MEETING MINUTES
CENTRE COUNTY PLANNING COMMISSION
October 21, 2008

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

Members Absent: Tom Poorman and Tom Hoover

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

Others Present: Jon Eich, Commissioner; Randy White, Department of Conservation and Natural Resources / Citizen

1. Call to Order – Pledge of Allegiance

Chairman Corman called the meeting to order at 6:08 p.m.

2. Citizen Comment Period

None

3. Approval of Minutes

A motion was made by Ms. Persic to approve the minutes of September 16, 2008, seconded by Mr. Shannon. Motion carried.

4. Planning Commission Member Updates

Mr. Abbey mentioned that Penn State University is holding a Wind Power Symposium on November 17 & 18th. There will be technical and policy folks present to talk about the nuts and bolts of wind energy and Gamesa Energy USA will be one of the invited guests. Mr. Abbey will send the planning office staff an internet link to the information.

Chairman Corman stated that two people from Potter Township will be attending and hopefully residential wind units will be discussed. Mr. Abbey stated that residential wind will be discussed.

5. Old Business

   □ Walker Township – Zion Manor Plan Update
Mr. Jacobs noted that he went to the September 17th, Walker Township Planning Commission meeting to discuss the Zion Manor plan. Mr. Tom Songer, developer, and Mr. Regan, PennTerra Engineering, were at the last Centre County Planning Commission meeting to discuss the issues regarding the conditional use hearing that was held in Walker Township. It turns out that the developer was in agreement with the changes; particularly widening the open space access points. In accommodating that, there were some concerns from the Walker Township Planning Commission, that with the wider 50’ open space areas between several of the lots in the central open space that the developer could come back later and build a house in that area. This was one of the main concerns, but essentially once the plan is recorded showing those open space areas, they cannot go back and develop single family homes within the open space areas. Based on a very short discussion, Walker Township Planning Commission is agreeable to the developer making those modifications and then moving forward. The Walker Township Solicitor said an additional public hearing is not necessary to discuss those minor changes on the conditional use proposal.

6. New Business

☐ MPO Update – Mike Bloom

Mr. Bloom presented information as noted on (Attachment # 1) to the Planning Commission members regarding:

- **Regional Commuter Service to Moshannon Valley** - On Friday, October 24th staff will be meeting with officials from Clearfield County; Centre Area Transportation Authority (CATA); North Central Regional Planning Office; Area Transportation Authority (ATA) and PennDOT. We have received word that ATA did receive funding to start a service that will run from Clearfield County into the State College area. CATA was happy to hear this and they are working with a couple other entities; ATA as well as Amtran regarding some services that will be of great benefit to the outlying areas. ATA will continue to have discussions on the amount of money that is needed to provide this service and what their thoughts are regarding timeline; routes, etc. Obviously, from our end with CATA involved, staff wants to make this as fluid as possible, so folks coming from Clearfield County that are aiming towards Centre Region can jump onto another route that CATA provides that ultimately goes to their final destination. This is why CATA will be involved. From the MPO perspective, staff will also be looking at the potential for park n’ ride lots at the Cold Stream Dam or the lot adjacent to Philipsburg football stadium. Information will follow. Amtran is working on an agreement with Fullington to provide increased service coming from Altoona into and from State College. CATA is working closely with Amtran, Fullington and ATA on each of these projects.

- **I-80 Local Access Interchange** - Marion Township Supervisors voiced concern over the Local Access Interchange that would connect I-80 with SR 26, Jacksonville Road. PennDOT and MPO staff attended the October, Marion Township meeting to discuss the issue. Marion Township is planning to discuss the matter in greater detail at future Supervisor and Planning Commission meetings. PennDOT and MPO staff offered to attend those meetings and will present similar information at the January Nittany Valley Joint Planning Commission (NVJPC) meeting.

- **Cambridge Development (Spring Township)** – Cambridge is a proposed mixed use development encompassing approximately 375 +/- acres in Spring Township and 25 +/- acres in Bellefonte Borough. It will have a 20+ year build out which will include apartments, town homes, single family homes, commercial / retail and a town center. Discussions were held October 18, 2008 to discuss traffic impacts particularly on Jacksonville Road, Bishop Street / 550, Parkview
Drive / Airport Road intersections as well as Howard Street. They are working towards a Conditional Use approval through Spring Township. ELA and Trans Associates have proposed a planning study to look at the impacts on the corridors and what remediation may be necessary. Greg Kausch from CATA was present and gave information regarding transit service into this facility. It is not the ideal project for CATA to provide service because it is almost two distinct developments separated by I-99.

Ms. Hannegan added that Bellefonte Borough and the Developer want to proceed with the Bishop Street Betterment Project and address the installation of a traffic light at the intersection of Bishop Street and Parkview Blvd. once the project nears construction.

