MEETING MINUTES
CENTRE COUNTY PLANNING COMMISSION
December 21, 2010

Members Present: Bob Corman, Chairman; Kevin Abbey, Vice Chairman; Freddie Persic, Secretary; Cecil Irvin; Tom Hoover; Bob Dannaker; Mimi Wutz; and Tom Poorman

Members Absent: Jack Shannon

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

Others Present: Jon Eich and Steve Dershem Centre County Commissioners and Tom Zilla and Trish Meek, Centre Regional Planning Agency

1. Call to Order - Pledge of Allegiance

Mr. Corman, Chairman called the meeting to order at 6:07 p.m.

2. Citizen Comments

None

3. Approval of Minutes

Mr. Dannaker made the motion to approve the minutes from the November 16, 2010 meeting with one correction on page 2, second paragraph, 9th line; the date should read May, 2011. Seconded by Mr. Hoover. Motion carried.

4. Planning Commission Member Updates

Commissioner Eich noted that at the Commissioner’s meeting this morning the Liquid Fuels Funds allocation was approved as follows: Halfmoon $35,000; Philipsburg Borough $7,800; Spring Township $10,000; Milesburg Borough $10,000; Penn Township $20,000; Benner Township $36,465; Liberty Township $66,735; Rush Township $39,705; Marion Township $5,000 and Taylor Township $30,000, which was a reallocation of monies not spent in 2001.

Chairman Corman thanked the Commissioners for their help in getting these monies for each of the municipalities; all of whom are in desperate need of funds.

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 #1).

Regarding the Bald Eagle Area School District Traffic Concerns reported last month: Ms. Hannegan and Mr. Bloom rode one of the bus routes, and PennDOT followed behind marking each of the stops in order to study the site distances for each which must be 500'. PennDOT subsequently evaluated a second bus route on Route 879. In total, 50 bus stop locations were studied and 11 had inadequate site distances. In the second stage, PennDOT will review these 11 locations to see if there are ways to mitigate safety issues via slight movement of the stops, installation of signage, etc. It is anticipated that this study will expand to other impacted school districts, as well. We have been working with Superintendent Fisher from Bald Eagle Area School District, and have attended 2 of 3 follow-up municipal meetings in the Mountaintop Region, Snow Shoe Township and Snow Shoe Borough. Staff will be attending the Burnside Township meeting in early January. The purpose of the meetings with municipal officials is to inform them of what is happening with the study and request their assistance with: (1) reporting any incidences that happen within their areas and, (2) installing the signage via PennDOT requirements.

Staff is continuing to work on improvements on the Route 144 Corridor. One of the key areas is the Devil's Elbow intersection with SR 144, south of Snow Shoe. Currently there is a problem with heavy trucks dragging mud out on Route 144. Two projects are under consideration to fix the problem: (1) pave a section of Devil's Elbow which would help the trucks clean some of the mud from their tires before they get to the intersection, and (2) improve the site distance issue which PennDOT has been asked to review.

In addition staff has submitted a grant application for the intersection of Routes 144 and 4005, at the I-80 interchange by Reese's Truck Stop in Snow Shoe Township. Staff is looking at a full signalization of that intersection due to the movements in that area. If the grant is not awarded, staff will continue to work through the Metropolitan Planning Organization (MPO) process to obtain funding.

Discussions will continue with the gas companies, their subcontractors and the State Police and may include a local media event to inform the public of the existing conditions and build awareness that during school hours there are going to be a lot of vehicle conflicts. The State Police will be contacted with a request to increase the level of enforcement in these corridors particularly during school hours.

Chairman Corman commended the School, State Police, PennDOT and staff on the proactive work that has been undertaken to prevent an actual incident.

The Metropolitan Planning Organization (MPO) Membership Sub-Committee met on December 8, 2010 to discuss the January 2010 Marion Township request for membership on the MPO Committees. The committee has narrowed it down to 3 different options for
consideration by the MPO and discussions will continue in early 2011.

The MPO has recently received correspondence from Ferguson Township expressing concern over the current MPO Funding Formula and is requesting that the MPO evaluate revisions to allow for a more fair distribution of costs. The MPO will receive this correspondence at their January meeting and action may be taken early in 2011.

Mr. Zilla stated that correspondence is received by the MPO and noted as such at one meeting and then at the next meeting that item can be placed on the agenda for discussion. If that process follows suit the earliest that the funding formula item could be discussed would be at the February meeting of the MPO.

Applications for funding through the Centre County Transportation Enhancements program are due December 22, 2010 and to date 5 applications have been received with at least 3 more submissions anticipated. Trish Meek has been carrying the load on this project and if you have any questions, please contact her at CRPA.

Moshannon Valley Park and Ride Study – Greg Kausch is managing this project and the kick-off meeting was held with the project steering committee on Monday, December 13, 2010 to refine the list of interested local stakeholders, review the project schedule, scope of work, and discuss data sharing needs. The first stakeholder workshops should be in March 2011.

