannon to nominate Mr. Abbey as Secretary. Motion carried to elect Mr. Abbey as Secretary of the Centre County Planning Commission for 2006.
3. Citizen Comment Period

**Melicent Sammis, Sinking Creek Concerned Citizens** group stated that Ms. Melinda Buczek, Buczek & Associates will have the hydro report completed for review by January 20, 2006.

In order to clarify what Ms. Sammis was referring to, Mr. Burwell brought the Commission members up to speed regarding a plan that was brought before the Planning Commission called the Sinking Creek Subdivision; 74 lots residential development on 228 acres in Potter Township. This was brought under the auspices of Valley Business Associates which includes Dana Boob, Jim Confer and Chris Kunes on lands presently owned by Mr. & Mrs. Nicosia. In July of 2005, staff recommended a Conditional Preliminary Plan Approval which approves the concept of the subdivision proposal, with a fairly lengthy list of conditions pending approval, one of which was a hydro study. Correspondence has been received from Sinking Creek Concerned Citizens group outlining a number of concerns dealing with traffic impacts, water systems with individual wells, and that correspondence has been shared with the local governing body, the Planning Commission and the Board of Supervisors. We have sent the same concerns to the developer and Ms. Sammis has received copies of the correspondence that has been generated and received to date. We in turn corresponded to the developer requesting that before they submit a revised and updated plan, and address the conditions in the conditional approval letter, and that they schedule a meeting with staff to review each item, to determine that compliance to those minimum standards is being properly addressed. Further, correspondence from the group has been conveyed to DEP and Jack McKernan, DEP Sanitary and Water Systems has contacted us and as a result of the correspondence he has received from Sinking Creek Concerned Citizens group and others, they have been analyzing same and will respond. Staff is waiting for this information. Mr. Burwell stated that the Sinking Creek Concerned Citizens group should continue to meet with the local Planning Commission and Board of Supervisors.

**Penny L. Waltz, Sinking Creek Concerned Citizens** group states that she is concerned with the water and sewage situation in regards to the 74 lots that are going to be put in. My personal thoughts are that,"I have had it.” Since November 12, 2005, I am already on my third well. I have been there approximately 18 years. It is just not affordable on my family’s income to continuously put in wells every time someone drills. There are many problems with the water supply on surrounding properties now and I would hate to see any additional problems due to the additional lots that will be put in this new development. Could the developers / landowners start a fund to protect those people who keep losing their water due to excess drilling? Has this ever been done in developments where there is no public water or sewer? Without doing additional testing regarding drilling how can we be assured that there is enough water under there today or ten years from now with the way the water supply has diminished. How can we be ensured that there is enough water for everyone? We are setting on a slope and I am from the old school and crap runs down hill and how can I be assured that the wells are not going to become contaminated in that area. This all needs to be addressed for the potential buyers as well.

Mr. Burwell stated that there has not been any kind of fund like that set up as far as he knows. We are waiting for a response from Mr. McKernan, DEP which should give us answers to some of those questions.

Mr. Jacobs stated that there are no guarantees that can be made regarding whether or not there will be an adequate amount of water now or in the future.
Mr. Burwell stated that is why a step by step process needs to be followed in the preliminary plan stages. It needs to be analyzed by professional hydro-geologic studies. The developer and the ultimate purchaser of the lots have to meet all criteria for individual water supply systems, if any; also for on lot sanitary sewage disposal systems, where you have to do multiple soil log tests and perks, have a replacement site then a municipal sewage officer has to inspect the design and construction. When you are doing sewage planning the municipality approves same based on the testing results, then it is deemed an acceptable receiving agent for the affluent that is generated on a per lot basis, so the affluent is treated before it gets into the ground water. Now, you still have a water situation that you are referring to as far as wells are concerned; that is why we are relying on and requiring hydro-studies and the analysis of that study. Then based upon that analysis, what (if any) mitigation is obligated to take place as a condition for approval?

**Penny L. Waltz, Sinking Creek Concerned Citizens** stated that she is not against anyone doing what they want with their ground, but just not to this capacity. Not to say they couldn’t make bigger lots and put that into a proposal.

Mr. Burwell stated that the purchaser of the land must meet all of the minimum standards that are in effect in the State, County and Municipal levels including zoning; where they have minimum lot sizes, minimum front footage, minimum setbacks, street standards, stormwater management, erosion and sedimentation control. Staff is making sure all of these things are done.

