MEETING MINUTES
CENTRE COUNTY PLANNING COMMISSION
January 17, 2012

Members Present: Freddie Persic, Chair; Bob Dannaker, Vice-Chair; Mimi Wutz, Secretary; Dennis Hameister, Chris Kunes and Jack Shannon

Members Absent: Kevin Abbey and Tom Poorman

Staff Present: Robert Jacobs, Sue Hannegan, Anson Burwell, Chris Schnure, Mike Bloom and Mary Wheeler

Others Present: none

1. Call to Order - Pledge of Allegiance

Director Jacobs welcomed everyone to the Planning Commission meeting and called the meeting to order at 6:06 p.m.

2. Re-Organization

Mr. Jacobs asked for nominations for the Chair of the Centre County Planning Commission.

A motion was made by Mr. Shannon and second by Mr. Dannaker to nominate Freddie Persic as Chair. Having no other nominations, a motion was made by Mr. Hameister and second by Mr. Dannaker to elect Freddie Persic as Chair of the Centre County Planning Commission for 2012. Motion carried.

Mr. Jacobs then turned over the meeting to Chair Persic who asked for nominations for Vice-Chair of the Centre County Planning Commission.

A motion was made by Ms. Wutz and second by Mr. Hameister to nominate Mr. Dannaker as Vice-Chair. Having no other nominations, a motion was made by Mr. Hameister and second by Mr. Shannon to elect Mr. Dannaker as Vice-Chair of the Centre County Planning Commission for 2012. Motion carried.

The Chair asked for nominations for Secretary of the Centre County Planning Commission.

A motion was made by Mr. Dannaker and second by Mr. Shannon to nominate Ms. Wutz as Secretary. Having no other nominations, a motion was made by Mr. Hameister and second by Mr. Dannaker to elect Ms. Wutz as Secretary of the Centre County Planning Commission for 2012. Motion carried.

3. Citizen Comments

none
4. **Approval of Minutes**

A motion was made by Mr. Dannaker and second by Mr. Shannon to approve the minutes of December 20, 2011. Mr. Hameister and Mr. Kunes abstained. Motion carried.

5. **Planning Commission Member Updates**

Mr. Dannaker stated that the Sieg property on Airport Road is the largest undeveloped parcel in Bellefonte, and it is agriculture now and just recently sold to the Bellefonte School District to be used possibly for athletic fields. It could have been developed for mixed commercial and residential use due to its proximity to I-99, but the school district needed it, resulting in the sale transaction by Mr. Sieg.

Mr. Shannon noted that there are water system concerns for the 5 or 6 different water systems whose sources originate in Rush Township. There is a meeting scheduled for noon on Wednesday, January 18, 2012, at the Rush Township Building. Managers and authority members of these public water systems will be present and will be working towards the development of source water protection plans, not only from Marcellus drilling, but from other pollutants of their systems as well. It is a good beginning.

6. **Old Business**

None

7. **New Business**

- **MPO Update** – Mike Bloom

  Mr. Bloom presented information regarding MPO Representation Changes; 2013-2016 Transportation Improvement Program (TIP); Moshannon Valley Park and Ride Study; (Attachments #1 & 2).

- **Centre County Natural Gas Industry Update** – Sue Hannegan

  Ms. Hannegan noted that there are 58 wells drilled in the county to date; 53 additional wells permitted which total leased property of approximately 188,000 acres in Centre County. (Attachment #3)

8. **Review of Subdivision and Land Development Plans** – Anson Burwell and Chris Schnure (Attachments #5 & #6)

**Subdivisions:**

1. Dr. Gerald F. & Susan W. Clair Subdivision – previously tabled
   - Final Plan
   - 2-Lots (Residential)
   - Benner Township
No action needed. Plan remains tabled to be reviewed at the February 21, 2012 meeting.

Land Developments:

2. Lions Gate Self Storage Land Development, Phase 1
   Final Plan
   2-Buildings (Indoor Storage Units, plus Outside Vehicle Storage)
   Benner Township

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

Time Extension Requests:

- Krislund Camp & Conference Center Adult Cabin Units Land Development (CFA) File No. 40-11 Miles and Walker Townships.................................................3rd Request (No Fee Required)

- Paul & Ellen Hartle and B. J. Hartle Subdivision (CFA) File No. 10-10 Benner Township..............................................................7th Request ($200.00 Fee Required)

- Sandy Ridge Wind Farm Land Development (CFA) File No. 88-09 Taylor Township..............................................................7th Request ($200.00 Fee Required)

- Weaver’s Store Land Development (CFA) File No. 240-05 Penn Township..............................................................15th Request ($600.00 Fee Required)

Note: CPA = Conditional Preliminary Plan Approval
     CFA = Conditional Final Plan Approval

A motion was made by Ms. Wutz and second by Mr. Dannaker to approve the above-mentioned Time Extensions. Motion carried.

Major Subdivision and Land Development Plan Sub-Committee Meeting - The Thursday, January 26th meeting will be attended by Mr. Hameister, Mr. Kunes, Mr. Poorman and Ms. Wutz.

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

Mr. Jacobs stated that there is a proposed amendment to the Municipalities Planning Code at the state level which would require municipalities and planning commissions to notify school districts of future subdivisions and notify them on a regular basis of the status of those plans, so they are aware of what is going on with residential development that may impact student population in their jurisdiction. This was in the latest PSATS literature.

