MEETING MINUTES
CENTRE COUNTY PLANNING COMMISSION
December 16, 2008

Members Present: Robert Corman, Chairman; Kevin Abbey, Secretary; Cecil Irvin; Tom Poorman; Tom Hoover; Bob Dannaker and Jack Shannon

Members Absent: Freddie Persic, Vice Chairman

Staff Present: Bob Jacobs; Sue Hannegan; Anson Burwell; Chris Schnure; Mike Bloom; Linda Marshall; Norm Lathbury; Susy Krosunger; Elizabeth Tuck; Matt Milliron and Mary Wheeler

Others Present: Jon Eich, Commissioner; Tom Zilla, Centre Regional Planning Agency

1. Call to Order – Pledge of Allegiance

Chairman Corman called the meeting to order at 6:22 p.m.

2. Citizen Comment Period

None

3. Approval of Minutes

A motion was made by Mr. Irvin to approve the minutes of October 21, 2008, seconded by Mr. Shannon. Motion carried.

4. Planning Commission Member Updates

Mr. Burwell noted that the Planning office was not able to attend the Wind Symposium due to County budget constraints, but he understands that it will be a yearly event.

Mr. Abbey stated that many of the presentations are now on the website. He will see to it that we get the web address. Mr. Abbey stated that it wouldn't be hard to get permission for the Planning Commission to visit one of the sites in the spring.

5. Old Business

None
6. **New Business**

**Centre County Affordable Housing Coalition’s Affordable Housing Video – Linda Marshall**

Ms. Marshall presented an 8 minute video which was very well received by the Planning Commission members as well as the Staff of the Planning Office. The Affordable Housing Coalition hired a video producer and the folks in this video are actual people not actors. This video will help get the message across because it is coming from people who live here and are struggling to find affordable housing. Ms. Marshall stated that the video is on the County website.

Ms. Marshall noted that the Land Use Planning Technical Assistance Program (LUPTAP) process interviews are being set up now. Ms. Marshall asked for representatives from the County Planning Commission to be interviewed for this process. Mr. Irvin, Chairman Corman, Secretary Abbey and Commissioner Eich all agreed to meet with Ms. Marshall. Ms. Marshall also spoke briefly about Habitat for Humanity. There are municipalities that are starting to develop ordinances and regulations that would promote the development of affordable housing and the Coalition is going to form an affordable housing resource team. It will be a mix of developers, builders, human service folks, government folks and others that will work with the municipality’s developers, builders and realtors to provide them whatever resources they might need, whether it is data or expertise. We have builders and developers willing to do peer-to-peer meetings to help other developers and builders do a nice job in their development and to help realtors better understand the marketing of this. The Housing Cabinet will serve as a Steering Committee for this LUPTAP project.

**Comprehensive Plan Update – Sue Hannegan and Susan Krosunger**

Ms. Hannegan noted that the draft of the Energy Conservation chapter (Attachment #1) was included in the packets sent to the Planning Commission members. A short discussion ensued, primarily focused on the “Alternate Energy” section and how it correlates with the preservation of prime agricultural lands. Changes to this section will be made. Additional comments are welcome and can be forwarded to the office.

**MPO Update – Mike Bloom**

Mr. Bloom presented information as noted on (Attachment # 2, 3, 4) to the Planning Commission members regarding:

- **Pennsylvania Community Transportation Initiative (PCTI)** - This is a new $60 million initiative launched by PennDOT to promote Smart Transportation. The funds have been taken from the first two years of the 2009 Transportation Improvement Program (TIP) and to date there have been 8 applications received from Centre County as noted on Attachment #1.

