MEETING MINUTES
CENTRE COUNTY PLANNING COMMISSION
June 19, 2012

Members Present: Freddie Persic, Chair; Bob Dannaker, Vice-Chair; Chris Kunes; Jack Shannon and Kevin Abbey

Members Absent: Mimi Wutz, Secretary; Denny Hameister and Tom Poorman

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

Others Present: None

1. Call to Order - Pledge of Allegiance

Vice-Chair Dannaker welcomed everyone to the Planning Commission meeting and called the meeting to order at 6:08 p.m.

2. Citizen Comments

None

3. Approval of Minutes

A motion was made by Mr. Abbey and second by Mr. Shannon to approve the minutes of April 17, 2012. Motion carried.

4. Planning Commission Member Updates

Mr. Abbey noted that after many years Bristol Road is now open from College Avenue to Blue Course Drive in Ferguson Township. Also, as a representative to the Centre Region Planning Commission, Mr. Abbey stated that they are systematically working their way through the different elements that make up the Comprehensive Plan for the Centre Region and hope to have it completed toward the end of the year.

5. Old Business

None

6. New Business

□ MPO Update – Mike Bloom
Mr. Bloom updated the Commission members on the S.R. 322/GPS Issues. Regarding the GPS issue, a local resident reported that GPS units are directing traffic onto Whitetail Lane, a private dirt road unsuitable for through traffic, as an access route between S.R. Route 322 Eastbound and S.R. Route 322 Westbound. In addition, there are various other traffic concerns on S.R. 322 which are being reviewed by PennDOT, Worth Township, and the GPS mapping clearinghouse as noted on (Attachment #1).

Penns Valley Rails-to-Trails Feasibility Study - This potential project will evaluate 27 miles of the former Lewisburg-Tyrone rail corridor through College, Harris, Potter, Gregg, Penn and Haines Townships and Centre Hall Borough for trail construction. The CCPCDO staff will be the Project Coordinator along with providing in-kind services. DCNR is providing $32,300 funding through a Community Conservation Partnership Program (C2P2) grant and a cash match is being provided by Gregg Township who will serve as the financial manager. This is a very aggressive project for the budget: even so 16 firms (to date) have expressed an interest in the project. Request for Proposals (RFPs) will be opened July 12, 2012 at the Gregg Township Board of Supervisors meeting and Initiation of Service will be started August 31, 2012 as noted on (Attachment #1).

CCMPO Local Funding - There has been much discussion regarding this issue beginning in 2011 and continuing to date as noted on (Attachment #1).

☐ Centre County Natural Gas Industry Update - Liz Lose and Sue Hannegan

Potential Opportunities for Expanding Natural Gas Service - Ms. Lose noted that this is an in-house feasibility study for the expansion of the natural gas service area which is basically from the Bald Eagle High School along Alternate 220 and Route 150 to the Milesburg Truck Plaza. Information gathered from the Tax Assessment records regarding: fuel source and heating system type, provided important base information for the project. (Attachment #2). Columbia Gas of PA (this area’s natural gas provider) has corresponded with SEDA-COG to determine feasible use of the railroad right-of-way, which according to SEDA-COG was not financially viable, as the gas line would have to be double encased, which would double the cost. The biggest potential users of natural gas would be the current heavy users of propane such as Hilex Poly (the Bag Plant) in Milesburg and the Coca Cola Company. The Milesburg Truck Plaza would be key to tap on as well because of the potential for a future natural gas fueling station, if they were so inclined. Snow Shoe Borough is also interested in seeking natural gas service and distribution lines.

Starting tomorrow, Wednesday June 20th, a summer intern will conduct research on the residential, commercial and industrial aspects of this project. Part of his research will focus on the economic return for residential customers. Perhaps the most important aspect of his research will be the development of a process describing how to identify feasible areas for natural gas service and financial considerations to make the installation viable. The end goal is to replicate the Milesburg Feasibility Study process, perhaps in the Rush Township Moshannon Valley Business Park area which is not serviced by natural gas, but fits the same mold in that natural gas is in the Philipsburg area, but it doesn’t extend up the mountain to the business park. The Milesburg area line extension is estimated to cost $3 million and extend from the Bald Eagle High School approximately 2.5 – 3 miles.
Discussion ensued.

Natural Gas Impact Fee Municipal Distribution - Ms. Hannegan provided a map showing the final approved distribution of wells by municipality (Attachment #3). There were 62 total Spud Wells in the County as of 12/31/11. There final distribution is different than previously shared because DEP corrected their municipal boundary line to be consistent with the county’s municipal boundaries. The 11 wells that were previously located in Boggs Township were actually in Snow Show Township. This change results in a significantly different distribution of ACT 13 monies to Spring, Benner and Howard Townships and Milesburg Borough since these municipalities are no longer contiguous to a host municipality.

