MEETING MINUTES
CENTRE COUNTY PLANNING COMMISSION
June 19, 2007

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

Members Absent: None

Staff Present: Bob Jacobs; Chris Price; Anson Burwell; Chris Schnure; Mike Bloom; Beth Rider; Susy Krosungar and Mary Wheeler

Others Present: John T. Saylor, Centre County Commissioner; Glenn Vernon, Albertin Vernon Architecture and Jamie Bumbarger, Progress

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 Mr. Abbey to approve the minutes of March 20, 2007, seconded by Mr. Irvin. Motion carried.

4. Planning Commission Member Updates

None

5. Old Business

None

6. New Business

□ Update of the Beech Creek Greenway Plan – Glenn Vernon, Albertinvernon Architecture
The Beech Creek Greenway is an effort to connect some recreational assets in Clinton and Centre County. The majority of the land is actually in Centre County, but there are potions in Clinton County. It is a unique opportunity to form some alliances between two counties who have a lot to gain, as we see this project evolve. We have been working on this project for a year now doing a feasibility study that was funded by DCNR. It is basically a project to connect the recreational assets from Bald Eagle State Park, Sproul State Park, Sproul State Forest and Curtin Village. Somehow connect them through a network of rail trails, water trails, and bike paths. There are some assets here in addition to those physical recreational facilities. There are existing rail beds that can be reused for those recreational connections. What is most important is that Greenways have an opportunity to revitalize communities. There is not a lot of economic opportunity in some of these areas but there was in the past. One of the things that has been brought to our attention while doing this study is some of the things that did happen in the past that look like they can be new opportunities.

Mr. Vernon presented a power point presentation to the Planning Commission members. This project is being sponsored by the Beech Creek Watershed Association.

Mr. Vernon requested that the Commission members endorse the plan in what ever language they feel comfortable knowing that it is conceptual at this time and a report has not been issued. This will go a long way for us to have this for the Report that will be issued at the end of the month and draft a Resolution approving of the Brick Town Trail.

Mr. Jacobs stated that this project floundered for a number of years, until Mr. Vernon and his wife got involved. They have done a heck of a job in one year’s time and we thank him very much for coming out tonight and giving us an overview of the project. I would suggest that if the Commission members are willing to do it, to make a motion.

Mr. Abbey made a motion to endorse the concept and recognizing that it is a conceptual plan but that it is building momentum and that the Planning Commission supports the continued activities to try and assist with the Beech Creek Greenway. Ms. Persic seconded the motion. Motion carried.

Mr. Vernon requested that in the motion we note the “Brick Town Trail” is the cornerstone of that; the notion of connecting these towns through the Brick Town Trail.

Mr. Abbey amended the above motion to reflect that the Brick Town Trail Communities are the backbone of this Greenway initiative and the plan that Beech Creek is undertaking. Ms. Persic seconded the motion. Motion carried.

☐ Centre County MPO Update – Mike Bloom

Mr. Bloom briefed the Planning Commission members on the information on the MPO Update sheet (Attachment #2).

Mr. Corman questioned if this MPO Update sheet was forwarded to all of the municipalities and if not, could it be sent to them.

Mr. Bloom stated that he thought that it was sent to the municipal secretaries.
Mr. Abbey made a motion to be sure that this MPO Update sheet is sent to the municipalities routinely. This information is excellent and should be shared; seconded by Mr. Shannon. Motion carried.

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

**Note:** The Centre County Planning Commission’s regularly scheduled meeting of April 17, 2007 and the re-scheduled meeting of May 29, 2007 were canceled.

