

**MEETING MINUTES  
CENTRE COUNTY PLANNING COMMISSION  
May 17, 2016**

**Members Present:** Mimi Wutz, Secretary; Michele Barbin, Rich Francke, Dennis Hameister, Chris Kunes, Jack Shannon and Pamela McCloskey.

**Members Absent:** Freddie Persic, Chair; Bob Dannaker, Vice-Chair

**Staff Present:** Robert Jacobs, Chris Schnure, Anson Burwell, Mike Bloom, Elizabeth Lose and Jennifer Grove.

**Others Present:** Commissioner Mark Higgins; Dean McCloskey, Adjoining Property Owner to Snappy's; and Steve Lyncha, HRG, Inc.

**1. Call to Order – Pledge of Allegiance**

Secretary Mimi Wutz welcomed everyone to the Planning Commission meeting and called the meeting to order at 6:00 p.m.

**2. Citizen Comments**

None

**3. Approval of Minutes**

A motion was made by Mr. Hameister and second by Mr. Shannon to approve the minutes of March 15, 2016. Motion carried.

**4. Planning Commission Member Updates**

None

**5. New Business**

• **Review of Subdivision and Land Development Plans**

**Subdivisions:**

None submitted for this planning cycle.

**Land Developments:**

1. Snappy's Convenience Store Land Development  
Final Plan  
1 Unit (Commercial)  
Milesburg Borough

The Planning Commission raised a concern that one of the previous land uses on the property being developed was an auto repair garage/filing station. Upon discussion, the developer's agent in attendance indicated that the underground storage tanks associated with the repair garage/filling station have recently been removed. Accordingly, as a motion, Mr. Hameister amended the staff's recommendation asking the applicant to provide the office with written documentation from the Department of Environmental Protection (DEP) indicating that the property owner has complied with all applicable regulations pertaining to the removal of the underground storage tanks and have performed the necessary soil tests to ensure there was no contamination resulting from any leaks or contamination that may have occurred on site. Mr. Shannon seconded the motion. Motion carried. Ms. McCloskey abstained from the vote.

**Time Extension Requests:**

- The Hartman Group Land Development (CFA) File No. 139-15  
Benner Township.....2<sup>nd</sup> Request (No Fee Required)
- Family Life of Penns Valley Land Development (CFA) File No. 31-15  
Gregg Township.....4<sup>th</sup> Request (\$50.00 Fee Required)
- Junction House Apartments Land Development (CFA) File No. 37-15  
Walker Township.....4<sup>th</sup> Request (\$50.00 Fee Required)
- Yeagle's Mini-Storage Land Development, Phase V (Building #6) (CFA) File No. 102-14  
Benner Township.....7<sup>th</sup> Request (\$200.00 Fee Required)

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

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

Please see *Attachment #1- Subdivision & Land Development* for more information.

**Major Subdivision and Land Development Plan Sub-Committee Meeting: The Thursday, May 26, 2016 meeting will be attended by Mr. Francke and Ms. Wutz.**

- **County Comprehensive Plan**

**Energy Conservation:** Ms. Lose passed out the chapter on energy conservation. Members are to review the chapter and get any and all comments back to Ms. Lose by June 21, 2016; the next planning commission meeting.

Please see *Attachment #2- Energy Conservation* for more information.

- **Centre County MPO Update**

**Final Draft 2017-2020 Transportation Improvement Program (TIP):** The CCMPO Coordinating Committee approved the Draft 2017-2020 TIP for a 30 day public comment period on April 20, 2016 which was set to begin on April 27, 2016 and conclude at 5:00 pm on May 27, 2016. Adoption of the 2017-2020 TIP will be considered on June 28, 2016 at 6:00 pm.

**New PennDOT District Executive Named:** Karen Michael was appointed on May 11, 2016 as the new District Executive for the Pennsylvania Department of Transportation's Engineering District 2. Most recently, she was the Assistant District Executive for Design in District 2.

**Green Light-Go Program:** Two townships in Centre County received grant awards for the green light-go program. Ferguson Township was awarded \$176,084 to upgrade the traffic signal at the intersection of Route 26 and Corl Street. Patton Township was awarded \$121,583 to install an adaptive traffic signal system that adjusts signal timing based on traffic conditions at the intersections of Valley Vista Drive and Green Tech Drive, Valley Vista Drive and North Atherton Street, Valley Vista Drive and Lowe's Centre Driveway, and Valley Vista Drive and Carnegie Drive.

**Transportation Alternatives Program:** The CCMPO was asked to prioritize and provide comments on the two projects that were received under the TAP program. The Valley Vista Shared Use Path received the number one priority with the Centre Hall Borough Pedestrian Enhancement Project coming in second.

Please see *Attachment #3- CCMPO Update* for more information.

**6. Director's Report and Other Matters to Come Before the Commission**

1. On behalf of the Commission and the County Planning Staff, Mr. Jacobs thanked Mr. Burwell for his 39 years of service to Centre County. Mr. Burwell's last day of employment will be June 2, 2016. Mr. Schnure will be taking over the responsibilities as head of Subdivision & Land Development.
2. The 2015 Centre County Building Permits Report was distributed. Centre Region had the most permits reported which shows there is continued growth in the Centre Region.

Please see *Attachment #4- 2015 Building Permits Report* for more information.

3. The 2015 Subdivision & Land Developments Report was distributed. The biggest number of lots created was in Harris Township with the second highest in Spring Township.

Please see *Attachment #5- 2015 SALDO Annual Report* for more information.

With no further business to come before the Commission, a motion was made by Mr. Francke and second by Mr. Hameister to adjourn at 7:00 p.m. Motion carried.

Respectfully submitted,



Robert B. Jacobs, Director

**THESE MINUTES WERE APPROVED AT THE JUNE 21, 2016  
CENTRE COUNTY PLANNING COMMISSION MEETING.**

**SUBDIVISION & LAND DEVELOPMENT**  
**May 17, 2016**

**Subdivisions:**

None submitted for this planning cycle

**Land Developments:**

Snappy's Convenience Store Land Development  
 Final Plan  
 1-Unit (Commercial)  
 Milesburg Borough

**Time Extension Requests:**

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## Snappy's Convenience Store Land Development

### Final Plan 1-Unit (Commercial) Milesburg Borough

Location: Along the southwestern boundary of Turnpike Street (S.R. 0144/S.R. 0150) at the intersections with Water Street and Market Street.

Surveyor/Engineer: PennTerra Engineering, Inc., State College

- Tract History:
- a) The parent tract (comprising of the recent consolidation of two adjacent properties owned by J.J. Powel, Inc.) was last used as a filling station and bank respectively. The present structures are vacant and intended to be raised.
  - b) This proposal represents a final plan submission comprising a 3,240 sq. ft. Snappy's Convenience Store (54' x 60'), with a 6-dual pump fueling island component and corresponding infrastructure to serve same.

Plan Requirements Pending:

#### **ARTICLE VII -- LAND DEVELOPMENT**

This proposal represents a land development activity that will be occurring on what are presently two tracts of land owned by the applicant. The developer's agent has submitted a lot consolidation plan combining the two existing tracts of land into one contiguous lot. This lot consolidation plan must be approved and placed on record prior to the applicant being able to construct the improvements that are a part of this land development plan. To that end, reference the new deed source, tax parcel number, plat book and page number of the approved and recorded lot consolidation plan, etc. on the land development plan.

Note: As of this date, both the Lot Consolidation Plot Plan and corresponding Lot Consolidation Deed are ready for final processing and placement on record as approved.

713. **Final Plan Submission**
- D. To complete the County's file, provide this office with a completed copy (as signed by Milesburg Borough) of the Department of Environmental Protection (DEP) Application Mailer.
718. **Final Plan Requirements**
- A.6. Reference the new tax parcel number and source of title for the property being developed; reference in the Site Data block and on the plan schematic accordingly.
719. **Additional Supplemental Requirements**
- A. **Supporting Data**
- A.1. Awaiting receipt of the County's Engineer review and approval of the required engineering details.

- A.3. Provide this office with a copy of the approved PennDOT Highway Occupancy Permits (HOP's) for the three (3) proposed accesses onto State Route 0144, noting the permit numbers for each on the plot plan.
- A.3. (cont) Provide this office with a copy of approved PennDOT HOP regarding any stormwater facilities being built or stormwater being directed into a PennDOT right-of-way, noting the permit number on the plot plan.
- A.5. Awaiting receipt of the Centre County Conservation District's (or DEP, as applicable) review and approval of the required Erosion and Sedimentation Pollution Control Plan.
- A.6. This office acknowledges receipt of a draft copy of the Declaration of Stormwater Access Easement and Maintenance Agreement. The draft has been found acceptable and the applicant has been instructed to execute, record, and note source of title (where recorded) on the plot plan. And once recorded, provide this office with a recorded copy 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 County and Planning Staff, with written correspondence noting approval to be generated by the County Engineer upon satisfactory completion of all required improvements.

**C. Certificates**

- C.1. Obtain the signature and seal of the Professional Land Surveyor responsible for the plan (i.e., Execute the Certificate of Accuracy (Surveyor) Block and provide the seal of certification on all applicable plan sheets).
- C.4. Obtain the original signature of the owner of the property being developed and execute the Certification of Ownership Block.
- C.4. (cont) Obtain the original signature of the owner of the property being developed and execute the Owner Stormwater Certification Block.
- C.2. Obtain the approval signatures of the Milesburg Borough Council.
- C.3. Upon completion of the above, obtain the approval signatures of the Centre County Planning Commission.

**onsistent with the plan review by the *Major Subdivision and Land Development Plan Review Sub-Committee* and subject to review comments from the Centre County Engineer and the Milesburg Borough Zoning Officer, staff recommends Conditional Final Plan Approval subject to the completion of the items noted above and the approval signatures of the Milesburg Borough Council.**

**Time Extension Requests:**

**May 17, 2016**

- Cleveland Brothers Central Parts & Distribution Facility Land Development (CFA) File No. 104-15  
Benner Township.....2<sup>nd</sup> Request (No Fee Required)
- The Hartman Group Land Development (CFA) File No. 139-15  
Benner Township.....2<sup>nd</sup> Request (No Fee Required)
- Family Life of Penns Valley Land Development (CFA) File No. 31-15  
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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.

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## 2016 Centre County Planning Opportunities

# Energy Conservation

## Centre County Comprehensive Plan — Phase II Implementation Strategies

### Introduction

In 2003, the Centre County Board of Commissioners adopted a County-wide Comprehensive Plan which included background studies, inventories of existing conditions, goals and recommendations. These recommendations, revised and updated, continue to serve as a vision and a general direction for policy and community improvement. Those specific to **energy conservation** will be discussed here along with implementation strategies to achieve the recommendations. For more detailed background information please refer to the 2003 Comprehensive Plan available on the Centre County Planning and Community Development webpage:

<http://centrecountypa.gov/index.aspx?nid=212>.

Centre County seeks to balance growth, protection of resources, investment in compatible new building development, and incentives for sustainable development. Much of this effort includes stewardship, community outreach and expert professional service.



Small wind turbines like erected at the DEP Moshannon Office, can help offset electricity costs to the property.

### County-wide Planning Goals Adopted 2003

**#1 — Identify, preserve, enhance and monitor agricultural resources.**

**#2 — Identify, preserve, and monitor environmental and natural resources.**

**#3 — Preserve historic and cultural resources.**

**#4 — Ensure decent, safe, sanitary and affordable housing in suitable living surroundings, compatible with the environment for all individuals.**

**#5 — Appropriately locate and maintain existing and proposed community facilities, utilities, and services for all residents.**

**#6 — Identify and promote economic development initiatives to maintain and grow a diverse economic base in each of the County's planning regions.**

### The Keystone Principles

In 2005, Pennsylvania adopted the "Keystone Principles for Growth, Investment and Resource Conservation", a set of principles that have focused Pennsylvania on reinvestment and reuse of its assets.

Initially intended for state agencies, these principles are becoming embraced by local governments as a tool to guide local decisions and have become adopted into county comprehensive plans.

- Redevelop first
- Provide efficient infrastructure
- Concentrate development
- Increase job opportunities
- Foster sustainable businesses
- Restore and enhance the environment
- Enhance recreational and heritage resources
- Expand housing opportunities
- Plan regionally and implement locally
- Be fair

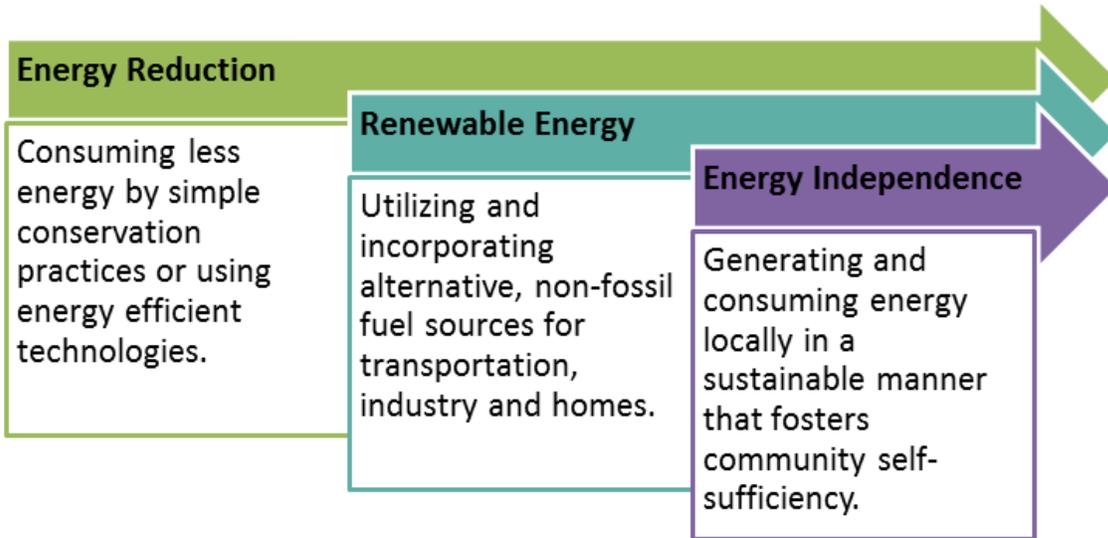
**This plan update recommends county-wide adoption of these principles.**

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# Current Trends and Considerations

## The Pathway to Energy Independence



**Energy Independence** is a powerful verbal icon originally conceived and defined during the 1970s oil embargos and shortages in the United States. The term resurfaced and gained new meaning during the 2008 Great Recession as national political leaders called for a return to economic balance and protection from our vulnerability created by over-dependence on foreign petroleum to fuel our cars, trucks and airplanes as the price per gallon of gasoline reached historic price ceilings (American Energy Independence, 2013).

Energy independence in- and of- itself can seem unachievable, a lofty goal that is a worthy concept in blueprint but difficult to implement in reality.

However, if we consider energy independence as a process that is implementable at the community-level, removing the global socio-political barriers and exploring local examples, energy independence is within grasp.

The steps to energy independence first start with energy reduction by applying conservation practices and/or employing energy efficient technologies.

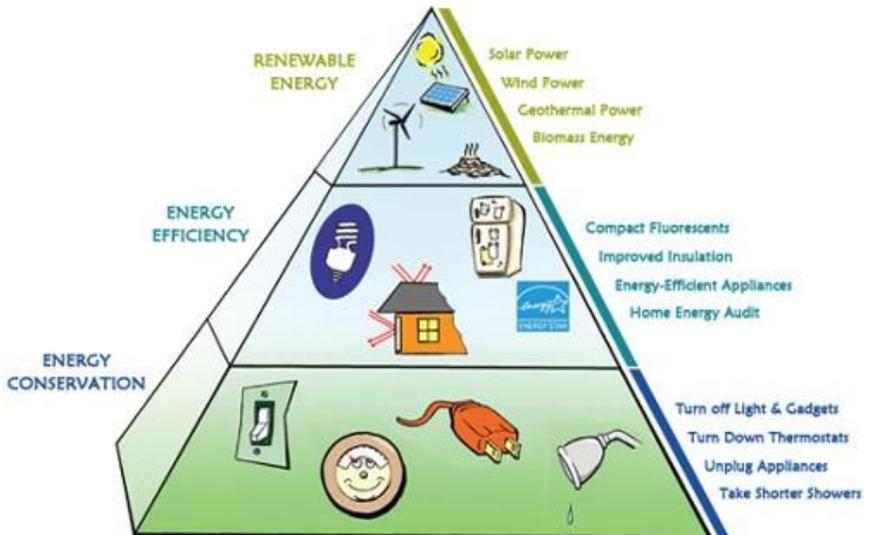
## Energy Conservation vs. Energy Efficiency

Energy conservation refers to reducing energy consumption through using less of an energy source. Energy conservation differs from efficient energy use, which refers to using less energy but not changing behaviors or routines that consume energy. For example, driving less is an example of energy

conservation. Driving the same amount with a higher gas per mileage vehicle is an example of energy efficiency. *Energy conservation and energy efficiency are both energy reduction techniques.*

Image from <http://www.heliosenergy.org>.

### The Smart Energy Living® Pyramid



## Current Trends and Considerations continued

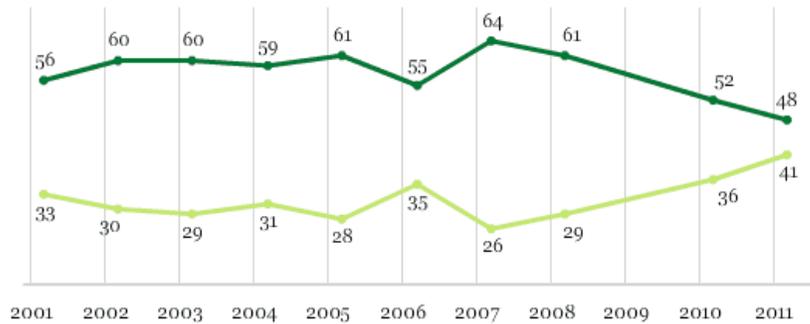
### Attitudes towards energy consumption

Between 2007 and 2008 (Great Recession), Americans' were more in favor of energy conservation practices and less emphasis was placed on increasing America's energy supply. During this time, the price per gallon of gasoline was near \$4 in some U.S. cities (Energy Information Administration, 2009). Post-recession as the economy improved and natural gas production revved up in the Marcellus Shale Basin, the gap between Americans' preferences towards energy conservation and increasing energy production has narrowed (2012 Gallup Poll, graph at right). The price of gasoline has decreased and, natural gas prices continue to decouple from other petroleum products (U.S. Department of Energy, 2014). This closing gap trend between attitudes should be considered as we encourage energy reduction.

*Preferred Emphasis on Energy Production vs. Conservation*

Which approach to solving the nation's energy problems should the U.S. follow right now ...

- % Emphasize more conservation by consumers of existing energy supplies
- % Emphasize production of more oil, gas and coal supplies



GALLUP

### Human behavior and energy consumption

A 2011 study conducted at the Earth Institute and Center for Research on Environmental Decisions at Columbia University (Understanding decisions about energy, Attari *et al*) surveyed 500 participants in metropolitan areas to gain insight into energy consumption perceptions, effective energy reduction behaviors, and energy consumption attitudes that reflect one's self-responsibility or society's responsibility.

The study found that most participants have small overestimates for low-energy behaviors and large underestimates for

high-energy behaviors. For example, respondents assumed that their laptop computers were using twice the energy necessary to power them but, perceived that dishwashers were 800-times more energy efficient than they are.

Not surprising was survey respondents' willingness to adopt energy reduction behaviors that are easy and immediately save money on energy costs. For example, participants ranked turning off lights and appliances in the top ten behaviors they would be willing to change. However, when posed with the

behavior of driving an automobile less often or using public transportation, 31.8% of respondents felt that was others' responsibility (or society's responsibility); 19.3% of those surveyed felt that they could drive a car less often or take public transportation. In general, adopting easy behaviors applied to oneself but making difficult behavior changes applied to others.



### Renewable energy sources

Energy conservation practices and energy efficiency technologies lay the foundation towards incorporating in-whole or in-part renewable energy sources. Renewable energy is generally defined as energy that comes from resources which are naturally replenished such as sunlight, wind, rain, tides, waves and geothermal heat. Renewable energy replaces conventional fuels in four distinct areas: electricity generation, hot water/space heating,

motor fuels, and rural (off-grid) energy services.

Renewable energy resources exist over wide geographical areas, in contrast to other energy sources, which are concentrated in a limited number of countries. While many renewable energy projects are large-scale, renewable technologies are also suited to rural and remote areas and developing countries, where energy is often crucial in human

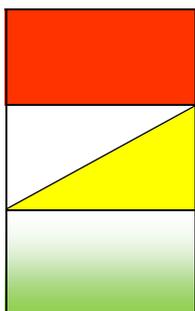
development.

Renewable energy technologies are getting cheaper, through technological change and through the benefits of mass production and market competition (International Energy Agency, 2011).