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

In terms of Zoning Ordinances, staff is currently finishing up Ordinances in Worth and Haines Townships. The Worth Township’s Zoning Ordinance has been forwarded by their Planning Commission on to the Supervisors for Public Hearing and they hope to have it completed by the end of the summer. Haines Township’s Final Draft Zoning Ordinance should be ready for public review and comment within the next couple of months. Miles Township has requested assistance in drafting their Zoning Ordinance. Staff will be attending meetings to begin the process. This is implementation of the Penns Valley Regional Comprehensive Plan, and is a positive step forward. Milesburg Borough just finished completing some revisions to their Zoning Ordinance and hopefully it will be adopted within the next couple of months. In Snow Shoe Township there was a Zoning Amendment completed at the beginning of June regarding 55 acres of industrially zoned property. Hawbaker is going to install a temporary waste water treatment facility for fracung water. This proposal will be reviewed at the July 17, 2012 Planning Commission meeting.

Staff has also been involved with Grant Projects: Redevelopment Assistance Capital Project Funding (RACP Funds) - Ms. Hannegan is finalizing the paperwork for a $2 million Renovation Project at the Philips Hotel; and we will be administering the Central Pennsylvania Institute of Science and Technology (CPI) $10 million project for an addition to the CPI facility for transportation; $5 million of which we anticipate will be a RACP Grant. Aaronsburg and Millheim have a grant from the Environmental Protection Agency (EPA) to do a waterline interconnect. Staff was instrumental in getting Millheim Borough about $1.8 million in PENNVEST Funding to complete the waterline project. There is a lot of construction work on Route 45 in Millheim because they are replacing their waterline from the east side of town to the western border. We are also trying to get PENNVEST Funding for Aaronsburg to upgrade their water system as well as part of the waterline interconnect.

There was a ruling last month by the Surface Transportation Board in Washington, DC approving the Rail Line Reactivation for the R.J. Corman Proposal located in Clearfield and Centre Counties particularly in the area of Rush and Snow Shoe Townships for a 20-mile reactivation. Included in this 20-mile length, is a rail bank portion of approximately 9.3 miles, most of which is located in Centre County. Reactivation would impact the Snow
Shoe Rails-to-Trails facility as they are using that rail bank right-of-way. Approximately five
to seven years ago there was Metropolitan Planning Organization (MPO) funding of
approximately $500,000 provided for the Peale Tunnel rehabilitation work, but now based
on the rail line reactivation, Headwaters Charitable Trust which takes care of the right-of-
way will be required to repay funds that were used to improve that tunnel. Mr. Bloom is
working with Headwaters Charitable Trust on these issues. There was also some
Department of Conservation and Natural Resources (DCNR) money included. They may
be required to reimburse DCNR for any part of the trail that may be reactivated including
the Peale Tunnel. The tunnel specifically has a 20 year depreciation value on the $500,000,
so if they must reimburse those federal funds, it could amount to approximately $330,000-
$350,000.

Mr. Jacobs noted that one positive thing from that ruling is that the Surface Transportation
Board is not requiring R.J. Corman to actually build the line; they just gave them the
permission to build it, so there is no actual timeframe attached to when they must have it
built. That should buy Headwaters Charitable Trust and Snow Shoe Rails-to-Trails some time;
with the 20-year depreciation factor, provided it is still eligible for trail use during that time.
Obviously, as more time ticks away, the value of the reimbursement amount diminishes.

We also have an open position in the Planning Office; Norm Lathbury is going to retire
again, as he has been part time for a while. Approval from the Commissioners has been
given to advertise for his position. We have received seven or eight applications to date.
The position has been modified a bit beyond duties as the Agricultural Land Preservation
Planner and the Farmland Trust, and will now include working with staff on some planning
duties, particularly Economic Development and Grant Writing. It is interesting to note that
in Governor Corbett’s budget, he is proposing to eliminate the $20 million Cigarette Tax
that is utilized for the Ag Preservation Program and put that into the General Fund. So that
puts the Ag Preservation Program at the statewide level in jeopardy. We are not sure if the
House is going to approve that or not, but if they do, within 2-3 years that program could
be phased out. However we still have the responsibilities to monitor and provide reports on
the existing preserved farms on an on-going basis. So regardless, there will be some
involvement with the new staff planner dealing with the Agricultural Land Preservation
program and the Farmland Trust; if some of those duties are diminished we will have that
position do other work.

There was a proposal for two Keystone Opportunity Expansion Zones: one at the
Moshannon Valley Business Park and the other at the Benner Commerce Business Park.

8. Review of Subdivision and Land Development Plans – Anson Burwell and Chris Schnure
(Attachments #4 & #5)

Subdivisions:

1. Dr. Gerald F. & Susan W. Clair Subdivision -- previously tabled
   Final Plan
   2-Lots (Residential)
   Benner Township
No action needed on the above mentioned plan and plan remains tabled to be revisited at the July 17, 2012 meeting.

Land Developments:

- none submitted for this planning cycle

Waiver Request:

- Per written request of May 9, 2012 (copy attached), the developers of a land development proposal entitled: THE GLEN AT PARADISE HILLS WEST (comprising four residential quadplex units and located in Benner Township) have petitioned the Commission to allow for waiver of the Preliminary Plan format and to allow for the formal submission of a Final Plan subsequent to the staff’s standard pre-submission review of a detailed sketch plan.

