MEETING MINUTES
CENTRE COUNTY PLANNING COMMISSION
November 16, 2010

Members Present: Bob Corman, Chairman; Kevin Abbey, Vice Chairman; Jack Shannon; Cecil Irvin; Tom Hoover; Bob Dannaker; Mimi Wutz

Members Absent: Freddie Persic, Secretary and Tom Poorman

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

Others Present: Chad Stafford, Project Manager from PennTerra Engineering; Charles Suhr, Developers Legal Council from Stevens & Lee, Lawyers and Consultants; Doug Hill, Developers Traffic Engineer from Wooster & Associates; 17 members of “Old Fort Community Group” (sign-in sheet attached) and Tom Songer, Torron Group LP

1. Call to Order - Pledge of Allegiance

Kevin Abbey, Vice-Chairman called the meeting to order at 6:03 p.m. Bob Corman, Chairman arrived and took over the meeting at 7:08 p.m.

2. Citizen Comments

None

3. Approval of Minutes

Mr. Dannaker made the motion to approve the minutes from the October 19, 2010 meeting, seconded by Ms. Wutz. Mr. Shannon abstained. Motion carried.

4. Planning Commission Member Updates

Mr. Hoover noted that he went to the movies and saw “Unstoppable”; the Denzel Washington movie that was partly filmed in the Centre County area. He said it was good.

Mr. Irvin noted that the Agricultural Lands Condemnation Approval Board (ALCAB) meeting is scheduled in Ferguson Township on Thursday, November 18, 2010. This meeting is in regards to the taking of preserved agricultural land for the road widening project from West College Avenue along Whitehall Road to Tadpole Road in Ferguson Township.
5. **Old Business**

None

6. **New Business**

- **MPO Update – Mike Bloom**

Mr. Bloom presented information regarding the Centre County Metropolitan Planning Organization (CCMPO) Update to the Planning Commission members (Attachment).

**Bald Eagle School District Traffic Concerns** - As a follow-up to concerns raised at the Centre County Natural Gas Task Force and related subcommittees, staff organized a meeting with BEASD officials, representatives from Kramer’s Busing and PennDOT to discuss safety concerns related to the mix of school and Marcellus related traffic on SR 144 and several adjoining routes. Also, on November 16, 2010 staff and PennDOT rode along on Bus 24 to see first hand the issues and to start a safety study of the bus stop locations. Discussions are underway regarding a traffic signal at the PA Route 144 - SR 4005 intersection near the I-80 interchange. Mr. Bloom made a request for an updated traffic count on Route 144 from the interchange west. There will be a commodity flow traffic count performed in May 2011. This effort, managed by Emergency Management, reviews hazardous material flows in that area.

**Corridor O -1** - October 25, 2010 the Appalachian Regional Commission (ARC) voted to shift 12.5 miles of the Appalachian Development Highway System (ADHS) mileage from Corridor O-1 to the Central Susquehanna Valley Thruway (CSV) (Route 11/15 corridor) at the request of the Commonwealth. Efforts to provide funding for the CSV through the repeal of the Corridor O-1 designation and/or shifting ADHS mileage have been underway since 2008. The CCMPO approved motions in 2008 and 2010 opposing such actions.

**Marion Township Membership Request** - The MPO Membership Subcommittee met November 15, 2010 to discuss the January 2010 Marion Township request for membership on the MPO. The subcommittee has generated several options and will continue discussions on the topic at a second meeting anticipated to occur in early December.

**TIGER II Program** - On October 15, 2010 the US Department of Transportation announced funding awards for the Transportation investment Generating Economic Recovery (TIGER) II Program. The SEDA-COG Joint Rail Authority (JRA) was awarded $10m for rail and roadway improvements in Lycoming, Clinton, Centre and Blair Counties. The proposed improvements are needed to address the increasing demand for rail services and material staging areas from Marcellus shale related activities. Since the award is less than the $25m request SEDA-COG JRA will prioritize the improvements to be completed with TIGER II funds.

Potential improvements in Centre County include rail yard improvements and replacement of the Talleyrand Park Bridge in Bellefonte, and rail track improvements near Milesburg. Mr. Jeff Stover, Executive Director of the JRA, has expressed interest in providing a presentation about rail activities in the JRA’s operating area at a future CCMPO meeting.
Centre County Natural Gas Task Force Update – Sue Hannegan

Ms. Hannegan presented information regarding the Centre County Natural Gas Task Force to the Planning Commission members (Attachment).