Mr. Jacobs again welcomed the new members, “Thank you, we appreciate having this
additional expertise, Chris with the building industry and Denny with your many years of public service and work with the various environmental groups and elected officials”.

With no further business to come before the Commission, a motion was made by Mr. Dannaker and second by Ms. Wutz to adjourn at 7:16 p. m. Motion carried.

Respectfully submitted,

Robert B. Jacobs, Director

mlw

THESE MINUTES WERE APPROVED AT THE FEBRUARY 21, 2012, CENTRE COUNTY PLANNING COMMISSION MEETING
### MPO Representation Changes:

In December 2011, the MPO staff requested that each entity represented on the CCMPO make appointments to the Technical and Coordinating Committees for the next two years. The appointment process is bringing changes to the membership of both Committees.

For 2012, the MPO will be adding one new voting member to each respective committee representing the Nittany Valley Planning Region, which will be comprised of Bellefonte Borough, Marion Township and Walker Township. This new planning region voting member replaces the non-voting membership previously held by Bellefonte Borough.

Although the appointment process has not yet concluded, most of the representatives have been appointed. Those representatives shown in **Bold**, are new for 2012.

<table>
<thead>
<tr>
<th>Voting members of the Coordinating Committee include:</th>
<th>Voting members of the Technical Committee include:</th>
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<tbody>
<tr>
<td>Centre County Board of Commissioners - Chris Exarchos</td>
<td>Centre County – Bob Jacobs</td>
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<tr>
<td>Centre County Board of Commissioners - Michael Pipe</td>
<td>Centre County – Sue Hannegan</td>
</tr>
<tr>
<td>Benner Township – John Elnitski</td>
<td><strong>Benner Township –</strong> (TBA)</td>
</tr>
<tr>
<td>College Township - Dan Klees</td>
<td>College Township – Kent Baker</td>
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<tr>
<td>Ferguson Township - George Pytel</td>
<td><strong>Ferguson Township – Ron Seybert</strong></td>
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<tr>
<td>Halfmoon Township - Barbara Spencer</td>
<td>Halfmoon Township – Susan Steele</td>
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<tr>
<td>Harris Township - Paul Rittenhouse</td>
<td><strong>Harris Township – John Wainwright</strong></td>
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<tr>
<td>Patton Township - Jeff Luck</td>
<td>Patton Township – Brent Brubaker</td>
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<tr>
<td>Spring Township - Dave Capperella</td>
<td>Spring Township – Bill MacMath</td>
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<tr>
<td><strong>State College Borough - Tom Daubert</strong></td>
<td>State College Borough – Amy Story</td>
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<tr>
<td><strong>Nittany Valley Planning Region - Ken Roan</strong></td>
<td><strong>Nittany Valley Planning Region – Dallas Gallo</strong></td>
</tr>
<tr>
<td>Lower Bald Eagle Valley Planning Region - Richard Watters</td>
<td>Lower Bald Eagle Valley Planning Region – Irv Hoy</td>
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<td>Moshannon Valley Planning Region - Mike Savage</td>
<td>Moshannon Valley Planning Region – Jan MacDonald</td>
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<td>Mountaintop Planning Region - Ken Hall</td>
<td>Mountaintop Planning Region – Michele Barbin</td>
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<td><strong>Penns Valley Planning Region - Ray Hankinson (Tentative)</strong></td>
<td><strong>Penns Valley Planning Region – Joel Myers (Tentative)</strong></td>
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<tr>
<td>Upper Bald Eagle Valley Planning Region - Jadine Reese</td>
<td>Upper Bald Eagle Valley Planning Region – (TBA)</td>
</tr>
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<td>Centre Area Transportation Authority - John Spychalski</td>
<td>Centre Area Transportation Authority – Hugh Mose</td>
</tr>
<tr>
<td>Centre Regional Planning Commission - Ronald Buckalew</td>
<td>Centre Regional Planning Commission – Jim May</td>
</tr>
<tr>
<td>PennDOT Central Office (Harrisburg) - Larry Shifflet</td>
<td>PennDOT Central Office (Harrisburg) – Frank Hampton</td>
</tr>
<tr>
<td>PennDOT District 2-0 Office (Clearfield) - Kevin Kline</td>
<td>PennDOT District 2-0 Office (Clearfield) – Karen Michael</td>
</tr>
<tr>
<td><strong>Non-voting members of the Coordinating Committee include:</strong></td>
<td><strong>Non-voting members of the Coordinating Committee include:</strong></td>
</tr>
<tr>
<td>Pennsylvania State University - Rob Cooper</td>
<td>Pennsylvania State University – Teresa Davis</td>
</tr>
<tr>
<td>Federal Highway Administration - Matt Smoker</td>
<td>Federal Highway Administration - Matt Smoker</td>
</tr>
<tr>
<td>Federal Transit Administration - (open)</td>
<td>Federal Transit Administration - (open)</td>
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2013-2016 Transportation Improvement Program

As previously discussed, funding anticipated to be available through the 2013 - 2016 TIP will fall significantly short of the levels available in previous TIPs.