A motion was made by Mr. Dannaker and seconded by Mr. Kunes to approve staff’s recommendation to grant the approval to allow formal submission of the Final Plan as noted above. Motion carried.

Time Extension Requests (June’s Meeting Cycle):

- G. M. McCrossin, Inc. Land Development (CFA) File No. 85-11 Benner Township.................................................................3rd Request (No Fee Required)

- Sandy Ridge Wind Farm O & M Building Land Development (CFA) File No. 68-11 Taylor Township.................................................................4th Request ($50.00 Fee Required)

- The Former Wolf’s Furniture Store Land Development (CFA) File No. 140-09 Benner Township.................................................................4th Request ($50.00 Fee Required)

- Disposition of Commonwealth Real Property - S. C. I. at Rockview (CFA) File No. 188-10 Benner Township.................................................................5th Request ($100.00 Fee Required)

- Old Fort Road Land Development (CPA) File No. 149-10 Potter Township.................................................................5th Request ($100.00 Fee Required)

- Jaybird Manufacturing, Inc. Land Development (CFA) File No. 21-11 Potter Township.................................................................5th Request ($100.00 Fee Required)

- The Village of Nittany Glen Land Development, Phase III-A (CFA) File No. 136-10 Benner Township.................................................................6th Request ($150.00 Fee Required)

- Sports Management Group, Inc. Land Development, Phase VI (CFA) File No. 253-07 Haines Township.................................................................18th Request ($750.00 Fee Required)
Time Extension Requests (May’s Meeting Cycle)

Note: May’s CCPC Meeting was cancelled

- Hanover Foods Corporation -- Freezer Expansion Land Development (CFA)  File No. 3-12
  Potter Township.................................................................................................1st Request (No Fee Required)

- Tavern Terrace Townhomes Land Development (CFA)  File No. 142-10
  Boggs Township................................................................................................1st Request (No Fee Required)

- Ram Centre, Inc. Land Development (CFA)  File No. 135-11
  Penn Township..................................................................................................2nd Request (No Fee Required)

- BEASD Additions and Alterations Land Development (CFA)  File No. 4-09
  Boggs Township.................................................................................................13th Request ($450.00 Fee Required)

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

A motion was made by Mr. Shannon and second by Mr. Dannaker to approve the above-mentioned Time Extensions for May and June meeting cycle. Motion carried

Major Subdivision and Land Development Plan Sub-Committee Meeting - The Thursday, June 28, 2012 meeting will be attended by Chris Kunes, Freddie Persic and Bob Dannaker.

With no further business to come before the Commission, a motion was made by Mr. Abbey and second by Mr. Kunes to adjourn at 7:15 p. m. Motion carried.

Respectfully submitted,

Robert B. Jacobs, Director

mlw

THESE MINUTES WERE APPROVED AT THE JULY 17, 2012, CENTRE COUNTY PLANNING COMMISSION MEETING
SR 322/GPS Issues:

Following up on issues raised during a recent Upper Bald Eagle/Halfmoon Valley COG meeting, staff coordinated with PennDOT for a study of SR 322 at the Reese Hollow Road/East Mountain Road intersection. PennDOT reviewed the existing intersection and advance signage. The signage meets standards for the most part, although a few signs close to the intersection are due to be upgraded and that will be done. PennDOT is recommending the installation of in-lane paint treatments in advance of the intersection. PennDOT will install these at no cost to the township. These treatments warn motorists that they are approaching an intersection, recommends they slow their approach speeds and details that it is a four way intersection.

PennDOT also suggested they could install wig wag lights on the advance warning signage. The cost of the wig wag installation and maintenance would be borne by the township ($5,000-$7,500); however, these projects do reportedly have a positive impact on crash rates, reportedly a 15-25% reduction in those rates. There was discussion of restricting right turns into Reese Hollow Road, given the restricted turn radius and the concerns over traffic slowing on the main line of SR 322 to make that turning movement.

Staff recommended that if Worth Township would like to approach a major fix at this intersection to correct the turn radii and further improve safety, they should request that the project be added to the Centre County Long Range Transportation Plan for consideration of future funding.

Further down SR 322 at the Black Hollow Church, PennDOT recommended the installation of signage at the church’s access points, there was 1 one-way sign missing and 2 – no right turn signs will be added. A few hundred yards in advance of the Church on SR 322, PennDOT will add signage indicating DO NOT ENTER to draw the attention of traffic that may have turned around and proceeded the wrong direction on main line SR 322.

Staff also followed up with local, state and federal agencies on issues pertaining to having GPS companies revise their mapping for Whitetail Lane, a private drive unsuitable for through traffic that has been plagued by traffic on SR 322 and East Mountain Road being diverted into the drive. Staff also reported these issues to two GPS mapping clearinghouse sites in efforts to alleviate the issues.

Penns Valley Rails To Trails Feasibility Study:

CCPCOD staff has taken over the Project Coordinator role for this feasibility study that will evaluate the potential for a rails to trails project to be constructed on 27 miles of the former Lewisburg – Tyrone rail corridor that traverses College, Harris, Potter, Gregg, Penn and Haines Townships and Centre Hall Borough.