Centre Area Transportation Authority’s (CATA) Service Cuts to it’s A, AP, H, K, S and W routes and the resulting changes will become effective on January 8, 2011 and are necessitated by a cut of about 4% in CATA’s state funding for the upcoming year. In developing their service plan, a diligent effort was made to target trips that are not as widely used as others, so the hope is that these service changes will be reasonably transparent to the everyday rider.

Mr. Zilla, Centre Regional Planning Agency (CRPA) stated that CATA General Manager, Hugh Mose, confirmed that Congress approved legislation that would preserve the Natural Gas Fuel Tax credit, and for CATA it amounted to a savings of $685,000 in tax credits that they would have lost without that legislation. This is going to be a big boost to CATA, otherwise there would have been more cuts in service in 2011.

TIP Amendments & Administrative Actions – Early in 2011, the MPO is expected to consider TIP amendments and administrative actions necessary to reallocate funding. There is approximately $1.5 - $2m that may be reallocated and staff will be working with PennDOT to identify where those funds might be best utilized. Mr. Zilla stated that a portion of the funds evolved when the Old Fort Park and Ride Project was terminated, resulting in about $500,000 - $600,000; and the other part was related to the Route 350 project when PennDOT was able to reserve the funds which went to bid in November at $1.4m under our previous TIP which ended on September 30th. Our new program took effect on October 1, 2010, and somehow they were able to reserve the funds out of the prior TIP, so that gives us the additional $1.4m. This is actually a really good thing for us, but we need to figure out now which projects will receive those additional funds.
Because of the funding crunch at the state and federal level, no new projects have started through the design phase. A good number of projects appear in the Countywide TIP right now, but they are all going to proceed to construction this year and into the next 2-3 years. If there is nothing else in the pipeline lined up behind them, and if money is allocated in the future, it will be difficult to identify projects to fund. With the adoption of the Long Range Transportation Plan in September, we expect to use the plan as a tool to identify projects for design so that we have fundable projects in the pipeline.

Representative Hanna is scheduling a Public Information meeting regarding the Gas Industry to be held on January 13, 2011 from 6-8 pm at the Moshannon Community Center in Snow Shoe 6-7 pm – meet and greet; 7-8 pm questions and answers.

☐ **Centre County Natural Gas Task Force Update** – Sue Hannegan

Ms. Hannegan presented information regarding the Centre County Natural Gas Task Force and the Natural Gas Industry to the Planning Commission members (Attachments # 2 & 3).

Attached is a composite map showing active and forecasted development related to natural gas well drilling. Illustrated are: (1) large parcels of land in the Marcellus Shale area of Centre County that are currently under lease by the Natural Gas Drilling Industry, (2) 49 drilled wells and 74 permitted wells, (3) existing and proposed pipeline infrastructure; and, (4) points of water withdrawal and use.

Ms. Hannegan stated that she has distributed the Road Use Maintenance Agreement upon request from various counties.

Centre County Natural Gas Industry - Future Development Opportunities – 2011 as noted on (Attachment #3). As 2010 comes to a close, the year has brought:

- Increased drilling activity
- New demands on infrastructure
- Opportunities for development

**Infrastructure Demands on Transportation:** Discussions included roads, bridges, school bus safety and municipal equipment.

**Bridges**

Mr. Bloom noted that the focus on state bridges has been huge; however, the local bridges over 20’ seem to be overlooked. A Centre County example is the T-710, Kato Road Bridge, which is one of the largest municipal bridges in the county measuring in excess of 70’ in length with one pier maybe two piers in the middle; and it is basically crumbling. Because of the financial crisis at the MPO level, considerations are being given to alternative funding sources. Ms. Hannegan noted that one of the pipeline companies remarked that the Kato Road Bridge is off limits, and that they are coming in from the east and west with pipeline, because they cannot make the connection across the bridge due to its physical condition. Mr. Bloom noted that there is a water withdrawal site in the same vicinity.
Another project is local bridges under 20’. There is no documentation for these bridges in Centre County or throughout the Commonwealth with the exception of a few pilot projects. There are a number of 20-foot or less, local bridges in our municipalities that are in various conditions and a study will start in January to identify their locations. The second step is to identify a funding mechanism to evaluate their physical condition. This effort has become of greater concern due to the heavy traffic related to the gas industry.

**Infrastructure Demands on Water:**

Mr. Milliron mentioned there are two municipal water supplies within the Marcellus Region of Centre County that have undefined / unrecorded / undocumented zones of contribution. Hydrologic studies are needed for the spring-fed Pine Glen Water System and the 3 Snow Shoe Borough water wells.

Research is needed to identify potential areas for the location of future municipal water wells. Due to the volume of drilling expected in the Mountaintop area, it is important to identify these areas so that measures can be instituted to protect these future resources ensuring their viability. Locations of future public water supply wells are limited by past industrial development. The protection of these resources is deemed necessary to protect the property owners’ vested interests.

