MEETING MINUTES  
CENTRE COUNTY PLANNING COMMISSION  
October 20, 2009

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

Members Absent: Bob Dannaker; Tom Poorman; Mimi Wutz and Tom Hoover

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

Others Present: Mary Bartell, PSU Architecture and Urban Planning Student and Jon Eich, County Commissioner

1. Call to Order – Pledge of Allegiance
Chairman Corman called the meeting to order at 6:00 p.m.

2. Citizen Comment Period
None

3. Approval of Minutes
A motion was made by Mr. Irvin to approve the minutes of September 15, 2009 seconded by Mr. Abbey. Motion carried.

4. Planning Commission Member Updates
None

5. Old Business
None

6. New Business

☐ MPO Update – Mike Bloom

Mr. Bloom presented the MPO Update and a PowerPoint presentation to the Planning Commission members re:

Growth Forecasting (Attachment #1) this information is available online @ www.ccmpo.net  
LRTP Project Solicitation Process (Attachment #2)  
STC Hearing PowerPoint (Attachment #3) this hearing was held October 8, 2009 at the Hilton Garden Inn, State College, PA.
Benner Commerce Park – Sue Hannegan

In lieu of the planning commission requested on-site view of the Benner Commerce Park Archeological Site – Ms. Hannegan gave a PowerPoint presentation of the dig site (Attachments 4 & 5) based upon photos taken on September 10, 2009.

This archeological work is being undertaken because the Centre County Industrial Development Corporation (CCIDC) is receiving Economic Development Administration (EDA) funds for stormwater improvements in the Benner Commerce Park. The EDA is obligated to comply with the provisions of Section 106 of the National Historic Preservation Act, and has thus required the CCIDC to perform cultural resources studies to identify and evaluate any resources within the project’s area of potential effects, and to mitigate effects if found resources are listed in or eligible for listing in the National Register of Historic Places. A draft Memorandum of Agreement (MOA), detailing the mitigation tasks has been circulated to local consulting parties for comment and is currently being revised.

WORK DONE TO DATE: (by Heberling and Associates, Inc.)

1) PA Historical and Museum Commission Historic Resource Survey Form (HRSF) to allow re-evaluation of the National Register status of the Ault Farm – the parent tract for the site;
2) Phase 1 archaeological survey of an approximately 82-acre tract slated for development;
3) Phase II (elevation) archaeological study of a nineteenth century industrial site (36Ce526) discovered during the Phase I survey, and;
4) Phase III data recovery investigations currently underway – to be completed in October, 2009. This third phase was required because of the anticipated adverse impact to the resource. Essentially, the resource could not be saved in place due to expected future industrial activity.

Heritage 1 – Bob Jacobs

This is a follow up from last month’s discussion. After meeting with the Commissioners, Planning Office staff and the Chamber of Business and Industry of Centre County (CBICC); Heritage 1 sent a letter to the Centre County Commissioners with some comments and recommendations regarding the Subdivision and Land Development Ordinance (Attachments # 6 & 7). The Planning Office staff has been requested to respond.

Mr. Burwell noted that staff will thoroughly respond to each bullet point and it will be shared with the Planning Commission at the November meeting, and subsequently the Board of Commissioners and Heritage 1.

Discussion ensued.

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

Subdivisions:

1. DKT2, LLC Subdivision
   Final Plan
   7-Lots (Residential)
   Gregg Township
A motion was made by Mr. Abbey and seconded by Ms. Persic to approve staff’s recommendation of Conditional Final Approval of the above-mentioned plan. Motion carried.

Land Developments:

2. Weldon Equipment Land Development
   Final Plan
   1-Unit (Commercial)
   Union 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.

Non-Substantive Change Request Action Update:

* Benner Commerce Park Subdivision, Phase 1
  Final Plan -- Update and Amendment Action
  11-Lots to 13-Lots (the addition of Lots 14 &15)
  Benner Township

Subject to all of the conditions included on the September 22, 2009 letter to John Sepp, President, PennTerra Engineering Inc., the requested plan revisions and update will be considered a “non-substantive change”; therefore, the applicant will not be required to have the subdivision plan re-reviewed by the Centre County Planning Office to retain the Conditional Final Plan Approval status as was previously granted per letter of March 19, 2009.