The project is being funded by DNCR through a $32,300 Community Conservation Partnership Program (C2P2) grant, with cash match being provided by Gregg Township and a donation of in-kind service from the County.

The Request for Proposals was released on May 24th and a pre-bid meeting was held on June 1st. The project, which is admittedly aggressive for the budget, has generated significant interest amongst consulting firms with 16 expressing interest thus far. The consultant selection process is proceeding on the following schedule:

- **RFP Available:** May 24, 2012
- **Optional Pre-Bid Meeting:** June 1, 2012
- **Deadline to Submit Questions:** June 8, 2012
- **Deadline for Response to Questions:** June 15, 2012
- **Proposal Due Date:** July 6, 2012
- **RFP Opening:** July 12, 2012 - Gregg Township Board of Supervisors Meeting
- **Complete Evaluations:** July 27, 2012
- **Interviews (If necessary):** August 1, 2012
- **Selection by the Township:** August 9, 2012 - Gregg Township Board of Supervisors Meeting
- **Notice of Selection:** August 10, 2012
- **Negotiation of Contract:** August 17, 2012
- **DCNR Review of Contract:** August 24, 2012
- **Initiation of Service:** August 31, 2012
CCMPO Local Funding

In 2011, the CCMPO agreed to consider a request from the Ferguson Township Board of Supervisors to revise the formula for allocating local funding shares in the annual MPO Budget. Discussion of the request was initiated in 2011, and continued in 2012.

In response to a recommendation from the MPO’s Local Funding Formula Subcommittee, on March 27, 2012 the Coordinating Committee voted in favor of the following motion:

The CCMPO Coordinating Committee requests the Centre County Board of Commissioners to increase the amount of its financial contribution to the MPO, as outlined in Option 6 from the funding formula options presented in September 2011. Under Option 6, municipal shares are calculated by a formula comprised of 50% population and 50% road miles, and Centre County would contribute the local shares of the municipalities in the rural planning regions (all municipalities other than the eight municipalities that currently provide individual contributions). Under the current 2012 budget, the change in formula would increase the County’s share from approximately $92,700 to approximately $122,200. The Coordinating Committee noted that an increase is requested without a corresponding reduction in the funding provided to the Centre Regional Planning Agency for planning services provided through the Agreement of Relationship between Centre County and the Centre Region municipalities.

The CCMPO’s request was conveyed to the County Board of Commissioners (BOC), and a response was received on April 13. The BOC indicated that it would discuss the request with the MPO, but would not be able to commit to the possibility of increasing its allocation until its 2013 budget process was underway.

In anticipation of the start of the 2013 budget process, the MPO staff requested that Ferguson Township clarify its position regarding a commitment of funds to the MPO Budget in 2013. In May, Ferguson Township responded by indicating that it was committed to providing local funding to the CCMPO in 2013, but will base its 2013 contribution on a formula of 50% population and 50% road miles for the eight contributing municipalities. Currently the local shares from the eight contributing municipalities are allocated using the COG budget formula (as modified to include Benner and Spring Townships). Using the new formula, the contributions from some of the municipalities would decrease, including Ferguson Township’s contribution; and the contributions from other municipalities would increase.

In May 2012, State College Borough Council provided correspondence expressing its objection to the new formula proposed by the CCMPO in March, noting that the formula only redistributed shares among the eight contributing municipalities, and did not provide for new revenue. Although the Borough indicated its commitment to contributing its fair share to the MPO budget, Council indicated that it has started to question the value of continuing to be a member of the MPO. The Borough also suggested that the CCMPO discuss other local funding options that would create incentives for increasing municipal membership across the County, which would have benefits from both the funding and planning perspectives.

For the MPO staff, the outcome of discussions about the local funding share formula is the most critical issue for the 2013 Budget. Policy direction about the local funding formula is needed by staff for preparation of the detailed 2013 Budget in August 2012. Discussion about the formula will involve the Coordinating Committee, the Local Funding Formula Subcommittee, Centre Region COG Finance Committee, the eight municipalities that contribute funds to the budget, and the Centre County Board of Commissioners. Initial discussions among the various groups will occur in July, and continue in August.

At the MPO meeting next week, the Chair will briefly report about the next steps in the discussion, which will include an initial discussion of the 2013 Budget by the COG Finance Committee on July 10. Representatives from Benner and Spring Townships have been invited to attend the COG Finance Committee meeting to participate in the discussion.

The Chair may also opt to schedule a meeting of the Local Funding Formula Subcommittee, and a meeting of the MPO representatives and staff from the eight contributing municipalities and Centre County to discuss potential options for the detailed 2013 Budget.

A special Coordinating Committee may also be scheduled in July and/or August to discuss the 2013 Budget.
POTENTIAL OPPORTUNITIES FOR EXPANDING NATURAL GAS SERVICE
Milesburg Area - Route 220 Corridor

Tax parcels symbolized by fuel source and heating system

HEATING SYSTEMS
- FUEL
- COAL
- ELECTRIC
- FUEL OIL
- GEOTHERMAL
- KEROSENE
- NATURAL GAS
- PROPANE
- SOLAR
- WOOD

Centre County Transportation 5,520 sq. ft.
Hilex Poly (Bag Plant) 160,096 sq. ft.
Milesburg Truck Plaza 60,000 sq. ft.
Travel Center 20,000 sq. ft.
CCDNA (Bottling Plant) 350,000 sq. ft.