**Subdivisions:**

April’s Submission Cycle:

- Ninety (90) Day Time Limit for plan consideration expired resulting in a **Deemed Conditional Final Approval** Action:
  - Louis J. & Naomi R. Peachey Subdivision
  - Final Plan
  - 12-Lots (Residential)
  - Gregg Township

  **No action needed at this time, information only.**

May’s Submission Cycle:

1. Christopher W. Sanders Subdivision (Replot of Lot 3 of the previously approved Aquillas J. & Sallie A. Peachey Subdivision into Lots 3R, 4, 5 & 6) -- Applicant waived Ninety (90) time limit.
   - Final Plan
   - 4-Lots (Residential)
   - Walker Township

   **A motion was made by Mr. Abby and seconded by Ms. Persic to approve staff’s recommendation to table this plan with the intent to revisit the revised and updated submission once the applicant has adequately addressed all concerns as noted. Motion carried.**

2. Phoenix on Stover Subdivision, Phase II
   - Final Plan
   - 8-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.**

3. Mark E. & Doris J. Kauffman Subdivision
   - Final Plan
   - 8-Lots (Residential)
   - Gregg 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. Mr. Irvin abstained. Motion carried.

June’s Submission Cycle:

4. Hunter Ridge Subdivision
   Preliminary Plan
   13-Lots (Seasonal Residential)
   Burnside & Snow Shoe Townships

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

Land Developments:

April’s Submission Cycle:

- Ninety (90) Day Time Limit for plan consideration expired resulting in a Deemed Conditional Final Approval Action:
  John Hull’s Deitrich Road Land Development
  Final Plan
  1-Unit (Commercial)
  Walker Township

No action needed at this time information only.

May’s Submission Cycle

5. Grazzini at Benner Township Land Development
   Final Plan
   1-Unit (Research & Development Greenhouse)
   Benner 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.

6. The Glen at Paradise Hills North Land Development
   Preliminary Plan
   12-Units (3-Residential Quadplexes)
   Benner Township

A motion was made by Mr. Abbey and seconded by Mr. Irvin to approve staff’s recommendation of Conditional Preliminary Approval of the above-mentioned Plan. Motion carried.
June’s Submission Cycle -- none submitted

Waiver Request:

- Betty Ann Weber Property -- Minor Subdivision
  Proposed Waiver of Private Street Standards due to tract history and existing conditions
  2-Lots (Existing Single-Family Residences, one per lot)
  Walker Township

A motion was made by Ms. Persic and seconded by Mr. Shannon to approve staff’s recommendation to grant a waiver to the County’s Private Street Standards contingent upon compliance with all items as noted on the attached letter, the formal submission of a Minor Subdivision Plan for processing and approval meeting all conditions pending final plan approval. Motion carried.

Tabled Plan: Note -- formal withdrawal letter received June 13, 2007

- Brookshire Subdivision, Phase 1
  Final Plan
  30-Lots (28-Residential & 2-Open Space)
  Walker Township

A motion was made by Ms. Persic and seconded by Mr. Irvin to approve staff’s recommendation to bring the above-mentioned plan from the table for discussion. Motion carried.

A second motion was made by Ms. Persic and seconded by Mr. Abbey to accept the formal withdrawal of the above-mentioned plan and as such no action is necessary and the plan is now “null and void”. Motion carried.

Time Extension Requests -- April’s Submission Cycle:

- Grove Park Subdivision, Phase 2 (CFA) Benner Township…………………………………………………………1st Request (No Fee Required)
- The Restek Corp. L. D. -- Manufacturing Building Addition (CFA) Benner Township…………………………………………………………1st Request (No Fee Required)
Time Extension Requests -- April’s Submission Cycle: -- continued

- Rosewood Acres Subdivision (CFA)  
  Snow Shoe Township……………………………….….2nd Request (No Fee Required)

- Stony Pointe Land Development, Phases V-R & VI (CFA)  
  Walker Township……………………………….….2nd Request (No Fee Required)

- Moshannon Valley Super Bowl Land Development (CFA)  
  Rush Township……………………………….….5th Request ($100.00 Fee Required)

- Opequon Hill Development (Subdivision Plan), Phases 2 & 3 (CFA)  
  Benner Township……………………………….….7th Request ($200.00 Fee Required)

- Piper Path Subdivision Plan (CFA)  
  Snow Shoe Township……………………………….….7th Request ($200.00 Fee Required)

