Members Present: Robert Corman, Chairman; Freddie Persic, Vice Chairman; Cecil Irvin; Tom Hoover; Bob Dannaker; Tom Poorman and Jack Shannon

Members Absent: Kevin Abbey, Secretary

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

Others Present: Jon Eich, Commissioner; John Sepp, PennTerra, Inc.; Ray Regan, PennTerra Inc.; Thomas Songer, The Torron Group, L.P.

1. Call to Order – Pledge of Allegiance

Chairman Corman called the meeting to order at 6:02 p.m.

2. Citizen Comment Period

None

3. Approval of Minutes

A motion was made by Ms. Persic to approve the minutes of July 15, 2008, seconded by Mr. Irvin. Motion carried.

4. Planning Commission Member Updates

None

5. Old Business

None

6. New Business

   □ MPO Update – Mike Bloom

Mr. Bloom presented information as noted on (Attachment #’s 1, 2 & 3) to the Planning Commission members regarding:
• Municipal Bridge Task Force - Several MPO / RPO’s requested supplemental planning funds to inventory local bridges. In response, PennDOT asked these organizations to come together to develop a process to achieve the desired results and then this may be rolled out for use throughout the Commonwealth. Lycoming County has been chosen to serve as the pilot case. Lycoming County identified 172, 8'-20' bridges that would need to be inspected for problems that may exist. 20’ and greater local bridges are inspected by the county every two years. Lycoming County’s intent is to tap into liquid fuels funding to provide initial inspections (Attachment #2). Mr. Bloom also stated that he would like to set up a pilot case in at least two municipalities in Centre County, in advance of going countywide with this effort.

• I-80 Tolling – A number of preliminary gantry locations were revealed recently with a total of 9 tolling locations anticipated along the I-80 corridor. Two of the preliminary locations being evaluated are in Centre County (Attachment #3). The PA Turnpike Commission and their consultant are evaluating these gantry locations to determine the extent of traffic diversions onto other routes. The CCMPO staff has expressed concerns over the potential diversions on the parallel routes including SR 53, SR 64, SR 144, SR 322. More information on this project can be found online at www.paturnpike.com/i80.

• Moshannon Valley Transportation Forum – MPO and CATA staff met with Mike Savage, Rush Township Supervisor and Emily Gette-Doyle, Moshannon Valley Economic Development Partnership to discuss commuter alternatives into the Moshannon Valley Region including regional commuter bus service, vanpool/rideshare initiatives and the potential for a future park and ride location in Moshannon Valley area. CATA has a Job Access Reverse Commute (JARC) application pending for commuter coaches for regional commuter service and another application to help expand the rideshare and the vanpool program. With the increases in fuel prices, CATA’s vanpool program has experienced a huge growth. At the beginning of 2008, there were approximately 560 participants enrolled, to date there are well over 1000 and the list is growing daily.

• LRTP 2008 Update and 2009-1012 TIP – On July 16, 2008 both the LRTP 2008 Update and 2009-2012 TIP were adopted by the MPO Coordinating Committee.

• Bylaws – On July 16, 2008 the CCMPO Coordinating Committee unanimously approved the bylaws for both the Coordinating and the Technical Committees.

□ Centre County Comprehensive Plan Update – Sue Hannegan

Ms. Hannegan reviewed the chapter format for the Phase II update to the 2003 County Comprehensive Plan. This update will include current trends and considerations, tools and techniques, implementation strategies and opportunities and interrelationships. The following chapters of the Comprehensive Plan are now under development: Agriculture / Prime Ag Land; Housing; Economic Development; Wind Energy / Energy Conservation Plan / Environmental Sustainability; and Historic Resources. Each chapter will be brought to the Planning Commission for review and comment, then ultimately to a public meeting and then will be open for public comment for 45 days. Upon completion, the Planning Commission will be asked to adopt the chapters and recommend similar action by the Board of Commissioners.

□ Marcellus Gas Well Activity – Sue Hannegan

Ms. Hannegan spoke regarding the Marcellus Shale Gas well locations in the County. Many
shallow or Divonian gas wells are located across the upper portions of the county; however, they are not the deep sites (upwards to 10,000 feet) that the Marcellus wells will be. Five applications for Consumptive Water Permits for Marcellus Shale Gas wells in the county have been received and 5 more are anticipated soon.

Currently Dominion Gas is laying a new line beside the north-south Texas Eastern transmission line connecting to the Keating fields in northern Clinton County. Pipeline companies are now talking with property owners and are currently locating lateral lines to connect to the primary Texas Eastern and Dominion lines. The lateral line proposed for the area from Clearfield County, to near Gillentown and Clearance and then east to tap into the primary north-south transmission lines is expected to be a 20" trunk line, which is the same size as the main line. So by size alone, it is evident that the magnitude of the Marcellus Gas Well capacity will be great, or the companies would not be putting in a 20" trunk line.

Each Marcellus gas well site comprises approximately five acres of cleared land and has approximately 20-25 people onsite for the drilling and hydro fracturing process. It is anticipated that these crews will move from site to site. The companies drill up to 10,000 feet downward and when they hit the Marcellus shale, they do a process called hydro fracturing where they use a mixture of water, sand and gel compounds to expand the shale so they can extract the gas. This process requires a large volume of water; hence the request for consumptive water permits. Bellefonte Borough’s water supply has been looked at due to its proximity. Once the wells have been fractured, the flow back water is to be trucked off site to a treatment facility. This is a big concern for local roads and bridges. Each water delivery truck carries about 4,000 gallons and the expected round trip from Bellefonte (for example) to one of the gas well sites is expected to take 4 hours. The expected increase in truck traffic on local roads is a concern.

