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

Members Absent: Kevin Abbey, Secretary; Tom Hoover

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

Others Present: Joshua Framel, Project Developer, Sandy Ridge Wind Farm; Luke Moore, Supervisor, Taylor Township; Jon Eich, Commissioner; Ann Danahy, CDT Reporter

1. Call to Order – Pledge of Allegiance

Chairman Corman called the meeting to order at 6:05 p.m.

2. Citizen Comment Period

None

3. Approval of Minutes

A motion was made by Ms. Persic to approve the minutes of July 21, 2009, 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 noted that the Centre Daily Times reported the passage and signing of House Bill 862 which is the legislation that allowed for the alignment of Venture Drive (Benner Commerce Park) with the driveway of the Centre County Correctional Facility (Attachment #1).
State Transportation Commission has postponed the Hearing of August 20th based on the budgetary issues. It will be rescheduled at a later date. Centre County transportation projects will be presented for consideration at this hearing. The Centre County Metropolitan Planning Organization staff is coordinating the hearing process and providing technical assistance to local municipalities as requested.

Growth Forecasting Project that ties into our Long Range Transportation Plan continues to move forward. Staff has completed gathering information for 19 municipalities’s to date. The outreach to local municipal officials is proving very worthwhile.

Project Solicitation Process also ties into the Long Range Transportation Plan and is in the final stages of project planning. Packets are expected to be completed and mailed to municipal officials by mid-September.

□ Centre County Planning Office Annual Report – Susy Krosunger

Ms. Krosunger spoke briefly about the Annual Report and asked the Planning Commission members if there were any questions, comments or suggestions. Ms. Krosunger also noted that this information was provided to recipients via an e-mail attachment and it has been placed on the County website to be more economical and environmentally friendly.

Chairman Corman stated that it is very informative and well done.

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

Subdivisions:

None submitted for this planning cycle

Land Developments:

1. University Park Airport (Air Traffic Control Tower) Land Development
   Final Plan
   1-Unit (Air Traffic Control Tower)
   Benner Township

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

2. Sandy Ridge Wind Farm Land Development
   Preliminary Plan
   9-Units (Wind Turbines)
   Taylor Township

   Discussion ensued.

   A motion was made by Mr. Dannaker and seconded by Ms. Persic to approve staff’s recommendation to Table this Plan until the September 15, 2009 meeting. Motion carried.
Time Extension Requests:

- Zion Manor Subdivision, Phase 1 (CFA)                              File No. 54-09
  Walker Township........................................................................1st Request (No Fee Required)

- Matthew E. Nixdorf Subdivision (CFA)                              File No. 116-08
  Walker & Marion Townships......................................................3rd Request (No Fee Required)

- Self-Storage For You Land Development (CPA)                       File No. 60-08
  Benner Township........................................................................3rd Request (No Fee Required)

- U Design Construction Land Development (CFA)                      File No. 88-08
  Marion Township..........................................................................4th Request ($50.00 Fee Required)

- John Hull’s Deitrich Road Land Development (CFA)                 File No. 45-07
  Walker Township..........................................................................8th Request ($250.00 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 Ms. Wutz and seconded by Mr. Irvin to approve the above-mentioned Time Extensions. Motion carried.

The August 27, 2009 Major Subdivision and Land Development Plan Sub-Committee Meeting will be attended by Vice Chairman Persic and Mr. Dannaker, and Secretary Abbey will be contacted to see if he is interested in attending as well.

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

Gypsy Moth Program - Centre County will not be operating a program for 2010. The population collapsed as a result of a fungus infestation, a wet spring and of course from the spraying. There was light defoliation in Burnside, Curtin and Snow Shoe Townships, and moderate to light defoliation in the Penns Valley area on Brush Mountain and Egg Hill. The State will not be sponsoring a Gypsy Moth Program for 2010.