Eagle Valley Personal Care Home 27,905 sq. ft.

Columbia Gas of PA line
- Ends across from Bald Eagle HS

Columbia Gas of PA line
- Ends across from Red Tail Lane
Preliminary Distribution of Wells

Final/Approved Distribution of Wells by Municipality

Total Spud Wells in County
12/31/11 = 62
<table>
<thead>
<tr>
<th>Municipality</th>
<th># of Gas wells in the Municipality</th>
<th>Host or Contiguous Municipality</th>
<th>Municipal Population</th>
<th>% of total Population</th>
<th>% of total people</th>
<th>Highway Road Miles in Municipality</th>
<th>% of total Miles</th>
<th>Host municipality fee collected</th>
<th>Host or Contiguous fee collected</th>
<th>All Centre County Municipalities Fund</th>
<th>TOTAL FUNDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Benner</td>
<td>0</td>
<td>N</td>
<td>6,188</td>
<td>4.02</td>
<td>0.25</td>
<td>50.25</td>
<td>3.70</td>
<td>0</td>
<td>$28,124</td>
<td>$28,124</td>
<td>$28,124</td>
</tr>
<tr>
<td>Bloomsburg</td>
<td>0</td>
<td>Y</td>
<td>2,985</td>
<td>1.94</td>
<td>11.93</td>
<td>103.60</td>
<td>13.36</td>
<td>0</td>
<td>$39,886</td>
<td>$39,886</td>
<td>$39,886</td>
</tr>
<tr>
<td>Burnside</td>
<td>30</td>
<td>Y</td>
<td>303</td>
<td>2.06</td>
<td>11.18</td>
<td>286.03</td>
<td>3.53</td>
<td>0</td>
<td>$269,420</td>
<td>$269,420</td>
<td>$269,420</td>
</tr>
<tr>
<td>College</td>
<td>0</td>
<td>N</td>
<td>9,521</td>
<td>6.18</td>
<td>37.74</td>
<td>103.60</td>
<td>5.43</td>
<td>0</td>
<td>$7,559</td>
<td>$7,559</td>
<td>$7,559</td>
</tr>
<tr>
<td>Curtin</td>
<td>3</td>
<td>Y</td>
<td>618</td>
<td>0.40</td>
<td>2.67</td>
<td>30.16</td>
<td>2.22</td>
<td>0</td>
<td>$26,942</td>
<td>$26,942</td>
<td>$26,942</td>
</tr>
<tr>
<td>Ferguson</td>
<td>0</td>
<td>N</td>
<td>17,690</td>
<td>11.49</td>
<td>49.41</td>
<td>4.61</td>
<td>0.34</td>
<td>0</td>
<td>$7,873</td>
<td>$7,873</td>
<td>$7,873</td>
</tr>
<tr>
<td>Gregg</td>
<td>0</td>
<td>N</td>
<td>2,465</td>
<td>1.64</td>
<td>65.23</td>
<td>4.61</td>
<td>0.34</td>
<td>0</td>
<td>$6,470</td>
<td>$6,470</td>
<td>$6,470</td>
</tr>
<tr>
<td>Hamline</td>
<td>0</td>
<td>N</td>
<td>1,594</td>
<td>1.02</td>
<td>39.85</td>
<td>2.94</td>
<td>0.24</td>
<td>0</td>
<td>$4,015</td>
<td>$4,015</td>
<td>$4,015</td>
</tr>
<tr>
<td>Halfmoon</td>
<td>0</td>
<td>N</td>
<td>2,667</td>
<td>1.73</td>
<td>28.26</td>
<td>2.08</td>
<td>0.16</td>
<td>0</td>
<td>$3,875</td>
<td>$3,875</td>
<td>$3,875</td>
</tr>
<tr>
<td>Harris</td>
<td>0</td>
<td>N</td>
<td>4,873</td>
<td>3.15</td>
<td>40.78</td>
<td>3.45</td>
<td>0.27</td>
<td>0</td>
<td>$6,717</td>
<td>$6,717</td>
<td>$6,717</td>
</tr>
<tr>
<td>Howard</td>
<td>0</td>
<td>Y</td>
<td>964</td>
<td>0.63</td>
<td>4.63</td>
<td>27.59</td>
<td>2.03</td>
<td>0</td>
<td>$10,296</td>
<td>$10,296</td>
<td>$10,296</td>
</tr>
<tr>
<td>Huston</td>
<td>0</td>
<td>Y</td>
<td>1,360</td>
<td>0.88</td>
<td>5.56</td>
<td>26.03</td>
<td>3.53</td>
<td>0</td>
<td>$14,070</td>
<td>$14,070</td>
<td>$14,070</td>
</tr>
<tr>
<td>Liberty</td>
<td>0</td>
<td>Y</td>
<td>2,116</td>
<td>1.38</td>
<td>10.17</td>
<td>40.46</td>
<td>3.08</td>
<td>0</td>
<td>$18,559</td>
<td>$18,559</td>
<td>$18,559</td>
</tr>
<tr>
<td>Marion</td>
<td>0</td>
<td>N</td>
<td>1,224</td>
<td>0.79</td>
<td>20.59</td>
<td>1.52</td>
<td>0.11</td>
<td>0</td>
<td>$2,349</td>
<td>$2,349</td>
<td>$2,349</td>
</tr>
<tr>
<td>Miles</td>
<td>0</td>
<td>N</td>
<td>1,983</td>
<td>1.29</td>
<td>38.61</td>
<td>2.65</td>
<td>0.19</td>
<td>0</td>
<td>$4,199</td>
<td>$4,199</td>
<td>$4,199</td>
</tr>
<tr>
<td>Patton</td>
<td>0</td>
<td>N</td>
<td>15,311</td>
<td>0.94</td>