First, individual behavior to reduce energy consumption must change. Next, renewable energy sources can be explored. Last, communities can move towards local energy sources.

## Energy Conservation Issues by Planning Region

ISSUES	CENTRE	LOWER BALD EAGLE VALLEY	MOSHANNON VALLEY	MOUNTAINTOP	NITTANY VALLEY	PENNS VALLEY	UPPER BALD EAGLE VALLEY	ISSUE SYMBOL
1. Energy conservation should be embraced at the community-level by local government, businesses, and residents to collectively reduce energy consumption.	High priority (red)	Medium priority (yellow)	Medium priority (yellow)	High priority (red)	High priority (red)	High priority (red)	Medium priority (yellow)	Scissors icon
2. Renewable energy sources, facilities and technologies should be explored and promoted where best suited for utilization.	High priority (red)	Medium priority (yellow)	Medium priority (yellow)	Medium priority (yellow)	Medium priority (yellow)	High priority (red)	Medium priority (yellow)	Magnifying glass icon
3. Communities should be encouraged to explore energy independence projects through a combination of energy reduction and renewable energy sources.	Medium priority (yellow)	Low priority (green)	Low priority (green)	Low priority (green)	Medium priority (yellow)	Medium priority (yellow)	Low priority (green)	Clipboard icon



**High priority issue**

**Medium priority issue**

**Low priority issue**

**The symbol associated with each issue will be found on the page headings.**

Each issue is addressed as a chapter in the document containing the data, goals, strategies, and tools supporting the issue.

### Determining Issue Priority

- Case studies
- Data
- Planning staff
- National and regional trends

*The issues identified at the county-level must have some relevance to the regional and local planning bodies. While not every issue will be a high priority across all regions at this time, this table graphically represents the feedback received from regional and municipal representatives. Persons were asked to rank prioritize the issues as high (indicated by red), medium (shown in yellow), or low (in green).*

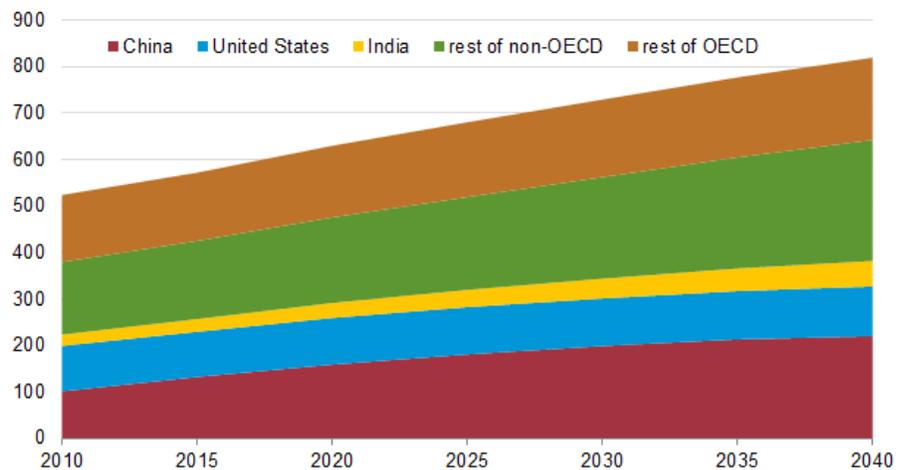


# Issue #1. Energy conservation should be embraced at the community-level by local government, businesses, and residents to collectively reduce energy consumption.

## Why is this an issue?

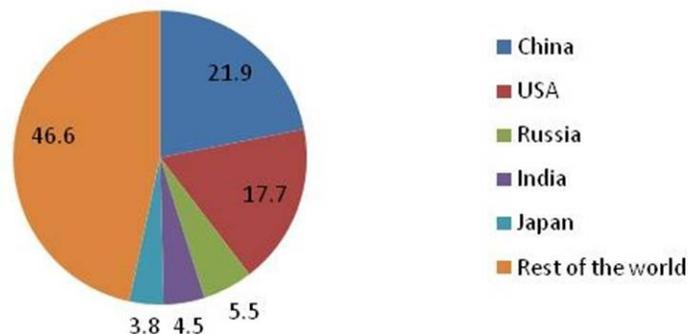
The year 2012 marked China's rank as the top energy-consuming country in the world, placing the United States as the second-largest energy consumer globally (Energy Information Administration, 2013). While the U.S. dropped one spot on the list of global energy consumers, overall energy consumption by the United States has remained constant. Through the year 2040, energy use in the developed world is forecast to remain steady while the rest of developing world catches up—and begins to consume more energy. These consumption predictions also take into consideration advances in energy technology, given the current rate of energy demands. In the meantime, when we examine energy consumption by the United States, we find that every sector consumes energy and those energy sources are primarily fossil-fuel based. Energy conservation is one topic in which the adage **“think globally, act locally”** applies. Taking a proactive stance versus a reactive position on energy conservation is most pertinent in the present. Reducing energy demand can be an incremental process where small **behavioral changes** are made by incorporating advanced technologies, converting to renewable energy sources, and upgrading to more energy efficient appliances or vehicles. To a certain extent, no one sector should be fully responsible for adopting and practicing energy conservation. Homes, businesses, industries, transportation, and utilities all consume energy. Consumption can be direct (burning fuel oil to for home heating) or indirect (burning coal for electricity generation). A collective effort to reduce energy consumption is better received, especially by communities.

Global primary energy consumption  
quadrillion british thermal



Source: U.S. Energy Information Administration, *International Energy Outlook*, 2013.

### Countries with highest share of world energy consumption



Source: U.S. Energy Information Administration, *Global Energy Consumption* 2013.

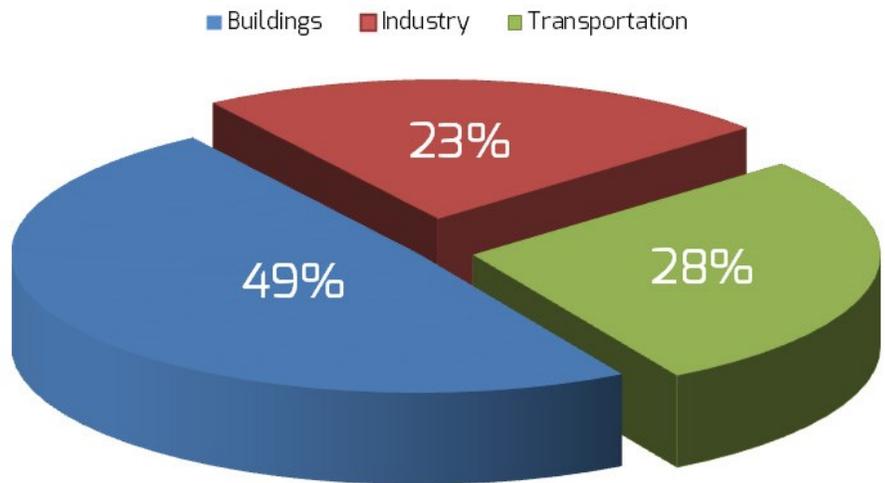


## Energy Consumption Data

Buildings account for **nearly half** of all energy consumption in the United States. Of the nation's built-environment, households account for about one-fifth of the total energy consumed in the United States. Nearly one-third (28%) of energy consumed is in the transportation sector for ground, air, and rail travel. Energy inputs to industry—production and manufacturing—are nearly one-quarter of the United States energy consumption. Given these figures, data and tools will be presented in the following order:

- Households
- Businesses
- Industry
- Transportation

## U.S. Energy Consumption by Sector



SOURCE: US ENERGY INFORMATION ADMINISTRATION (2011)

## The Water-Energy Nexus

Water for Electricity



**ELECTRICITY FOR WATER**

**All types of electricity generation consume water either to process the raw materials used in the facility or fuel, constructing and maintaining the plant, or to just generate the electricity itself.** In the United States, about two gallons (7.6 L) of water is evaporated to create one kilowatt hour (kWh) of energy. This water is consumed in thermoelectric plants which are power plants converting waste heat into electrical power and evaporated in reservoirs for hydroelectric plants. Thermal power plants require large amounts of cooling water. Thirty-nine percent (39%) of all freshwater withdrawals in the United States are used for thermoelectric energy production.

**As energy requires water, water supply and sewage disposal needs energy.** Drinking water must be pumped to the treatment plant, pre-treated, and then pumped to consumers. In areas where fresh water is scarce and drinking water must be brought in from a long distance, the energy footprint for this drinking water is extremely high. The energy consumed for pumping groundwater is typically between 537 kWh and 2,270 kWh per million gallons depending on pumping depth.

A 2012 water-energy nexus study by the Department of Energy (<http://www.doe.gov>) presents challenges and opportunities to the water-energy nexus at local, regional, and national scales. The study recommends:

- Optimize the freshwater efficiency of energy production, electricity generation, and end use systems;
- Optimize the energy efficiency of water management, treatment, distribution, and end use systems;
- Enhance the reliability and resilience of energy and water systems;
- Increase safe and productive use on nontraditional water sources;
- Promote responsible energy operations with respect to water quality, ecosystem, and seismic impacts;
- Take advantage of productive synergies among water and energy systems.



## Objective for

# Collectively reducing energy consumption

Encourage and promote the adoption of land use and capital improvement plans that allow for non-motorized transportation, preservation of green space, and sustainable design.

### GOALS & STRATEGIES

**GOAL:** Guide municipal land use policies that reduce energy consumption.

#### STRATEGIES:

- Develop model zoning ordinance language that promotes energy conservation techniques into new construction by establishing building type and orientation, setbacks, landscaping, and other development provisions that reduce energy demand as the preferred of minimum standard.
- Encourage municipalities to adopt growth boundaries to regulate where development can occur.
- Promote energy efficient patterns of growth and sustainable development.
- Encourage coordinated planning efforts with communities to develop smart growth through land use and zoning.

**GOAL:** Promote energy efficiency design for capital improvement projects.

#### STRATEGIES:

- Provide incentives at the local level or apply state-level incentives to incorporate green technology and adaptive reuse.
- Encourage site designs which utilize the capture and re-use of waste heat in commercial and industrial processes.
- Promote energy efficient in public facilities and services, identifying the energy conservation techniques developers will use during the subdivision and land development review process.

**GOAL:** Promote energy conservation through shared ridership and/or public transportation and non-motorized transportation.

#### STRATEGIES:

- Encourage municipalities to foster transit oriented development (TOD) by incorporating TOD overlay districts into their zoning ordinances.
- Amend the County's Subdivision and Land Development Ordinance (SALDO) to allow for bicycle access on new road construction, in addition to sidewalks; bike access should be denied only under exceptional circumstances.
- Develop local bicycle and pedestrian facility manuals to provide detailed design information address on-street bicycle facilities, fully-accessible sidewalks and crosswalks, and shared use paths.
- Encourage large employers to offer payroll deductions for employees who use public transportation.



# Home Energy Conservation Tools

## Home Energy Audit and Act 129

Governor Rendell signed Act 129 in 2008, mandating that **all electric utilities** in the state must reduce their client's energy consumption by a percentage each year thereafter. Utilities will be penalized with a \$20 million fine each year that they do not meet the assigned percentage of reduction. To avoid the fine, utility companies have developed programs to reduce consumption among their clients.

**These programs are paid through a small charge on each client's monthly bill** and are accessible by all who are served by the particular utility company.

Under Act 129, the utility companies that serve this region offer rebates and other credits to those who make energy efficient changes to their homes. The money paid back through rebates has been amassed through the Act 129 line item of each

clients monthly bills. All clients have paid into this program, and the fund offered through it are accessible to all, making a utility company's Act 129 program an excellent way to fund energy-related upgrades. If you have already completed some upgrades, it may not be too late to recoup some of your costs. Most utilities allow you to apply for rebates for projects that occurred up to a year ago.

**All electric consumers are paying for this program but few take advantage of it.**

A home energy audit is performed by qualified energy auditor who is contracted by the utility company.

A home energy audit will:

- Evaluate a home's heating and

cooling system, insulation, windows, appliances and lighting;

- Conduct a blower door test to detect air leaks;
- Conduct a combustion appliance test (if required) for health and safety;
- Install energy-saving products such as lightbulbs, smart power strips, water faucet aerators, and pipe insulation.

First Energy's home energy audit costs \$350 but rebates are available to income-qualified homeowners. More information is available online at <http://energysavepa-home.com/residential-energy-audit>.

## Energy Retrofitting and Weatherization

Homeowners and businesses in existing buildings can reduce their energy costs through energy retrofitting and weatherization. There are a variety of improvements that can be made to the structure to improve energy efficiency. Retrofitting includes the installation of energy efficient appliances, the replacement of iridescent light bulbs with compact fluorescent bulbs, proper sealing of the building and/or weatherization to prevent air leaks, and proper maintenance or replacement of HVAC equipment. Weatherization includes a wide variety of energy efficiency measures that encompass the building envelope, its heating and cooling systems, its electrical system, and electricity consuming appliances. According to the U.S. Department of Energy, on average, weatherization reduces heating bills by 32% and overall energy bills by \$358 per year at current prices. Pennsylvania also offers assistance to low to moderate income homeowners for weatherization through the PA Department of Community and Economic Development. Centre County residents can receive assistance locally through Central Pennsylvania Community Action and the Centre County Office of Assistance.

## Low-Income Usage Reduction Program (LIURP)

The Low Income Usage Reduction Program (LIURP) is a statewide utility-sponsored program mandated by Pennsylvania Public Utility Commission regulations. (Smart Comfort and Weatherization Assistance Programs are the equivalent of LIURP in some utility territories.) LIURP is intended to help low-income residential customers lower their energy costs through effective energy conservation. Customers may qualify for energy-efficiency improvements such as storm windows, storm doors, insulation, refrigerator replacement, water heater jackets, energy-efficient lighting, and energy audits. LIURP complements and supplements the services funded by other low-income programs. Each utility company has some flexibility in terms of the nature of services provided to reduce energy usage. The income eligibility for LIURP in Pennsylvania is 150 percent above the federal poverty level. For some customers with special needs (such as handicapped or disabled people, seriously ill people, or the elderly), the household income eligibility may be increased to 200 percent above federal poverty level.

## Appliance Rebates



Pennsylvania's residential electric utility customers are eligible for qualified rebates for purchasing new, energy efficient appliances. Electric utilities will also arrange to haul away old appliances such as clothes washers, refrigerators, freezers, dehumidifiers, and water heaters. The Energy Efficient Products Program is a

means for the electric utility companies to help homeowners reduce their energy usage and increase their energy efficiency. More information and an application is available online at <http://energysavepa-home.com/appliance>.



## Business and Government Energy Conservation Tools

### Utility Bill Analysis

A utility bill analysis is akin to a home energy audit but is applicable more to business and industry, government or public-use buildings. Utility bill tracking is at the center of energy management decisions. Most organizations will choose to hire a private energy consultant to perform an utility bill analysis. From utility bills, entities can determine:

- Whether you are saving energy or increasing your consumption;
- Which buildings are using too much energy;
- Whether current energy management efforts are succeeding;

- Whether there a utility billing or metering errors;
- When usage or metering patterns change.

There are three (3) standard utility bill analysis techniques: benchmarking, load factor analysis, and weather normalization.

**Benchmarking** helps to identify which buildings should be the focus of energy management efforts and allows organizations to set realistic energy reducing goals.

**Load factor analysis** identifies billing or metering problems, informs agencies on whether to reduce consumption or apply

efficiency technologies, and can focus on a specific energy consumption factor, like not turning off office equipment during off hours.

**Weather normalization** removes variations due to temperatures and/or seasons so that users have a true year-to-year comparison of energy use.

More detailed information regarding these utility bill analysis techniques is summarized at the website <http://www.abraxasenergy.com/articles/utility-bill-analysis-methods/>.

### Green Construction

Reductions in energy consumption are necessary in order to provide a positive impact on the natural environment, human health, and the economy. The built environment is accountable for a large percentage of total energy consumption and is an area prime for energy saving techniques, referred to as **green building** or **green construction**. Green building describes a technique used to design and build buildings using a method and materials that promote energy conservation. A green building can be new construction or an existing building can be retrofitted with energy conservation materials, systems, and appliances.

Green building in new construction should use sustainable materials from renewable resources. Sustainable materials include reused or recycled, durable materials that do not need to be replaced as often, and create healthy, indoor environments with minimal pollutants. The building's location, insulation, usage, hours of operation, occupancy, and equipment loads determine heating, ventilating, and air conditioning (HVAC); HVAC requirements are also very important in order to ensure that the completed building is as energy efficient as possible. Buildings should be oriented in such a way that outdoor elements are utilized to their fullest potential including sun for natural lighting and shade for natural cooling.

### Adaptive Reuse

**Adaptive reuse** encourages the use of existing buildings for development as opposed to the clearing of undeveloped land. However, adaptive reuse is not always feasible, in which case there are actions the developer can take to become a steward of the site. The Centre County Underutilized Site Inventory provides information on available commercial and industrial properties that are partially or totally vacated. These structures show potential for reuse and/or for business relocation, expansion or entrepreneurial incubators. The sites are within existing service areas for water, sewer, and utilities. More information regarding the inventory and site fact sheets is online at <http://pa-centrecounty.civicplus.com/index.aspx?nid=637>.



**Leadership in Energy and Environmental Design (LEED)** is a Green Building Rating System that utilizes third party certification and is the nationally accepted benchmark for the design, construction and operation of high performance “green” buildings. LEED promotes a whole-building approach to sustainability in new construction or existing buildings by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. LEED consists of a five-tiered rating system that ranges from Certified, Bronze, Silver, Gold, and Platinum. There are currently four LEED recognized projects in Centre County: Certified: Penn State Ballpark, Medlar Field – University Park; Silver: School of Forest Research Building – University Park; Gold: Geisinger-Gray’s Woods—State College; PA-DEP Moshannon District Office - Philipsburg; School of Architecture and Landscape – University Park.



## Industry Energy Conservation Tools

### Partnerships to promote advanced energy efficiency technologies

Reducing and recovering lost energy is the primary concern among industrial energy managers. Lost energy in manufacturing and production facilities can equate to money losses on the bottom line.

An opportunity to advance new energy efficient technologies is through industrial-government partnerships with applied research and development from universities. Technology development should be both application-specific and industry-led.

Demonstration of new technologies is key

to implementation and should be showcased within the industrial setting. Validating the performance of new technologies is critical to commercializing technologies widespread. All parties can contribute by cost sharing for research and development.

A full report regarding energy losses in manufacturing is available online from the U.S. Department of Energy:

[http://www1.eere.energy.gov/manufacturing/intensiveprocesses/pdfs/reduction\\_roadmap.pdf](http://www1.eere.energy.gov/manufacturing/intensiveprocesses/pdfs/reduction_roadmap.pdf)



Are there opportunities for County government to leverage resources with the industrial sector, given Penn State's new stance on Intellectual Property?

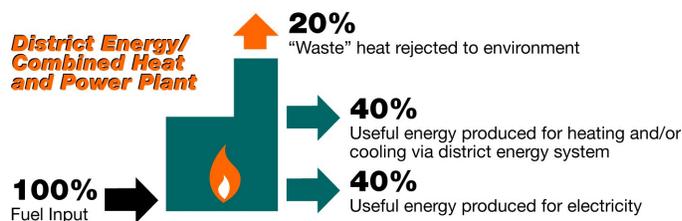
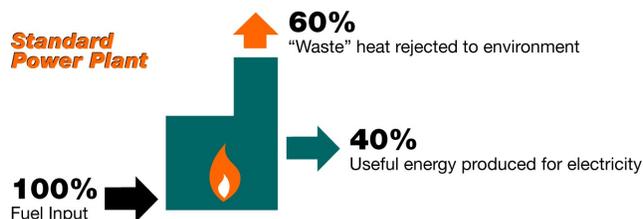
### Combined Heat and Power (CHP)

Combined heat and power (CHP) systems capture energy that would otherwise be consider "waste" in standard electric generation systems and converts a portion of that energy into heating and/or cooling. The image (right) is a graphic of energy efficiency comparisons between power plants. However, smaller CHP units are available that can be used for businesses and industries. CHP is also known as co-generation systems because electricity and heat are simultaneously generated.

Trigeneration or combined cooling, heat and power (CCHP) refers to the simultaneous generation of electricity and useful heating and cooling from the combustion of a fuel or a solar heat collector.



### Energy-Efficiency Comparisons



### Recycling

Recycling is the reuse of materials that have already gone through processing. A variety of goods can be recycled from plastics, glass, and aluminum from home use to construction materials to home, commercial, and industrial use.

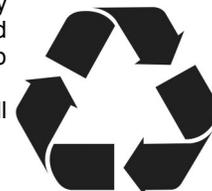
The Pennsylvania Department of Environmental Protection reported that recycling saved over 66 trillion BTUs of energy, enough to power 643,000 houses (2014). Centre County's Refuse and Recycling Authority (CCRRA) offers recycling services to Centre County residents. CCRRA also provides education on the proper disposal of yard

wastes through composting or leaving grass clippings on the lawn rather than collection and disposal, the proper disposal of tires and other automotive wastes, curbside recycling and drop off stations, removal of hazardous wastes and household appliances, as well as disposal of household appliances and scrap metal.