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<tr>
<td>Roads and Bridges</td>
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<td>Transit</td>
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<td>$26,187,000</td>
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Because of funding shortfalls, the following issues remain:

- Only $1.57 million of the ~ $4.1 million needed for the Construction phase of the Route 144 Betterment project is included on the new TIP in year 2016. In addition to the shortfall of funds, the project will be ready for construction prior to year 2016.
- No funding is available for the next phase of several projects that are in the Preliminary Engineering (PE) or study phase on the current TIP:
  - Route 26 (Jacksonville Road) Betterment
  - Route 26 Pine Grove Mountain Phase II (lower escape ramp)
  - Route 144 Linn Street Wall reconstruction (Bellefonte Borough)
  - Route 150 Congested Corridors Improvement Program
  - SR 3014 Atherton Street paving/drainage improvements
  - Moshannon Valley Park and Ride Lots project
- No funding is available to start new state bridge projects in years 2014 and 2015.
- Although $200,000 is included in year 2014 for the local bridge retroactive reimbursement program, no funding is available to start any new, higher-cost local bridge projects.
- No funding is available for a pavement rehabilitation line item or new Betterment projects, such as the Route 322 (Mount Nittany Expressway) paving project (College Twp.)

District 2-0 and MPO staff met with the PennDOT Central Office on January 10 to discuss the Preliminary Draft TIP, and focused on the following key issues:

- Requests for spike funding
- Commitment of full funding for the Construction phases of the Whitehall Road/University Drive and Route 550 Betterment projects on the current TIP, which could result in the reallocation of funds to other projects.

Should the requests for spike funding and/or a commitment of funds be made for the Whitehall Road/University Drive and Route 550 Betterment projects be approved, funding is proposed to be reallocated as follows:

1. Add funds to the Bridge Preservation Line Item.
2. Add funds for the PE phase of a new state bridge project in years 2014 and 2015.
3. Include the remaining funding needed to construct the Route 144 Betterment project, and move the funds to year 2013 and year 2014 to allow the project to advance when ready.
4. Include funding for the Route 322 (Mount Nittany Expressway) paving project.
5. Include funding for the PE phase of a pavement/drainage project in the Atherton Street corridor.

PennDOT and MPO staff also agreed in principle that if no municipalities opt to use the $200,000 included in year 2014 for the local bridge retroactive reimbursement program, the funding will be reallocated to the PE phase of one new, higher-cost local bridge project. The MPO will consider these recommendations at their January 24th meeting.
In May 2009, PennDOT approved $100,000 from the “Pennsylvania Community Transportation Initiative (PCTI)”, a new program intended to advance “Smart Transportation” principles, for the Moshannon Valley Park and Ride Lot Study. The CCMPO added the funding to its Unified Planning Work Program (UPWP) and the Centre County Transportation Improvement Program (TIP) in 2009. The project is being managed by the MPO staff, with consultant assistance.

The study purpose is to identify, examine, and prioritize potential park and ride lot sites (including both “park and transit” and “park and pool” use) within the Moshannon Valley to accommodate a large and growing number of ridesharing participants.

A Request for Proposals (RFP) was published in July 2010, and McCormick Taylor Inc. (MT) was retained in October 2010 to complete the study.

Since that time, most of the project tasks have been completed, including the following:

Phase A – Identify Potential Sites
- Identify stakeholders and conduct kick-off meeting
- Research and data inventory
- Evaluate commuter demand
- Identify target lot specifications
- Conduct stakeholder workshop to identify sites

Phase B – Evaluate and Rank Alternative Sites
- Define criteria and create ranking scheme for preferred site selection
- Map terrain, environmental constraints, and other decision data for evaluating sites
- Conduct stakeholder workshop to prioritize sites

Phase C – Examine Right-of-Way Opportunities
- Complete initial right-of-way assessment via field view
- Discuss right-of-way opportunities with property owners

Phase D – Generate Preliminary Cost Estimates
- Estimate pre-construction and construction costs

Preparation of the final report is the only remaining task to be completed. A first draft of the final report is currently being reviewed by staff. The final report will incorporate input from both the Technical and Coordinating Committees, and is expected to be completed no later than March 30, 2012.

Included for your information are data sheets for the remaining 10 potential lot locations/configurations and an area location map.
Cold Stream Dam Site

<table>
<thead>
<tr>
<th>Access &amp; Parking</th>
<th></th>
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<tbody>
<tr>
<td>Estimated Parking Spaces</td>
<td>40</td>
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<tr>
<td>Parking Demand</td>
<td>120</td>
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<tr>
<td>(State College)</td>
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<tr>
<td>Bus/Van Accessible?</td>
<td>No</td>
</tr>
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<table>
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<th>Cost</th>
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<tbody>
<tr>
<td>Site Acquisition Cost</td>
<td>$159,000 (derived)</td>
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<td>Estimated Cost per Space</td>
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Site Assessment

Site Benefits
- Existing park & ride area
- Adjacent to U.S. 322 – Major regional route
- Near planned ATA Bus Stop

Site Challenges
- Lot does not accommodate buses
- Lot does not accommodate the projected parking demand
- Traffic access at driveway – Slight distance, grades
- In a floodplain – Requires hydrologic modeling for permit
- Can only develop half of existing lot – Managed land triggers Section 4F
- Acquisition of property – Cost to purchase / Logistics of lease
- Highest cost per parking space ratio
Cold Stream Dam & Apartment Site

