1. Call to Order – Pledge of Allegiance
2. Citizen Comment Period
3. Approval of the Minutes of August 16, 2011
4. Planning Commission Member Updates
5. Old Business
6. New Business
   ▶ Centre County MPO Update – Mike Bloom
   ▶ Centre County Natural Gas Task Force – Sue Hannegan
   ▶ Subdivision / Land Development – Anson Burwell and Chris Schnure

Land Developments:

1. G. M. McCrossin, Inc. Land Development – previously tabled Final Plan
   3-Units (Corporate Office and two Commercial Office Leaseholds)
   Benner Township

7. Director’s Update – Bob Jacobs
Membership – The MPO coordinating Committee will discuss three items related to MPO structure/funding on the 27th:

1) Marion Township request for membership - Based on correspondence received from each municipality, the subcommittee has recommended that the MPO consider a change in the membership structure that would allocate 1 regional voting membership to represent the three municipalities. Under this structure change, the Bellefonte Borough non-voting membership would be eliminated. The MPO Technical Committee had no comments on this proposal. Under the MPO bylaws, any proposed change to the bylaws must be discussed at two consecutive meetings and requires a 2/3rd majority vote of the MPO Coordinating Committee in order to be approved.

2) Ferguson Township request to change the MPO funding formula - the subcommittee has had significant discussion related to new funding arrangements but has not reached any consensus to date. The subcommittee has recommended that a report on this item be added to the September MPO Coordinating agenda for discussion purposes.

3) Proposed change to the bylaws -- During discussions related to the Marion Township request, the subcommittee recommended that a change in the MPO bylaws should be made to clarify the definition of a "Planning Region: for purposes of establishing membership. The subcommittee made the following recommendation:

"The CCMPO should amend its Bylaws to specify that a "Planning Region" must include at least two municipalities, for the purposes of establishing membership."

The MPO Technical Committee had no comments on this proposal. Under the MPO bylaws, any proposed change to the bylaws must be discussed at two consecutive meetings and requires a 2/3rd majority vote of the MPO Coordinating Committee in order to be approved.

Clearfield to State College Bus Service – The opening of this new service has been delayed twice recently (August 1st, August 15th, by the Area Transportation Authority of North Central PA due to the need to further market the service and issues finalizing the agreement with CATA. To date there remains no set timeframe for the opening of this route.

Atherton Street Stormwater Drainage Study - PennDOT and the CCMPO are beginning to plan for the repaving of State Route (SR) 3014 (Atherton Street), which will be scheduled for completion when funding is available. At the same time, PennDOT, College, Ferguson and Patton Townships, and State College Borough have been making temporary repairs to Atherton Street because of cave-ins and sinkholes caused by the failure of stormwater facilities (inlets, drainage pipes, etc.).

To determine the extent of problems with the drainage facilities on Atherton Street, PennDOT and the CCMPO committed funding on the 2011-2014 Centre County TIP to study the system between Valley Vista Drive (Patton Township) and Villa Crest Drive (College Township). The study began in fall 2010, and was completed in summer 2011. The consultant assigned to the study completed the following work tasks:

- Surveyed and plotted stormwater facilities.
- Completed video inspections of pipes, and established pipe condition ratings based on the video.
- Surveyed and plotted utility data.
- Completed pipe replacement designs and cost estimates.
- Documented specific conflicts between utilities and stormwater facilities.
- Prepared draft final report.

The preliminary estimate to replace the pipes in poor and fair condition is roughly $4 million. This does not include any of the cost estimates for the roadway work. Overall, PennDOT has discussed the full project costing approximately $20 million. The report is still in draft form at this time. PennDOT, the municipalities and MPO are discussing options and next steps for moving forward with this project.
Centre County Projects

Projects Under Construction

Highway Projects


Safety Projects

- SR 350 - N02 - Sandy Ridge Mountain
- SR 3018-N10 - Whitehall Road Safety Project

Bridge Projects

- SR 3017-A01 - Port Matilda Bald Eagle Creek Bridge
- SR 4002-A02 & A03 - North Fork Beech Creek Bridges

Local Projects

- PCTI - Old Gatesburg Road
- Beaver Ave./Fraser Street Enhancement Project
Projects Under Design/Study

Highway Projects

- SR 26-147 - Jacksonville Road Betterment
- SR 80-A18 - Route 26 Local Interchange
- SR 80-B18 - Interstate 99/80 High Speed Interchange
- SR 144-149 - Milesburg Betterment
- SR 550-128 - Bishop Street Widening

Safety Projects

- SR 26-N10 - Pine Grove Mountain II Safety Project
- SR 322-N03 - Safety Improvements
- SR 80-ITS - Intelligent Transportation System Installation
- SR 150 - Congested Corridor Project