<td>70.22</td>
<td>5.16</td>
<td>0.38</td>
<td>0</td>
<td>$15,357</td>
<td>$15,357</td>
<td>$15,357</td>
</tr>
<tr>
<td>Penn</td>
<td>0</td>
<td>N</td>
<td>1,181</td>
<td>0.77</td>
<td>24.88</td>
<td>1.87</td>
<td>0.14</td>
<td>0</td>
<td>$2,642</td>
<td>$2,642</td>
<td>$2,642</td>
</tr>
<tr>
<td>Potter</td>
<td>0</td>
<td>N</td>
<td>3,517</td>
<td>2.28</td>
<td>80.72</td>
<td>5.95</td>
<td>0.45</td>
<td>0</td>
<td>$8,363</td>
<td>$8,363</td>
<td>$8,363</td>
</tr>
<tr>
<td>Rush</td>
<td>1</td>
<td>Y</td>
<td>4,008</td>
<td>2.60</td>
<td>19.04</td>
<td>85.08</td>
<td>6.27</td>
<td>0</td>
<td>$36,854</td>
<td>$36,854</td>
<td>$36,854</td>
</tr>
<tr>
<td>Snow Shoe</td>
<td>38</td>
<td>Y</td>
<td>1,746</td>
<td>1.13</td>
<td>9.18</td>
<td>53.21</td>
<td>3.62</td>
<td>0</td>
<td>$251,458</td>
<td>$251,458</td>
<td>$251,458</td>
</tr>
<tr>
<td>Spring</td>
<td>0</td>
<td>N</td>
<td>7,470</td>
<td>4.85</td>
<td>57.96</td>
<td>4.27</td>
<td>0.34</td>
<td>0</td>
<td>$19,340</td>
<td>$19,340</td>
<td>$19,340</td>
</tr>
<tr>
<td>Taylor</td>
<td>0</td>
<td>Y</td>
<td>853</td>
<td>0.55</td>
<td>5.20</td>
<td>37.35</td>
<td>2.75</td>
<td>0</td>
<td>$11,759</td>
<td>$11,759</td>
<td>$11,759</td>
</tr>
<tr>
<td>Union</td>
<td>0</td>
<td>N</td>
<td>1,383</td>
<td>0.88</td>
<td>65.64</td>
<td>42.42</td>
<td>3.08</td>
<td>0</td>
<td>$15,375</td>
<td>$15,375</td>
<td>$15,375</td>
</tr>
<tr>
<td>Walker</td>
<td>0</td>
<td>N</td>
<td>4,433</td>
<td>2.88</td>
<td>49.6</td>
<td>3.05</td>
<td>0.23</td>
<td>0</td>
<td>$6,638</td>
<td>$6,638</td>
<td>$6,638</td>
</tr>
<tr>
<td>Worth</td>
<td>0</td>
<td>Y</td>
<td>824</td>
<td>0.54</td>
<td>3.98</td>
<td>31.64</td>
<td>2.35</td>
<td>0</td>
<td>$10,495</td>
<td>$10,495</td>
<td>$10,495</td>
</tr>
<tr>
<td>Bellefonte</td>
<td>0</td>
<td>N</td>
<td>6,187</td>
<td>4.02</td>
<td>25.38</td>
<td>1.87</td>
<td>0.14</td>
<td>0</td>
<td>$6,981</td>
<td>$6,981</td>
<td>$6,981</td>
</tr>
<tr>
<td>Centre Hall</td>
<td>0</td>
<td>N</td>
<td>1,265</td>
<td>0.82</td>
<td>7.05</td>
<td>0.81</td>
<td>0.03</td>
<td>0</td>
<td>$1,362</td>
<td>$1,362</td>
<td>$1,362</td>
</tr>
<tr>
<td>Howard</td>
<td>0</td>
<td>N</td>
<td>720</td>
<td>0.47</td>
<td>4.01</td>
<td>0.30</td>
<td>0.03</td>
<td>0</td>
<td>$775</td>
<td>$775</td>
<td>$775</td>
</tr>
<tr>
<td>Milesburg</td>
<td>0</td>
<td>N</td>
<td>1,123</td>
<td>0.73</td>
<td>7.02</td>
<td>0.54</td>
<td>0.03</td>
<td>0</td>
<td>$1,211</td>
<td>$1,211</td>
<td>$1,211</td>
</tr>
<tr>
<td>Milheim</td>
<td>0</td>
<td>N</td>
<td>904</td>
<td>0.59</td>
<td>7.27</td>
<td>0.51</td>
<td>0.03</td>
<td>0</td>
<td>$1,215</td>
<td>$1,215</td>
<td>$1,215</td>
</tr>
<tr>
<td>Philipsburg</td>
<td>0</td>
<td>N</td>
<td>2,770</td>
<td>1.80</td>
<td>13.60</td>
<td>12.14</td>
<td>1.03</td>
<td>0</td>
<td>$16,355</td>
<td>$16,355</td>
<td>$16,355</td>
</tr>
<tr>
<td>Port Matilda</td>
<td>0</td>
<td>N</td>
<td>608</td>
<td>0.40</td>
<td>5.18</td>
<td>0.38</td>
<td>0.03</td>
<td>0</td>
<td>$788</td>
<td>$788</td>
<td>$788</td>
</tr>
<tr>
<td>Snow Shoe</td>
<td>0</td>
<td>N</td>
<td>755</td>
<td>0.49</td>
<td>7.33</td>
<td>0.54</td>
<td>0.03</td>
<td>0</td>
<td>$5,221</td>
<td>$5,221</td>
<td>$5,221</td>
</tr>
<tr>
<td>State College</td>
<td>0</td>
<td>N</td>
<td>42,034</td>
<td>27.30</td>
<td>55.61</td>
<td>4.10</td>
<td>0.25</td>
<td>0</td>
<td>$31,891</td>
<td>$31,891</td>
<td>$31,891</td>
</tr>
<tr>
<td>Unionville</td>
<td>0</td>
<td>N</td>
<td>291</td>
<td>0.19</td>
<td>3.36</td>
<td>0.25</td>
<td>0.03</td>
<td>0</td>
<td>$1,443</td>
<td>$1,443</td>
<td>$1,443</td>
</tr>
</tbody>
</table>