Tom Zilla, CRPA noted that this program was originally developed through a coordinated effort by the Secretary of Transportation, Biehler, and 10,000 Friends of Pennsylvania, which is a group interested in Land Use and Transportation. The program is open to anyone / group with few limitations and is going to be controlled in terms of decisions on funding by unnamed officials in the PennDOT Central Office. The MPO’s and the rural counterparts had to fight hard to even see the applications and provide comments before decisions were made about funding. Actually yesterday,
December 15, 2008 we were informed that we have been given an extra month to review them. If we got them today, we would have until the end of December to review them at least in our areas and provide comments. Now we have until the end of January. The tricky thing will be, because these are Federal Transportation funds they will have to be placed on the MPO’s TIP. There will be lots of projects coming in that currently are not on the Long Range Transportation Plan (LRTP) or TIP. Centre County did have projects that were active. The State is going to have a hard time explaining to the Centre County Metropolitan Planning Organization (MPO) why we are short money on three safety projects, but yet we are going to add a whole bunch of other projects out of this funding pot, which is the Secretary’s Spike Funding pot. These monies need to be either encumbered or obligated by September, 2010. Discussion ensued.

Mr. Eich, Commissioner questioned if anyone knew what the projects were that Penn State and Bellefonte Borough, State College Borough and Centre Hall Borough were considering.

Ms. Hannegan stated that Bellefonte Borough was looking at Streetscape money. Penn State was requesting money for Millbrook Marsh, near the stadium area; Centre Hall was for Streetscape and State College Borough is unknown at this time.

Mr. Eich noted that obviously Centre County has figured out that this pot of money is here because there are a dozen projects. Did the other MPO’s and Regional Planning Organizations (RPO’s) catch on to this pot of money and are there literally a dozen applications from each of them to request their share of the $60m.

Mr. Zilla stated that this funding program was unveiled at the Statewide Planning Partners Conference in October, so everyone across the state is aware of it. I don’t know what the MPO’s and RPO’s did to get that word out, but we did not specifically do any outreach in Centre County.

- Proposed Economic Stimulus Package – President–elect Obama has stated that he wants a stimulus plan that includes substantial amounts of money and includes a significant transportation component, including highways, bridges and transit. President-elect Obama also stated that speed is an important consideration and he used the phrase “use it, or lose it”. No other details are in place. PennDOT will move quickly and is committed to delivering on whatever stimulus plan Congress and the President agree on.

Mr. Zilla added that he did participate in a conference call with all the MPO and RPO staff across the state. There will be a January or February time frame for this bill. It is not just transportation infrastructure. Other forms of infrastructure improvements are also being considered: water, sewer, communications, energy, and in general, projects that would have an immediate impact defined as 180 days. This is a short time frame in terms of getting these funds programmed for projects by the end of July, 2009. In PA, the Secretary of Transportation was focused on projects on the State Transportation Improvement Program (TIP) and Centre County’s TIP is part of that. All the districts are in charge of identifying candidate projects and this should be completed by weeks end. Some examples of projects under consideration are transit, safety projects, possible capacity improvement projects, and bridge projects that are in the pipeline and can move quickly.

In Centre County, three safety projects: Route 26 Pine Grove Mills; 322 in Potter and Harris and Route 350 in Rush could be candidates as some parts of each of these are ready to move. Bus purchases for CATA are in the pipeline as well, so they may be eligible. The District is looking at Interstate 80 to see if there are any pavement or rehabilitation projects that are ready. The Local
Access Interchange between Route 26 and I-80, the first part of the I-80 / I-99 connection, has been discussed. The problem is that this project is not currently on the County’s TIP due to funding issues. However, it was scheduled for a letting in January 09 and should be ready to go to the letting within 6 months of funding. The Secretary was not positive on the inclusion of this project and said we should be looking at things on the TIP. Kevin Kline, District Executive for District 2, stated that our projects will be listed and Central Office can tell us no and inform us as to why.