Bridge Projects

- SR 1002-A07 - Marsh Creek Bridge
- SR 3011-A01 - Slab Cabin Run Bridge
- SR 3006-A03 - Buffalo Run Superstructure
- SR 1002-A10 - Little Marsh Creek Superstructure
- SR 2011-A06 - Elk Creek Bridge
- SR 2012-A06 - Penns Creek Bridge
- SR 45-A02 - Branch Elk Creek Bridge
- SR 350-A02 - Clover Run Bridge
- SR 3034-A02 - One Mile Run Bridge
- SR 3049 - A01 - Osceola Mills Truss
- SR 144 - Milesburg Bridges
- SR 3011 - A02 -

Local Projects

- Howard Borough Bike/Ped Trail
Centre County Natural Gas Industry Report
September 20, 2011

Well Report: NO CHANGE

- 57 wells drilled to date (Source: DEP September 2011 Spud Report)
  - 2011 average = 0.75 well / month
  - 2010 average = 3.5 wells / month
- Approximately 52 additional wells permitted

Statewide Perspective:
- In 2011 -- PA is averaging 155 Marcellus wells drilled per month.
- In 2010 -- PA averaged 121 wells drilled per month.

See reverse side for map information.

Featured Work Activities:

- Source Water Protection Planning:
  - Mountaintop Region: Ongoing
  - Rush Township: First Public Meeting, September 21, 2011

- Website Updated. www.centre.co.pa.us

- Guideline Document #4 -- Pipeline Considerations -- draft to be presented to BOC

- Economic Development Opportunities:
  - Drill-site Housing -- build local
  - NG Vehicle -- Fleet Conversions
  - Affordable Building Lots in the Mountain Top and Moshannon Planning Regions.

- Education -- CPI Emerging Energy and Infrastructure Program -- opened this month.

- Community Services -- Impact of Natural Gas Industry on Housing -- working to develop a program for presentation to the Centre County Affordable Housing Coalition, November 3, 2011 at Foxdale Village.

- Task Force Speaker Schedule:
  - October -- Ross H. Pifer -- PSU, The Dickinson School of Law; Clinical Professor of Law and Director, The Agricultural Law Resource & Reference Center -- http://law.psu.edu/aglaw
    Rural Economic Development Clinic -- http://law.psu.edu/rural
  - November -- Tim Kelsey -- PSU, College of Agriculture; Professor of Agricultural Economics State Program Leader, Economic and Community Development Marcellus Shale Education and Training Center -- http://www.msetc.org/
Subdivisions: - none submitted for this planning cycle -

Land Developments:

1. G. M. McCrossin, Inc. Land Development
   Final Plan
   3-Units (Corporate Office and two Commercial Office Leaseholds)
   Benner Township

Time Extension Requests:

- Sandy Ridge Wind Farm O & M Building Land Development (CFA)   File No. 68-11
  Taylor Township.................................................................1st Request (No Fee Required)

- The Former Wolf’s Furniture Store Land Development (CFA)        File No. 140-09
  Benner Township.................................................................1st Request (No Fee Required)

- Disposition of Commonwealth Real Property -- S. C. I. at Rockview (CFA)   File No. 188-10
  Benner Township.................................................................2nd Request (No Fee Required)

- Old Fort Road Land Development (CPA)                               File No. 149-10
  Potter Township........................................................................2nd Request (No Fee Required)

- Northwest Savings Bank - Centre Hall Branch Land Development (CFA) File No. 25-11
  Potter Township........................................................................2nd Request (No Fee Required)

- Jaybird Manufacturing, Inc. Land Development (CFA)               File No. 21-11
  Potter Township........................................................................2nd Request (No Fee Required)

- The Village of Nittany Glen Land Development, Phase III-A (CFA) File No. 136-10
  Benner Township........................................................................3rd Request (No Fee Required)

- Nittany Farm Subdivision (CFA)                                    File No. 260-07
  Marion Township..........................................................................8th Request ($250.00 Fee Required)

- Sports Management Group, Inc. Land Development, Phase VI (CFA) File No. 253-07
  Marion Township..........................................................................15th Request ($600.00 Fee Required)
G. M. McCrossin, Inc. Land Development

Final Plan
3-Units (Corporate Office and two Commercial Office Leaseholds)
Benner Township

Location: Along the eastern boundary of the Benner Pike (S.R. 0150), approximately 250 yards south of its intersection with rolling Ridge Drive (T-533).

Surveyor/Engineer: Hawbaker Engineering, State College

Tract History:

a) Parent tract (6.36 acres) acquired by the owners, G. M. McCrossin, Inc., as an approved lot of record (per the previously approved M. I. Cluster Subdivision).

b) This tract contains the existing G. M. McCrossin, Inc. corporate office building.

c) This proposal represents the conversion of the existing building which presently contains the G. M. McCrossin, Inc. corporate office (Building One -- 70’ x 90’) into a commercial office, as a single leasehold, and the construction of a two-story office complex (Building Two -- 78’ x 144’), with corresponding infrastructure, for the relocation of the G. M. McCrossin, Inc. corporate office (on the second story) and an office leasehold (comprising the first story).