Water system maintenance and line replacement is needed to reduce unaccounted water usage; thereby adding further protection to the resource and perhaps additional water capacity available for drilling activities.

Facilitate purchase of water locally from unused municipal water allocation. Two reservoirs exist in the county that may prove to be a valuable resource; Snow Shoe Borough and Clarence.

Ms. Wutz, stated that Mark Stevens from DEP, does Water Resource Management Mapping for free and will be mapping Unionville Borough in the near future.

**Safety and Emergency Management Equipment Needs:** Improved emergency access to remote sites has been discussed. This includes: Cellular Phone Service, and 9-1-1 Communication System Upgrades (analog to digital).

**Education:** Central PA Institute of Science and Technology is implementing various programs related to the gas industry: Transportation Training, Public Safety Training, Emerging Energy and Infrastructure; Heavy Equipment Operations and Diesel Technology; Commercial Driver Training; Welding; Modular Housing and Landscape and Site Reclamations.

**Economic Development - Building Local and Regional Employment Opportunities:** At year end, the task force economic development subcommittee identified four focus areas: Rail Service, Modular Workforce Housing, Industrial Use of Natural Gas, and the development of a Peaker Plant.
Rail Service: Anticipated construction of a trans-load facility in conjunction with the SEDA-COG Joint Rail Authority for use as a loading / off-loading facility between rail and truck transportation. Three locations have been identified for consideration and a feasibility analysis is needed.

- Pleasant Gap Industrial Track nearby Witherite Farm adjoining Dominion Compressor property and near I-99
- Bald Eagle Valley in the vicinity of 84 Lumber and near I-80
- McNamara Site in Bald Eagle Valley

Industrial Use of Natural Gas: Develop additional uses for Natural Gas in close proximity to the source. Identify existing industries and businesses using natural gas, correlate with natural gas distribution lines and develop a program to market natural gas as an economically viable option. The feasibility of using “shallow gas” for this program should be explored.

Peaker Plant Project: Establish a ‘model project’ powered by natural gas with an interconnect to the grid to provide additional electricity at peak volume hours.

Community Development

Explore the opportunity to partner with the gas companies for community reinvestment perhaps through a Memorandum of Agreement / Understanding between the county and the drilling companies. A priority list of projects would need to be identified. Such projects may include:

- Mountaintop Community Center – development
- Recreational Facilities consistent with the recent completed County Greenway Plan
- Construction of the missing trail link between the Snow Shoe Rail Trail and the Bloody Skillet Trail

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 – previously tabled
   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 January 18, 2011 Planning Commission meeting. No motion needed.
2. The Village of Nittany Glen Land Development, Phase III-A – previously tabled
   Final Plan
   16-Units (Manufactured Homes)
   Benner Township

   A motion was made by Ms. Persic and seconded by Mr. Irvin to remove this plan from
   the table to take action.

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

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

   Discussion ensued.

   Staff recommends the continued tabling of this plan with consideration to revisit it
   at the January 18, 2011 Planning Commission meeting. No motion needed.

Time Extension Requests:

- Nittany Farm Subdivision (CFA) File No. 260-07
  Marion Township..........................5th Request ($100.00 Fee Required)

- Benner Commerce Park Subdivision, Phase 1 (CFA) File No. 248-08
  Benner Township..........................7th Request ($200.00 Fee Required)

- Sports Management Group, Inc. Land Development, Phase VI (CFA) File No. 253-07
  Haines Township..........................12th Request ($450.00 Fee Required)

   A motion was made by Mr. Hoover and seconded by Mr. Dannaker to approve the
   above-mentioned time-extensions. Motion carried.

The December 16, 2010 Major Subdivision and Land Development Plan Sub-Committee
meeting had previously been cancelled.

Information was presented to the Planning Commission members for their approval of
the times and dates for the 2011 Planning Commission meetings. The scheduled dates are
as follows: January 18, February 15, March 15, April 19, May 24, June 21, July 19, August
16, September 20, October 18, November 15 and December 20, all the Third Tuesday of
each month, excluding May, which is the 4th Tuesday at 6:00 p.m.

   A motion was made by Mr. Abbey and seconded by Mr. Hoover to approve the times and
dates for the 2011 Planning Commission meetings as noted above. Motion carried.
8. **Director’s Report and Other Matters to Come Before the Commission**

Mr. Jacobs also stated that the census information came out today and Pennsylvania loses one congressional seat. He also wished everyone a “Merry Christmas and a Happy New Year” and thanked everyone for their service to the County and the residents of Centre County.

*With no further business to come before the Commission, a motion was made by Ms. Wutz and seconded by Ms. Persic to adjourn at 7:20 p.m. Motion carried.*

Respectfully submitted,

Robert B. Jacobs

mlw

**THESE MINUTES WERE APPROVED AT THE FEBRUARY 15, 2011, CENTRE COUNTY PLANNING COMMISSION MEETING.**