Recycling is a \$55 billion dollar industry and according to the U.S. Environmental Protection Agency. Only 12% of monies generated from waste disposal is from recycling industries. There are opportunities to increase both public- and

private-sector recycling centers, which keeps unnecessary municipal waste out of landfills.

There are no federal laws mandating recycling but state and local governments are taking action to promote recycling municipal solid waste. Legislation would not only guide how large companies in the waste industry operate but would also open up entrepreneurial opportunities for small business.



## Transportation and Energy Conservation

### Mass Transportation



A CATA bus in downtown State College

Mass transportation is a major contributor to energy conservation because it allows large quantities of people to be transported in one trip, reducing the number of vehicle trips.

Multiple-occupancy vehicles use less energy than automobiles on a passenger-mile basis.

Centre County has mass transportation available to its residents through the Centre Area Transportation Authority (CATA). CATA promotes

mass transit by providing easily accessible public transportation to the **most populated regions** of Centre County. For rural areas and on a multicounty scale, the **Centre Commute Program**, a carpooling program facilitated by CATA, helps people form carpools and vanpools throughout Centre County and its 10-county surrounding region.

CATA is also pursuing the expansion of transportation services to include **Park and Ride stations**, which allow

commuters traveling into employment centers to leave their personal vehicles in a parking lot and transfer to a bus. Such facilities have been proposed in the Penns Valley and Moshannon Valley Region. Recognizing an increasing need for commuter services for people living outside of Centre County, CATA is collaborating with Area Transportation Authority (ATA) to provide commuter bus service from Clearfield to State College and Altoona.

### Walkable Communities

Walkable communities foster energy conservation by reducing the dependency on motorized transportation. In order to achieve a walkable community, there are policies that exist to help communities create transportation routes for all modes of travel. One technique used to design a walkable community policy is called *Complete Streets*. A complete street is a street that works for motorists, for bus riders, for bicyclists, and for pedestrians, including people with disabilities (American Planning Association, 2005). The U.S. Department of Transportation implemented Design Guidance Accommodating Bicycle and Pedestrian

Travel: A Recommended Approach policy statement that integrates bicycling and walking into transportation infrastructure, an approach to “**complete streets**”.

Walkable communities allow people to live and work in areas where they can travel safely whether on foot, bicycle, or car. Through proper planning and by incorporating walkable community techniques, harmful emissions from automobiles and sprawl can be reduced by creating communities in which people want to live, socialize, and work.



### Transit Oriented Development



Transit oriented development (TOD) incorporates mass transportation, non-motorized transportation, a reduction in parking, increased building density, and mixed-use development.

An environmental benefit to TOD includes reduced traffic due to the increase of transportation amenities other than personal vehicles, which in turn, will reduce the average cost of car ownership per year through reduced fuel consumption.

Developers are encouraged to

provide mass transportation access by situating a bus stop in subdivisions. Municipalities can provide energy reduction incentives for developers through mass transportation. Bellefonte Borough reduced parking requirements for business district apartment buildings when the property owner/landlord provided bus passes to tenants. This was accomplished by revising the borough’s zoning ordinance. Penn State offers the incentive and convenience for university employees who utilize CATA rather than park on campus by paying for the bus pass with

payroll deduction rather than an upfront cost from CATA.

While providing incentives for mass transportation use may work in developed communities, new construction can be designed so that mass transportation is the primary means of travel.



## Land Use and Energy Conservation

### Growth Boundaries and Development Design Regulations

Patterns of development can affect the manner in which people operate. The way a community is organized can either cause a surplus in energy usage or be conservative in energy consumption. Established communities may feel little can be done to control the way development occurs but there are tools available to facilitate a more sustainable future. A Growth Boundary is a tool that is implemented by a local government in order to protect farm land, open spaces, and environmentally sensitive areas from threats like sprawl. Sprawl is characterized by:

- low density development
- vehicle oriented systems
- vanishing farmland and open spaces

- commercial strip, big box development.

Sprawling patterns of growth unnecessarily destroy green space and farmland, pollute rivers, streams and other waterways and force us to be overly dependent on vehicles, which in turn create air pollution. By setting growth boundaries, agencies can ensure proper growth management and prevent sprawl by regulating where development can occur.

In addition to growth boundaries, planners can prevent sprawl through design regulations. These design regulations include:

- downtown revitalization
- conservation subdivision design (compact design)
- mixed use allowances.

Pennsylvania downtowns are filled with empty store fronts as a result of sprawl. By supporting and participating in programs, such as the Main Street Program, communities can return businesses into their downtowns, which are designed for mixed use with storefronts on the first floor and residential/office use in the higher floors.

In order to reduce air pollution, growth should be regulated to the main population centers

and transportation corridors in mixed use developments. These growth centers are more sustainable because they reduce travel time to places of employment, reduce the dependence on the automobile because of the close proximity to amenities, and encourage non-motorized transportation because of ease of travel. Compact developments in turn reduce sprawl and keep our open spaces open.



### Greenway Planning

Greenway Plans are a tool that agencies use to identify recreation and conservation corridors. Greenways identify environmentally sensitive areas such as wetlands and ridge tops in order to protect them from development. Much like the agricultural land preservation program that protects farms, the protection of open space through greenways allows plants to reduce carbon dioxide. Greenway plans also identify land or water corridors that can be used as alternative routes of transportation for non-motorized vehicles, such as hiking, biking, or boating.

### Agricultural Land Preservation and the Foodshed

Agricultural land preservation is beneficial for energy conservation. Centre County participates in Pennsylvania's Agricultural Land Preservation Program and also has a private, non-profit Farmland Trust. Through the protection of farmland, air quality is enhanced from crops that use carbon dioxide, a greenhouse gas, by photosynthesis and the release of oxygen into the air. The preservation of farms also helps eliminate the potential of sprawl. Large dairy farms have the potential to use manure digesters to generate methane gas, which in turn can be used to produce electricity. In addition, preserving farms in Centre

County provides an available stock of locally grown foods to residents and retailers. Purchasing locally grown foods saves energy by reducing costs and emissions associated with shipping foods over long distances. Energy conservation is just one facet of promoting locally grown and locally produced foods. When the Triple-Bottom-Line (TBL) model is applied to the American Foodshed, we find social and economic benefits, too.

### The New American Foodshed

It's a TRIPLE-BOTTOM-LINE world for entrepreneurs in the New American Foodshed: Social, ecological, and local economy outcomes matter.



To navigate this territory, entrepreneurs are building "food value chain" relationships; that is, they're working together to build consumer and community values into their products and fill gaps in the food supply chain along the way.

# Issue #2. Renewable energy sources, facilities and technologies should be explored and promoted where best suited for utilization.

## Why is this an issue?

Renewable energy is generally defined as energy that comes from resources which are naturally replenished on a human timescale such as sunlight, wind, rain, tides, waves and geothermal heat. Renewable energy replaces conventional fuels in four distinct areas: electricity generation, hot water/space heating, motor fuels, and rural (off-grid) energy services.

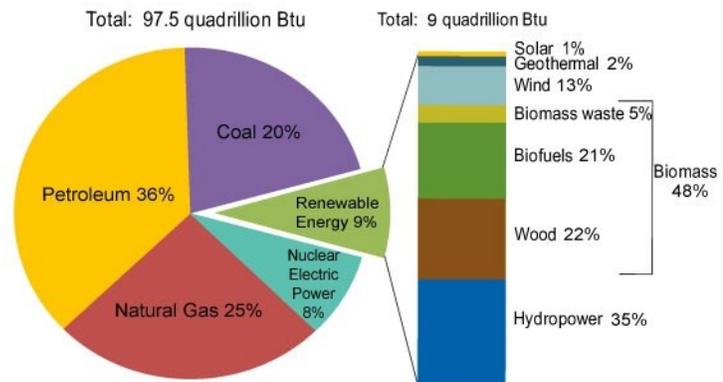
Renewable energy resources emit little or no pollution, are not tied to a specific geographic location (for example, oil fields in the Middle East), and are essentially free or no cost energy sources.

Renewable energy facilities already exist and function in Centre County. Gamesa Incorporated constructed nine wind turbines on the Sandy Ridge at the Taylor Township and Rush Township boundary. Bald Eagle Area School District installed a geothermal heating system at the junior-senior high school. Bellefonte and Bald Eagle School Districts had solar panels installed on the high schools' rooftops. To the west in Clearfield County the ethanol plant now operates under a new company, Pennsylvania Grain Processing, which is revitalizing the 10 MMgy facility. Each of these renewable energy sources are sited in the most favorable location and are scaled appropriately for the site.

However, renewable energy sources are not widely used—in the United States, in Pennsylvania or in Centre County. Renewable energy sources account for approximately 9% of all energies consumed nationwide. Therefore, the U.S. is consuming fossil-fuels, primarily petroleum products, natural gas and coal. Exploring renewable energy sources scaled and used locally is an opportunity to explore.



**U.S. Energy Consumption by Energy Source, 2011**

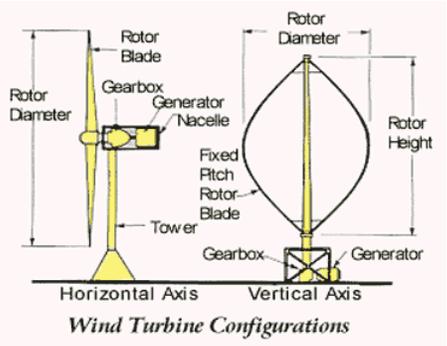
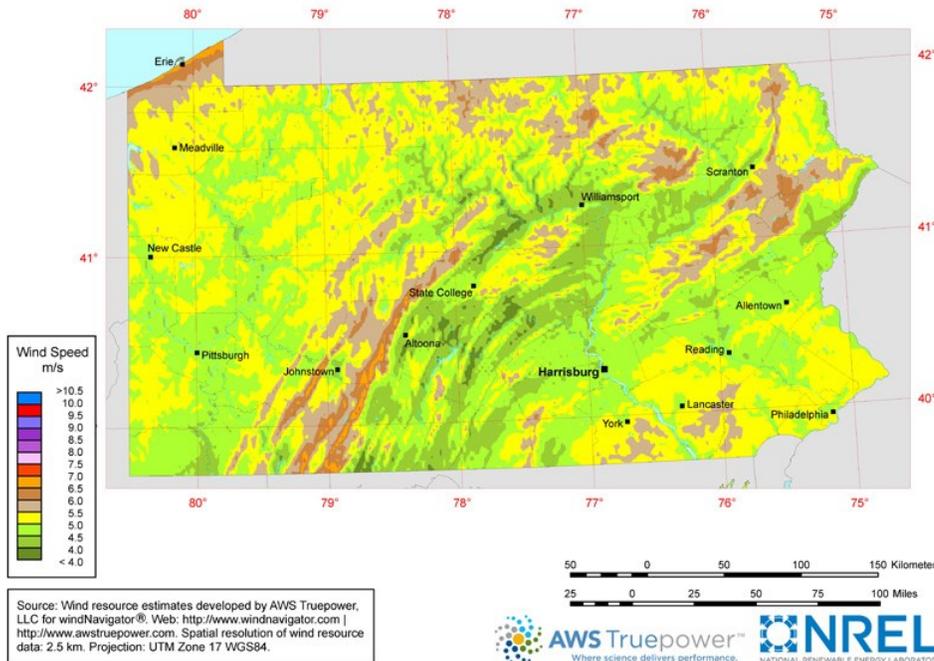


Source: U.S. Energy Information Administration, *Monthly Energy Review*, Table 10.1 (March 2012), preliminary 2011 data.



# Wind speeds in Pennsylvania

Pennsylvania - Annual Average Wind Speed at 80 m



<https://uages.blogspot.com>

tracks of wildlife habitat. The two major criticisms of wind energy facilities is noise generated by rotating turbine blades and the potential to interrupt migratory birds.

### Wind energy development efforts

In 2011, Gamesa LLC constructed nine wind turbines on the Sandy Ridge in Rush and Taylor Townships. The Gamesa wind facility is a utility-scale, where electricity generated is sent to the power grid.

### Penn State and Turbine Technology

Penn State is home to a major Vertical Lift Research Center of Excellence (VLRCOE, also "Rotorcraft Center"), one of only two in the U.S. Led by the Department of Aerospace Engineering, with partners in the Applied Research Laboratory and the Composites Manufacturing Technology Center, VLRCOE researchers develop rotary-wing vehicle technology that is very relevant to wind energy systems. For more information, go to <http://www.wind.psu.edu/research/default.asp>.

### Economics of Wind Power

There are 28 manufacturing facilities that produce wind-industry facility components in Pennsylvania. In 2013, nearly 2,000 direct and indirect jobs statewide were related to the wind-industry.

### Potential and cost

Wind power has the potential to supply power to 6% of homes across the state, whereas currently on 1.5% are supplied with wind-generated electricity. The cost per kilowatt hour and capital investments have steadily declined as technology and siting new facilities improves.

## Wind energy development

Wind power captures the natural wind in our atmosphere and converts it into mechanical energy then electricity. People started using wind power centuries ago with windmills; today's wind turbine is a highly evolved version of a windmill. Modern wind turbines harness wind's kinetic energy and convert it into electricity. Energy generated from wind power is clean, non-polluting, and readily available.

There are three classifications of wind energy facilities: utility, community, and distributed or small-scale.

**Utility wind facilities:** turbines are developed with electricity delivered to the power grid and distributed to the end user by electric utilities or power system operators. Utility facilities require wind speeds of 300 Watts per square meter ( $W/m^2$ ) or greater.

**Distributed wind facilities:** small-scale wind facilities are generally for residential or commercial use. Small scale wind facilities operate at wind speeds 200  $W/m^2$  or greater and, are installed on top of a tower, at least 300 feet away from obstacles.

**Community wind facilities:** require wind speeds between 200 and 300  $W/m^2$

and the power generated is shared among local end-users. Community facilities are unique in that energy is generated and utilized locally.

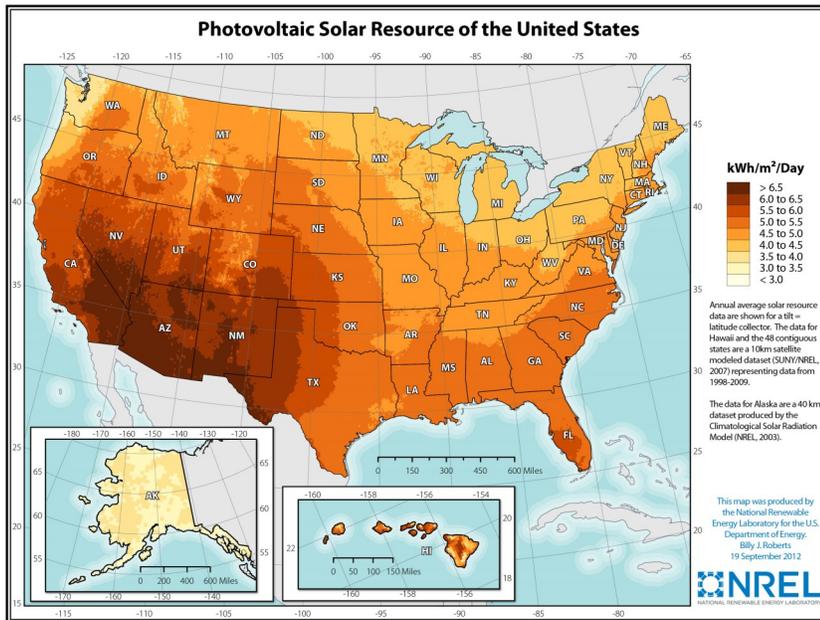
### Wind speeds in Centre County

According to the National Renewable Energy Laboratory (NREL), wind speeds across Centre County are sufficient for all three classifications of facility development. An analysis of the wind class data for Centre County identified a few areas suitable for utility wind farms and more areas for community and distributed wind farms.

### Development concerns and planning

All of the areas with wind speed high enough for utility wind farms are located on ridge tops. Ridge tops are protected in some municipalities under ordinances and are noted as important natural features contributing to the county's view shed. As a result, plans for utility scale wind farms must be reviewed carefully. However, other municipalities have adopted wind energy overlay districts into their zoning ordinances. Development of any wind farm should not be completed without the consideration of placement, particularly in the vicinity of residential areas and areas of large, contiguous

## Solar energy as resource in Pennsylvania



produce electricity using photovoltaic (PV) cells to concentrate the solar power. PV or solar cells can be mounted in a variety of sizes and applications are currently being integrated into building materials such as PV tiles, which replace conventional roofing shingles. An active solar energy method is used stores solar energy.

### Variations of Active Solar Power

Active solar energy is obtained either by air or by water. Both mediums are exposed to the sunlight to be heated. This heat either trapped in liquid or air containers. After trapping heat it is passed on to drive a device directly or to generator for storage of electricity to supply it locally. Heat trapped in air or liquid containers is distributed further using fans or pumps.

*Active solar energy is more energy efficient than passive solar energy system.*

Heat is stored and mechanically or electrically supply to the house to meet energy demand using an active system.

### Considerations

- Air or water based active solar systems have their own feasibilities.
- If the system is going to serve heating, electricity, or both.
- Size and scale of the system to support the total energy demands of the household or is a back up system needed.
- Solar energy could serve as a back up source.

### Potential

Harnessing solar power in Pennsylvania shows moderate promise at various locations. On average, the amount of power that can be captured using active solar power technology is between 300 and 400 watt hours/sq. ft./ day. In other words, a 100,000 square foot solar panel system constructed anywhere in the state has the potential to supply electricity to approximately 900 to 1,000 homes.

## Solar energy development

Solar energy or energy from the sun, is free, clean, and readily available.

Energy from the sun can be captured in two ways: passively and actively.

### Passive solar energy

Passive solar energy occurs when a building is oriented to take full advantage of the sun's rays as a thermal collector. Passive solar building design uses a structure's windows, walls, and floors to collect, store, and distribute the sun's heat in the winter and reject solar heat in the summer. It can also maximize the use of sunlight for interior illumination.

*Passive solar power is also known as passive solar heating.*

Passive solar power systems require very few equipment or special expenditures. There is need to orient house windows southwards and insulate window panes with material that can absorb enough sunlight to make the phenomenon more effective. To increase the passive solar power performance, decrease the wind passage so that trapped amount of heat should not be lost.

A more effect way to heat the home is by allowing absorption of energy. This

process of absorption is achievable by using thermal building material.

### Variations of Passive Solar Power

- Orienting new construction to capture sunlight and use it directly;
- Sunlight absorbed first and then indirectly used for different processes;
- Transferring heat to the area and then recycled again for heating water again using water pills (or air).

### Advantages and disadvantages of Passive Solar Power

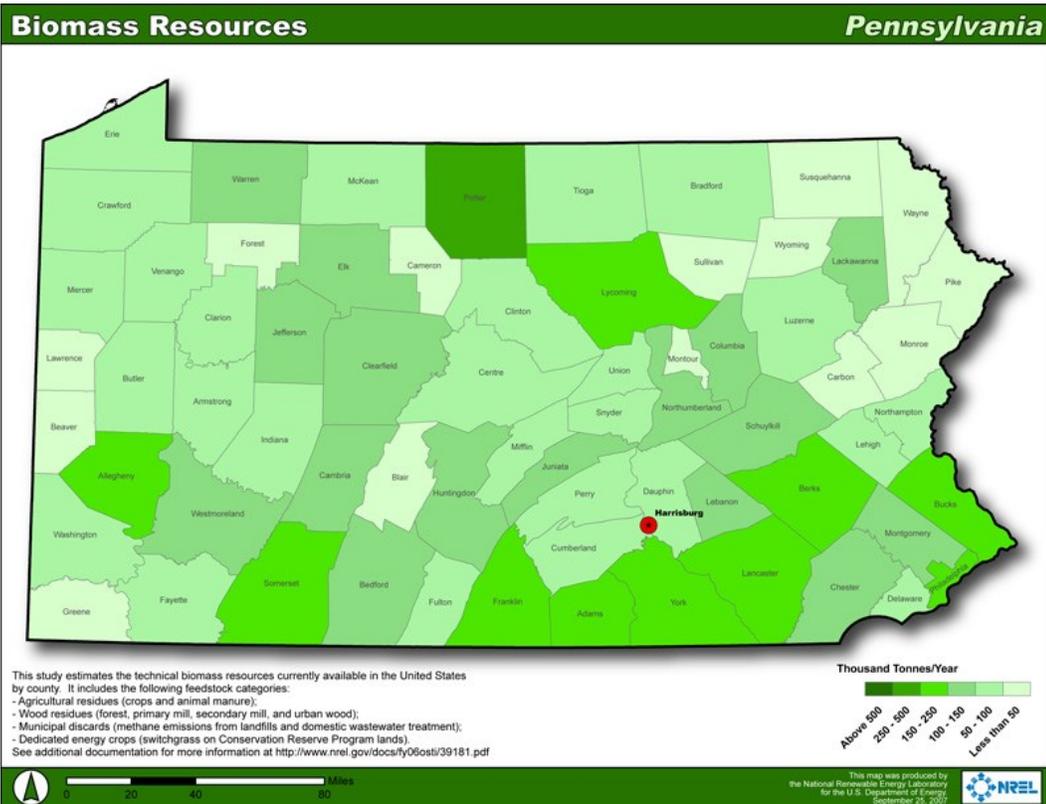
- No carbon emissions
- Passive system can both heat and provide electricity
- Potential lack of privacy due to large windows and ventilators.