Plan Requirements Pending:

ARTICLE VII -- LAND DEVELOPMENT

719. Additional Supplemental Requirements

A. Supporting Data

A.1. Awaiting receipt of the Township Engineer’s final review and approval of the required engineering details.

A.3. Provide written confirmation from the Benner Township Zoning Officer indicating that the proposal meets or exceeds all applicable regulations per the Benner Township Zoning Ordinance.

A.3. (cont) Per the recent completion and subsequent Penn DOT approvals of the required Scoping Meeting and corresponding Traffic Impact Analysis, provide a copy of the corresponding Pennsylvania Department of Transportation (PennDOT) Highway Occupancy Permit (HOP) for vehicular and stormwater access onto the Benner Pike (S.R. 0150); noting the permit number on the plot plan. Also, amend General Notes 12. (Sheet 1 of 11) to reference the required PennDOT Highway Occupancy Permit Number and date issued.

A.4. The proposal creates a second office building which will be serviced by a shared private driveway and will require the internal street system to be named. Accordingly, provide written confirmation from the Benner Township Supervisors and the United States Postmaster of the service area indicating that the proposed street name is acceptable.
A.5. The Centre County Conservation District has completed its completeness review and is awaiting receipt of the DEP’s final technical review and approval of the required Erosion and Sedimentation Pollution Control Plan (including the required Individual NPDES Permit approval -- Per No. PAI-0414-11-004). Provide this office with a copy of the Individual NPDES Permit.

A.6. Per receipt of a revised draft copy of the Stormwater Management and Maintenance Easement Agreement for staff review, the applicant has been instructed to execute, record, and note the source of title (where recorded) on the plot plan. Provide this office with a recorded copy for our file.

A.6. (cont) This office acknowledges receipt of amended draft copies of the following for staff review:

- Right-of-Way Agreement (Spring-Benner-Walker Joint Authority);
- Right-of-Way Agreement (Columbia Gas of Pennsylvania); and,
- Declaration of Utility and Access Easement.

Accordingly, the applicant has been instructed to execute, record, and note source of title (where recorded) for each of the easements on the plot plan. Provide this office with a recorded copy of each instrument for our file.

B. Improvements

B.1. & B.2. Upon satisfactory completion of the above plan requirements (with written concurrence from this office), the applicant shall construct all required improvements as a condition pending final plan approval; or in lieu of, post adequate surety to guarantee same. Note: In either case, the applicant shall request a final site inspection (in writing) by the Township Engineer and County Planning Staff, with written correspondence noting approval to be generated by the Township Engineer upon satisfactory completion of all required improvements.

Per the above Section 719.A.4., provide a street sign at its intersection with the Benner Pike (State Route 0150); locate and label same on the plan schematic.

Note: A stop sign and street sign may be used in tandem; contact Benner Township to determine requirements.

C. Certificates

C.1. Obtain the signature of the Professional Engineer responsible for the plan (i.e., Execute the Design Engineer Certification Block and the Design Engineer Stormwater Certification Block.).

C.1. (cont) Execute the Surveyor’s Certification Block and affix the surveyor’s seal on all plan sheets containing perimeter survey datum.

C.4. Obtain the original signature of the owner of the property being developed and execute the Certification of Ownership Block.
C.4. (cont) Execute the Owner’s Stormwater Certification Block.

C.2. Obtain the approval signatures of the Benner Township Planning Commission and Board of Supervisors.

C.3. Upon completion of the above, obtain the approval signatures of the Centre County Planning Commission.

General Comment

- Execute the Municipal Engineer’s Stormwater Certification Block.
- Per the plan notation on Sheet 3 of 12, provide confirmation from CATA and graphically depict and label the relocated CATA Bus Stop.

Consistent with the plan review by the Major Subdivision and Land Development Plan Review Subcommittee and per recent review comments from the Benner Township Engineer and PennDOT, staff recommends Conditional Final Plan Approval subject to completion of the remaining plan requirements noted above and the approval signatures of the Benner Township Planning Commission and Board of Supervisors.
Time Extension Requests:  

- Sandy Ridge Wind Farm O & M Building Land Development (CFA)  
  Taylor Township.............................................................1st Request (No Fee Required)

- The Former Wolf’s Furniture Store Land Development (CFA)  
  Benner Township.....................................................................1st Request (No Fee Required)

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  Marion Township......................................................................8th Request ($250.00 Fee Required)

- Sports Management Group, Inc. Land Development, Phase VI (CFA)  
  Marion Township.....................................................................15th Request ($600.00 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