At the November MPO meeting, the MPO gave the Chairman authorization to send a letter to the Appalachian Regional Commission asking that the local access interchange be designated as part of the Appalachian Highway Development System. Much of I-99 is part of the Appalachian Highway System making it eligible for Federal Appalachian System Funds, which is separate from the primary pot of funds that is used for projects. The downside is that these funds require a 20% local match, equivalent to a sizable sum of State money that often isn’t there. We are throwing anything at the wall to try to get funding for this interchange because it is not currently eligible. It is a quirk because of the design. The high-speed interchange which is located at the site of the current exit is eligible, but in order to make this work there had to be a second interchange two miles north, so consequently it is not. If we could make it eligible then at least that could be another source of funds. The reason this all came up is because our friends in the Route 11/15 corridor are also lobbying Appalachian Regional Commission to make a portion of one of their missing links eligible for Appalachian Funds. They can’t create new mileage, so they want to take mileage from Corridor “O” in Clearfield County and move it over there. No one knew about this but SEDA-COG found this out and passed the information on to us. Staff did talk to PennDOT about this with not much satisfaction about how this all happened from the Central Office level, and as a result the MPO authorized that a letter be sent to the Appalachian Regional Commission.

Mr. Bloom noted that the Marion Township Planning Commission has come out in opposition to the local access interchange. In addition to the efforts to pushing for the interchange, there is some opposition pushing back. PennDOT and MPO staff attended a Marion Township meeting to discuss the issues and will also attend the Nittany Valley Joint Planning Commission in January.

- State Route 322 Corridor Safety Improvements (Harris & Potter Townships) – The 2007-2010 and the 2009-2012 Centre County TIPs include funding for the Route 322 Corridor Safety Improvements project. The intent of the project is to implement short-term improvements in the corridor until a process for planning long-term improvements can be initiated. The Draft Study was completed and some of the results of that study are attached (Attachment #4).

Commissioner Eich stated that he was with the Mifflin County Commissioners recently and Route 322 was brought up regarding the recent accidents. Three or four of the accident victims were Mifflin County residents commuting back and forth for work. This is not just a county issue; it is truly a regional issue.

- Long Range Transportation Plan (LRTP) – Two major work tasks on the Long Range Transportation Plan will begin following the New Year. Those include the development and implementation of new Project Ranking Criteria and the Update to the Travel Demand Model and Socioeconomic Forecast Data (Attachment #2). The following MPO Technical Committee representatives have volunteered to serve on the Committee: Michele Barbin, Mountaintop Region; Ray Hankinson, Penns Valley Region; Bill MacMath, Spring Township, Nittany Valley Region; Paul Weener – Harris Township, Centre Region; staff persons from CCPDOD, CRPA and PennDOT Central and PennDOT District 2-0 will also be involved. This committee will be committed to the
following tasks: re-evaluate the project ranking criteria; evaluate the bridge ranking process and rank candidate projects. Discussion ensued.

- **Update Travel Demand Model and Socioeconomic Forecast Data** – A new travel demand model was prepared for Centre County and portions of Clearfield County as part of the development of the South Central Centre County Transportation Study (SCCCTS) and the new Centre County Long Range Transportation Plan (LRTP). This travel demand model software and the socioeconomic inputs are in need of updating as part of the next LRTP development process. An RFP has been submitted and numerous consultants have expressed interest. More information will be presented in the coming months.

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

**Subdivisions:** None submitted for this Planning Cycle

**Land Developments:** None Submitted for this Planning Cycle

**Time Extension Requests (follow-up, per canceled meeting scheduled for November 18, 2008):**

- Matthew E. Nixdorf Subdivision (CFA)                      File No. 116-08
  Walker & Marion Townships..............................................1st Request (No Fee Required)

- Benner Commerce Park Subdivision (CPA)                      File No. 84-08
  Benner Township............................................................1st Request (No Fee Required)

- Zion Manor Subdivision (CPA)                                File No. 131-06
  Walker Township...................................................................1st Request (No Fee Required)

- Kenny R. & Martha E. Stoltzfoos Land Development (CFA)       File No. 76-08
  Miles Township....................................................................1st Request (No Fee Required)

- Self-Storage For You Land Development (CPA)                  File No. 60-08
  Benner Township...................................................................2nd Request (No Fee Required)

- U Design Construction Land Development (CFA)                 File No. 88-08
  Marion Township.....................................................................2nd Request (No Fee Required)

- Fox Ridge Subdivision (CPA)                                 File No. 168-07
  Benner Township.....................................................................4th Request ($50.00 Fee Required)