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<td>Estimated Parking Spaces</td>
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<tr>
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<td>Estimated Cost per Space</td>
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Site Assessment

Site Benefits
- Existing park & ride area
- Existing development minimizes some environmental concerns
- Adjacent to U.S. 322 – Major regional route
- Near planned ATA Bus Stop
- Accommodates the projected parking demand
- Opportunity to improve access driveway
- Apartment site is for sale – price is known

Site Challenges
- In a floodplain – Requires hydrologic modeling for permit
- Acquisition of property – Cost to purchase / Logistics of lease
- Demolition of structures adds cost
- Utility involvement – fiber optic along U.S. 322
- High cost per parking space ratio
**U.S. 322 Motel Site**

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<td>Bus/Van Accessible?</td>
<td>Maybe</td>
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<tr>
<td>Site Acquisition Cost</td>
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<td>Construction Cost</td>
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<td>Total Cost</td>
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<td>Estimated Cost per Space</td>
<td>$15,860</td>
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**Site Assessment**

**Site Benefits**
- Adjacent to U.S. 322 – Major regional route
- Near planned ATA Bus Route
- Motel site is for sale – price is known
- Not in a floodplain – Reduced environmental constraints/permitting

**Site Challenges**
- Lot does not accommodate the projected parking demand
- Traffic access at southeast driveway – Slight distance, grades
- Without two access points, bus accommodation is problematic
- Drainage from hill requires additional drainage costs
- High cost per parking space ratio
### High School Football Field Site

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<td>Bus/Van Accessible?</td>
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<td>Site Acquisition Cost</td>
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<td>Construction Cost (including Design &amp; Permitting Costs)</td>
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<td>Estimated Cost per Space</td>
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### Site Assessment

#### Site Benefits
- Existing park & ride area
- Adjacent to U.S. 322 – Major regional route
- Lot accommodates nearly all projected demand
- Owner has expressed interest – Opportunity for shared use/partnership with school district
- Opportunity for adjacent expansion at Pine Street North Site

#### Site Challenges
- Traffic access at U.S. 322 driveway – Grade may be problematic for bus
- Near, but not adjacent to planned ATA Bus Route
- In a floodplain – Requires hydrologic modeling for permit
- Site drainage problematic – May require sub-surface retention
- Usable site area may be limited by wetlands
- Use of property – Cost to purchase / Logistics of lease
- Utility involvement – gas line along Pine Street, fiber optic along U.S. 322
- Driveway access to Pine Street (township road) – Too close to intersection?
## Pine Street North Site

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### Cost

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## Site Assessment

### Site Benefits
- Adjacent to U.S. 322 – Major regional route
- Adjacent to existing park & ride area
- Lot accommodates 30% more than projected demand – Opportunity to construct in phases as demand grows
- Opportunity for adjacent expansion at High School Football Field Site and Rush Township Building
- Low cost per parking space ratio

### Site Challenges
- Near, but not adjacent to planned ATA Bus Route
- In a floodplain – Requires hydrologic modeling for permit
- Site drainage problematic – May require sub-surface retention
- Usable site area may be limited by wetlands
- Acquisition of property – Cost to purchase / Logistics of lease
- Utility involvement – gas line along perimeter of site, along stream, fiber optic along U.S. 322
- Driveway access to Pine Street (township road) – Too close to intersection?
Adams & Front Street Site

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<td>(Clearfield &amp; State College)</td>
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Site Assessment

Site Benefits
- Accommodates all projected parking demand at one site
- Good access for buses via Front Street
- Existing paved area minimizes environmental impact concerns
- Makes use of small, Front Street Site
- Lowest cost per parking space ratio

Site Challenges
- Near, but not adjacent to U.S. 322
- Requires re-routing of ATA Bus Route to serve lot
- In a floodplain – Requires hydrologic modeling for permit
- Site drainage problematic – May require sub-surface retention
- Acquisition of property – Cost to purchase / Logistics of lease
- Remediation of brownfield issues on Front Street Site
- Requires acquisition of rail right-of-way
- Demolition of structures adds cost and is necessary to accommodate all projected demand
# Peebles Plaza – Undeveloped Lot

## Access & Parking

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<td>Bus/Van Accessible?</td>
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## Cost

| Site Acquisition Cost      | $300,000 (derived) |
| Construction Cost           | $553,000 (Including Design & Permitting Costs) |
| Total Cost                  | $1,253,000 |
| Estimated Cost per Space    | $8,950 |

## Site Assessment

### Site Benefits
- Adjacent to existing park & ride area
- Adjacent to planned ATA Bus Stop
- Accommodates 50% more than the projected parking demand
- Opportunity to construct in phases as demand grows

### Site Challenges
- **FATAL FLAW** – Attempts to contact owners have consistently been unsuccessful
- Usable site area may be limited by wetlands
- Acquisition of property – Cost to purchase / Logistics of lease
- Traffic access at driveway – Sight distance, grades

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![Location Map](image)

**Alternatives to Peebles Plaza Site**
- **Detailed Site Analysis**
- **In-Depth Site Descriptions**
- **Candidate Site Reviews**

**Legend**
- Existing Park & Ride Sites
- Planned ATA Bus Stops
- Alternatives Park & Ride Sites
- ATA Corridor Capacity Constraints
- Notional Boundaries