**Total Wells in County**: 183,990

**Statewide Initiative Fund (40%)**: $77,800,000

**State Government Impact Fund (60%)**: $116,700,000

**Total Statewide Fee available for statewide distribution**: $194,500,000

**DRAFT DOCUMENT**

**USE FOR ESTIMATING PURPOSES ONLY**
Subdivisions:

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

Land Developments:

• none submitted for this planning cycle

Waiver Request:

• Per written request of May 9, 2012 (copy attached), the developers of a land development proposal entitled: THE GLEN AT PARADISE HILLS WEST (comprising four residential quadplex units and located in Benner Township) have petitioned the Commission to allow for waiver of the Preliminary Plan format and to allow for the formal submission of a Final Plan subsequent to the staff’s standard pre-submission review of a detailed sketch plan.

Time Extension Requests (June’s Meeting Cycle):

• G. M. McCrossin, Inc. Land Development (CFA) Benner Township.................................................................3rd Request (No Fee Required) File No. 85-11

• Sandy Ridge Wind Farm O & M Building Land Development (CFA) Taylor Township........................................4th Request ($50.00 Fee Required) File No. 68-11

• The Former Wolf’s Furniture Store Land Development (CFA) Benner Township...............................................4th Request ($50.00 Fee Required) File No. 140-09

• Disposition of Commonwealth Real Property -- S. C. I. at Rockview (CFA) Benner Township................................5th Request ($100.00 Fee Required) File No. 188-10

• Old Fort Road Land Development (CPA) Potter Township.........................................................5th Request ($100.00 Fee Required) File No. 149-10

• Jaybird Manufacturing, Inc. Land Development (CFA) Potter Township.........................................................5th Request ($100.00 Fee Required) File No. 21-11

• The Village of Nittany Glen Land Development, Phase III-A (CFA) Benner Township........................................6th Request ($150.00 Fee Required) File No. 136-10

• Sports Management Group, Inc. Land Development, Phase VI (CFA) Haines Township.................................18th Request ($750.00 Fee Required) File No. 253-07

- over -
Time Extension Requests (May’s Meeting Cycle)  

June 19, 2012

Note: May’s CCPC Meeting was cancelled

- Hanover Foods Corporation -- Freezer Expansion Land Development (CFA)  
  Potter Township..........................................................1st Request (No Fee Required)

- Tavern Terrace Townhomes Land Development (CFA)  
  Boggs Township..........................................................1st Request (No Fee Required)

- Ram Centre, Inc. Land Development (CFA)  
  Penn Township..........................................................2nd Request (No Fee Required)

- BEASD Additions and Alterations Land Development (CFA)  
  Boggs Township..........................................................13th Request ($450.00 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 a 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; adequate safe stopping site distance 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.