### Active solar energy

Active solar energy occurs when a thermal component is added to the structure. The thermal energy that results can be used for heating homes and businesses or the heat can be converted into mechanical energy to



# Available biomass in Pennsylvania



Practices, biofuel production can cause more harm than good, particularly from corn ethanol production.

**The use of cellulosic ethanol, as opposed to corn ethanol can be accomplished without the destruction of forests because the biomass used is available without planting.** Increased corn ethanol production may require the taking of carbon-rich forests in order to allow more space for corn cultivation. Centre County should encourage the use of biofuels, but in a manner that sustains communities.

In addition to ethanol, biomass can be used as a heating fuel when manufactured into pellets.

The Pennsylvania Fuels for Schools & Beyond Program is an energy-use initiative promoting the use of local renewable resources for more efficient heating systems in schools and businesses.

## Biomass Energy

Biofuels are any fuel that is derived from organic material called biomass made from plants or animals. The energy in biomass can be accessed directly from the organic source or by turning the raw materials of the feedstock, such as starch and cellulose, into a usable form. Biofuels differ from fossil fuels in that biofuels are derived from recent biological material. Fossil fuels are created from organic material that existed millions of years ago. Biofuels are also considered a renewable energy source unlike fossil fuels because the crop and animal products used to produce biofuels are renewed or replanted on an annual or biennial basis.

**Transportation fuels are made from biomass through biochemical or thermochemical processes. These include ethanol, methanol, biodiesel, biocrude, and methane.**

Ethanol, the most widely used biofuel today, is a clear, colorless liquid, also known as ethyl alcohol or grain alcohol that is produced from starch- and sugar-based feedstock such as corn, grain, sugar cane, or cellulosic feedstock. Ethanol is found to work well in internal combustion engines as a high-octane fuel and when blended with

gasoline, corn ethanol is found to reduce air pollution by up to 52% and cellulosic ethanol by up to 86% (U.S. DOE, 2008).

**While ethanol is shown to be safer for the environment than traditional fuel sources, the crops grown to produce the ethanol may be detrimental to water quality due to high amounts of fertilizer needed to grow the plants and potential for higher amounts of nitrogen runoff.**

Cellulosic ethanol, on the other hand, can be safer for the environment than corn ethanol because cellulosic ethanol sources require less or no cultivation. Cellulosic ethanol can be produced from perennial grasses, the debris left after timber is cut, agricultural crop residues, all of which are readily available in Centre County. These available resources, and the proximity of Centre County to east coast energy markets make cellulosic ethanol production a viable potential industry for Centre County.

Considering the rate of growth of the population, the use of biofuels alone for energy conservation is not a viable option for the sustainability of the environment. Without the use of Best Management

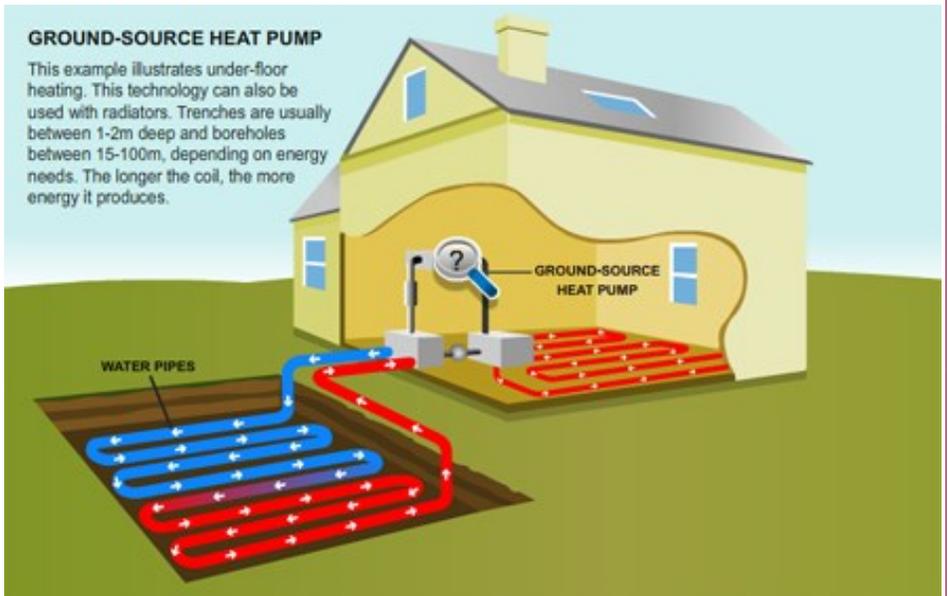
## Ground-source energy

A geothermal heat pump or ground source heat pump (GSHP) is a central heating and/or cooling system that transfers heat to or from the ground.

It uses the earth as a heat source (in the winter) or a heat sink (in the summer). This design takes advantage of the moderate temperatures in the ground to boost efficiency and reduce the operational costs of heating and cooling systems, and may be combined with solar heating to form a geosolar system with even greater efficiency.

Ground source heat pumps are also known as "geothermal heat pumps" although, strictly, the heat does not come primarily from the Earth, but from the Sun. The engineering and scientific communities prefer the terms "geoexchange" or "ground source heat pumps" to avoid confusion with traditional geothermal power, which uses a high temperature heat source to generate electricity.

Setup costs are higher than for conventional systems, but the difference is usually returned in energy savings in 3 to



10 years, and even shorter lengths of time with federal, state and utility tax credits and incentives. Several major design options are available for GSHPs, which are classified by fluid and layout. Systems are:

- Direct exchange systems
- Closed loop systems

- Open loop systems.

The chart below provides a brief overview of ground source heat pump styles (Department of Energy, 2014). As always, heating systems must be designed to accommodate the space heating and cooling requirements of any structure.

Direct Exchange GSHPs	Closed Loop GSHPs	Open Loop GSHPs
<ul style="list-style-type: none"> <li>• Oldest type</li> <li>• Single loop, circulating refrigerant</li> <li>• Direct thermal contact with ground</li> <li>• No fluid-earth interaction</li> <li>• Not as popular</li> <li>• Still very efficient and lower installation costs</li> <li>• 75% reduction in emissions</li> <li>• Reduces carbon dioxide and nitrogen emissions</li> </ul>	<ul style="list-style-type: none"> <li>• Newer type</li> <li>• 2 loops (1 with refrigerant and 1 with water and antifreeze)</li> <li>• Needs heat exchangers between both loops and pumps in both loops</li> <li>• Gaining popularity</li> <li>• More efficient in moist to wet soils</li> <li>• Can be installed vertically or horizontally, depending on land area.</li> <li>• More efficient in colder temperatures than direct exchange systems</li> </ul>	<ul style="list-style-type: none"> <li>• Newest type</li> <li>• 2 loops where the water source loop pumps water from a well or body of water</li> <li>• Supply and return system</li> <li>• Water is returned to a separate injection well, trench, or water body</li> <li>• Usually more efficient than closed loop systems BUT has been outlawed by many jurisdictions; local building codes need to be referenced prior to installation due to potential groundwater contamination.</li> </ul>
Fairly standard in design.	Four (4) designs: vertical, horizontal, radial or directional drilled, and pond.	Two (2) designs: standard and standing column well.

Table information: American Society of Heating, Refrigerating, and Air-Conditioning Engineers (2014).



## Objective for Renewable energy sources

Promote energy conservation by encouraging the use of renewable energy sources (wind, solar, biomass, and ground source) in areas of the county most favorable to using these resources.

### GOALS & STRATEGIES

**GOAL:** Ensure that renewable energy facilities are sited in the most favorable location in order to maximize the energy source potential, and develop guidelines that mitigate nuisances and environmental impacts associated with these renewable resources.

#### STRATEGIES:

- Identify and map the most and the least appropriate areas for renewable energy development, overlaying this data with environmentally sensitive areas, important habitats, utility corridors, and residential developments.
- Identify potential conflict areas and apply mitigation guidelines, if the location is primarily favorable for renewable energy development.
- Develop model zoning ordinance language for each of the renewable energy sources that municipalities could incorporate and adopt into their own zoning ordinances.

**GOAL:** Encourage incentives to developers who incorporate renewable energy resources into site designs.

**STRATEGY:** Explore tax credit or tax abatement programs for solar panels, geothermal heat systems, and on-site wind turbines.

**GOAL:** Encourage biomass production where it is the most appropriate to harvest, but restrict biomass production where production cannot occur.

**STRATEGY:** Locate and inventory land that is viable for biomass production, both agriculture and forest lands.



# Issue #3. Communities should be encouraged to explore energy independence projects through a combination of energy reduction and renewable energy sources.

## Community-wide energy conservation efforts

### SEDA-COG's Energy Resource Center (<http://erc.sedacog.org>)

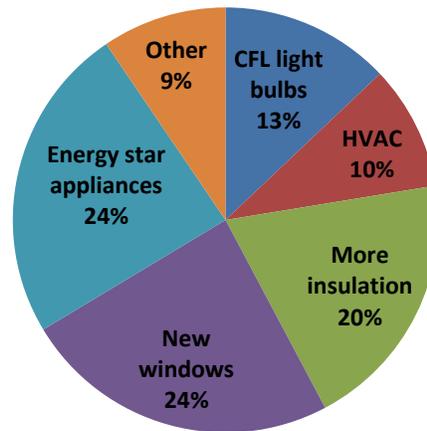
The **Energy Resource Center** is a branch of SEDA-Council of Governments dedicated to the development of the region as a center for efficient and renewable energy technology and expertise. Its joint goals are to retain the region's quality of life while enhancing its economy and to reduce the energy-related costs of its residents, businesses and local governments. The community-wide energy independence approach encourages citizens, businesses, and local governments are taking steps to identify and reduce their energy use and explore opportunities for renewable energy even though the practice is not yet widespread.

**Renewing Millheim's Energy Independence Project:** The project will first identify Millheim's energy usage and then facilitate energy conservation for residents, businesses, schools, and public agencies within the community. The overall project goals include assisting the entire community to achieve greater energy independence through community-wide energy conservation and the exploration of opportunities to implement cost-effective energy from locally-derived alternative sources. The two-year project will include door-to-door surveys to collect information regarding residents' interest in the project, homeowners and renters who have made energy efficient upgrades, and the primary type of heating fuel being used. **Base data provided by Centre County Government's GIS (geographic information system) containing fuel source and heating system type per property was critical to surveyors.**

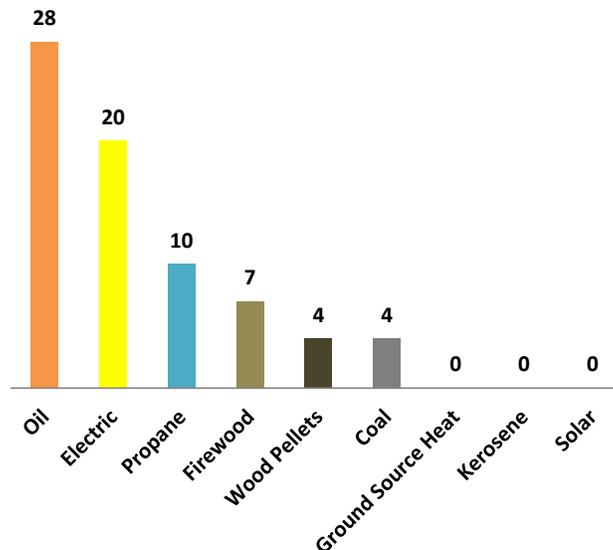
Ultimately, this project will be replicable in other Centre County communities.

### Data collected for Millheim (as of April 2015)

Percent of surveyed Millheim residents who have already increased their homes energy efficiency prior to the energy project



Primary homes heating fuel for surveyed Millheim residents





## Objective for Community energy independence

Encourage and promote both energy conservation and energy efficiency practices that are aligned with incorporating renewable energy sources for county and local government, business and industry, and homeowners.

### GOALS & STRATEGIES

**GOAL:** Continue to research energy conservation and energy efficiency practices for county-owned buildings.

#### STRATEGIES:

- Determine if a natural gas-fired combined heat and power generation unit is feasible and cost-effective, based on current electricity prices and peak power demands, for the county's buildings.
- Identify and implement small-scale energy conservation practices, such as an automatic shut-down of non-emergency computers; inspecting windows for cracks, broken seals, and air leaks; reviewing/resetting overnight building temperatures in common areas; and promote a ride share program for county workers.

**GOAL:** Assist municipalities move towards energy conservation and efficiency practices for municipal-owned buildings, property, vehicles, and employees.

#### STRATEGIES:

- Encourage municipalities to adopt green building principals for new construction or green retrofitting principals for building renovations.
- Encourage municipalities to purchase alternative or dual-fuel vehicles.
- Promote the same conservation practices as identified by the county.

**GOAL:** Collaborate with the Chamber of Business and Industry to promote energy efficiency and conservation practices for industries and businesses.

**STRATEGY:** Provide the Chamber with information on financing energy conservation and efficiency practices and the available funding mechanisms (grants, loans) or tax incentives.

## Interrelationships

Recent revisions to the Pennsylvania Municipalities Planning Code specify that a comprehensive plan include a statement of interrelationships among various plan components with emphasis given to environmental, energy conservation, fiscal, economic development and social impacts. Additional information of relevance to this discussion as it relates to energy conservation can also be found in other 2003 Centre County Comprehensive Plan Chapter Updates titled: Agriculture, Economic Development, Historic Resources, Housing, and Land Use; and in the newly completed Centre County Greenways Plan.

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### Environmental Impacts

- Walkable communities decrease the need for motorized transportation and therefore decrease pollutants to the air.
- Using green building techniques encourages the recycling of building materials, which reduces the amount of refuse deposited in landfills.
- The prevention of sprawl will help prevent environmental impacts caused by linear growth patterns. These impacts include loss of wildlife habitat, greenhouse gas emissions, and decline of water quality.
- Wind energy facilities have shown to have an adverse impact on certain species of wildlife, particularly bird and bat populations. Partnerships such as the PA Wind and Wildlife Collaborative exist to assess risk to wildlife caused by wind facilities in order to mitigate for the impact caused by these facilities.
- The production of biofuels helps to clean streams through the absorption of nutrients and the stabilization of sediment through root systems of certain biomass plants.
- The use of biofuels as opposed to traditional gasoline also helps to reduce greenhouse gas emissions.

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### Fiscal

- Energy conservation practices will reduce the dependence on foreign oil, reduce electricity costs to businesses and homeowners through the use of alternative/renewable forms of energy and efficient homes.
- Automobile maintenance costs are reduced by promoting non-motorized methods of transportation.
- Building construction and rehabilitation costs can go down through the use of renewable and recycled construction materials that are more durable and may need replaced less often.
- Green design practices tend to be more expensive in design and construction, but the long-term cost may be less than traditional practices during the lifetime of the building.

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### Economic Development

- Solar, wind, biomass energy generation facilities can create jobs.
- Walkable and mixed use communities provide convenience for residents and a concentration of potential consumers and businesses in close proximity thereby increasing businesses viability.
- Preventing sprawl can keep housing costs lower and reduce vehicle miles traveled, which allows for residents to have more income.

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### Social / Community Development

- Walkable communities facilitate a healthier lifestyle by encouraging people to walk or bike instead of relying solely on their automobile.
- Walkable communities also create a sense of community and engage interaction among neighbors.
- Wind energy facilities, if not properly sited, can impact nearby residents with sound and sight annoyances. In retrospect, some have considered the turbines visibly appealing.

## Resources

### Federal

- **Renewable Energy Systems and Energy Efficiency Improvements Program:** Established under the USDA Farm Security and Rural Investment Act of 2002, funds grants and loan guarantees to agricultural producers and rural small business for assistance with purchasing renewable energy systems and making energy efficiency improvements.
- **Federal-Level Investment Tax Credit (ITC):** The ITC, written into law through the Emergency Economic Stabilization Act of 2008, is available to homeowners who install residential small wind turbine systems from Oct. 3, 2008 through Dec. 31, 2016. The tax credit is for 30% of the cost of the system, up to \$500 for each half kilowatt of capacity with an overall maximum of \$4,000.

### State: Dept. of Environmental Protection and Dept. of Community & Economic Development

**Alternative and Clean Energy Program** provides financial assistance in the form of grant and loan funds that will be used by eligible applicants for the utilization, development and construction of alternative and clean energy projects in Pennsylvania. DCED.

**Alternative Fuel Vehicle Rebate Program** provides rebates to consumers for the purchase of new, non-leased, plug-in hybrid, plug-in electric, natural gas, propane and hydrogen fuel cell vehicles. DEP.

**Alternative Fuels Incentive Grants** offers funding for clean, alternative fuel projects in Pennsylvania and investment in Pennsylvania's energy sector. The primary goals of the grant is to improve air quality and reduce consumption of imported oil through the use of homegrown alternative fuels that will help the state's economy and environment. DEP.

**County Recycling Coordinator Grants:** provides reimbursement of 50 percent of county recycling coordinator salaries and expenses. DEP.

**Environmental Education Grants Program** was developed to support and strengthen environmental education in Pennsylvania. The grants were established by the Environmental Education Act of 1993 and mandate that five percent of all pollution fines and penalties DEP collects annually be set aside for environmental education. DEP.

**Keystone HELP Energy Efficiency Program** provides low interest rate loans to Pennsylvania residents for energy efficiency improvements to their homes, including the installation of energy-efficient heating and air conditioning systems, geothermal systems, insulation and air sealing, and more. DEP.

**Municipal Recycling Program Grants** were developed to assist municipalities and counties for developing and implementing recycling programs. Recycling is mandated in municipalities with more than 10,000 residents and those with populations between 5,000 and 10,000 that have population densities greater than 300 people per square mile. DEP.

**PA Energy Development Authority** provides grants, loan guarantees for alternative energy projects and related research referring to deployment projects, manufacturing or research involving the following types of fuels, technologies or measures: solar energy; wind; low-impact hydropower; geothermal; biologically derived methane gas, including landfill gas; biomass; fuel cells; coal-mine methane; waste coal; integrated gasification combined cycle, and; demand management measures, including recycled energy and energy recovery, energy efficiency and load management.

**Pennsylvania Natural Gas Energy Development Program:** Act 13 of 2011 provided for the establishment of the Natural Gas Energy Development Program, providing up to \$20 million over

three years to help pay for the incremental purchase and conversion costs of heavy-duty natural gas fleet vehicles (NGVs). Grants are made available from money deposited in the Marcellus Legacy Fund. The objective is to increase the use of domestically produced natural gas and realize both economic and environmental benefits through the increase in the number of NVG's operating in the commonwealth. DEP.

**Recycling Performance Grants** awards local government based on the tons of recycled materials and rate of recycling. DEP.

**Renewable Energy Program for Geothermal and Wind Projects** provides financial assistance in the forms of grant and loan funds to promote the use of alternative energy in Pennsylvania. DECD.

**Small Business Advantage Grant** was created to provide assistance to small businesses to incorporate pollution prevention or energy-efficient equipment or processes to increase the small business's competitiveness while simultaneously improving the environment of Pennsylvania residents. DEP.

**Solar Energy Program** provides financial assistance in the forms of grants and loan funds to promote the use of alternative energy in the Commonwealth. DCED.

### Local

- **SEDA-Council of Governments:** The Energy Resource Center (ERC) provides comprehensive outreach, training, and technical assistance to catalyze the adoption of efficient and renewable energy technologies in their 11-county region. SEDA-COG offers free analysis of home heating and electric bills and an Energy Assessment for \$350. The Energy Assessment is conducted by a SEDA-COG energy technician using blower door and infrared technologies, combined with personal inspection.



## Centre County Planning Opportunities

Prepared by:  
Centre County Planning and Community  
Development Office  
420 Holmes Street

Phone: 814-355-6791  
Fax: 814-355-8661

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**FIND THIS INFORMATION  
ON THE WEB  
[HTTP://WWW.CENTRECOUNTYPA.GOV](http://www.centrecountypa.gov)**

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5/17/16

# CCMPO Update

## Final Draft 2017-2020 Transportation Improvement Program (TIP)

The Transportation Improvement Program (TIP) is a four-year financial document that lists the planned expenditure of federal, state, and municipal funds for transportation projects. On April 20, 2016, the CCMPO Coordinating Committee approved the Draft 2017-2020 TIP for a 30-day public comment period.