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**Peebles Plaza Site - Undeveloped Lot**

**Decatur**

![Peebles Plaza Site - Undeveloped Lot](image)
Peebles Plaza – Developed Lot

<table>
<thead>
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<tr>
<td>Estimated Parking Spaces</td>
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<td>Parking Demand</td>
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<th>Cost</th>
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<tr>
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<td>Construction Cost (including Design &amp; Permitting Costs)</td>
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<tr>
<td>Estimated Cost per Space</td>
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Site Assessment

Site Benefits
- Existing park & ride area
- Adjacent to U.S. 322 – Major regional route
- Existing paved area minimizes environmental impact concerns
- Near planned ATA Bus Stop – Opportunity for bus circulation through Peebles Plaza lot
- Accommodates the projected parking demand
- With agreements, could serve as an “interim” park & ride area while other lots are built

Site Challenges
- **FATAL FLAW** – Attempts to contact owners have consistently been unsuccessful
- Use of property will likely require lease agreement and ongoing lease payments
Irwin Drive Site

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<td>(Clearfield)</td>
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<td>Construction Cost</td>
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<td>Estimated Cost per Space</td>
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Site Assessment

Site Benefits
- Adjacent to existing park & ride area
- Adjacent to planned ATA Bus Stop
- Accommodates almost all of the projected parking demand
- Site is for sale – Price is not known
- Not in a floodplain – Reduced environmental constraints/permitting
- High cost per parking space ratio

Site Challenges
- Usable site area may be limited by steep slopes
- Additional construction cost for terracing/retaining walls likely
- Acquisition of property – Cost to purchase / Logistics of lease
- Drainage from hill requires additional drainage costs
Bowling Alley Site

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</tr>
</tbody>
</table>

Site Assessment

Site Benefits
- Adjacent to U.S. 322 – Major regional route
- Adjacent to ATA Bus Route
- Existing paved area minimizes environmental impact concerns
- Owner has expressed interest
- With agreements, could serve as an “interim” park & ride area while other lots are built

Site Challenges
- Would this location be used? Site is downstream of U.S. 322 “funnel”
- Number of parking spaces not known – Subject to lease agreement
- Use of property will likely require lease agreement and ongoing lease payments
Centre County Natural Gas Industry Report
January 17, 2012

Well Report:
- 58 total wells drilled in county to date (Source: DEP January Spud Report) = 7 wells in 2011 as opposed to 42 in 2010.
- 53 additional wells permitted

Leased Acreage (known to date):
- Approximately 188,000 acres or 26% of Centre County’s total land area.

Perspectives for 2012:
- Action by State Legislature.
- More interest in wet gas. Centre County’s Marcellus Shale gas is dry gas.
- Pipeline expansion
- Expanded economic development approaches for county: vehicle conversions, increased distribution of natural gas, business expansion
- More perspectives on environmental issues: forest defragmentation, injection wells, air quality, water, erosion and sedimentation ...

Current Financial Situation:

NYMEX Natural Gas Futures
Close (Front Month)

Source: http://www.wtrg.com/daily/gasprice.html#Daily
Wednesday, January 11, 2012 = $2.81 (Henry Hub Index), which is
- 15 cents or 5% below the prior week (January 4th) price of $2.96; and
- 38% lower than the price of $4.55 on the second Wednesday in January 2011.

Friday, January 13, 2012 = $2.67 (Nymex) – See prior chart.

Subdivisions:

1. Dr. Gerald F. & Susan W. Clair Subdivision -- previously tabled
   Final Plan
   2-Lots (Residential)
   Benner Township

Land Developments:

2. Lions Gate Self Storage Land Development, Phase 1
   Final Plan
   2-Buildings (Indoor Storage Units, plus Outside Vehicle Storage)
   Benner Township

Extension Requests:

- Krislund Camp & Conference Center Adult Cabin Units Land Development (CFA)  File No. 40-11
  Miles and Walker Townships ................................................................. 3rd Request (No Fee Required)

- Paul & Ellen Hartle and B. J. Hartle Subdivision (CFA)  File No. 10-10
  Benner Township ....................................................................................... 7th Request ($200.00 Fee Required)

- Sandy Ridge Wind Farm Land Development (CFA)  File No. 88-09
  Taylor Township .......................................................................................... 7th Request ($200.00 Fee Required)

- Weaver’s Store Land Development (CFA)  File No. 240-05
  Penn Township ............................................................................................... 15th Request ($600.00 Fee Required)

Note: CPA = Conditional Preliminary Plan Approval
      CFA = Conditional Final Plan Approval
Dr. Gerald F. & Susan W. Clair Subdivision

Final Plan
2-Lots (Residential)
Benner Township

Location: At the eastern terminus of an existing private street called Clair Lane, approximately 200 yards west to its intersection with Township Road 376 (Rock Road).

Surveyor/Engineer: PennTerra Engineering, State College

Tract History: a) Parent tract (totaling 29.9 acres) acquired by the Dr. & Mrs. Clair as an existing lot of record. The lot contains an existing single-family residence and several outbuildings and recent litigation between Dr. & Mrs. Clair (plaintiffs) and the adjoining property owner and Benner Township (defendants) has taken place, whereby the Judge’s decision allows for a reduction of the Benner Township’s minimum private street right-of-way width (off-site, only) from the required 50 feet width to a 20 foot width.