Note: This office has received a formal waiver from the applicants regarding the Commission’s ninety (90) day time limit for action (letter dated February 16, 2012) and they have requested that the previous tabling action be continued to afford them the time necessary to address the various plan condition pending final plan approval (as noted below).

d) This proposal represents a Final Plan submission showing a subdivision proposal intended 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 and the existing residence and out-buildings on Lot 1 and the properties adjoining the private street system.
Plan Requirements Pending:

- All remaining items as noted on the multiple-page listing of deficiencies as was provided to the Commission at their February 21, 2012 meeting.

Note: Applicant has initiated the formal request process to the Benner Township Board of Supervisors in regard to the above-referenced street standards waivers.

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 and subject to the applicant’s additional waiver of the Planning Commission’s time limit for plan action, staff recommends continuing the tabling action until such time as the applicant has adequately addressed the previously itemized plan requirements.
May 7, 2012

Mr. Anson C. Burwell
Centre County Planning and Community Development Office
3rd Floor Willowbank Building
420 Holmes Street
Bellefonte, PA 16823

Re: THE GLEN AT PARADISE HILLS WEST
Land Development Proposal
Centre County Tax Parcels #12-3B-52 and 12-3B-53
Benner Township, Centre County

Dear Anson:

As discussed during our recent phone conversation regarding the above-referenced project, and pursuant to Article VII, Section 703.B. of the Centre County Subdivision and Land Development Ordinance, on behalf of our client we request that the Centre County Planning Commission consider waiving submission of a Preliminary Plan and allowing our submission to go directly to a Final Plan.

Please see the attached “DRAFT LAYOUT” plan dated 5/04/2012. The project will consist of one land use (sixteen single-family residential units), contained within four “quadruplex” buildings and will be completed within one phase.

We are in the process of preparing a lot consolidation plan of Lots 6 and 7 of the Paradise Hills Subdivision - Plat Book 71, Pages 93-95 which we will be soon submitting to the County Planning Office for review/approval.

Public water service (Bellefonte Borough Authority) and sanitary sewer service (Spring-Benner-Walker Joint Authority for conveyance and Bellefonte Borough for conveyance and treatment) are proposed for the project and we are in the process of obtaining planning approval through these agencies including sanitary sewer planning approval through PA DEP. Utility connections will be made to the water main and sanitary sewer main that exist within the Quarry Street right of way along the frontage of the project.

The intersection of Quarry Street and the Benner Pike (SR0150) has an existing PENN DOT “low volume” highway occupancy permit (#02015792) in place. We will prepare and submit information to the department to confirm that the conditions of the permit are still within the permit parameters when including the traffic anticipated from the project. We do not
anticipate any issues since the original permit application provided for many more residential units within the entire subdivision than what will now be proposed for the total subdivision.

The proposed residential use of a “Quadruplex” layout is in the process of being included as a “use by right” within the Multi-Family residential Zone (R-2) of the Benner Township Zoning Ordinance. The Benner Township Planning Commission has recommended approval of the draft amendment. The Benner Township Supervisors are currently in the process of sending out the draft ordinance to the Nittany Valley Joint Planning Commission and the Centre County Planning and Community Development Office for their review and comment. Advertisement and adoption are anticipated within 2 months time. FYI - We will only submit the land development plan to County Planning Office after the amendment is considered as a “pending” ordinance.

In the event that you have any questions or require additional information regarding this request, please feel free to contact our office.

Sincerely,

Wayne E. Engle, P.L.S.

cc:  Daniel L. Mattern, et al.
     File
Time Extension Requests: (June's Meeting Cycle)  

- G. M. McCrossin, Inc. Land Development (CFA)  
  Benner Township.................................................................3rd Request (No Fee Required)

- Sandy Ridge Wind Farm O & M Building Land Development (CFA)  
  Taylor Township...............................................................4th Request ($50.00 Fee Required)

- The Former Wolf's Furniture Store Land Development (CFA)  
  Benner Township...............................................................4th Request ($50.00 Fee Required)

- Disposition of Commonwealth Real Property -- S. C. I. at Rockview (CFA)  
  Benner Township...............................................................5th Request ($100.00 Fee Required)

- Old Fort Road Land Development (CPA)  
  Potter Township...............................................................5th Request ($100.00 Fee Required)

- Jaybird Manufacturing, Inc. Land Development (CFA)  
  Potter Township...............................................................5th Request ($100.00 Fee Required)

- The Village of Nittany Glen Land Development, Phase III-A (CFA)  
  Benner Township...............................................................6th Request ($150.00 Fee Required)

- Sports Management Group, Inc. Land Development, Phase VI (CFA)  
  Haines Township...............................................................18th Request ($750.00 Fee Required)

Time Extension Requests (May's Meeting Cycle -- due to cancellation)

- Hanover Foods Corporation -- Freezer Expansion Land Development (CFA)  
  Potter Township...............................................................1st Request (No Fee Required)

- Tavern Terrace Townhomes Land Development (CFA)  
  Boggs Township...............................................................1st Request (No Fee Required)

- Ram Centre, Inc. Land Development (CFA)  
  Penn Township.................................................................2nd Request (No Fee Required)

- BEASD Additions and Alterations Land Development (CFA)  
  Boggs Township...............................................................13th Request ($450.00 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