The Draft 2017-2020 TIP is available for public review during a 30-day period that began Wednesday, April 27, 2016 and concludes at 5:00 p.m. on Friday, May 27, 2016.

Citizens are encouraged to provide comments via e-mail or by submitting an online comment form at [www.ccmpos.net](http://www.ccmpos.net).

The CCMPO Coordinating Committee will consider adoption of the 2017-2020 TIP on Tuesday, June 28, 2016 at 6:00 p.m. at the Patton Township Municipal Building, 100 Patton Plaza, State College.

## New PennDOT District Executive Named

Kevin R. Kline, P.E., District Executive for PennDOT Engineering District 2-0 retired on April 8<sup>th</sup>. Mr. Kline began his career with PennDOT in 1981, and was appointed as the District Executive in 2005.

In the 11 years since Kevin became the District Executive, many important projects have been advanced in Centre County under his leadership.

On May 11<sup>th</sup>, Karen Michael was officially appointed as the new District Executive for the Pennsylvania Department of Transportation's (PennDOT) Engineering District 2, which covers nine counties in the North Central region.

Mrs. Michael began her career with PennDOT in 1986 as a civil engineer trainee. Since that time, she has progressed through various engineering positions in District 2, including Portfolio Manager and, most recently, Assistant District Executive for Design. She is the second woman to permanently hold the District Executive position within PennDOT.

## Green Light-Go Program

Yesterday, Governor Tom Wolf announced that 109 municipalities will receive \$12 million to underwrite the costs of upgrading traffic signals under the Pennsylvania Department of Transportation's (PennDOT) "Green Light-Go" program. There were two grant awards within Centre County:

- **Ferguson Township** - \$176,084 to upgrade the traffic signal at the intersection of Route 26 (West College Avenue) and Corl Street.
- **Patton Township** - \$121,583 to install an adaptive traffic signal system that adjusts signal timing based on traffic conditions at the intersections of Valley Vista Drive and Green Tech Drive, Valley Vista Drive and North Atherton Street, Valley Vista Drive and Lowe's Centre Driveway, and Valley Vista Drive and Carnegie Drive.

## Transportation Alternatives Program

As discussed in March, the CCMPO was asked to provide a priority ranking and comments to PennDOT Central Office on the two TAP applications within the county. On April 14<sup>th</sup>, the MPO Coordinating Committee completed a phone/email/fax ballot that provided the following rankings:

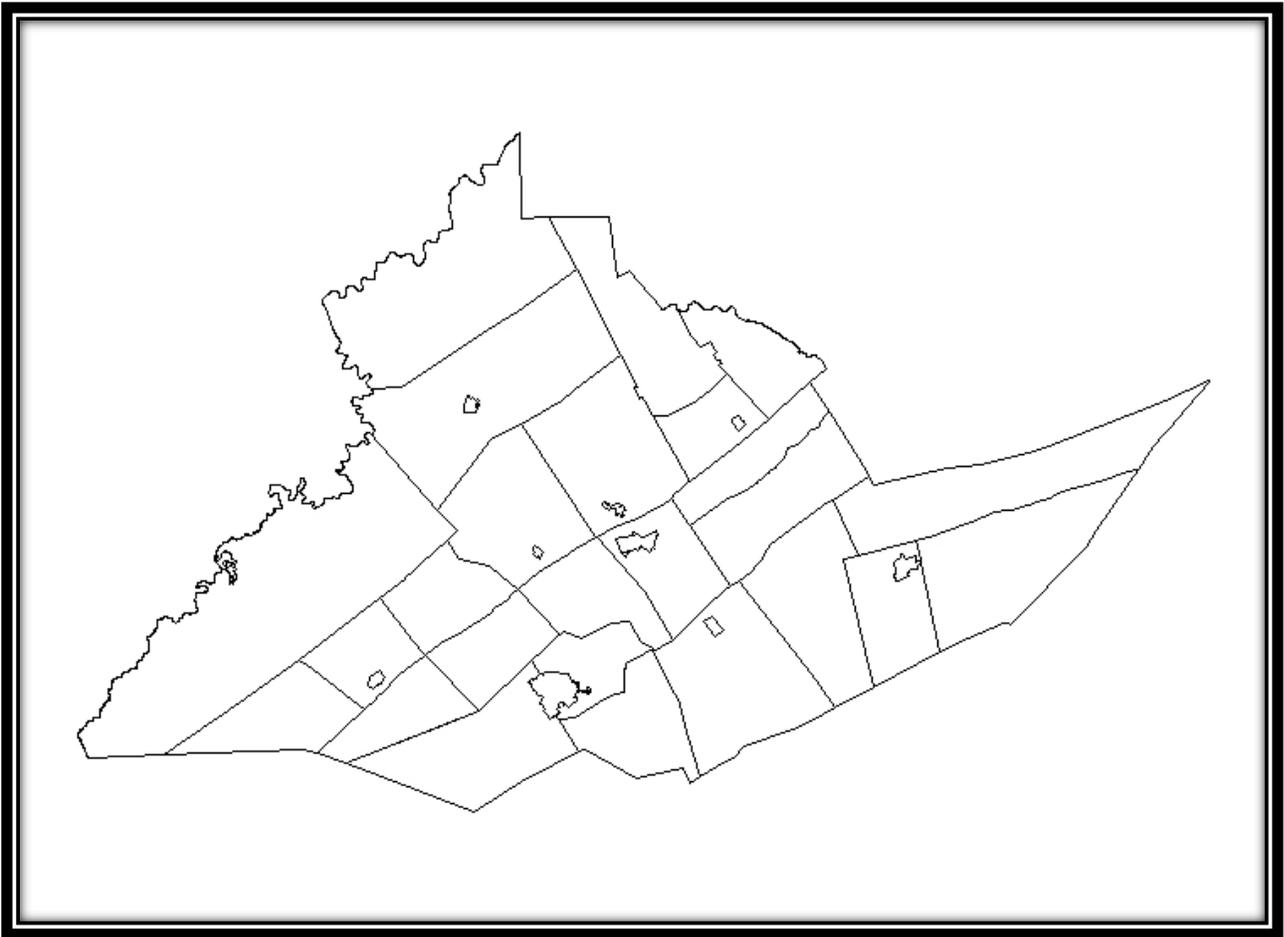
<b>CCMPO TAP PROJECT RANKING</b>			
<b>RANK</b>	<b>SPONSOR</b>	<b>PROJECT</b>	<b>TAP FUNDING REQUEST</b>
1	Patton and Ferguson Townships	Valley Vista Shared Use Path	\$1,041,212
2	Centre Hall Borough	Centre Hall Borough Pedestrian Enhancement Project	\$354,603

This priority ranking was confirmed at the MPO's April meeting. Funding awards are anticipated to be announced later this year.

## 2015 CENTRE COUNTY BUILDING PERMITS REPORT

COMPILED BY THE CENTRE COUNTY PLANNING & COMMUNITY DEVELOPMENT OFFICE

April 26, 2016

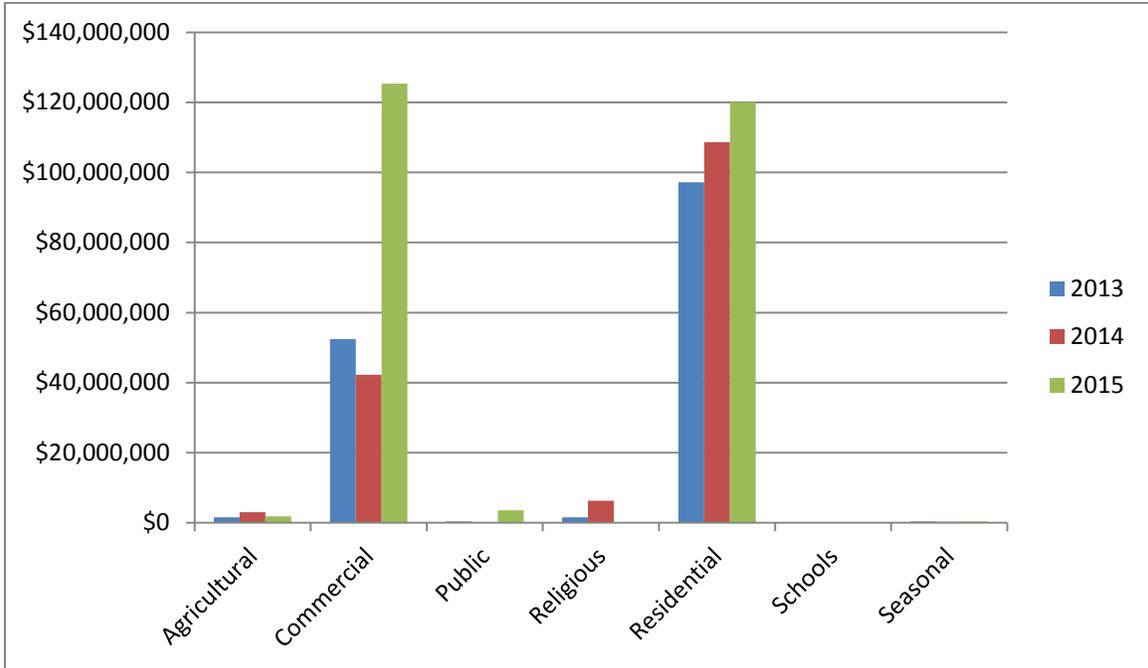


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\*Values listed only for those which values were provided. A cell for which a "0" is listed indicates that no value was provided by the municipality.

### 3-YEAR COMPARISON OF BUILDING PERMIT VALUES



**2015 BUILDING PERMIT SUMMARY: CENTRE COUNTY TOTALS**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	256	256	555,478	\$66,085,392	\$258,146
Duplex (New)	24	26	54,080	\$5,816,428	\$242,351
Apartments (New)	10	168	245,479	\$27,224,636	\$2,722,464
Townhouses (New)	69	82	156,704	\$13,978,105	\$202,581
Mobile Home (New)	4	4	4,052	\$159,293	\$39,823
<b>Residential Totals:</b>	<b>363</b>	<b>536</b>	<b>1,015,793</b>	<b>\$113,263,854</b>	<b>\$312,022</b>
Agricultural	51		160,044	\$1,853,271	\$36,339
Commercial (New)	28		214,504	\$105,164,180	\$3,755,864
Public (New)	3		3,397	\$3,585,000	\$1,195,000
Religious (New)	0		0	\$0	\$0
Schools (New)	1		1,320	\$50,000	\$50,000
Seasonal (New)	9		6,968	\$411,900	\$45,767
<b>Additions:</b>					
Commercial Additions	19		64,374	\$20,191,127	\$1,062,691
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	112		67,774	\$6,766,320	\$60,414
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>586</b>	<b>536</b>	<b>1,534,174</b>	<b>\$251,285,652</b>	<b>\$428,815</b>

## 2015 BUILDING PERMIT SUMMARY: CENTRE REGION

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	154	154	392,491	\$47,593,124	\$309,046
Duplex (New)	15	16	33,270	\$4,291,428	\$286,095
Apartments (New)	7	156	234,479	\$26,659,636	\$3,808,519
Townhouses (New)	60	73	135,812	\$12,840,595	\$214,010
Mobile Home (New)	1	1	880	\$16,966	\$16,966
<b>Residential Totals:</b>	<b>237</b>	<b>400</b>	<b>796,932</b>	<b>\$91,401,749</b>	<b>\$385,661</b>
Agricultural	1		1,920	\$50,000	\$50,000
Commercial (New)	13		95,782	\$88,695,795	\$6,822,753
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	10		35,734	\$18,925,127	\$1,892,513
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	51		21,158	\$4,624,263	\$90,672
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>312</b>	<b>400</b>	<b>951,526</b>	<b>\$203,696,934</b>	<b>\$652,875</b>

**2015 BUILDING PERMIT SUMMARY: COLLEGE TOWNSHIP**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	23	23	68,089	\$8,161,448	\$354,846
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	7	7	11,746	\$1,887,885	\$269,698
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>30</b>	<b>30</b>	<b>79,835</b>	<b>\$10,049,333</b>	<b>\$334,978</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	4		5,513	\$3,690,000	\$922,500
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	1		0	\$249,192	\$249,192
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	8		5,948	\$936,594	\$117,074
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>43</b>	<b>30</b>	<b>91,296</b>	<b>\$14,925,119</b>	<b>\$347,096</b>

**2015 BUILDING PERMIT SUMMARY: FERGUSON TOWNSHIP**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	54	54	142,220	\$16,804,989	\$311,204
Duplex (New)	7	8	15,052	\$2,183,533	\$311,933
Apartments (New)	2	48	72,510	\$7,594,696	\$3,797,348
Townhouses (New)	5	18	30,636	\$3,531,635	\$706,327
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>68</b>	<b>128</b>	<b>260,418</b>	<b>\$30,114,853</b>	<b>\$442,865</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	1		55,799	\$16,000,145	\$16,000,145
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	5		13,247	\$14,832,956	\$2,966,591
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	11		2,760	\$607,323	\$55,211
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>85</b>	<b>128</b>	<b>332,224</b>	<b>\$61,555,277</b>	<b>\$724,180</b>

**2015 BUILDING PERMIT SUMMARY: HALFMOON TOWNSHIP**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	16	16	42,777	\$5,437,693	\$339,856
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>16</b>	<b>16</b>	<b>42,777</b>	<b>\$5,437,693</b>	<b>\$339,855.81</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	1		140	\$64,700	\$64,700
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	0		0	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	4		1,850	\$286,925	\$71,731
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>21</b>	<b>16</b>	<b>44,767</b>	<b>\$5,789,318</b>	<b>\$275,682</b>

**2015 BUILDING PERMIT SUMMARY: HARRIS TOWNSHIP**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	38	38	89,169	\$9,981,246	\$262,664
Duplex (New)	2	2	4,265	\$245,000	\$122,500
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	48	48	93,430	\$7,421,075	\$154,606
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>88</b>	<b>88</b>	<b>186,864</b>	<b>\$17,647,321</b>	<b>\$200,538</b>
Agricultural	1		1,920	\$50,000	\$50,000
Commercial (New)	1		19,100	\$2,500,000	\$2,500,000
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	1		0	\$65,000	\$65,000
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	5		2,539	\$963,471	\$192,694
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>96</b>	<b>88</b>	<b>210,423</b>	<b>\$21,225,792</b>	<b>\$221,102</b>

**2015 BUILDING PERMIT SUMMARY: PATTON TOWNSHIP**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	22	22	46,154	\$6,714,193	\$305,191
Duplex (New)	6	6	13,953	\$1,862,895	\$310,483
Apartments (New)	4	96	142,576	\$16,933,408	\$4,233,352
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	1	1	880	\$16,966	\$16,966
<b>Residential Totals:</b>	<b>33</b>	<b>125</b>	<b>203,563</b>	<b>\$25,527,462</b>	<b>\$773,559</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	3		12,255	\$992,000	\$330,667
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	2		14,879	\$3,015,812	\$1,507,906
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	9		2,928	\$896,061	\$99,562
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>47</b>	<b>125</b>	<b>233,625</b>	<b>\$30,431,335</b>	<b>\$647,475</b>

**2015 BUILDING PERMIT SUMMARY: STATE COLLEGE BOROUGH**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	1	1	4,082	\$493,555	\$493,555
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	1	12	19,393	\$2,131,532	\$2,131,532
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>2</b>	<b>13</b>	<b>23,475</b>	<b>\$2,625,087</b>	<b>\$1,312,544</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	3		2,975	\$65,448,950	\$21,816,317
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	1		7,608	\$762,167	\$762,167
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	14		5,133	\$933,889	\$66,706
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>20</b>	<b>13</b>	<b>39,191</b>	<b>\$69,770,093</b>	<b>\$3,488,505</b>

**2015 BUILDING PERMIT SUMMARY: LOWER BE VALLEY REGION**

<b>Permit Type</b>	<b># of Permits</b>	<b># Units</b>	<b>Total Square Feet</b>	<b>Total Value of Permits</b>	<b>Average Value</b>
<b>Single Family Home (New)</b>	12	12	14,509	\$986,769	\$82,231
<b>Duplex (New)</b>	0	0	0	\$0	\$0
<b>Apartments (New)</b>	0	0	0	\$0	\$0
<b>Townhouses (New)</b>	0	0	0	\$0	\$0
<b>Mobile Home (New)</b>	2	2	2,092	\$70,000	\$35,000
<b>Residential Totals:</b>	14	14	16,601	\$1,056,769	\$75,484
<b>Agricultural</b>	0		0	\$0	\$0
<b>Commercial (New)</b>	0		0	\$0	\$0
<b>Public (New)</b>	0		0	\$0	\$0
<b>Religious (New)</b>	0		0	\$0	\$0
<b>Schools (New)</b>	0		0	\$0	\$0
<b>Seasonal (New)</b>	1		468	\$20,000	\$20,000
<b>Additions:</b>					
<b>Commercial Additions</b>	0		0	\$0	\$0
<b>Public Additions</b>	0		0	\$0	\$0
<b>Religious Additions</b>	0		0	\$0	\$0
<b>Residential Additions</b>	7		2,232	\$230,200	\$32,886
<b>Seasonal Additions</b>	0		0	\$0	\$0
<b>School Additions</b>	0		0	\$0	\$0
<b>Municipal Totals:</b>	22	14	19,301	\$1,306,969	\$59,408

**2015 BUILDING PERMIT SUMMARY: BOGGS TOWNSHIP**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	7	7	8,829	\$421,011	\$60,144
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	2	2	2,092	\$70,000	\$35,000
<b>Residential Totals:</b>	<b>9</b>	<b>9</b>	<b>10,921</b>	<b>\$491,011</b>	<b>\$54,557</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	0		0	\$0	\$0
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	0		0	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	2		1,112	\$2,000	\$1,000
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>11</b>	<b>9</b>	<b>12,033</b>	<b>\$493,011</b>	<b>\$44,819</b>

**2015 BUILDING PERMIT SUMMARY: CURTIN TOWNSHIP**

<b>Permit Type</b>	<b># of Permits</b>	<b># Units</b>	<b>Total Square Feet</b>	<b>Total Value of Permits</b>	<b>Average Value</b>
Single Family Home (New)	0	0	0	\$0	\$0
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	0		0	\$0	\$0
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	0		0	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	0		0	\$0	\$0
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>

**2015 BUILDING PERMIT SUMMARY: HOWARD BOROUGH**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	0	0	0	\$0	\$0
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	0		0	\$0	\$0
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	0		0	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	2		128	\$105,800	\$52,900
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>2</b>	<b>0</b>	<b>128</b>	<b>\$105,800</b>	<b>\$52,900</b>

**2015 BUILDING PERMIT SUMMARY: HOWARD TOWNSHIP**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	1	1	1,344	\$180,000	\$180,000
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>1</b>	<b>1</b>	<b>1,344</b>	<b>\$180,000</b>	<b>\$180,000</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	0		0	\$0	\$0
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	0		0	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	1		368	\$100,000	\$100,000
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>2</b>	<b>1</b>	<b>1,712</b>	<b>\$280,000</b>	<b>\$140,000</b>

**2015 BUILDING PERMIT SUMMARY: LIBERTY TOWNSHIP**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	3	3	3,280	\$345,758	\$115,253
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>3</b>	<b>3</b>	<b>3,280</b>	<b>\$345,758</b>	<b>\$115,253</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	0		0	\$0	\$0
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	1		468	\$20,000	\$20,000
<b>Additions:</b>					
Commercial Additions	0		0	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	0		0	\$0	\$0
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>4</b>	<b>3</b>	<b>3,748</b>	<b>\$365,758</b>	<b>\$91,440</b>

**2015 BUILDING PERMIT SUMMARY: MILESBERG BOROUGH**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	1	1	1,056	\$40,000	\$40,000
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>1</b>	<b>1</b>	<b>1,056</b>	<b>\$40,000</b>	<b>\$40,000</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	0		0	\$0	\$0
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	0		0	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	2		624	\$22,400	\$11,200
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>3</b>	<b>1</b>	<b>1,680</b>	<b>\$62,400</b>	<b>\$20,800</b>

**2015 BUILDING PERMIT SUMMARY: MOSHANNON VALLEY REGION**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	2	2	2,351	\$0	\$0
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>2</b>	<b>2</b>	<b>2,351</b>	<b>\$0</b>	<b>\$0</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	1		3,420	\$75,000	\$75,000
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	2		140	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	1		17,017	\$0	\$0
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>6</b>	<b>2</b>	<b>22,928</b>	<b>\$75,000</b>	<b>\$12,500</b>

**2015 BUILDING PERMIT SUMMARY: PHILIPSBURG BOROUGH**

<b>Permit Type</b>	<b># of Permits</b>	<b># Units</b>	<b>Total Square Feet</b>	<b>Total Value of Permits</b>	<b>Average Value</b>
Single Family Home (New)	0	0	0	\$0	\$0
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	1		3,420	\$75,000	\$75,000
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	0		0	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	0		0	\$0	\$0
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>1</b>	<b>0</b>	<b>3,420</b>	<b>\$75,000</b>	<b>\$75,000</b>