- **State Route 322 Safety** – At the September 23, 2008 meeting of the Centre County Metropolitan Planning Organization (CCMPO) Coordinating Committee a request was made to send correspondence to Pennsylvania State Police (PSP), Governor Ed Rendell and state legislators requesting additional resources be dedicated by the PSP to enforce activities on the Route 322 corridor between Boalsburg and Potters Mills. Staff and PennDOT will meet shortly to discuss the feasibility study report being done by McCormick Taylor for the Route 322 Corridor. PennDOT will then present the study results to Harris and Potter Townships as well; then follow up with a report to the MPO. Staff wants to give the townships the opportunity to meet and discuss the project with the MPO and PennDOT.

Mr. Abbey noted that along Route 322 through the Lewistown Narrows the speeds slowed down dramatically after the passing lanes were eliminated, rumble strips were added and the jersey barriers were removed to put the lanes right next to one another. All of this ties into a suggestion to Mr. Bloom to speak to the Countywide MPO regarding hosting a meeting where PennDOT and their consultants would be invited to speak to all the municipalities in the region that are going to be affected by this alignment, not simply the two that it runs through. This is a lot bigger issue for the entire community not simply for the municipalities where the alignment actual sits.

Mr. Shannon noted that it would be good if the MPO or local legislators could meet with the safety directors of the major trucking firms using this route to determine the origin and destination of their trucks. When staff talked to the trucking firms during Corridor “O”, they were very happy to sit down and talk. Truck traffic is a very large factor in the safety along this section of Route 322.

- **Centre County Long Range Transportation Plan (LRTP)** – Broad discussions were initiated regarding the next Long Range Transportation Plan (LRTP) at the September meeting of the MPO. The LRTP will need to be adopted and in place by September 2010. It must be updated completely within four years and the clock started ticking September 2006. Much of the discussion focused on land use decisions, taking a more multi-modal approach, improving the safety and efficiency of the existing system, and having some type of performance measures in place to monitor the impacts the LRTP is having on the system as a whole. The October MPO meeting will be focused on Project Schedule; the Project Ranking Criteria; the process for soliciting and screening candidate projects; Update of the Travel Demand Model And Socioeconomic Forecast Data and Overall Transportation Funding outlook. Planning commission members will be provided monthly update.

- **Municipal Bridges** - An effort has been made by PennDOT to notify municipalities and counties about deficiencies identified on the local Bridge Inspection Reports and to outline the steps needed to take corrective action to ensure public safety. Attached is a copy of the correspondence (Attachment #1).
- **Membership Changes** – At the September meeting the MPO appointed Robert B. Jacobs, Director of the Centre County Planning and Community Development Office as the Secretary of the Coordinating Committee.

Chairman Corman asked Mr. Randy White if he had any concerns that he would like to speak about. Mr. White noted the frustration that he had regarding the Route 322 issue. He just wished that a route had been chosen when the study was done. It would be nice to know where the road was going so you would know where not to build. Also, some of the new sewage enforcement rules are getting burdensome for camp owners requiring pumping at camps that are used very little.

Mr. Jacobs questioned if Marcellus Gas Well Drilling would have an impact on DCNR.

Mr. White stated that 21,000 acres mostly concentrated in Sproul State Forest were put out for lease and it brought in significant revenues, approximately $189 million. We depend on timber revenues and we use less and less of the state budget, but timber prices are down so we were hoping that this would help.

**Comprehensive Plan Update** – Sue Hannegan

Ms. Hannegan noted that the draft of the Historic Preservation chapter was included in the packets sent to the Planning Commission members. There are two more chapters that are under development at this time Economic Development and Energy Conservation and those drafts should be available by December. Staff is working on Housing, Fire and Emergency and Agricultural Lands at the moment as well. If anyone wants to add comments, please forward them to the office.

Chairman Corman stated that he found it easy read, down to earth, straight forward, written in laymen’s language. Chairman Corman noted that cemeteries were not included in the document and he felt they should be addressed because of their unique maintenance issues.

**Other Business**

Mr. Eich noted two opportunities for transportation-related funding:
- As a fill-in to the MPO Update, the deadline is nearing to submit the Liquid Fuel Applications for this year.
- Another thing to keep an eye on would be a Congressional Economic Stimulus package. Municipalities need to have a project wish list prepared, including both large and small projects, in case requests can be made to address local needs. One that is on the top of my list is the Marion Township Interchange for I-99 / I-80. If we can get that one off the list it may help us get to Route 322. Be prepared to write your legislators about the project in your back yard.

Mr. Jacobs stated that statewide they are talking about increasing the amount for road bonding. The Pennsylvania State Association of Township Supervisors (PSATS) newsletter has information on this issue, which has become increasing more important because of the Marcellus shale gas drilling activity.

