Members Present: Freddie Persic, Vice Chairman; Kevin Abbey, Secretary; Tom Poorman; Tom Hoover; Bob Dannaker and Jack Shannon

Members Absent: Robert Corman, Chairman; Cecil Irvin

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

Others Present: Jon Eich, Commissioner, Angelica Wutz, Unionville Mayor

1. **Call to Order – Pledge of Allegiance**

Vice-Chairman Persic called the meeting to order at 6:00 p.m.

2. **Re-Organization**

Vice-Chairman Persic welcomed everyone to the Planning Commission meeting then turned the meeting over to Mr. Jacobs.

Mr. Jacobs asked for nominations for the Chairman of the Centre County Planning Commission.

A motion was made by Ms. Persic seconded by Mr. Shannon to nominate Mr. Corman as Chairman. Having no other nominations, a motion carried to elect Mr. Corman as Chairman of the Centre County Planning Commission for 2009.

Mr. Jacobs then asked for nominations for Vice-Chairman of the Centre County Planning Commission.

A motion was made by Mr. Hoover seconded by Mr. Abbey to nominate Ms. Persic as Vice-Chairman. Having no other nominations, a motion carried to elect Ms. Persic as Vice-Chairman of the Centre County Planning Commission for 2009.

Mr. Jacobs asked for nominations for Secretary of the Centre County Planning Commission.

A motion was made by Ms. Persic seconded by Mr. Shannon to nominate Mr. Abbey as Secretary. Having no other nominations, a motion carried to elect Mr. Abbey as Secretary of the Centre County Planning Commission for 2009.

Mr. Jacobs then turned the meeting back over to Vice Chairman Persic.
Citizen Comment Period

None

3. Approval of Minutes

A motion was made by Mr. Abbey to approve the minutes of December 16, 2008, seconded by Mr. Dannaker. Motion carried.

4. Planning Commission Member Updates

Mr. Dannaker noted that he is a member of the Nittany Valley Joint Planning Commission and he attended their meeting on Thursday, January 15th. The topic of most concern was the proposed I-80 / I-99 interchanges. The folks who live there seem to be against the construction of the local access interchange because of the anticipated increase in traffic on Route 26, and the fact that many improvements need to be done to have tractor trailers, Amish buggies and stone trucks on the road at the same time. PennDOT was in attendance and stated that surveying for a widened right-of-way between the I-80 Bridge and Shay Lane (the location of the local access interchange) will be started as soon as the weather permits. PennDOT is committed to doing the improvements for Route 26 in this section. The residents stated that PennDOT needs to look beyond the I-80 to Shay Lane section because not all traffic is going to head west towards Bellefonte and some of the existing roads to the east are also bad. At this time PennDOT will be surveying and designing only the section between the two proposed interchanges. The traffic study for the local interchange was completed approximately 10 years ago and since then there have been proposals for building 500+ units just across Bellefonte’s border in Spring Township and with this anticipated growth PennDOT may want to take an updated look at Route 26.

Commissioner Eich stated that he was impressed that PennDOT seemed to be committing itself to doing preliminary engineering work starting in the spring to that section of Route 26, between the existing Bellefonte Interchange and the proposed local access interchange. Currently a 33’ right-of-way, PennDOT is considering a 50’ right-of-way, but did not think they would be adding 8’ to each side of the existing road alignment. Due to the placement of buildings, the widening would likely not come from just one side or the other. In addition, utility poles would need to be moved. The Nittany Valley Joint Planning Commission, the community and PennDOT agreed that Route 26 needed to be improved before the local access interchange is opened. So the construction sequence will be: the Route 26 improvements, the new local access interchange, and then the high-speed interchange. PennDOT representatives stated that it would be 2.5 years between finishing the local access interchange and starting the high-speed interchange. With the exception of one permit, the local access design is completed and the high-speed interchange design is about 50% complete.

Marion Township representatives have voiced their desire to incorporate a local access interchange within the footprint of the high-speed interchange but PennDOT noted that there wasn’t enough room and the design was changed when pyrite was found. The estimated cost of the local access is estimated between $4m - $5m dollars.

Commissioner Eich noted that Marion Township representatives voiced a desire for Route 26 improvements along its entire route east to Howard with the work coordinated with the expansion
project at the local level. PennDOT would only commit to the interchange.