**2015 BUILDING PERMIT SUMMARY: RUSH TOWNSHIP**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	2	2	2,351	\$0	\$0
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>2</b>	<b>2</b>	<b>2,351</b>	<b>\$0</b>	<b>\$0</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	0		0	\$0	\$0
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	2		140	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	1		17,017	\$0	\$0
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>5</b>	<b>2</b>	<b>19,508</b>	<b>\$0</b>	<b>\$0</b>

**2015 BUILDING PERMIT SUMMARY: MOUNTAINTOP REGION**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	5	5	8,300	\$753,583	\$150,717
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>5</b>	<b>5</b>	<b>8,300</b>	<b>\$753,583</b>	<b>\$150,717</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	0		0	\$0	\$0
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	3		1,696	\$40,000	\$13,333
<b>Additions:</b>					
Commercial Additions	0		0	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	0		0	\$0	\$0
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>8</b>	<b>5</b>	<b>9,996</b>	<b>\$793,583</b>	<b>\$99,198</b>

**2015 BUILDING PERMIT SUMMARY: BURNSIDE TOWNSHIP**

<b>Permit Type</b>	<b># of Permits</b>	<b># Units</b>	<b>Total Square Feet</b>	<b>Total Value of Permits</b>	<b>Average Value</b>
Single Family Home (New)	0	0	0	\$0	\$0
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	0		0	\$0	\$0
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	2		864	\$30,000	\$15,000
<b>Additions:</b>					
Commercial Additions	0		0	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	0		0	\$0	\$0
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>2</b>	<b>0</b>	<b>864</b>	<b>\$30,000</b>	<b>\$15,000</b>

**2015 BUILDING PERMIT SUMMARY: SNOW SHOE BOROUGH**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	2	2	3088	\$306,846	\$153,423
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>2</b>	<b>2</b>	<b>3088</b>	<b>\$306,846</b>	<b>\$153,423</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	0		0	\$0	\$0
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	0		0	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	0		0	\$0	\$0
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>2</b>	<b>2</b>	<b>3088</b>	<b>\$306,846</b>	<b>\$153,423</b>

**2015 BUILDING PERMIT SUMMARY: SNOW SHOE TOWNSHIP**

<b>Permit Type</b>	<b># of Permits</b>	<b># Units</b>	<b>Total Square Feet</b>	<b>Total Value of Permits</b>	<b>Average Value</b>
Single Family Home (New)	3	3	5212	\$446,737	\$148,912
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>3</b>	<b>3</b>	<b>5212</b>	<b>\$446,737</b>	<b>\$148,912</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	0		0	\$0	\$0
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	1		832	\$10,000	\$10,000
<b>Additions:</b>					
Commercial Additions	0		0	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	0		0	\$0	\$0
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>4</b>	<b>3</b>	<b>6044</b>	<b>\$456,737</b>	<b>\$114,184</b>

**2015 BUILDING PERMIT SUMMARY: NITTANY VALLEY REGION**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	45	45	93,778	\$9,150,117	\$203,336
Duplex (New)	8	8	15,312	\$1,380,000	\$172,500
Apartments (New)	1	10	11,000	\$535,000	\$535,000
Townhouses (New)	9	9	20,892	\$1,137,510	\$126,390
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>63</b>	<b>72</b>	<b>140,982</b>	<b>\$12,202,627</b>	<b>\$193,692</b>
Agricultural	9		24,996	\$317,500	\$35,278
Commercial (New)	9		101,762	\$16,185,385	\$1,798,376
Public (New)	3		3,397	\$3,585,000	\$1,195,000
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	3		8,630	\$1,260,000	\$420,000
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	25		12,748	\$1,180,429	\$47,217
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>112</b>	<b>72</b>	<b>292,515</b>	<b>\$34,730,941</b>	<b>\$310,098</b>

**2015 BUILDING PERMIT SUMMARY: BELLEFONTE BOROUGH**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	1	1	2,014	\$393,110	\$393,110
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>1</b>	<b>1</b>	<b>2,014</b>	<b>\$393,110</b>	<b>\$393,110</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	3		62,720	\$6,441,250	\$2,147,083
Public (New)	1		0	\$3,400,000	\$3,400,000
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	0		0	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	3		2,454	\$293,536	\$97,845
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>8</b>	<b>1</b>	<b>67,188</b>	<b>\$10,527,896</b>	<b>\$1,315,987</b>

**2015 BUILDING PERMIT SUMMARY: BENNER TOWNSHIP**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	12	12	25,793	\$2,291,994	\$191,000
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	9	9	20,892	\$1,137,510	\$126,390
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>21</b>	<b>21</b>	<b>46,685</b>	<b>\$3,429,504</b>	<b>\$163,310</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	2		29,280	\$3,095,000	\$1,547,500
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	1		3,800	\$1,100,000	\$1,100,000
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	7		2,110	\$231,168	\$33,024
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>31</b>	<b>21</b>	<b>81,875</b>	<b>\$7,855,672</b>	<b>\$253,409</b>

**2015 BUILDING PERMIT SUMMARY: MARION TOWNSHIP**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	2	2	3,621	\$225,000	\$112,500
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>2</b>	<b>2</b>	<b>3,621</b>	<b>\$225,000</b>	<b>\$112,500</b>
<b>Agricultural</b>	<b>5</b>		<b>7,536</b>	<b>\$134,500</b>	<b>\$26,900</b>
<b>Commercial (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Public (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Religious (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Schools (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Seasonal (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Additions:</b>					
<b>Commercial Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Public Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Religious Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Residential Additions</b>	<b>2</b>		<b>2,044</b>	<b>\$80,000</b>	<b>\$40,000</b>
<b>Seasonal Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>School Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Municipal Totals:</b>	<b>9</b>	<b>2</b>	<b>13,201</b>	<b>\$439,500</b>	<b>\$48,833</b>

**2015 BUILDING PERMIT SUMMARY: SPRING TOWNSHIP**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	11	11	25,481	\$2,197,047	\$199,732
Duplex (New)	8	8	15,312	\$1,380,000	\$172,500
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>19</b>	<b>19</b>	<b>40,793</b>	<b>\$3,577,047</b>	<b>\$188,266</b>
Agricultural	1		7,260	\$40,000	\$40,000
Commercial (New)	3		520	\$5,999,135	\$1,999,712
Public (New)	1		2,221	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	2		4,830	\$160,000	\$80,000
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	6		1,714	\$335,725	\$55,954
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>32</b>	<b>19</b>	<b>57,338</b>	<b>\$10,111,907</b>	<b>\$315,997</b>

**2015 BUILDING PERMIT SUMMARY: WALKER TOWNSHIP**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	19	19	36,869	\$4,042,966	\$212,788
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	1	10	11,000	\$535,000	\$535,000
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>20</b>	<b>29</b>	<b>47,869</b>	<b>\$4,577,966</b>	<b>\$228,898</b>
Agricultural	3		10,200	\$143,000	\$47,667
Commercial (New)	1		9,242	\$650,000	\$650,000
Public (New)	1		1,176	\$185,000	\$185,000
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	0		0	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	7		4,426	\$240,000	\$34,286
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>32</b>	<b>29</b>	<b>72,913</b>	<b>\$5,795,966</b>	<b>\$181,124</b>

**2015 BUILDING PERMIT SUMMARY: PENNS VALLEY REGION**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	31	31	29,181	\$6,879,280	\$221,912
Duplex (New)	1	2	5,498	\$145,000	\$145,000
Apartments (New)	2	2	0	\$30,000	\$15,000
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>34</b>	<b>35</b>	<b>34,679</b>	<b>\$7,054,280</b>	<b>\$207,479</b>
<b>Agricultural</b>	<b>41</b>		<b>133,128</b>	<b>\$1,485,771</b>	<b>\$36,238</b>
<b>Commercial (New)</b>	<b>4</b>		<b>10,740</b>	<b>\$208,000</b>	<b>\$52,000</b>
<b>Public (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Religious (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Schools (New)</b>	<b>1</b>		<b>1,320</b>	<b>\$50,000</b>	<b>\$50,000</b>
<b>Seasonal (New)</b>	<b>4</b>		<b>3,604</b>	<b>\$326,900</b>	<b>\$81,725</b>
<b>Additions:</b>					
<b>Commercial Additions</b>	<b>4</b>		<b>19,870</b>	<b>\$6,000</b>	<b>\$1,500</b>
<b>Public Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Religious Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Residential Additions</b>	<b>24</b>		<b>12,632</b>	<b>\$641,428</b>	<b>\$26,726</b>
<b>Seasonal Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>School Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Municipal Totals:</b>	<b>112</b>	<b>35</b>	<b>215,973</b>	<b>\$9,772,379</b>	<b>\$87,253</b>

**2015 BUILDING PERMIT SUMMARY: CENTRE HALL BOROUGH**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	0	0	0	\$0	\$0
Duplex (New)	1	2	5,498	\$145,000	\$145,000
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>1</b>	<b>2</b>	<b>5,498</b>	<b>\$145,000</b>	<b>\$145,000</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	1		2,000	\$13,000	\$13,000
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	0		0	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	1		1,740	\$18,300	\$18,300
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>3</b>	<b>2</b>	<b>9,238</b>	<b>\$176,300</b>	<b>\$58,767</b>

**2015 BUILDING PERMIT SUMMARY: GREGG TOWNSHIP**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	6	6	14,893	\$770,000	\$128,333
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>6</b>	<b>6</b>	<b>14,893</b>	<b>\$770,000</b>	<b>\$128,333</b>
Agricultural	8		16,272	\$153,000	\$19,125
Commercial (New)	0		0	\$0	\$0
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	2		10,294	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	1		350	\$0	\$0
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>17</b>	<b>6</b>	<b>41,809</b>	<b>\$923,000</b>	<b>\$54,294</b>

**2015 BUILDING PERMIT SUMMARY: HAINES TOWNSHIP**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	2	2	3,105	\$423,780	\$211,890
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>2</b>	<b>2</b>	<b>3,105</b>	<b>\$423,780</b>	<b>\$211,890</b>
<b>Agricultural</b>	<b>11</b>		<b>54,052</b>	<b>\$392,776</b>	<b>\$35,707</b>
<b>Commercial (New)</b>	<b>1</b>		<b>1,920</b>	<b>\$20,000</b>	<b>\$20,000</b>
<b>Public (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Religious (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Schools (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Seasonal (New)</b>	<b>1</b>		<b>596</b>	<b>\$13,000</b>	<b>\$13,000</b>
<b>Additions:</b>					
<b>Commercial Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Public Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Religious Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Residential Additions</b>	<b>7</b>		<b>2,367</b>	<b>\$312,128</b>	<b>\$44,590</b>
<b>Seasonal Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>School Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Municipal Totals:</b>	<b>22</b>	<b>2</b>	<b>62,040</b>	<b>\$1,161,684</b>	<b>\$52,804</b>

**2015 BUILDING PERMIT SUMMARY: MILES TOWNSHIP**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	0	0	0	\$0	\$0
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>
Agricultural	8		6,612	\$62,695	\$7,837
Commercial (New)	1		4,800	\$160,000	\$160,000
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	1		768	\$10,000	\$10,000
<b>Additions:</b>					
Commercial Additions	0		0	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	7		6,240	\$141,000	\$20,143
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>17</b>	<b>0</b>	<b>18,420</b>	<b>\$373,695</b>	<b>\$21,982</b>

**2015 BUILDING PERMIT SUMMARY: MILLHEIM BOROUGH**

<b>Permit Type</b>	<b># of Permits</b>	<b># Units</b>	<b>Total Square Feet</b>	<b>Total Value of Permits</b>	<b>Average Value</b>
Single Family Home (New)	2	2	5,727	\$357,600	\$178,800
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>2</b>	<b>2</b>	<b>5,727</b>	<b>\$357,600</b>	<b>\$178,800</b>
Agricultural	0		0	\$0	\$0
Commercial (New)	0		0	\$0	\$0
Public (New)	0		0	\$0	\$0
Religious (New)	0		0	\$0	\$0
Schools (New)	0		0	\$0	\$0
Seasonal (New)	0		0	\$0	\$0
<b>Additions:</b>					
Commercial Additions	0		0	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	1		231	\$15,000	\$15,000
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>3</b>	<b>2</b>	<b>5,958</b>	<b>\$372,600</b>	<b>\$124,200</b>

**2015 BUILDING PERMIT SUMMARY: PENN TOWNSHIP**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	3	3	3,888	\$400,000	\$133,333
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	1	1	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>4</b>	<b>4</b>	<b>3,888</b>	<b>\$400,000</b>	<b>\$100,000</b>
<b>Agricultural</b>	<b>6</b>		<b>10,308</b>	<b>\$39,300</b>	<b>\$6,550</b>
<b>Commercial (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Public (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Religious (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Schools (New)</b>	<b>1</b>		<b>1,320</b>	<b>\$50,000</b>	<b>\$50,000</b>
<b>Seasonal (New)</b>	<b>1</b>		<b>2,000</b>	<b>\$300,000</b>	<b>\$300,000</b>
<b>Additions:</b>					
<b>Commercial Additions</b>	<b>1</b>		<b>9,000</b>	<b>\$0</b>	<b>\$0</b>
<b>Public Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Religious Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Residential Additions</b>	<b>2</b>		<b>1,536</b>	<b>\$26,000</b>	<b>\$13,000</b>
<b>Seasonal Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>School Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Municipal Totals:</b>	<b>15</b>	<b>4</b>	<b>28,052</b>	<b>\$815,300</b>	<b>\$54,353</b>

**2015 BUILDING PERMIT SUMMARY: POTTER TOWNSHIP**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	18	18	1,568	\$4,927,900	\$273,772
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	1	1	0	\$30,000	\$30,000
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>19</b>	<b>19</b>	<b>1,568</b>	<b>\$4,957,900</b>	<b>\$260,942</b>
<b>Agricultural</b>	<b>8</b>		<b>45,884</b>	<b>\$838,000</b>	<b>\$104,750</b>
<b>Commercial (New)</b>	<b>1</b>		<b>2,020</b>	<b>\$15,000</b>	<b>\$15,000</b>
<b>Public (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Religious (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Schools (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Seasonal (New)</b>	<b>1</b>		<b>240</b>	<b>\$3,900</b>	<b>\$3,900</b>
<b>Additions:</b>					
<b>Commercial Additions</b>	<b>1</b>		<b>576</b>	<b>\$6,000</b>	<b>\$6,000</b>
<b>Public Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Religious Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Residential Additions</b>	<b>5</b>		<b>168</b>	<b>\$129,000</b>	<b>\$25,800</b>
<b>Seasonal Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>School Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Municipal Totals:</b>	<b>35</b>	<b>19</b>	<b>50,456</b>	<b>\$5,949,800</b>	<b>\$169,994</b>

**2015 BUILDING PERMIT SUMMARY: UPPER BE VALLEY REGION**

<b>Permit Type</b>	<b># of Permits</b>	<b># Units</b>	<b>Total Square Feet</b>	<b>Total Value of Permits</b>	<b>Average Value</b>
<b>Single Family Home (New)</b>	7	7	14,868	\$722,519	\$103,217
<b>Duplex (New)</b>	0	0	0	\$0	\$0
<b>Apartments (New)</b>	0	0	0	\$0	\$0
<b>Townhouses (New)</b>	0	0	0	\$0	\$0
<b>Mobile Home (New)</b>	1	1	1,080	\$72,327	\$72,327
<b>Residential Totals:</b>	<b>8</b>	<b>8</b>	<b>15,948</b>	<b>\$794,846</b>	<b>\$99,356</b>
<b>Agricultural</b>	0		0	\$0	\$0
<b>Commercial (New)</b>	1		2,800	\$0	\$0
<b>Public (New)</b>	0		0	\$0	\$0
<b>Religious (New)</b>	0		0	\$0	\$0
<b>Schools (New)</b>	0		0	\$0	\$0
<b>Seasonal (New)</b>	1		1,200	\$25,000	\$25,000
<b>Additions:</b>					
<b>Commercial Additions</b>	0		0	\$0	\$0
<b>Public Additions</b>	0		0	\$0	\$0
<b>Religious Additions</b>	0		0	\$0	\$0
<b>Residential Additions</b>	4		1,987	\$90,000	\$22,500
<b>Seasonal Additions</b>	0		0	\$0	\$0
<b>School Additions</b>	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>14</b>	<b>8</b>	<b>21,935</b>	<b>\$909,846</b>	<b>\$64,989</b>

**2015 BUILDING PERMIT SUMMARY: HUSTON TOWNSHIP**

<b>Permit Type</b>	<b># of Permits</b>	<b># Units</b>	<b>Total Square Feet</b>	<b>Total Value of Permits</b>	<b>Average Value</b>
<b>Single Family Home (New)</b>	1	1	1,840	\$60,000	\$60,000
<b>Duplex (New)</b>	0	0	0	\$0	\$0
<b>Apartments (New)</b>	0	0	0	\$0	\$0
<b>Townhouses (New)</b>	0	0	0	\$0	\$0
<b>Mobile Home (New)</b>	0	0	0	\$0	\$0
<b>Residential Totals:</b>	1	1	1,840	\$60,000	\$60,000
<b>Agricultural</b>	0		0	\$0	\$0
<b>Commercial (New)</b>	0		0	\$0	\$0
<b>Public (New)</b>	0		0	\$0	\$0
<b>Religious (New)</b>	0		0	\$0	\$0
<b>Schools (New)</b>	0		0	\$0	\$0
<b>Seasonal (New)</b>	0		0	\$0	\$0
<b>Additions:</b>					
<b>Commercial Additions</b>	0		0	\$0	\$0
<b>Public Additions</b>	0		0	\$0	\$0
<b>Religious Additions</b>	0		0	\$0	\$0
<b>Residential Additions</b>	2		979	\$45,000	\$22,500
<b>Seasonal Additions</b>	0		0	\$0	\$0
<b>School Additions</b>	0		0	\$0	\$0
<b>Municipal Totals:</b>	3	1	2,819	\$105,000	\$35,000

<b>2015 BUILDING PERMIT SUMMARY: PORT MATILDA BOROUGH</b>					
<b>Permit Type</b>	<b># of Permits</b>	<b># Units</b>	<b>Total Square Feet</b>	<b>Total Value of Permits</b>	<b>Average Value</b>
<b>Single Family Home (New)</b>	0	0	0	\$0	\$0
<b>Duplex (New)</b>	0	0	0	\$0	\$0
<b>Apartments (New)</b>	0	0	0	\$0	\$0
<b>Townhouses (New)</b>	0	0	0	\$0	\$0
<b>Mobile Home (New)</b>	0	0	0	\$0	\$0
<b>Residential Totals:</b>	0	0	0	\$0	\$0
<b>Agricultural</b>	0		0	\$0	\$0
<b>Commercial (New)</b>	0		0	\$0	\$0
<b>Public (New)</b>	0		0	\$0	\$0
<b>Religious (New)</b>	0		0	\$0	\$0
<b>Schools (New)</b>	0		0	\$0	\$0
<b>Seasonal (New)</b>	0		0	\$0	\$0
<b>Additions:</b>					
<b>Commercial Additions</b>	0		0	\$0	\$0
<b>Public Additions</b>	0		0	\$0	\$0
<b>Religious Additions</b>	0		0	\$0	\$0
<b>Residential Additions</b>	0		0	\$0	\$0
<b>Seasonal Additions</b>	0		0	\$0	\$0
<b>School Additions</b>	0		0	\$0	\$0
<b>Municipal Totals:</b>	0	0	0	\$0	\$0

**2015 BUILDING PERMIT SUMMARY: TAYLOR TOWNSHIP**

<b>Permit Type</b>	<b># of Permits</b>	<b># Units</b>	<b>Total Square Feet</b>	<b>Total Value of Permits</b>	<b>Average Value</b>
<b>Single Family Home (New)</b>	2	2	3,168	\$253,000	\$126,500
<b>Duplex (New)</b>	0	0	0	\$0	\$0
<b>Apartments (New)</b>	0	0	0	\$0	\$0
<b>Townhouses (New)</b>	0	0	0	\$0	\$0
<b>Mobile Home (New)</b>	0	0	0	\$0	\$0
<b>Residential Totals:</b>	2	2	3,168	\$253,000	\$126,500
<b>Agricultural</b>	0		0	\$0	\$0
<b>Commercial (New)</b>	0		0	\$0	\$0
<b>Public (New)</b>	0		0	\$0	\$0
<b>Religious (New)</b>	0		0	\$0	\$0
<b>Schools (New)</b>	0		0	\$0	\$0
<b>Seasonal (New)</b>	1		1,200	\$25,000	\$25,000
<b>Additions:</b>					
<b>Commercial Additions</b>	0		0	\$0	\$0
<b>Public Additions</b>	0		0	\$0	\$0
<b>Religious Additions</b>	0		0	\$0	\$0
<b>Residential Additions</b>	0		0	\$0	\$0
<b>Seasonal Additions</b>	0		0	\$0	\$0
<b>School Additions</b>	0		0	\$0	\$0
<b>Municipal Totals:</b>	3	2	4,368	\$278,000	\$92,667