Time Extension Requests -- May’s Submission Cycle:

- Nittany Vista III East & West Re-Subdivisions, Lots 3A, 3B & 10R (CFA)  
  Walker Township……………………………….….2nd Request (No Fee Required)

- Remodelers Workshop Land Development (CFA)  
  Benner Township……………………………….….4th Request ($50.00 Fee Required)

- The Woods at Sand Ridge Subdivision, Phase 5R (CFA)  
  Walker Township……………………………….….4th Request ($50.00 Fee Required)

- P-O Area Senior High School Athletic Fields Land Development (CFA)  
  Philipsburg Borough……………………………….….7th Request ($200.00 Fee Required)

- Penns Valley Emergency Medical Services, Inc. Land Development (CFA)  
  Gregg Township……………………………….….8th Request ($250.00 Fee Required)

- J. Stephen & Sherry E. Dershimer Land Development, Phase 1 (CFA)  
  Worth Township……………………………….….9th Request ($300.00 Fee Required)

Time Extension Requests -- June’s Submission Cycle:

- Eagle Point Subdivision, Phase 3 (CPA)  
  Benner Township……………………………….….1st Request (No Fee Required)

- Timothy F. Tressler & Michael C. Fedor Land Development (CFA)  
  Huston Township……………………………….….1st Request (No Fee Required)

- Krislund Camp and Conference Center Land Development (CPA)  
  Miles Township……………………………….….1st Request (No Fee Required)
Time Extension Requests -- June’s Submission Cycle: -- continued

- Sinking Creek Subdivision (CFA)                                                                                   File No. 144-05
  Potter Township ...............................................................................................................................2⁰ Request (No Fee Required)

- Jeffery D. Hosterman Subdivision (CFA)                                                                          File No. 265-06
  Gregg Township ...............................................................................................................................2⁰ Request (No Fee Required)

- Sports Management Group, Inc. Land Development, Phase V (CFA)                                                    File No. 113-06
  Haines Township .............................................................................................................................2⁰ Request (No Fee Required)

- Mountainview Estates Subdivision, Phase 1 (CFA)                                                                     File No. 158-06
  Potter Township .............................................................................................................................3⁰ Request (No Fee Required)

- Eagle Point Subdivision, Phase 1 (CFA)                                                                               File No. 193-06
  Benner Township .............................................................................................................................3⁰ Request (No Fee Required)

- Nittany Building Specialties, Inc. Land Development (CFA)                                                          File No. 186-06
  Huston & Worth Townships .............................................................................................................3⁰ Request (No Fee Required)

- The Village of Nittany Glen Land Development, Phase IIA (CFA)                                                       File No. 95-06
  Benner Township .............................................................................................................................3⁰ Request (No Fee Required)

- Freestone Golf Course Land Development for PennGolf Corporation (CFA)                                             File No. 162-05
  Huston Township .............................................................................................................................3⁰ Request (No Fee Required)

- Opequon Hill Land Development, Lot 83, Phases 2 & 3 (CFA)                                                           File No. 93-06
  Benner Township .............................................................................................................................4⁰ Request ($50.00 Fee Required)

- Grauch Enterprises Expansion Land Development (CFA)                                                                File No. 278-05
  Rush Township ....................................................................................................................................6⁰ Request ($150.00 Fee Required)

- Gary G. Wilt Subdivision (CFA)                                                                                    File No. 307-05
  Howard Borough ..................................................................................................................................6⁰ Request ($150.00 Fee Required)

- Authentic Ridge Subdivision (CPA)                                                                                  File No. 308-05
  Walker Township ..................................................................................................................................6⁰ Request ($150.00 Fee Required)

- Snow Shoe Travel Plaza Lot Consolidation and Land Development (CFA)                                               File No. 235-05
  Snow Shoe Township ..........................................................................................................................7⁰ Request ($200.00 Fee Required)

- The Drucker Company Land Development (CFA)                                                                         File No. 244-03
  Worth Township ..................................................................................................................................15⁰ Request ($600.00 Fee Required)

Note: CPA = Conditional Preliminary Plan Approval
      CFA = Conditional Final Plan Approval
8. Director’s Report and Other Matters to Come Before the Commission

Mr. Jacobs thanked the Planning Commission members for coming to the meeting this evening.