**Penny L. Waltz, Sinking Creek Concerned Citizens** stated that she is concerned because Dana Boob, one of the developers is now working for DEP and Mr. Stanley Wallace is now the SEO Alternate for Potter Township and Mr. Wallace is working for the Engineering firm that is working for the developer.

Mr. Jacobs stated that this is all spelled out in the State regulations. Prior to staff receiving this plan the developers came to the office and staff provided comments as to how the lots were being laid out. It is noted that the developers should take care in the sight distances, laying out of the on lot septic systems, potential wells, to be sure that they were at the correct footage from each other.. Although they didn’t agree with the staff’s comments, staff can make suggestions, but cannot force them by regulations to do those types of things. Staff tries to make every effort available to us under the law.

**Penny L. Waltz, Sinking Creek Concerned Citizens** stated that she grew up on Egg Hill and she knows how Sinking Creek used to run and how it runs today, and the wetlands that are back in there. We all want to make sure that it stays safe, that is our main concern, that we don’t get pollution in our wells and our septic systems are working properly. With that many homes in that area, this is a big concern to all of us since there are wells drying up already. Thank you very much.

Mr. Burwell state that Ms. Sammis knows that a status update can be requested at any time.

**Penny L. Waltz, Sinking Creek Concerned Citizens** stated that when the traffic control study was done, there were pages missing and now this is why another one is being done.

Mr. Burwell stated that staff is waiting for the finished product that has not been completed as of yet. The Municipal Engineer has been actively involved in reviewing this document, and has also been forwarded to another individual who is a traffic impact study professional that can respond on behalf of the municipality and that is how this works as a team effort between the State, County and the local government body. The local governing body is a major player in all of this and your group should continue to keep in contact with them.
Melicent Sammis, Sinking Creek Concerned Citizens questioned if the developers have submitted anything from November until now?

Mr. Burwell stated that no information has been received since November, but he was in contact with Chris Kunes, Developer, on November 16, 2005 who assured Mr. Burwell that he would contact the applicant’s agent, Nittany Engineering & Associates, and when all the conditions for approval have been met to their satisfaction, a meeting would be scheduled with the Planning office and the Planning office will have to be satisfied with everything as well. Staff reviews the comments that the local engineer, local governing body, local zoning officer, local sewage enforcement officer and DEP provides and the confirmation that they meet or exceed the criteria of those particular issues, before those items can successfully be checked off of the list. When the Conditional Approval is granted by the Commission, there is a 90 day time limit, which is a standard time frame for them to take action on the plan. Time Extensions may be requested to complete the list of items necessary for approval.

Mary Ramsey, Sinking Creek Concerned Citizens questioned what Erosion Control meant?

Mr. Burwell stated that there is no Stormwater Management or Erosion Sedimentation Control plan approved at the Preliminary plan stage. The actual Erosion and Sedimentation Control plan is processed at the final plan phase. An Erosion and Sedimentation Control plan is a State requirement that is administered through the Centre County Conservation District locally and anytime there are earth moving activities associated with a subdivision or a land development it is a requirement of the developer working with his engineering firm to make application to the Conservation District and prepare a soil and erosion and sedimentation pollution control plan.

Chairman Corman thanked the Sinking Creek Concerned Citizens for their attendance.

4. Approval of Minutes

A motion was made by Mr. Shannon to approve the minutes of December 20, 2005, seconded by Ms. Persic. Motion carried.

5. Planning Commission Member Updates

Mr. Jacobs stated that January 30, 2006 there is a Penns Valley Regional Planning Commission Public Hearing on the Multi-Municipal Comprehensive Plan.

Mr. Shannon questioned what areas were not covered with membership in the Planning Commission

Mr. Jacobs stated that Upper Bald Eagle Valley and Nittany Valley are not represented at this time.

6. Old Business

► Public Water Service Status Report – Anson Burwell

Staff is in the process of finalizing the Community Water System / Supply Policy. A draft will be completed and brought before the Commission for review.
Mr. Burwell stated that staff is going to discuss some direction of some suggested policy changes, including an amendment of the Subdivision and Land Development Ordinance (SALDO) regarding another way to approach reviewing the plans, possibly a sub committee meeting prior to the formal action. It will be reviewed and brought before the Commission at a future meeting.

Mr. Abbey questioned if an RFP was recently sent out for a County Engineer and if so, for what reason.

Mr. Jacobs stated yes, an RFP was sent out recently. A County Engineer is needed to review plans involving Stormwater Management, street reviews or anything else of that magnitude that requires an engineer to sign off.