Mr. Abbey questioned if the preliminary engineering that PennDOT committed is State money only?

Commissioner Eich stated that the Route 26 improvements will need to be added to the Transportation Improvement Program (TIP). Mr. Bloom noted that this discussion will be placed on the agenda for the January MPO meeting, and the proposed Route 26 improvements will fall under the classification of a Betterment Project. The Federal Highway Administration will not permit a combined high speed and local access interchange as requested by many representatives from Marion Township. The interchanges are one of the top ranked projects for the MPO but due to budget issues they have been pushed off the LRTP into that classification of projects which fall outside fiscal constraints. They will be given future consideration, and the MPO is on record saying that the interchanges are one of their top priority projects.

Vice-Chairman Persic introduced Mimi Wutz, Mayor of Unionville to the members. Ms. Wutz is being considered to fill the position of the Upper Bald Eagle Region on the Planning Commission. Ms. Wutz will forward the necessary paperwork to the Commissioners for consideration and appointment.

5. Old Business

None

6. New Business

☐ MPO Update – Mike Bloom

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

Pennsylvania Community Transportation Initiative - 11 projects in Centre County were submitted and will be reviewed initially by the PennDOT Central Office, then forwarded to the PennDOT Engineering District Offices, Metropolitan Planning Organizations (MPO’s) and Regional Planning Organizations (RPO’s) for their review.

Proposed Economic Stimulus Package - transportation infrastructure will be the focus and projects must be shovel ready (defined as a project that could be implemented within 180 days). Funding may be provided to states via formulas established in the current SAFETEA-LU legislation. In Centre County, there are 6 Highway and Bridge projects; and 4 Public Transportation projects on the list.

☐ Ag Land Preservation Update - Norm Lathbury

Mr. Lathbury gave an update of the program as noted on (Attachment # 2 & 3).
7. **Review of Subdivision and Land Development Plans** – *Anson Burwell & Chris Schnure*

**Subdivisions:** none submitted for this planning cycle

**Land Developments:**

1. **Christian L. & Mary R. King Commercial Greenhouses Land Development**  
   Final Plan  
   2-Units (Commercial Greenhouses)  
   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 above-mentioned Plan. Motion carried.*

**Time Extension Requests:**

- **The Glen at Paradise Hills South Land Development (CFA)**  
  Benner Township..............................................................1st Request (No Fee Required)

- **Burkholder’s Country Market Building Additions L.D., Phase IV (CFA)**  
  Penn Township..............................................................3rd Request (No Fee Required)

- **Weaver’s Store Land Development (CFA)**  
  Penn Township..............................................................3rd Request (No Fee Required)

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

- **Penn State Federal Credit Union Land Development (CFA)**  
  Benner Township..............................................................4th Request ($50.00 Fee Required)

- **Piper Path Subdivision Plan (CFA)**  
  Snow Shoe Township......................................................14th Request ($550.00 Fee Required)

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

*A motion was made by Mr. Abbey and seconded by Mr. Dannaker to approve the above-mentioned Time Extensions. Motion carried.*
A motion was made by Ms. Persic at the May 26, 2009 Planning Commission meeting and seconded by Mr. Dannaker to amend the January 20, 2009 minutes to include the following information regarding Resource Recovery, LLC. Motion carried.

Mr. Burwell was speaking.

A brief update and some of you who attended the Sub-Committee meeting may already be aware of this but Resource Recovery, LLC has made another attempt to submit a subdivision plan, a variation in theme from the previous plan that was attempted to be submitted and was deemed an incomplete submission package and the applicant was so notified. We subsequently met with the applicant and their legal counsel along with the County’s legal counsel and members of the Sub-Committee meeting and of course staff members and we had a lengthy discussion as to the reasons why the first attempt was incomplete and the things that were necessary to make a formal submission that is deemed complete that we can accept and begin the approval process and there was a number of items and major issues that were from the staff and legal counsels point of view were insufficient as far as a complete submission package and they made an attempt to submit a revised version of said plan again and it was also deemed incomplete and this information that I have provided to each one of you will paint that picture in some detail.