Marcellus Gas Wells -There are now 29 permitted Marcellus gas wells in Centre County, in Burnside, Rush and Snow Shoe Townships (Attachment 2). The most recent staff involvement has been the work with the Marcellus Education Team from Penn State and the Pennsylvania Historical and Museum Commission to develop a best practices guide for preserving archeological and historic resources. We are one of the contributors to that document which should be published and available in time for a December distribution at the annual natural gas conference. Planning Commission members will be given a copy of the document when available.
In addition, staff has responded to inquiries from a planning agency working for one of the gas well companies due to conflicts between the size of the heavy drilling equipment and the narrow widths and winding roads in the county. Drilling companies are looking at ways to design and build equipment that would be more compatible with Pennsylvania’s road system. Staff will strive to maintain an open dialog with the drilling companies due to the importance of this industry to the county’s economic growth, but also due to the desire to protect our resources.

**Fiber-Optic System** - Mr. Jacobs stated that there is a private consortium that will be constructing a fiber-optic system across the State of Pennsylvania. The lines will extend through various Centre County municipalities starting from the west in Philipsburg and coming down Route 322 to Port Matilda, then up over Skytop Mountain connecting to Circleville Road and Science Park Road then south to Route 45 and east through the Penns Valley area – extending a total of 67 miles in the County. There is some potential for access to the fiber-optics so again that is an economic development opportunity for the County. Any new information that is received will be passed on at future Planning Commission meetings.

Jon Eich, Commissioner noted that he is still waiting for a State budget to be passed. Mr. Jacobs was present at the Records Improvement Committee meeting this morning supporting a request from our GIS Department to fund an update of the County’s aerial photography. Every time an instrument is recorded at the Recorder of Deeds Office there is a fee that is applied to this fund. Commissioner Eich requested that the aerial photography be done close to Census Day, April 1, 2010, so that the photography matches the population and housing data generated by the Census. There was tremendous inter-agency support for the project. In addition to the Planning Office and GIS, the 911 System (who said they live and breathe with updated photography); Conservation District and Assessment office were also there. Emergency Management was not there, but is very interested. The Recorder of Deeds submitted an e-mail in support of the project because they provide information through the County’s Public GIS system that the Realtors’ use – a system that contributes approximately $93,000 per year to the budget.

The County has not had a tax increase in 8 years. A lot of prices for things that we buy have gone up and we don’t know where the State budget cuts will actually occur. Other venues still owe us money. For example, back years of the District Attorney’s salary which is $100,000 per year is partially outstanding and they haven’t put any money in it for the coming year. There is talk about not funding certain agencies, but what actually is going to come out of the budget when it happens, we just don’t know. The County had $14m in reserves as of July 1, 2009 and has arranged for a line of credit for an additional $15m. We have met with the financial committee to use $4m of the reserves as necessary. We just heard a report this morning that based on the cash flow of what was coming in from the State agencies and our tax revenues; it may be necessary within the next couple weeks to dip into one of those two funding pots. Other counties are in much worse shape. Some are just starting to talk about setting up a line of credit. We continue to pay our staff and our vendors, but I am concerned about our vendors, because some of them are vendors of the State and have not been receiving payments. The large ones can absorb this and go out to a line of credit, but some of the smaller ones cannot and they will just go away and we have been working really hard to develop choices for clients here in Centre County and those choices may go away because the State budget impasse has affected their ability to go on. Our services don’t decline as the economy tightens up.
Chairman Corman stated that it has been reported that an alligator has been seen near the Potter Township building near the recycling bin. Land Management people from Carlisle are assisting the township.

With no further business to come before the Commission, a motion was made by Mr. Poorman and seconded by Ms. Wutz adjourn at 7:10 p.m. Motion carried.

Respectfully submitted,

Robert B. Jacobs

rbj

THESE MINUTES WERE APPROVED AT THE SEPTEMBER 15, 2009 CENTRE COUNTY PLANNING COMMISSION MEETING.