Well Report: 49 Marcellus wells drilled to date (Note: January 2010 - 9 wells); 948 shallow wells exist; 74 additional permits for Marcellus Wells
Leased Acreage to date: Approximately 82,000 acres
Approved Centre County Surface Water Sources:
- Moshannon Creek, Route 53, Snow Shoe Township
- Moshannon Creek, Peale Road, Rush Township
- Beech Creek 2 locations: Kato and Wolf Run, Snow Shoe Township
- Beech Creek, North Fork, Snow Shoe Township
- W. Branch Susquehanna River, Karthaus, Burnside Township
- Unnamed tributary to Sandy Run, Burnside Township

Nearby Surface Water Sources: Karthaus Township, Clearfield Co., Mosquito Creek – 0.720 mgd; Goshen Township, Clearfield Co. – W. Br. Susquehanna River – 2.160 mgd
Approved Centre County Municipal Water Suppliers: Bellefonte Borough Authority
Centre County Average Total Volume of Water Used: 3.6 million gallons/ well

Centre County Natural Gas Task Force Current Discussion Topics: Workforce Development – Journey Management Plan – Reduction of traffic hazards – Underutilized Site Inventory – Modular Housing – Lease Agreement Considerations – Bylaws
Centre County Natural Gas Task Force – Completed Discussion Topics: 9-1-1 Addressing – CareerLink Employment Opportunities – Analysis of Taxation Options – Road Maintenance Agreement

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

Subdivisions:

None submitted for this planning cycle

Land Developments:

1. The Former Wolf’s Furniture Store Land Development
   Final Plan
   16-Units within a single building (Highway Commercial)
   Benner Township

Staff recommends the continued tabling of this plan with consideration to revisit it at the December 21, 2010 Planning Commission meeting subject to the applicant adequately addressing the Township’s engineering and zoning concerns. No motion needed.
2. A&L Woodworking Shop Land Development  
   Final Plan  
   1-Unit (Furniture Manufacturing Facility)  
   Miles Township

   A motion was made by Mr. Abbey and seconded by Mr. Hoover to approve staff's recommendation of Conditional Final Approval of the above-mentioned Plan. Motion carried.

3. The Village of Nittany Glen Land Development, Phase III-A  
   Final Plan  
   16-Units (Manufactured Homes)  
   Benner Township

   A motion was made by Ms. Wutz and seconded by Mr. Hoover to table this plan and revisit it at the December 21, 2010 Planning Commission meeting. Motion carried.

4. Old Fort Road Land Development  
   Preliminary Plan  
   3-Units (Retail Commercial)  
   Potter Township

   Discussion ensued.

   Mr. Jacobs entered into the record items received from the Citizens Group which included: e-mails that were hand delivered to our office, a packet of signed petitions, emails that were sent to Mr. Jacobs from the Citizens Group and correspondence that was also mailed.

   A motion was made by Mr. Irvin and seconded by Ms. Wutz to table this plan and revisit it at the December 21, 2010 Planning Commission meeting. Motion carried.

**Time Extension Requests:**

- University Park Airport (Air Traffic Control Tower) Land Development (CFA)  
  File No. 21-09  
  Benner Township..................................................5th Request ($100.00 Fee Required)

- Zion Manor Subdivision, Phase 1 (CFA)  
  File No. 54-09  
  Walker Township..................................................6th Request ($150.00 Fee Required)

- BEASD Additions and Alterations Land Development (CFA)  
  File No. 4-09  
  Boggs Township..................................................7th Request ($200.00 Fee Required)

- U Design Construction Land Development (CFA)  
  File No. 88-08  
  Marion Township..................................................10th Request ($350.00 Fee Required)

- John Hull’s Deitrich Road Land Development (CFA)  
  File No. 45-07  
  Walker Township..................................................14th Request ($550.00 Fee Required)
A motion was made by Mr. Hoover and seconded by Mr. Dannaker to approve the above-mentioned time-extensions. Motion carried.

The November 25, 2010 Major Subdivision and Land Development Plan Sub-Committee meeting has been cancelled.

Final Plan of the Zion Manor Subdivision, Phase I, Walker Township

Thomas Songer, Developer was present at this meeting and has (see attached email) raised his concern regarding the required Time Extension procedure which is necessary to continue his “Conditional Final Plan Approval” status to the above-reference subdivision plan that was granted by the Centre County Planning Commission on May 17, 2009.

Discussion ensued.

Pursuant to the staff’s written response (copy attached), it was determined that the Commission’s time extension request policy and procedure remain unchanged.

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

Mr. Jacobs noted that Ms. Wutz, Mr. Corman and Mr. Shannon’s terms expire as of December 31, 2010. All three stated that they are willing to continue their service on the Planning Commission.

Mr. Jacobs also stated that he wished everyone a “Happy Thanksgiving” and thanked everyone for their service to the County and the residents of Centre County.

Ms. Persic, Secretary, who is unable to be here this evening asked me to wish everyone a “Happy Thanksgiving” as well.

With no further business to come before the Commission, a motion was made by Ms. Wutz and seconded by Mr. Dannaker to adjourn at 8:45 p.m. Motion carried.

Respectfully submitted,

Robert B. Jacobs

mlw

THESE MINUTES WERE APPROVED AT THE DECEMBER 21, 2010, CENTRE COUNTY PLANNING COMMISSION MEETING.