- Fulton Bank Land Development (CFA)                           File No. 222-07
  Benner Township.....................................................................4th Request ($50.00 Fee Required)

- University Park Airport SRE Land Development, Phase 7B (CFA) File No. 179-06
  Benner Township.....................................................................5th Request ($100.00 Fee Required)
• Louis J. & Naomi R. Peachey Subdivision (CFA)  
  Gregg Township……………………………………………………………………………6th Request ($150.00 Fee Required)

• John Hull’s Deitrich Road Land Development (CFA)  
  Walker Township……………………………………………………………………………6th Request ($150.00 Fee Required)

**Time Extension Requests (for December's meeting cycle):**

• Randall S. Moyer (Land Disposition) Land Development  
  Boggs Township……………………………………………………………………………..1st Request (No Fee Required)

• The Woods at Sand Ridge Subdivision, Phase 6R (CFA)  
  Walker & Marion Townships……………………………………………………………..3rd Request (No Fee Required)

• 24/7 Self Storage Building Land Development (CFA)  
  Benner Township……………………………………………………………………………..3rd Request (No Fee Required)

• Teamsters Local Union No. 8 Land Development (CFA)  
  Benner Township……………………………………………………………………………..3rd Request (No Fee Required)

• Sports Management Group, Inc. Land Development, Phase VI (CFA)  
  Haines Township……………………………………………………………………………..4th Request ($50.00 Fee Required)

• Eagle Point Subdivision, Phase 3 (CPA)  
  Benner Township……………………………………………………………………………..7th Request ($200.00 Fee Required)

• Nittany Building Specialties, Inc. Land Development (CFA)  
  Huston & Worth Townships…………………………………………………………………..9th Request ($300.00 Fee Required)

• The Village of Nittany Glen Land Development, Phase IIA (CFA)  
  Benner Township……………………………………………………………………………..9th Request ($300.00 Fee Required)

• Freestone Golf Course Land Development for PennGolf Corporation (CFA)  
  Huston Township……………………………………………………………………………..9th Request ($300.00 Fee Required)

This office acknowledges receipt of written requests from the above-referenced applicants asking the Commission to favorably consider the granting of ninety (90) day time extensions for the completion of the remaining conditions pending plan approval.

Accordingly, we recommend the granting of ninety (90) day time extensions.

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

**A motion was made by Mr. Shannon and seconded by Mr. Hoover to approve the above-mentioned Time-Extensions. Motion carried.**
The December 18, 2008 Major Subdivision and Land Development Plan Sub-Committee meeting will be attended by Robert Corman, Robert Dannaker and Kevin Abbey.

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

Mr. Jacobs thanked the Planning Commission members for their dedication and continued efforts and guidance in the past year. He also noted that the Commissioners have been very supportive of the Planning office; there have been minor cuts in the budget, but nothing that is going to make us stop or reduce the levels of service that we provide to the communities. We will continue with the municipal services and all the programs that we conduct. Mr. Jacobs also thanked the Planning staff for their hard work and support in 2008, as well as Tom Zilla, Acting Director of CRPA.

Chairman Corman thanked Jon Eich, Commissioner, for his constant support in 2008 and the Planning staff for always being there ready to help and serve.

Commissioner Eich stated that he sees what staff does and he specifically passed on working with the Water Authority and Farm Land Preservation and asked the other two Commissioners to handle them so they would have the opportunity to see first hand how the Planning office staff works. It is important that the other two Commissioners hear from Chairman Corman directly that the Planning office staff is appreciated. I do have a planning background, I do know what staff is into and anything that you can do to strengthen the support for staff will no doubt pay dividends in the long run.

With no further business to come before the Commission, a motion was made by Mr. Hoover and seconded by Mr. Irvin to adjourn at 8:15 p.m. Motion carried.

Respectfully submitted,

Robert B. Jacobs

rbj

**THESE MINUTES WERE APPROVED AT THE JANUARY 20, 2009 PLANNING COMMISSION MEETING**