Note: In the court documents it was clearly stated that all other local land use controls must be adequately accommodated. However, the plan as presently submitted shows a design that will require major adjustments in order to comply with the Benner Township Street Standards (i.e., maximum finished grade for a private street system -- 12% vs. the 13.1% depicted; 4% leveling area at the private street intersection with Rock Road; and, a required cul-de-sac turn-around in lieu of the proposed ‘hammerhead’ format); or, the developer must provide written evidence of municipal waivers.

b) The Commission opted to table the plan at their November 15, 2011 meeting with the intent to revisit the plan at their regularly scheduled December 20, 2011 meeting.

c) The Planning Office received correspondence from the applicant’s agent formally waiving the Commission’s ninety (90) day time limit for action and requesting that an additional sixty (60) day extension be granted to afford time needed to address the numerous conditions still pending. The Commission acknowledged the applicant’s request and the plan remains tabled with the intent to revisit the plan at their regularly scheduled meeting of February 21, 2012.

d) This proposal represents a Final Plan submission showing a subdivision proposal within the parcel to create two lots from one, including the necessary internal and external infrastructure to service the building of a single-family residence on Lot 2.

Plan Requirements Pending:

ARTICLE V -- MAJOR RESIDENTIAL SUBDIVISION

Final Plan Submission

C. To guarantee the Applicant’s payment of all required plan reviews and corresponding site inspection fees, provide a partially completed Memorandum of Understanding for further processing.
D. Provide this office with a completed copy of the Department of Environmental Protection (DEP) Sewage Facilities Planning Module, including the required Pennsylvania Natural Diversity Index (PNDI) search results and corresponding written evidence of DEP approval.

517. **Final Plan Requirements**

A.1. The property being subdivided is primarily located in Benner Township but is also partially located in College Township; indicate this proposal as also being located in College Township.

A.2. Clarify the street address of the owner of the property being subdivided; Assessment Office records indicate the street address as being 146 Clair Lane; verify and amend accordingly.

A.6. The deed source for the property being subdivided (i.e., Record Book 661, Page 225) references multiple tracts of land; reference the specific tract of land being subdivided per this proposal.

A.6. (cont) Amend the source of title reference for the property being subdivided to be Record (in lieu of Deed) Book 661, Page 225 located on the plan schematic within Lot 1 on Sheet 1 of 3.

A.8. The adjoining properties north of this proposal are part of a previously approved subdivision plan entitled, “Plan of Development for Robert E. Delafield” recorded in Plat Book 15, Page 5; graphically depict the lot lines for Lots 1 & 2 (owned by David Michael Panko; Tax Parcel 37-5-22) and Lots 3 & 4 (owned by Sandra T. Azar; Tax Parcel 37-5-15A).

A.8. (cont) Amend the adjoining property lines to a different line style to clearly distinguish from the property being subdivided.


A.10. Label Clair Lane and Ellman Lane (on Sheet 1) and label the township road number for Rock Road (i.e., T-376).

A.10. (cont) Amend the right-of-way lines for Rock Road (T-376) to a different style to clearly distinguish from the property being subdivided.

A.10. (cont) Label the material type and width of the cartway within Rock Road (T-376).

A.10. (cont) Label the width of the existing paved driveways located within Lot 1 and within the panhandle of Lot 2.

A.10. (cont) Per Miscellaneous Book 41, Page 94 there is an existing 12-foot wide right-of-way that traverses through a portion of the northern corner of Lot 2; locate and label accordingly, noting the width of the right-of-way and source of title.

Also, locate and label the corresponding cartway within the 12-foot wide right-of-way, noting material type and width.
J. (cont) Per Plat Book 80, Page 158, there is an existing 50-foot wide private right-of-way that adjoins the northern corner of Lot 2, called “Ellman Lane” and is recorded in Record Book 2009, Page 919; locate and label, noting the width of this right-of-way, source of title and name.

A.11. Per the configuration of the lots being proposed by the applicant, there is now a building setback encroachment with an existing shed located in the northern portion of Lot 1; relocate the shed to eliminate the building setback encroachment.

A.11. (cont) Locate and label the existing on-site water supply (well) that services Lot 1.

A.14. Per Benner Township Street Standards Ordinance, Section 5.9 Private Streets, c.(4) Maximum allowable grade: The maximum allowable grade for private access streets shall be a finished grade of twelve (12) percent slope. Special drainage considerations shall be required to eliminate or control erosion, sedimentation and storm water management, especially on grades exceeding six (6) percent slope. These shall include special roadway cross sections, grading shoulder construction and stabilization, cross drainage and cut and fill slopes as approved by the Township Engineer.

The profile on Sheet 2 of 3 indicates the finished grade of a segment of Clair Lane is to be 13.1%, which exceeds the maximum allowable finished grade of 12%. The applicant will need to either amend the plan to meet the maximum finished grade of 12% or seek from the Benner Township Supervisors a waiver from this requirement of the Benner Township Street Standards Ordinance.

A.14. (cont) Per Benner Township Street Standards Ordinance, Section 5.9 Private Streets, c.(6) Cul-de-sac turnaround area: A turnaround area shall be provided at the terminus of all dead-end access streets and at other appropriate areas which shall have a minimum unobstructed maneuvering area equal to or equivalent of a forty (40) foot turning radius.