**2015 BUILDING PERMIT SUMMARY: UNION TOWNSHIP**

Permit Type	# of Permits	# Units	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	3	3	4,320	\$409,519	\$136,506
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	1	1	1,080	\$72,327	\$72,327
<b>Residential Totals:</b>	<b>4</b>	<b>4</b>	<b>5,400</b>	<b>\$481,846</b>	<b>\$120,462</b>
<b>Agricultural</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Commercial (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Public (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Religious (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Schools (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Seasonal (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Additions:</b>					
<b>Commercial Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Public Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Religious Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Residential Additions</b>	<b>1</b>		<b>784</b>	<b>\$40,000</b>	<b>\$40,000</b>
<b>Seasonal Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>School Additions</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Municipal Totals:</b>	<b>5</b>	<b>4</b>	<b>6,184</b>	<b>\$521,846</b>	<b>\$104,369</b>

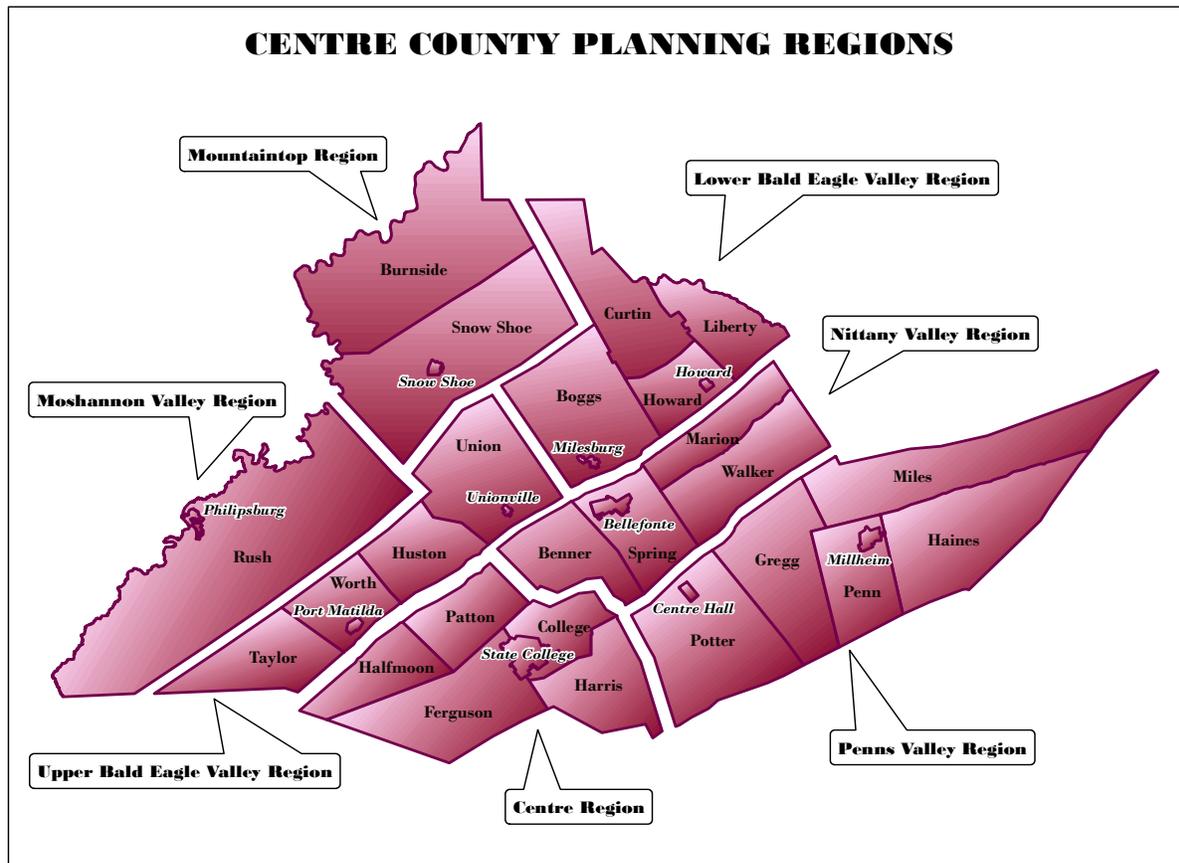
**2015 BUILDING PERMIT SUMMARY: UNIONVILLE BOROUGH**

<b>Permit Type</b>	<b># of Permits</b>	<b># Units</b>	<b>Total Square Feet</b>	<b>Total Value of Permits</b>	<b>Average Value</b>
Single Family Home (New)	0	0	0	\$0	\$0
Duplex (New)	0	0	0	\$0	\$0
Apartments (New)	0	0	0	\$0	\$0
Townhouses (New)	0	0	0	\$0	\$0
Mobile Home (New)	0	0	0	\$0	\$0
<b>Residential Totals:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Agricultural</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Commercial (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Public (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Religious (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Schools (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Seasonal (New)</b>	<b>0</b>		<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Additions:</b>					
Commercial Additions	0		0	\$0	\$0
Public Additions	0		0	\$0	\$0
Religious Additions	0		0	\$0	\$0
Residential Additions	1		224	\$5,000	\$5,000
Seasonal Additions	0		0	\$0	\$0
School Additions	0		0	\$0	\$0
<b>Municipal Totals:</b>	<b>1</b>	<b>0</b>	<b>224</b>	<b>\$5,000</b>	<b>\$5,000</b>

**2015 BUILDING PERMIT SUMMARY: WORTH TOWNSHIP**

<b>Permit Type</b>	<b># of Permits</b>	<b># Units</b>	<b>Total Square Feet</b>	<b>Total Value of Permits</b>	<b>Average Value</b>
<b>Single Family Home (New)</b>	1	1	5,540	\$0	\$0
<b>Duplex (New)</b>	0	0	0	\$0	\$0
<b>Apartments (New)</b>	0	0	0	\$0	\$0
<b>Townhouses (New)</b>	0	0	0	\$0	\$0
<b>Mobile Home (New)</b>	0	0	0	\$0	\$0
<b>Residential Totals:</b>	1	1	5,540	\$0	\$0
<b>Agricultural</b>	0		0	\$0	\$0
<b>Commercial (New)</b>	1		2,800	\$0	\$0
<b>Public (New)</b>	0		0	\$0	\$0
<b>Religious (New)</b>	0		0	\$0	\$0
<b>Schools (New)</b>	0		0	\$0	\$0
<b>Seasonal (New)</b>	0		0	\$0	\$0
<b>Additions:</b>					
<b>Commercial Additions</b>	0		0	\$0	\$0
<b>Public Additions</b>	0		0	\$0	\$0
<b>Religious Additions</b>	0		0	\$0	\$0
<b>Residential Additions</b>	0		0	\$0	\$0
<b>Seasonal Additions</b>	0		0	\$0	\$0
<b>School Additions</b>	0		0	\$0	\$0
<b>Municipal Totals:</b>	2	1	8,340	\$0	\$0

# Centre County Subdivision and Land Development Activity Report 2015



## Centre County Planning Commission Centre County Planning and Community Development Office

Willowbank Office Building, 420 Holmes Street, Bellefonte, PA 16823  
Telephone: (814) 355-6791 Fax: (814) 355-8661  
[www.centrecountypa.gov](http://www.centrecountypa.gov)

## Centre County Board of Commissioners - 2015

Steven G. Dershem, *Chair*  
C. Chris Exarchos, *Commissioner*  
Michael Pipe, *Commissioner*

## Centre County Planning Commission Members - 2015

Elfrieda M. Persic, <i>Chair.</i>	Centre Region
Robert P. Dannaker, <i>Vice-Chairman</i>	Nittany Valley Region
Angelica "Mimi" Wutz, <i>Secretary</i>	Upper Bald Eagle Valley Region
Dennis Hameister	Centre Region
D. Richard Francke	Centre Region
Christopher Kunes	Penns Valley Region
vacant	Lower Bald Eagle Valley Region
Jack Shannon	Moshannon Valley Region
Michele L. Barbin	Mountaintop Region

## Centre County Planning and Community Development Office - 2015

Robert B. Jacobs, AICP, *Director*  
Susan B. Hannegan, *Assistant Director*  
Anson C. Burwell, *Subdivision and Land Development Planner*  
Christopher D. Schnure, *Assistant Subdivision and Land Development Planner*  
Matt Milliron, *Community Water Systems Program Coordinator*  
Albert Lavan, *West Nile Virus Program Coordinator*  
Sarah R. Walter, *Senior Planner/Ag Land Preservation Program Coordinator*  
Linda Marshall, *Senior Planner/Housing Coordinator*  
Mike Bloom, *Senior Transportation Planner*  
Jennifer L. Grove, *Secretary III*  
Stacy J. Mann, *Secretary III*  
Elizabeth A. Lose, *Research Technologist (Contracted from Penn State using "in-kind" funds; became Full-Time Centre County Employee November, 2015)*

**NOTE:** Information contained in this report can be made available in other forms as required by the Americans with Disabilities Act (ADA).

Prepared by: Anson C. Burwell, Subdivision and Land Development Planner  
Christopher D. Schnure, Assistant Subdivision and Land Development Planner  
Stacy J. Mann & Elizabeth A. Lose

Released: March, 2016

-- 2015 --

## Subdivision and Land Development Activity

The *Pennsylvania Municipalities Planning Code* (commonly called the *MPC*) requires Planning Commissions to file an annual report with the governing body at the beginning of each year. The *MPC* does not specify the format of the annual report; however, each Planning Commission is required to provide a listing of activities regarding reviews and actions relative to their administrative duties.

Per the above, the Centre County Planning Commission performs a dual function concerning its involvement with subdivision and land development activity. The Planning Commission staff must administer and enforce the *Centre County Subdivision and Land Development Ordinance*, applicable throughout much of Centre County and they must also receive, review or monitor for review all plans originating from those municipalities having adopted their own subdivision and land development regulations (please reference the municipalities within the *2015 County and Municipal Planning Controls* chart located on page 3 for further details). Presently, there are ten (10) municipalities within the County that administer their own subdivision and land development ordinances, with the remaining twenty-five (25) municipalities under the jurisdiction of the County's Ordinance. Also, in cooperation with the County Recorder of Deeds Office, the Planning Office monitors all subdivision and land development plans to verify if they have been properly approved by the appropriate municipal officials prior to recording.

The Centre County Planning Office is also required to charge processing fees for the review of applicable subdivision and land development plans and for the reviews of applicable Pennsylvania Department of Environmental Protection (DEP) *Sewage Facilities Planning Modules* (per the *Pennsylvania Sewage Facilities Act*). Accordingly, processing and review fees received in 2015 totaled \$18,698.50 (reference page 16 for additional information).

This report is a summary of subdivision and land development activity in Centre County over the past several years and an analysis of the distribution of activity throughout the County's thirty-five (35) municipalities during 2015.

Contact Persons: Anson C. Burwell, Subdivision and Land Development Planner

Christopher D. Schnure, Assistant Subdivision and Land Development Planner

Phone: (814) 355-6791

Fax: (814) 355-8661

E-mail: [acburwell@centrecountypa.gov](mailto:acburwell@centrecountypa.gov)

E-mail: [cgschnure@centrecountypa.gov](mailto:cdschnure@centrecountypa.gov)

## - General Summary -

One of the important tasks performed by the Planning & Community Development Office is the administration of the Centre County Subdivision and Land Development Ordinance (SALDO). This aspect of 'county planning' is done to help ensure that benefits realized by development activity outweigh negative impacts that might result from an increase in the demand on local facilities and services as well as providing assistance concerning developer compliance with applicable local, state, and federal land use controls.

To achieve this goal, the Planning & Community Development Office staff is charged with the duty of administering the County's Ordinance. The staff's main focus is within the 25 municipalities that fall under the jurisdiction of the County's SALDO, as well as to receive, review and monitor all plans originating from those municipalities that have adopted their own local subdivision and land development ordinances. The administration of the County's Subdivision and Land Development Ordinance is the direct responsibility of staff members Anson Burwell and Chris Schnure.

In an analysis of the subdivision and land development activity data for 2015, the total number of 'subdivision lots' created computes to 258 county-wide and represents a 111% increase in the number of lots created from the previous year's total of 122 lots. These numbers are higher than last year's numbers and primarily reflect new residential lots created for the Centre Region (161 lots) and the Nittany Valley Region (47 lots). This change seems consistent with and reflects the recent effects of the local economic climate. As an example, the county's ten-year totals reflect an average of 265 lots per year.

Unlike the above, 'land development units' data compiled in 2015 show a total of 314 units. This number represents a 51% decrease in land development activity from last year's total of 644 units. These numbers are lower than last year's numbers and primarily reflect new units created for the Centre Region (258 units) and the Nittany Valley Region (44 units). Similar to the above, the county ten-year totals reflect an average of 433 units per year.

Upon comparison of the data compiled for 2015 with the previous year's numbers, it seems evident that the national, state, and local economic conditions are still having negative effects on growth patterns regarding land developments creating new residential units; however, the number of residential subdivision lots from last year would seem to indicate that the inventories of existing stock are beginning to be depleted such that there is a market and growing demand for these type of units, especially within and adjacent to the Centre Region.

In regard to the various indicators that we routinely observe, the low numbers of new land development units created coupled with a marked increase in residential lot subdivision activity is a pattern that seems to indicate that the low water mark may have finally been reached, with a slow but steady resurgence in activity predicted to occur. If our observations are correct, we predict that the 2016 numbers will reflect a slight upward trend in overall development activity.

COUNTY AND MUNICIPAL PLANNING CONTROLS

2015

	Adopted Comprehensive Plan	Planning Commission	Municipal SALDO Applies	County SALDO Ordinance Applies	Zoning Ordinance	Parkland Dedication Ordinance	Building Permit Ordinance	Federal Flood Insurance Program	Ag Security Area	Official Map	Storm-Water Ordinance
<b>CENTRE COUNTY</b>	X	X		X							X
<b>CENTRE REGION</b>											
State College Borough	X	X	X		X	X	X	X			X
College Township	X	X	X		X	X	X	X	X	X	X
Ferguson Township	X	X	X		X	X	X	X	X	X	X
Hallroom Township	X	X	X		X	X	X	X	X	X	X
Harris Township	X	X	X		X	X	X	X	X	X	X
Patton Township	X	X	X		X	X	X	X	X	X	X
<b>LOWER BALD EAGLE VALLEY REGION</b>											
Howard Borough	X	X		X	X		X	X			X
Milesburg Borough	X	X		X	X		X	X			X
Boggs Township	X			X	X		X	X			X
Curtin Township				X			X	X			
Howard Township	X			X			X	X			
Liberty Township	X	X	X		X		X	X			X
<b>NITTANY VALLEY REGION</b>											
Bellefonte Borough	X	X	X		X		X	X			X
Berner Township	X	X		X	X		X	X	X		X
Marion Township	X	X		X	X	X	X	X	X		X
Spring Township	X	X	X		X	X	X	X	X		X
Walker Township	X	X		X	X	X	X	X	X		X
<b>MOSHANNON VALLEY REGION</b>											
Phillipsburg Borough	X	X		X	X		X	X			
Rush Township	X	X	X		X		X	X			
<b>MOUNTAINTOP REGION</b>											
Snow Shoe Borough	X	X		X	X		X	X			
Burnside Township	X			X			X	X			
Snow Shoe Township	X			X	X		X	X			
<b>PENNS VALLEY REGION</b>											
Centre Hill Borough	X	X		X	X		X	X			
Milheim Borough	X	X		X	X		X	X		X	
Gregg Township	X	X		X	X	X	X	X	X	X	X
Haines Township	X	X		X	X		X	X	X		
Miles Township	X			X			X	X	X		
Penn Township	X	X		X			X	X	X		
Potter Township	X	X		X	X	X	X	X	X	X	X
<b>UPPER BALD EAGLE REGION</b>											
Port Matilda Borough	X	X		X	X		X	X			
Unionville Borough				X	X		X	X			
Huston Township	X	X		X	X		X	X	X		
Taylor Township				X			X	X	X		
Union Township	X	X		X			X	X	X		
Worth Township	X	X		X	X		X	X	X		

**2015 Data  
RECORDED SUBDIVISION / LAND DEVELOPMENT PLANS FOR 2015**

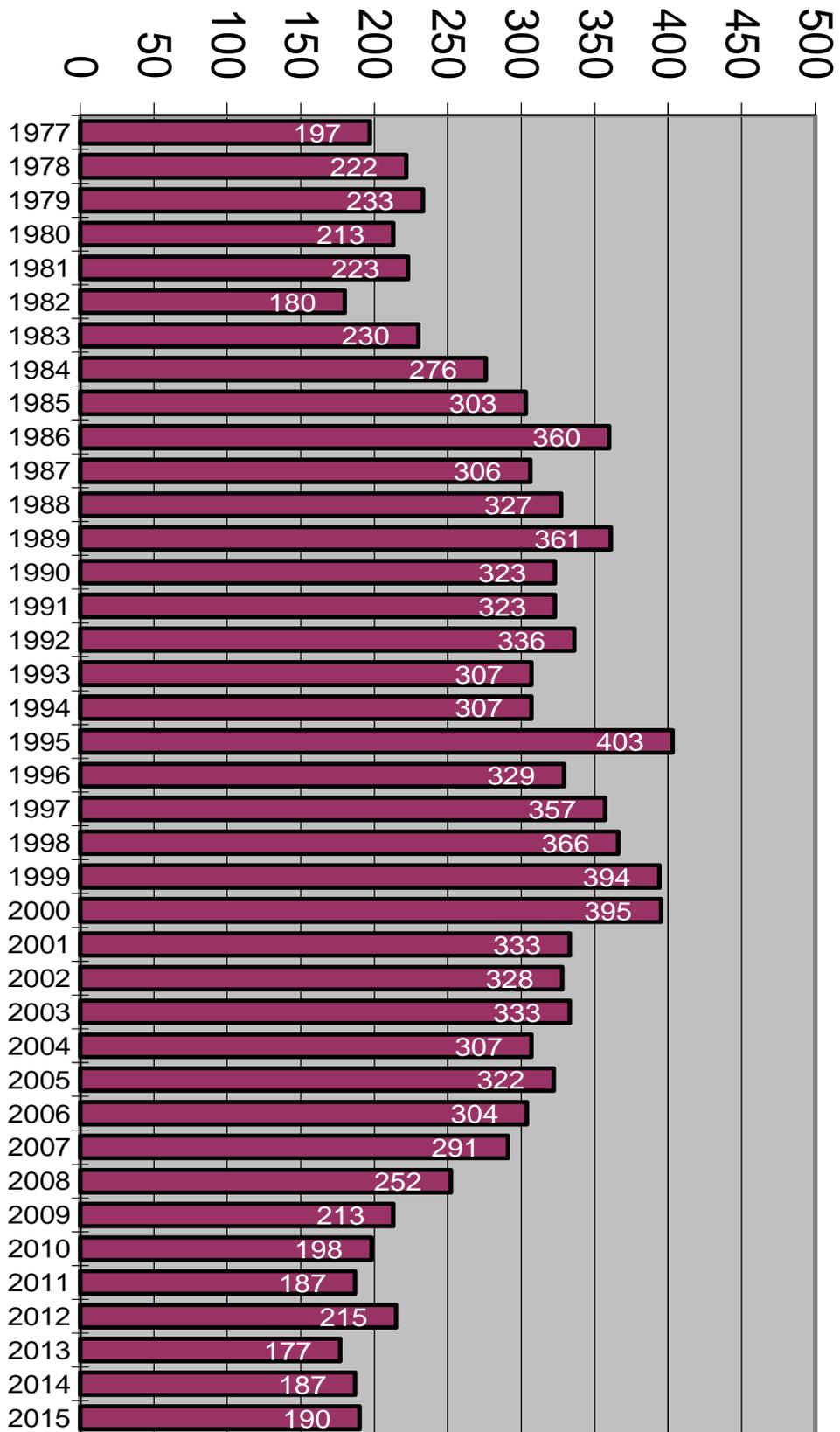
Municipalities	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --						Misc. Plans*	
			Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed	Units Created		
<b>Centre Region</b>										
#	State College Borough	9	9	1	0.61	2	6	35.61	43	2
#	College Township	27	26	4	43.29	28	15	8.65	26	7
#	Ferguson Township	20	31	5	35.13	36	5	0.91	22	21
#	Halfmoon Township	1	4	0	0.00	0	0	0.00	0	4
#	Harris Township	10	8	3	123.61	84	4	4.05	70	1
#	Patton Township	10	12	3	19.03	11	2	2.81	97	7
<b>Regional Total</b>		77	90	16	221.67	161	32	52.03	258	42
<b>Lower Bald Eagle Valley Region</b>										
	Howard Borough	0	0	0	0.00	0	0	0.00	0	0
	Milesburg Borough	0	0	0	0.00	0	0	0.00	0	0
	Boggs Township	7	4	2	12.00	2	0	0.00	0	2
	Curtin Township	2	0	0	0.00	0	0	0.00	0	0
	Howard Township	1	4	1	14.23	2	1	0.07	3	2
#	Liberty Township	0	2	2	70.90	4	0	0.00	0	0
<b>Regional Total</b>		10	10	5	97.13	8	1	0.07	3	4
<b>Nittany Valley Region</b>										
#	Bellefonte Borough	5	5	0	0.00	0	2	0.38	24	3
	Benner Township	11	5	1	15.74	1	2	0.85	6	2
	Marion Township	5	2	1	53.34	4	0	0.00	0	1
#	Spring Township	13	12	3	32.97	38	3	1.17	12	6
	Walker Township	1	5	2	189.35	4	2	2.88	2	1
<b>Regional Total</b>		35	29	7	291.40	47	9	5.28	44	13
<b>Moshannon Valley Region</b>										
	Philipsburg Borough	0	0	0	0.00	0	0	0.00	0	0
#	Rush Township	10	7	2	5.93	4	0	0.00	0	5
<b>Regional Total</b>		10	7	2	5.93	4	0	0.00	0	5