Director Jacobs noted that his biggest concern is the impact on local roads and bridges and the municipalities need to be sure that their township roads get bonded before these activities take place. The impacts to the community water systems also need to be monitored closely. So far the gas companies have been willing to work with staff and give us the actual locations of the well sites so those activities can be coordinated. At the present time the interest is in the northern part of the county, because the depth of the Marcellus shale is the thickest in that area possibly reaching 100’ to 250’ in depth and they feel that the volume of natural gas is fairly significant.

□ Mid-State Regional Airport Authority Meeting

Ms. Hannegan noted that on Wednesday, August 27, 2008 staff will be meeting with DCNR and DCED to discuss recreational development potential for a portion of the Mid-State Airport Authority property. The Authority has revised their mission from a focus on traditional economic development activities to one that includes recreational development complimentary to the nearby Black Moshannon State Park and State Forest.

Mr. Eich noted that he received a contact from Representative Hanna, apparently this is the time that the state capitol budget for highways and bridges is in the process of being updated and we have been invited to submit projects. Mr. Zilla has been contacted and he is touching base with the PennDOT District 2-0 in Clearfield. We want to make sure that the projects moving forward on the TIP are also included on the state capitol budget. This is a process that typically moves behind the scenes, but we want to make sure that the projects on the TIP and others that we’d like to see done are included. This may even include some of those municipal bridges that are determined to have urgent needs.
7. **Review of Subdivision and Land Development Plans** – Anson Burwell & Chris Schnure

**Subdivisions:**

1. **Matthew E. Nixdorf Subdivision** -- Re-subdivision of Lot 17 of the previously approved Hickory Knob Subdivision (Plat Book 63, Pages 182 thru 186) into Six Lots
   - Final Plan
   - 6-Lots (Residential)
   - Walker & Marion Townships

   A motion was made by Ms. Persic and seconded by Mr. Hoover to remove the plan from the table to take action. Motion carried.

   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. **Benner Commerce Park Subdivision**
   - Preliminary Plan
   - 21-Lots (Industrial)
   - Benner Township

   A motion was made by Mr. Dannaker and seconded by Mr. Hoover to remove the plan from the table to take action. Motion carried.

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

3. **Zion Manor Subdivision**
   - Preliminary Plan
   - 79-Lots (76-Residential & 3-Community Open Space)
   - Walker Township

   After much discussion with the developer, Thomas Songer, The Torron Group, L.P. a motion was made by Mr. Irvin and seconded by Mr. Shannon to approve staff’s recommendation of Conditional Preliminary Approval of the above-mentioned Plan (December 5, 2007 plan with revisions of January 28, 2008 and February 18, 2008). Motion carried.

**Land Developments:**

4. **Kenny R. & Martha E. Stoltzfoos Land Development**
   - Final Plan
   - 1-Unit (Commercial Greenhouse)
   - Miles Township

   A motion was made by Mr. Shannon and seconded by Ms. Pesic to approve staff’s recommendation of Conditional Final Approval of the above-mentioned Plan. Motion carried.
Time Extension Requests

- Self-Storage For You Land Development (CPA) Benner Township……………………………………….…............1st Request (No Fee Required)
- U Design Construction Land Development (CFA) Marion Township……………………………………….…............1st Request (No Fee Required)
- Fox Ridge Subdivision (CPA) Benner Township……………………………………….…............3rd Request (No Fee Required)
- Eagle Point Subdivision, Phase 2A (CFA) Benner Township……………………………………….…............3rd Request (No Fee Required)
- Fulton Bank Land Development (CFA) Benner Township……………………………………….…............3rd Request (No Fee Required)
- University Park Airport SRE Land Development, Phase 7B (CFA) Benner Township……………………………………….…............4th Request ($50.00 Fee Required)
- Louis J. & Naomi R. Peachey Subdivision (CFA) Gregg Township……………………………………….…............5th Request ($100.00 Fee Required)
- John Hull’s Deitrich Road Land Development (CFA) Walker Township……………………………………….…............5th Request ($100.00 Fee Required)

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

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

The August 28, 2008 Major Subdivision and Land Development Plan Sub-Committee meeting will be attended by Mr. Shannon, Mr. Hoover and Mr. Dannaker.

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

Mr. Jacobs noted that the County Commissioners submitted a letter to the Governor last week on behalf of Philipsburg Borough requesting release of $3 million of Redevelopment Capitol Assistance Program funds.  That money was requested to be directed to the Philips Hotel (which is under renovation); the Rowland Theatre; the new Library (located on the corner of Presqueisle and Front Streets) and also for the Borough Building renovations. This area of the County has been actively pursuing funds and programs to revitalize existing buildings and generate renewed economic development.

Bob Crum, Director of the Centre Region Planning Agency, has tendered his resignation and his last day will be September 6, 2008. He will be heading to Richmond VA to be the Director of a Multi-County Regional Planning Commission and he will be a counterpart to Chris Price.
With no further business to come before the Commission, a motion was made by Ms. Persic and seconded by Mr. Shannon to adjourn at 7:44 p.m. Motion carried.

Respectfully submitted,

rbj Robert B. Jacobs

THESE MINUTES WERE APPROVED AT THE SEPTEMBER 16, 2008 CENTRE COUNTY PLANNING COMMISSION MEETING.