The applicant is proposing, in lieu of a cul-de-sac turnaround, a ‘hammerhead’ turnaround at the terminus of the private street. The applicant will need to either amend the plan to meet the cul-de-sac turnaround requirement or seek from the Benner Township Supervisors a waiver from this requirement of the Benner Township Street Standards Ordinance.

A.14. (cont) Per Benner Township Street Standards Ordinance, Table 2 – Intersection Design Specifications, a 4% leveling area for the first 50-feet is required for Clair Lane at its intersection with Rock Road (T-376). The applicant will need to either amend the plan to meet this leveling area requirement or seek from the Benner Township Supervisors a waiver from this requirement of the Benner Township Street Standards Ordinance.

A.14. (cont) Per Benner Township Street Standards Ordinance, Section 5.10 Private Driveway Access Easement, b.(3), such private right-of-way easement shall be fifty (50) feet in width.

The applicant is proposing a 20-foot wide access easement through the penhandle of Lot 2 to the benefit of Lot 1. The applicant will need to either amend the plan to meet the required 50-foot wide access easement width or seek from the Benner Township Supervisors a waiver from this requirement of the Benner Township Street Standards Ordinance.
A.14. (cont) Clarify if an easement exists for that segment of Clair Lane (private) located on lands of David Michael Panko (Tax Parcel 37-5-53A) at its intersection with Rock Road (T-376). If an easement exists, locate and label same on the plan schematic, noting the width and source of title.

If an easement does not exist, locate and label on the plan schematic using accurate bearings and distances, an access easement over lands of David Michael Panko (Tax Parcel 37-5-53A). Provide a draft copy of the access easement to this office for staff review. Once found acceptable, the applicant will be instructed to execute, record, and note source of title (where recorded) on the plot plan. Provide this office with a recorded copy for our file.

Another option, if applicable, would be for the applicant to provide evidence from their legal counsel of an ‘easement by prescription’ for that segment of Clair Lane (private) located partially on lands of David Michael Panko (Tax Parcel 37-5-53A).

A.18. The applicant’s engineer has indicated the improvements to Clair Lane (private) will create approximately 3,500 square feet of additional impervious area, which is less than the 5,000 square feet required for the preparation of a stormwater management plan (per the Spring Creek Stormwater Management Ordinance) as well as an erosion and sedimentation pollution control plan, as approved by the Centre County Conservation District. Further, the applicant’s engineer has indicated the additional runoff created will be filtered by sheet flow over existing vegetated and wooded areas. Given the access easement of Clair Lane (private) is 20-feet in width and the cartway will be improved to 18-feet wide, the additional runoff will appear to sheet flow over lands of others and unlikely to be contained wholly within the 20-foot right-of-way. To this end, locate and label on the plan schematic using accurate bearings and distances a stormwater management easement covering those areas where the additional stormwater will sheet flow. Provide this office with a draft copy of the stormwater management and maintenance easement agreement for staff review. Once found acceptable, the applicant will be instructed to execute, record, and note source of title (where recorded) on the plot plan. Provide this office with a recorded copy for our file.

A.19. Site Data: Clarify the square footage of the lots being subdivided -- Project Notes 1.d. differs from the square footage referenced on the plan schematic, amend accordingly; and, reference the minimum lot size required for this proposal.

A.19. (cont) Site Data: Reference the applicable building setback requirements per the College Township Zoning Ordinance; amend Project Notes 2.e. to indicate Sanitary Sewer (on-site existing Lot 1; on-site proposed Lot 2); amend Project Notes 2.f. to indicate Water (on-site existing Lot 1; on-site proposed Lot 2); and, amend Project Notes 5. to reference Tax Parcel 37-5-48.

A.21. Location Map (1" = 1,000‘): Label the township road numbers for Rock Road, Big Hollow Road, Houserville Road, and Trout Road.

A.21. (cont) Location Map (1" = 400‘): Amend the line style used to depict the adjoining properties to a different style to clearly distinguish from the property being subdivided; label Spring Creek and Rock Road (T-376).

A.23. All property corner pins must be set prior to Final Plan approval; amend the Symbols Legend to indicate the property corner pins are set rather than ‘to be’ set.
If applicable, amend the building setback lines depicted on the plan schematic within College Township to be consistent with the College Township Zoning Ordinance.

518. **Additional Supplemental Requirements**

A. **Supporting Data**

A.1. Awaiting receipt of the Municipal’s Engineer 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) Although no new lots are being created in College Township, provide written confirmation from the College Township Zoning Officer indicating that the bulk regulations so noted in the Project Notes are consistent with the College Township Zoning Ordinance.

A.3. (cont) Provide this office with a copy of an approved Benner Township Highway Occupancy Permit (HOP) for Clair Lane’s (private) access onto Rock Road (T-376), noting the permit number on the plot plan, if the township assigns numbers to their permits.

A.5. Awaiting receipt of the County Conservation District’s review and acknowledgement of the required Erosion and Sedimentation Pollution Control Plan.

A.6. This office acknowledges receipt of a draft copy of a “Private Access Easement Agreement” for staff review. Once found acceptable, the applicant will be instructed to execute, record, and note source of title (where recorded) of the easement on the plot plan. And once recorded, provide this office with a recorded copy of the instrument for our file.