Mr. Eich stated that related to Marcellus shale, the drilling companies may very well come to property owners and township officials seeking leases for drilling and pipeline activity. Snow Shoe
Township secured more than a million dollars for the lease of their right of ways to run a pipeline.

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

**Subdivisions:**

1. Gregory L. & Trudy M. Kline Subdivision (Replot of Lot 1 into Lot 1R and Lot 3) and Lot Addition to lands of Gary D. MacTavish
   - Final Plan
   - 2-Lots (Residential) and 1-Lot Addition / Replot (Residential)
   - Marion Township

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

**Land Developments:**

2. The Glen at Paradise Hills South Land Development
   - Preliminary Plan
   - 10-Units (2-Residential Quadplex Buildings and 1-Residential Duplex Building)
   - Benner Township

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

**Time Extension Requests:**

- **Sheetz #181 Rebuild Land Development (CFA)**
  - Boggs Township………………………………………………….2nd Request (No Fee Required)
  - File No. 8-08

- **Burkholder’s Country Market Building Additions L.D., Phase IV (CFA)**
  - Penn Township………………………………………………….2nd Request (No Fee Required)
  - File No. 62-08

- **Weaver’s Store Land Development (CFA)**
  - Penn Township………………………………………………….2nd Request (No Fee Required)
  - File No. 240-05

- **Krislund Camp and Conference Center L.D., Phases 1, 2 & 3 (CFA)**
  - Miles and Walker Townships…………………………………..2nd Request (No Fee Required)
  - File No. 28-07

- **Penn State Federal Credit Union Land Development (CFA)**
  - Benner Township………………………………………………….3rd Request (No Fee Required)
  - File No. 255-07

- **Piper Path Subdivision Plan (CFA)**
  - Snow Shoe Township……………………………………………13th Request ($500.00 Fee Required)
  - File No. 164-05
A motion was made by Mr. Irvin and seconded by Mr. Dannaker to approve the above-mentioned Time-Extensions. Motion carried.

The October 30, 2008 Major Subdivision and Land Development Plan Sub-Committee meeting may be cancelled. We will contact the members if needed.

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

- Centre County Housing Summit - Mr. Jacobs noted that there is a Housing Summit at the Foxdale Village on October 30th from 8:30 – 3:30 p.m. It is geared towards Municipal Officials. Ms. Marshall is involved with this project through the Centre County Housing Coalition.

- Marcellus Gas Well Workshop and Web Page Development - On October 15, 2008, 70 people attended a Marcellus Gas Well Workshop for Municipal Officials at the Bald Eagle Area High School. Mr. Randy Albert, from PennDOT gave a good description of the “Road Bonding Process” and the types of issues that might be encountered. Also, Craig Kunkle, the EMA Director for Lycoming County gave a presentation regarding impacts from Marcellus natural gas well drilling. Lycoming County has a good system in place whereby if they know that a company is coming into the area, they contact them and provide them with as much information as possible. Based on that discussion, Sue Hannegan is working with Bob Lucier to develop a Marcellus Shale web page for Centre County that will provide links to local municipal information and emergency providers for drilling companies but also general background information for county residents and property owners.

- Regional Police Forces - Moshannon Valley, particularly Philipsburg Borough and Chesterhill Borough are looking at a Regional Police Force. A representative from the PA Department of Community and Economic Development (DCED) has spoken with them regarding this.

Upper Bald Eagle COG is also looking at a Regional Police Force and hopes to have a Representative from Harrisburg at the December meeting.

- Worth Township - Staff is working with Worth Township on a Zoning Ordinance.

- Centre County Government Website Update for Economic Development - Staff is developing a web page that takes into account Economic Development initiatives, particularly trying to catalog and present information about vacant and/or underutilized buildings and sites throughout the County. The goal is to provide a source of information for end users like the Chamber of Business and Industry (CBICCC) and other groups throughout the Country who can take advantage of the information and pass it on to industries that might want to relocate to the County. Mr. Bloom is receiving information from CBICCC and the Governor’s Center on potential industrial users looking for sites. Staff has been working with these users trying to help them identify locations that would be suitable for their needs.

The site will hopefully be interactive so that when companies input what they are looking for i.e. sites with 25,000 sq. ft. plus certain utilities, an inventory listing of available sites will be generated with contacts for those sites. Staff is working with the Chamber through Mary Resides who works for the
Industrial Development Corporation (IDC) side of the CBICC. She is forwarding any requests from the Governor’s Action Team and other requests that she feels staff may be able to help with. Most recently SEDA-COG came forward with one request and staff was able to provide two potential locations.

With no further business to come before the Commission, a motion was made by Ms. Persic and seconded by Mr. Irvin to adjourn at 7:45 p.m. Motion carried.

Respectfully submitted,

Robert B. Jacobs

rbj

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