If you take the opportunity to read this, read attachment #1. Those are the three primary reasons why the plan is deemed an incomplete submission package. One of the reasons specific and I won’t go into much detail, you can read it. But the Surface Transportation Board has made a decision regarding taking action on a Rebuilding and Operation of twenty miles of the former Beech Creek Railroad and the application indicates it is to serve a new quarry, landfill and industrial park being developed by Resource Recovery, LLC near Gorton, Pennsylvania and I underline to serve a new quarry, landfill and industrial park.

One of the items of concern was that the developer was indicating that each one of these lots was an “unknown proposed land development activity” and we challenge that. The next bullet point is that dealing with the County’s Regulations according to the need to declare a proposed land use on a per lot basis, we are aware of an existing at this point in time is PennDOT Highway Occupancy Permit request from Resource Recovery for an I-80 Interchange and all that goes with that, wastewater treatment plant; application for the treatment of brine water generated by natural gas well fracing activity and this was supplied by the Central Pennsylvania Water Treatment, LLC.

Further, a quarry permit has been recently issued to Glenn O. Hawbaker, Inc. Surface Mining Permit # 14072801 called Moshannon Aggregates and that was actually issued December 4, 2008 and the plan submitted after that point in time still indicated “unknown land use on a per lot basis” so we again questioned that. Also, we point out that the Snow Shoe Township has opted to file suit against Resource Recovery, LLC in regard to a breech of contract through their Cooperation Agreement that was executed between Resource Recovery, LLC and Snow Shoe Township and obviously that is an issue that is of concern and standard policy is we will not accept any plans submissions when there is litigation involved; and the third item is based upon the concern about “unknown verses known” for both land uses of any type that is alluded to especially quarrying, landfill, industrial parks etc. that will fall most likely under the Developments of Regional Significance section of the County’s Ordinance, which is also under litigation between Resource Recovery and Centre County Board of Commissioners. So those are the three primary reasons and then I have attached attachment #2 which lists all the other deficiencies on the plan through a cursory review without going into a lot of details citing section and subsection. So we share that with you for your information at this point.
Ms. Persic said “thank you” any questions?

No questions were presented.

The January 29, 2009 Major Subdivision and Land Development Plan Sub-Committee meeting will be attended by Robert Dannaker; Tom Poorman; Tom Hoover and Chairman Corman.

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

Mr. Jacobs informed the planning commission that they will be receiving the Monthly Report compiled for the Commissioners to keep them informed of the activities of the Planning Office.

Assistant Director Hannegan presented information as noted on (Attachment # 4) to the Planning Commission members regarding:

Comprehensive Plan: Updates Completed:  
  Historic Resources  
  Energy Conservation  

Updates Underway:  
  Agriculture  
  Housing  
  Economic Development

Community Planning:
  Brick Town Trail Project (Attachment #5):
    Community Revitalization Plan Component / Grant Submittal  
    Howard Borough  
    Blanchard, Liberty Township  
    Beech Creek Borough, Clinton County  
  Interpretive Plan  
  Trail Management and Operations Component

  Philipsburg Revitalization Committee  
    Economic Restructuring  
    Design Review

  Redevelopment Capital Assistance Program - $1m to Philips Hotel 1-29-09

Flood Insurance Rate Map and Ordinance Amendment Process by 5-4-09

Marcellus Gas - 14 well sites: 9 North Coast, 2 Anadarko, 1 Range, 1 Rex and 1 Carrizo; twelve are located in the Mountaintop Region (Snow Shoe and Burnside).

Ms. Hannegan also noted that the Nittany Valley Joint P.C. and the Penns Valley Regional P.C. have reorganized for 2009 and officers are as listed on (Attachment #4).

Items on the horizon are the Annual Report; Mr. Bloom will be working on Growth and Forecasting for the LRTP; Comprehensive Plan Updates; Completion of the Greenway Plan with a presentation tentatively ready for the March meeting and Ms. Marshall is working on Model Inclusionary Regulations for Affordable Housing.
With no further business to come before the Commission, a motion was made by Mr. Hoover and seconded by Mr. Irvin to adjourn at 7:11 p.m. Motion carried.

Respectfully submitted,

Robert B. Jacobs

rbj

THESE MINUTES WERE AMENDED AND APPROVED AT THE MAY 26, 2009 CENTRE COUNTY PLANNING COMMISSION MEETING