Mr. Jacobs also stated that regarding the Brookshire Development Plan lapsing. It is interesting to note that the Deerhaven Development is up for sale. I don't know if S&A is actually selling it now because the housing market may be going soft but possibly they are focusing their resources in other areas. This may give Walker Township a bit more breathing room until they get their act together.

Mr. Abbey suggested that Mr. Jacobs interview S&A to see what was on their mind; this may be helpful as we move forward.

Mr. Jacobs stated that he made an offer to the developers to go to Walker Township and discuss the issues of dual entrance and exit and interconnects between Smokerise and Zion Manor. Mr. Jacobs stated that he would be glad to do this on behalf of the Planning Commission. The developer is worried about direct throughways but there are ways that it can be done without impacting the existing neighbors.

Mr. Abbey stated that this is one of those classic situations where transportation problems will develop because of inappropriate land use. Good land use planning here could potentially minimize those bad transportation repercussions because as the saying goes from Mr. Hilton's book and other places that you want to pay attention to, transportation problems rarely solve transportation problems because transportation problems are most frequently land use problems. This just leaps off the page. Coordinate your land use because you've got an expanding township, attractive park system and then cookie cutters that don't want to talk to each other or maybe don't have a track record of talking to each other and anything that we can do there is pro-active land use planning, recognizing the development pressure that is on this area.

Mr. Price stated one of the things that have come out of the MPO is a need for increased land use planning at a regional or countywide level and we actually applied for and received supplemental planning funds to do an area corridor plan out here. Recognizing what is both in the pipeline right now, but also to do some scenario planning, considering what will happen in the future and get out ahead of it.

Mr. Bloom stated that is actually a project that is going to be reviewed once the LRTP is adopted. Ms. Meek and I are going to pick up and run with it in addition to that one, there is another one in Halfmoon / Patton Township area with the same type of issues.

Mr. Abbey stated that this is a project that staff needs to see first hand and get our feet on the ground to get familiar with. This one is unique as to what I have seen in my time on the Planning Commission in terms of the intensity of development in that area and the immediate impact to transportation.

Mr. Burwell stated that when staff met with those fellows, it was agreed that staff would receive version “A” sketch plan and version “B” sketch plan. Version A is their version; version B is the way staff would like to see it. It would be reviewed by the sub-committee first then sent to the Planning
Commission to get review comments, and at that time staff agreed to meet with everyone. The developers have not chosen to do this yet.

Mr. Abbey stated that they should have that interaction before they put expensive lines on paper, because once someone has an investment in a drawing or a plan it is often very difficult to rethink it.

Mr. Jacobs stated they are trying to convey to them that if you don’t have some interconnects, even from a snow plowing standpoint, you are going to have to plow that development go back out on the main road and go all the way around and swing back into the one that is right next to it. It just doesn’t make sense.

Chairman Corman stated that this is an educational process that not only has to work with the supervisors but also with their planning commission or the regional planning commission for the people to have a discussion on this to increase the level of awareness.

Mr. Burwell stated that this is a battle that staff always faces because this is segmented and compartmentalized in the sense that the developer went to the locals to do the zoning amendment. The developer is looking at one little segment without looking at the big picture.

Commissioner Saylor asked why Marion Township didn’t have the development that Walker Township did.

Mr. Jacobs stated that is was because there was no public sewer, but when it happens development will take off.

With no further business to come before the Commission, a motion was made by Mr. Hoover and seconded by Mr. Irvin to adjourn at 8:17 p.m. Motion carried.

Respectfully submitted,

Robert B. Jacobs
Recording Secretary

Rbj

THESE MINUTES WERE APPROVED AT THE AUGUST 28, 2007 PLANNING COMMISSION MEETING.