► Bylaws – Bob Jacobs

The Bylaws currently state that each of the (7) Planning Regions needs to be represented by an elected official. As we review the Municipalities Planning Code, which establishes the criteria that must be followed, it gives a bit more leeway in terms of how members are appointed, as long as the members are citizens of the County, they are not required to be an elected official to sit on the Planning Commission. Staff has suggested that a minor adjustment be made that if within the local planning region an elected official can not be appointed, then a citizen member can be appointed.

Mr. Shannon suggested that members could be appointed as per Municipalities Planning Code, which should resolve any problems that staff has in recruiting members.

The amended Bylaws read as follows:

Article III. MEMBERSHIP

Section 1. Membership shall consist of nine (9) persons to be appointed by the Centre County Board of Commissioners in accordance with the PA MPC Article II, Section 205. The term of office of members shall be four (4) years or until a successor is appointed, except that the terms of the members first appointed shall be so fixed that no more than three (3) shall be so reappointed or replaced in any calendar year. In the event of vacancies, the Board of Commissioners shall appoint a member to fill the unexpired term. Members whose terms have expired shall hold office until their successors have been appointed. All members of the said Commission shall reside within the County.

A motion was made by Ms. Persic and seconded by Mr. Shannon to approve the above amendments to the Centre County Planning Commission Bylaws. Motion carried.

7. New Business

► Centre County Metropolitan Planning Organization (MPO) Update – Mike Bloom, Tom Zilla, CRPA and Trish Meek, CRPA

Mr. Bloom and Ms. Meek presented a powerpoint presentation (Attachment #3) regarding the Centre County Long Range Transportation Plan.
The following items were also reviewed:

- Development of 2007-2010 Centre County Transportation Improvement Program (TIP) (Attachment #4)
- Revised Candidate Project Master List (Attachment #5)
- Summary of 2007 – 2010 Centre County Transportation Improvement Program Highway and Bridge Element (Attachment #6)

 ► **Centre County Comprehensive Plan Update** - *Bob Jacobs*

Director Jacobs requested that this information be discussed at the February meeting.

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

**Subdivisions:**

1. Phoenix on Stover Subdivision  
   Final Plan  
   6-lots (Residential)  
   Penn 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.**

2. Grove Park Subdivision, Phase I  
   Final Plan  
   31-Lots (27 Residential, 2 SWM, 1 Community Water System & 1 Open Space / Recreation)  
   Benner Township

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

3. Eagle Point Subdivision  
   Preliminary Plan  
   36-Lots (32 Residential, 2 Commercial, 1 Multi-family & 1 SWM)  
   Benner Township

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

4. Deerhaven Subdivision  
   Preliminary Plan  
   187-Lots (184 Residential, 3 Open Space / SWM)  
   Walker Township
Staff recommended continued tabling and to revisit this plan at the March 21, 2006 meeting. No action is needed at this time.

**Land Developments:**

5. **Samuel E. & Mary L. King Land Development**  
   Final Plan  
   1-Unit (Manufacturing Building - - Custom Cabinets)  
   Miles Township

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

6. **Moshannon Valley Super Bowl Land Development**  
   Final Plan  
   1-Unit (Commercial Building - - Bowling Alley & Lounge)  
   Rush Township

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

7. **Scott & Wendy D. Summey Self-Storage Facility Land Development**  
   Final Plan  
   4-Units (4 Self-Storage Buildings)  
   Union Township

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

8. **Village of Nittany Glen Land Development, Phase III**  
   Final Plan  
   84-Units (Manufactured Home Sites)  
   Benner Township

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

**Time Extension Requests:**

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<th>Request</th>
<th>Details</th>
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| #1 | The Lodge 4-Lot Subdivision, Replot of Lot 1 (CFA)  
Rush Township............................................................1st Request (No Fee Required) |
| #2 | Avail Building Addition Land Development Plan (CFA)  
Benner Township............................................................2nd Request (No Fee Required) |

January 17, 2006
A motion was made by Mr. Hoover and seconded by Ms. Persic to approve the above-mentioned Time Extension Requests. Motion carried.

9. **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 Mr. Hoover and seconded by Ms. Persic to adjourn at 8:27 p.m. Motion carried.

Respectfully submitted,

Robert B. Jacobs
Recording Secretary

THESE MINUTES WERE APPROVED AT THE FEBRUARY 21, 2006 MEETING.