A motion was made by Mr. Abbey and seconded by Ms. Persic to support Staff’s action as noted above. Motion carried.

Time Extension Requests:

- Grove Park Subdivision, Phase 3 (CFA) File No. 89-09
  Benner Township.................................................................1st Request (No Fee Required)

- Fox Ridge Subdivision (CFA) File No. 168-07
  Benner Township.................................................................2nd Request (No Fee Required)

- The Glen at Paradise Hills South Land Development (CPA) File No. 191-08
  Benner Township.................................................................4th Request ($50.00 Fee Required)

- Burkholder’s Country Market Building Additions L.D., Phase IV (CFA) File No. 62-08
  Penn Township.................................................................6th Request ($150.00 Fee Required)

- Weaver’s Store Land Development (CFA) File No. 240-05
  Penn Township.................................................................6th Request ($150.00 Fee Required)
A motion was made by Ms. Persic and seconded by Mr. Irvin to approve the above-mentioned Time Extensions. Motion carried.

The October 29, 2009 Major Subdivision and Land Development Plan Sub-Committee meeting will be attended by Mr. Abbey. Mr. Hoover, Mr. Dannaker and Mr. Franson will be contacted to see if they can attend.

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

Staff is meeting with municipalities on the Long Range Transportation Plan and Forecasting and will be assisting with the transportation project solicitation process. In addition, municipalities are being assisted with zoning and other types of ordinance activities including updating flood plain ordinances and zoning ordinances for Haines and Worth Townships. Ms. Hannegan is involved with the district-wide Bellefonte School District School Facility Committee whose focus is the current and projected enrollment at all elementary schools. Staff is also involved with the Elm Street Project in Philipsburg.

The Commissioners this morning approved the contract for Community Development Block Grant Funds that are part of the stimulus money from the Federal Government. We did receive $80,340 which will be used for waterline replacement in the Rebersburg / Smullton area. This will be a “Force Account” which means we will buy the materials and the township and the water company will install the line. It should be a quick project.

Ms. Hannegan noted that TreeVitalize is a new program available to local municipalities provided the grant is included in the new State budget. It will provide education and financial assistance for tree plantings on public lands and/or rights-of-way. Although the timeline may change due to State budget issues, it is currently projected that interested municipalities will need to submit materials by February 1, 2010. As we get more information it will be passed on.

Commissioner Eich noted that the CDBG contract approved today by the Board of Commissioners was the third county contract approved using stimulus money. The first two were for Affordable Housing. Adult Services received $450,000 to provide rental assistance for homelessness and near homelessness. The waiting list for this assistance currently contains nearly 1,100 folks – reflecting triple the number from the past year and this money will catch us up. The State Budget contained a 10 to 11% cut in funding for this program. The stimulus money will be used to backfill a portion of the program that deals with rental assistance and take some of the money they normally use for rental assistance and use it to cover the other portions of the program. The second of the two Affordable Housing program grants was in the amount of $200,000. It will be used by the MHMR department to secure leases on 5 apartments over the next 2.5 years to help people establish a 3-month place of residence until they become eligible for other kinds of assistance; after which time they will be moved into permanent housing. This is a good start for some of our chronically homeless people.
Commissioner Eich also noted the following county projects being funded with stimulus funds. Community Action received $4.7m to do weatherization in Centre and Clearfield Counties in addition to the $1.5m that they normally have which was also stimulus money and was also held up by the budget impasse. Community Action is now hiring at least a dozen more folks and hopes to have at least 15 crews out doing weatherization in the two counties. The waiting list for this program went from 460 people to 550 overnight. We received Facility Bonds; $2m that are to be used for private activity; this will be turned over to the Industrial Development Corporation to administer and come back with a recommended project which will be announced next week. A Centre Region project received $1.3m that can be used on public infrastructure which is going to Centre Crest and we were notified that Centre County as a county of over 100,000 population is eligible for $1.5m to use in energy efficiency, some are capital improvement others are transit, research and development. I am not sure whether Centre County will find something to use it on, if not it will be redistributed statewide.

With no further business to come before the Commission, a motion was made by Mr. Irvin and seconded by Ms. Persic adjourn at 8:23 p.m. Motion carried.

Respectfully submitted,

Robert B. Jacobs

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