Also, locate and label the easement on the plan schematic using accurate bearings and distances.

A.6. (cont) Provide this office with a draft copy of a private right-of-way agreement for Clair Lane (private) for staff review. Once found acceptable, the applicant will be instructed to execute, record, and note source of title (where recorded) of the easement on the plot plan. And once recorded, provide this office with a recorded copy of the instrument for our file. Also, locate and label the easement on the plan schematic using accurate bearings and distances.

B. **Improvements**

B.1. & B.2. Upon satisfactory completion of the above plan requirements (per subsequent 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 Municipal Engineer and County Planning Staff, with written correspondence noting approval to be generated by the Municipal Engineer upon satisfactory completion of all required improvements.
C. **Certificates**

C.1. Obtain the signature of the Professional Land Surveyor responsible for the plan (i.e., Execute the Professional Land Surveyor Certification Block).

C.1. (cont) Obtain the seal of certification of the Professional Engineer responsible for the plan.

C.4. Obtain the original signature of the owners of the property being subdivided and execute the Certification of Ownership Block.

C.5. Provide the required Recorder of Deeds Block, per Appendix 8.G. of the County’s Subdivision and Land Development Ordinance.

C.7. Obtain the original signature of the Benner Township Sewage Enforcement Officer and execute the Sewage Disposal Review 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 Comments**

- Through routine review by the staff, the above-referenced property may be subject to the regulation per Act 319, entitled: *Pennsylvania Farmland and Forest Land Assessment Act of 1974.* (More commonly referred to as the “Clean & Green Law”).

Accordingly, the proposed subdivision activity might impact the property’s existing taxing structure, including the possibility of “rollback taxes”.

For clarification, we encourage the Applicant to contact the Centre County Assessment Office (as soon as possible) to obtain the necessary information pertaining to this matter -- Phone: (814) 355-6721.

**Consistent with the plan review by the Major Subdivision and Land Development Plan Review Subcommittee** and subject to the review comments from the Benner Township Engineer and Zoning Officer, **staff recommends tabling at this time with the intent to revisit the plan at the Commission’s next scheduled meeting of February 21, 2012.**
Lions Gate Self Storage Land Development, Phase 1

Final Plan
2-Buildings (Indoor Storage Units, plus Outside Vehicle Storage)
Benner Township

Location: Along the eastern boundary of Crosswinds Drive (T-340), approximately 300 yards south of its intersection with High Tech Road (T-785).

Surveyor/Engineer: Hawbaker Engineering, State College

Tract History:

a) Parent tract (5.07 acres) acquired by the owners, Beginning Properties, LLC, as an approved lot of record (being Lot 23R of the Airport Park Subdivision).

b) This tract was originally earmarked for development as the ‘24/7 Self-Storage Facility’ and the former applicant gained the Planning Commission’s Conditional Final Plan Approval.

c) Due to self-imposed financial constraints, the above-referenced Conditionally Approved Final Plan was formally withdrawn by the previous applicant and the property was subsequently sold to Beginning Properties, LLC.

d) The Preliminary Plan for the Lions Gate Self Storage Land Development, Phases 1 & 2, was approved by the Commission on November 28, 2011.

e) This plan is submitted for formal action of the Final Plan segment, called Phase 1, comprising Buildings A and B and the corresponding infrastructure to service the applicable indoor and all outdoor vehicle storage units.

Plan Requirements Pending:

ARTICLE VII -- LAND DEVELOPMENT

719. Additional Supplemental Requirements

A. Supporting Data

A.1. Awaiting receipt of the Township’s Engineer 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.

(cont) Provide this office with a copy each of the Benner Township Highway Occupancy Permit (HOP), as was ok’d by the Benner Township Roadmaster (per his letter of August 25, 2011), for each of the accesses onto Crosswinds Drive (T-340); noting the permit numbers of each on the plot plan (where applicable).
A.6. This office acknowledges receipt of a revised draft copy of the Declaration of Permanent Stormwater Management Easement and Maintenance Easement Agreement for staff review and it has been found acceptable. Accordingly, the applicant has been instructed to execute, record, and note source of title (where recorded) of the easement on the plot plan. And once recorded, provide this office with a recorded copy of the instrument for our file.

B. Improvements

B.1. & B.2. Upon satisfactory completion of the above plan requirements (per subsequent 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.

C. Certificates

C.1. Obtain the signature and seal of certification of the Professional Land Surveyor responsible for the plan. Provide the seal on all applicable plan sheets.

C.1. (cont) Execute the Design Engineer’s Certification Block.

C.1. (cont) Execute the Design Engineer’s Stormwater Certification Block.

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 Comments

- Execute the Municipal Engineer’s Stormwater Certification Block.

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

Krislund Camp & Conference Center Adult Cabin Units Land Development (CFA) File No 40-11
Miles and Walker Townships.................................................................3rd Request (No Fee Required)

- Paul & Ellen Hartle and B. J. Hartle Subdivision (CFA) File No. 10-10
  Benner Township.................................................................7th Request ($200.00 Fee Required)

- Sandy Ridge Wind Farm Land Development (CFA) File No. 88-09
  Taylor Township.................................................................7th Request ($200.00 Fee Required)

- Weaver’s Store Land Development (CFA) File No. 240-05
  Penn 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