MEETING MINUTES  
CENTRE COUNTY PLANNING COMMISSION  
April 15, 2008

Members Present: Robert Corman, Chairman; Freddie Persic, Vice Chairman; Kevin Abbey, Secretary; Cecil Irvin; Bob Dannaker and Tom Hoover

Members Absent: Jack Shannon and Tom Poorman

Staff Present: Robert Jacobs; Sue Hannegan; Anson Burwell; Chris Schnure; Mike Bloom and Mary Wheeler

Others Present: Tiffany Morgan; Julie Coffman; Robyn Bechtel; Cherlyn Michaels and Amy Stauffer, PSU Agriculture students

1. Call to Order – Pledge of Allegiance

Chairman Corman called the meeting to order at 6:06 p.m. and started the meeting by introducing the Penn State Agriculture students as noted above.

2. Citizen Comment Period

None

3. Approval of Minutes

A motion was made by Ms. Persic to approve the minutes of March 18, 2008, seconded by Mr. Irvin. Motion carried.

4. Planning Commission Member Updates

Mr. Abbey noted that April 22nd apart from being Election Day is Earth Day. So wherever you are on that day, just think of things that can make the world better i.e. clean up a dump, plant a tree, save some soil. He also stated that the Weaver Farm dump in Gatesburg is going to be cleaned up this year. Ms. Persic stated that in the Centre Region Waste bulletin has some good pointers on what to do.

5. Old Business

None
6. **New Business**

   **MPO Update – Mike Bloom**

   Mr. Bloom presented the Planning Commission members with information via powerpoint (Attachment #1) regarding the Update of the Long Range Transportation Plan (LRTP). The attachments #2-7 are the LRTP project lists for 2008. There are significant changes from the current adopted LRTP.

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

   **Subdivisions:**

   - none submitted for this planning cycle -

   **Land Developments:**

   1. **Sheetz #181 Rebuild Land Development Final Plan**
      1-Unit (Commercial)
      Boggs Township

      A motion was made by Ms. Persic and seconded by Mr. Irvin to lift the plan from the table to take action. A motion was then made by Ms. Persic and seconded by Mr. Irvin to approve staff’s recommendation of Conditional Final Approval of the above-mentioned Plan. Motion carried.

   2. **Burkholder’s Country Market Building Additions Land Development, Phase IV Final Plan**
      2-Units (Commercial Building Additions)
      Penn Township

      A motion was made by Mr. Abbey and seconded by Mr. Dannaker to approve staff’s recommendation of Conditional Final Approval of the Burkholder’s Country Market Building and the Weaver’s Store Land Development Plans. Motion carried.

   3. **Weaver’s Store Land Development Final Plan**
      1-Unit (Commercial)
      Penn Township

   A motion was made by Mr. Abbey and seconded by Mr. Dannaker to approve staff’s recommendation of Conditional Final Approval of the Burkholder’s Country Market Building and the Weaver’s Store Land Development Plans. Motion carried.

   4. **Krislund Camp and Conference Center Land Development, Phases 1, 2 & 3 Final Plan**
      Bldg. #1 - 20 Units; Bldg. #2 - 20 Units; and, the Omni Bldg. - 1 unit (Organized Camp Facility)
      Miles and Walker Townships

   A motion was made by Mr. Abbey and seconded by Mr. Irvin to approve staff’s recommendation of Conditional Final Approval of the above-mentioned Plan. Motion carried.
5. Self-Storage for You Land Development
   Preliminary Plan
   8-Units (Commercial)
   Benner Township

After discussion, a motion was made by Mr. Irvin and seconded by Mr. Hoover to approve staff’s recommendation, to Table action on this Plan and revisit at the May 20, 2008 Planning Commission meeting. Motion carried.

Time Extension Requests:

- Penn State Federal Credit Union Land Development (CFA) File No. 255-07
  Benner Township…………………………………………………………1st Request (No Fee Required)

- Piper Path Subdivision Plan (CFA) File No. 164-05
  Snow Shoe Township…………………………………………………………11th Request ($400.00 Fee Required)

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

A motion was made by Ms. Persic and seconded by Mr. Hoover to approve the above-mentioned Time Extensions. Motion carried.

April’s Major Subdivision and Land Development Plan Sub-Committee meeting is scheduled for Thursday, April 24, 2008 @ 4:00 p.m. Mr. Corman will attend and Mr. Abbey and Ms. Persic can possibly attend. Mr. Irvin and Mr. Hoover will attend if needed. There will be two plans to review.

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

Mr. Jacobs spoke regarding the Benner Commerce Park’s request to fast track the planning process. Subsequent to the last Planning Commission meeting, we met with the Chamber of Business and Industry (CBICC) staff, County Commissioners and Planning staff on March 20, 2008 to discuss potential time lines for review of a preliminary plan for that industrial park. Since that time a draft set of preliminary plans and planning modules for the sewer have been submitted. They have been reviewed and comments were sent out within a week or two. The biggest item that needs to be taken care of right now is zoning for that entire area. The only area that is zoned on that entire parcel of 135+ acres is the Cleveland Brothers site. Mr. Jacobs informed the Chamber that they needed to work with Benner Township to get that zoning district through the system as quickly as possible. There has been some discussion between the CBICC and Benner Township, but it continues to be delayed. Mr. Jacobs also stated that the Planning Commission can not accept the plan and sign off on the sewage module unless all of the zoning issues are taken care of.

Currently staff is working with five (5) municipalities on zoning issues. Marion Township is just wrapping up their Zoning Ordinance. Their Planning Commission is meeting this evening. Huston Township will start their 45 day comment period next month for their Zoning Ordinance Adoption. The process is just starting in Worth Township to revise their Zoning Ordinance. Gregg Township is now finalizing some items with their Zoning Ordinance. The process is just beginning with Millheim
Borough to develop an official map for them, since they developed their Zoning Ordinance in October of 2007. They want to do an official map and lay out some of the street systems in the vacant areas of the borough, so that when development comes in they can be ready. The easement purchase is being finalized on the John Ishler farm in Potter Township. Staff continues and a lot of the credit goes to Sue Hannegan for getting the Growing Greener II Applications through the process for the various communities throughout the County. Staff will be meeting Thursday, April 18th with Boggs Township and Milesburg Water Authority and the residents of that area regarding a potential extension of the water system in Boggs Township. Staff will need to gauge their willingness to participate in the process. Possibly CDBG funds will be used in this area if it meets the low-moderate income requirements and we cannot begin unless the residents and the township are willing go through it. The new flood plain mapping is available on the county website under Centre GIS. This is FEMA’s new digital flood plain mapping.

With no further business to come before the Commission, a motion was made by Ms. Persic and seconded by Mr. Hoover to adjourn at 8:10 p.m. Motion carried.

Respectfully submitted,

Robert B. Jacobs

Rbj

THESE MINUTES WERE APPROVED AT THE MAY 20, 2008 CENTRE COUNTY PLANNING COMMISSION MEETING.