2015 Data -- continued

Municipalities	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --							Misc. Plans*
			Sub. Plans	Acres Subdivided	Lots Created	Land Develop. Plans	Acres Developed	Units Created		
<b>Mountaintop Region</b>										
Snow Shoe Borough	0	0	0	0.00	0	0	0.00	0	0	0
Burnside Township	2	0	0	0.00	0	0	0.00	0	0	0
Snow Shoe Township	11	9	5	635.84	9	0	0.00	0	4	4
<b>Regional Total</b>	13	9	5	635.84	9	0	0.00	0	4	4
<b>Penns Valley Region</b>										
Centre Hall Borough	2	0	0	0.00	0	0	0.00	0	0	0
Millheim Borough	1	0	0	0.00	0	0	0.00	0	0	0
Gregg Township	6	5	2	361.37	5	1	3.23	2	2	2
Haines Township	3	1	0	0.00	0	0	0.00	0	1	1
Miles Township	8	5	4	345.75	13	1	0.70	1	0	0
Penn Township	5	1	0	0.00	0	0	0.00	0	1	1
Potter Township	11	6	2	117.75	5	1	0.31	2	3	3
<b>Regional Total</b>	36	18	8	824.87	23	3	4.24	5	7	7
<b>Upper Bald Eagle Region</b>										
Port Matilda Borough	0	0	0	0.00	0	0	0.00	0	0	0
Unionville Borough	0	0	0	0.00	0	0	0.00	0	0	0
Huston Township	1	0	0	0.00	0	0	0.00	0	0	0
Taylor Township	1	2	2	36.27	4	0	0.00	0	0	0
Union Township	2	1	1	29.13	2	0	0.00	0	0	0
Worth Township	5	5	0	0.00	0	1	0.22	4	4	4
<b>Regional Total</b>	9	8	3	65.40	6	1	0.22	4	4	4
<b>County Totals</b>	190	171	46	2,142.24	258	46	61.84	314	79	79

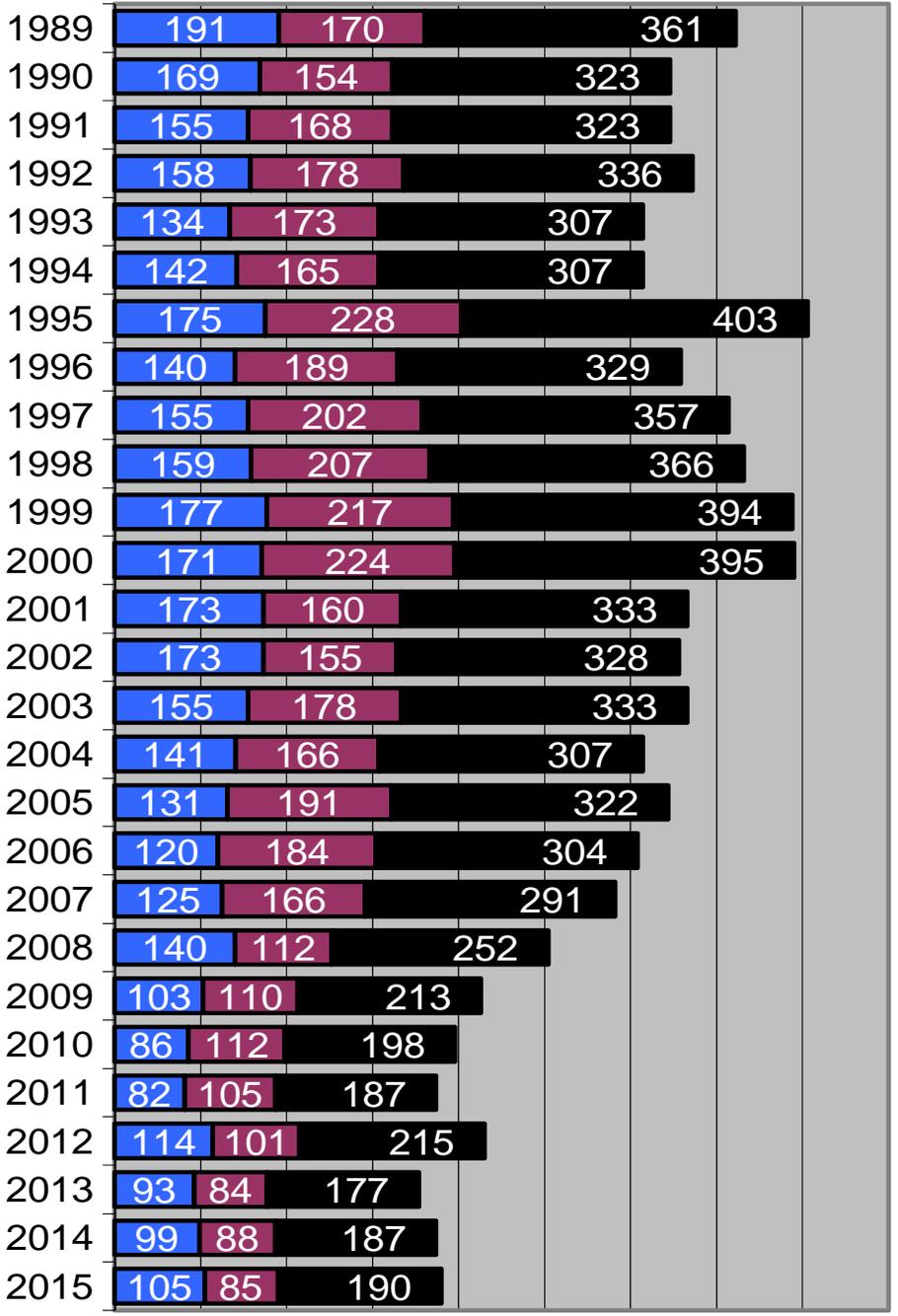
\* = Miscellaneous Plans:  
 Replotted Lots, Lot Additions, Reclassifications, and Plans "For Recording Purposes Only" (e.g., Tract Surveys, Survey Corrections, etc.)  
 # = Municipalities having their own Subdivision/Land Development Regulations.

# Number of Files



**Total Number of Files**

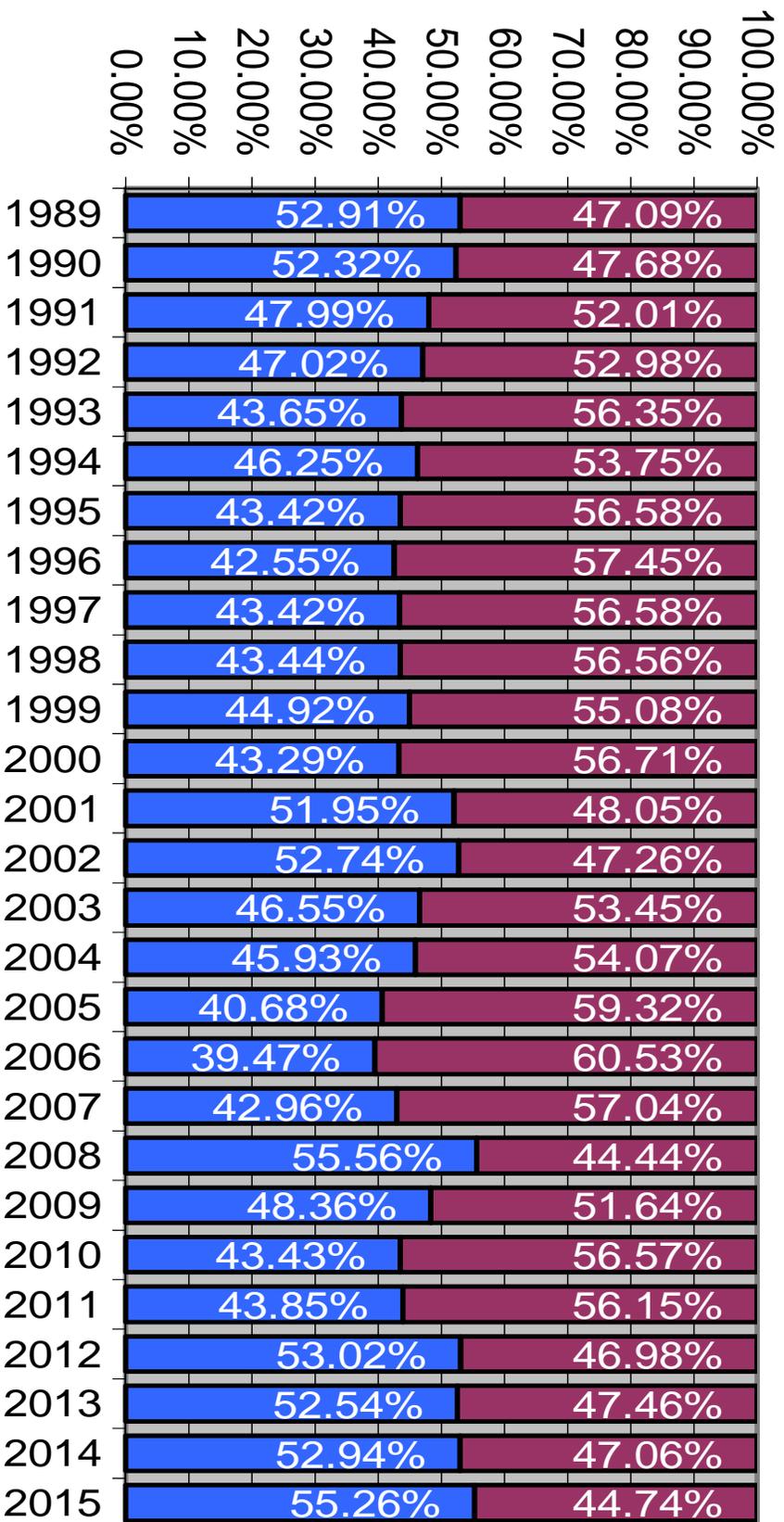
# Total Number of Files Local\* vs. County



■ Local
 ■ County
 ■ Total

\* Local represents those municipalities that have adopted their own subdivision and land development ordinance. Those municipalities are: College Township, State College Borough, Ferguson Township, Halfmoon Township, Harris Township, Patton Township, Spring Township, Rush Township, Bellefonte Borough and Liberty Township. 1989 represents the first year in which specific data was collected by municipality for new files created.

## % of New Files Created Local\* vs. County

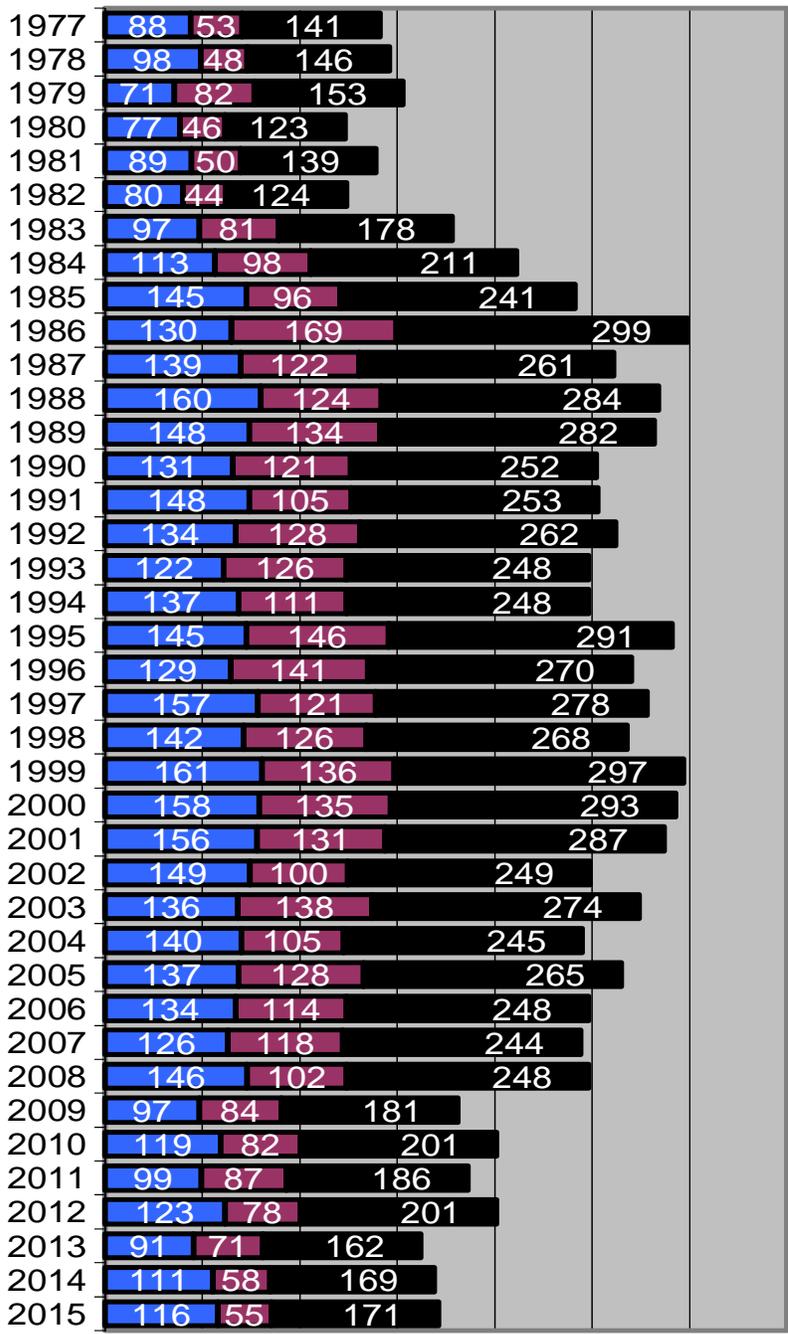


■ Local
 ■ County

\* Local represents those municipalities that have adopted their own subdivision and land development ordinance. Those municipalities are: College Township, State College Borough, Ferguson Township, Halfmoon Township, Harris Township, Patton Township, Spring Township, Rush Township, Bellefonte Borough and Liberty Township. 1989 represents the first year in which specific data was collected by municipality for new files created.

# Total Number of Recorded Plot Plans

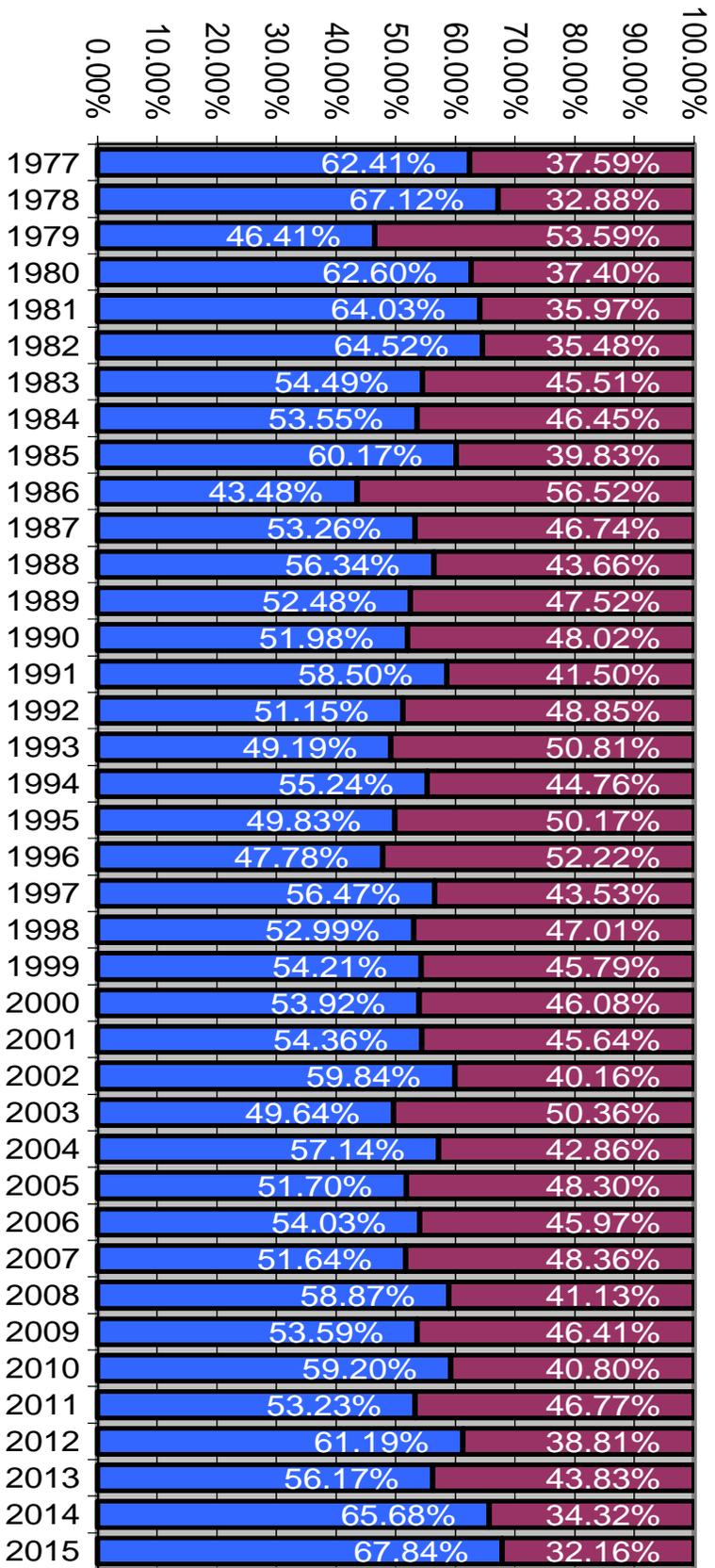
## Local\* vs. County



■ Local
 ■ County
 ■ Total

\* Local represents those municipalities that have adopted their own subdivision and land development ordinance. Those municipalities are: College Township, State College Borough, Ferguson Township, Halfmoon Township, Harris Township, Patton Township, Spring Township, Rush Township, Bellefonte Borough and Liberty Township.

## % of Recorded Plot Plans Local\* vs. County



■ Local
 ■ County

\* Local represents those municipalities that have adopted their own subdivision and land development ordinance. Those municipalities are: College Township, State College Borough, Ferguson Township, Halfmoon Township, Harris Township, Patton Township, Spring Township, Rush Township, Bellefonte Borough and Liberty Township.

— TEN YEAR COMPARISON —  
**RECORDED SUBDIVISION / LAND DEVELOPMENT PLANS FOR 2006-2015**  
 (Including Miscellaneous Plans\*)

Year	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --					Misc. Plans*	
			Sub. Plans	Acres Subdivided	Lots Created	Land Develop. Plans	Acres Developed		Units Created
2015	190	171	46	2,142.24	258	46	61.84	314	79
2014	187	169	33	1,144.77	122	57	81.49	644	79
2013	177	162	47	2,647.97	145	42	76.12	703	73
2012	215	201	44	4,169.71	199	55	239.54	866	102
2011	187	186	57	5,059.62	181	45	52.00	69	84
2010	198	201	61	2,877.40	206	47	66.95	338	93
2009	213	181	47	2,748.06	124	36	79.51	147	98
2008	252	248	72	4,430.61	267	61	74.27	443	115
2007	291	244	83	3,899.04	421	59	168.96	483	102
2006	304	248	79	3,128.83	727	61	151.17	327	108

\* = Miscellaneous Plans:  
 Replotted Lots, Lot Additions, Reclassifications, and Plans "For Recording Purposes Only" (e.g., Tract Surveys, Survey Corrections, Condominium Declarations, etc.)

**Subdivision and Land Development Data by Planning Region  
(Including Miscellaneous Plans\*)**

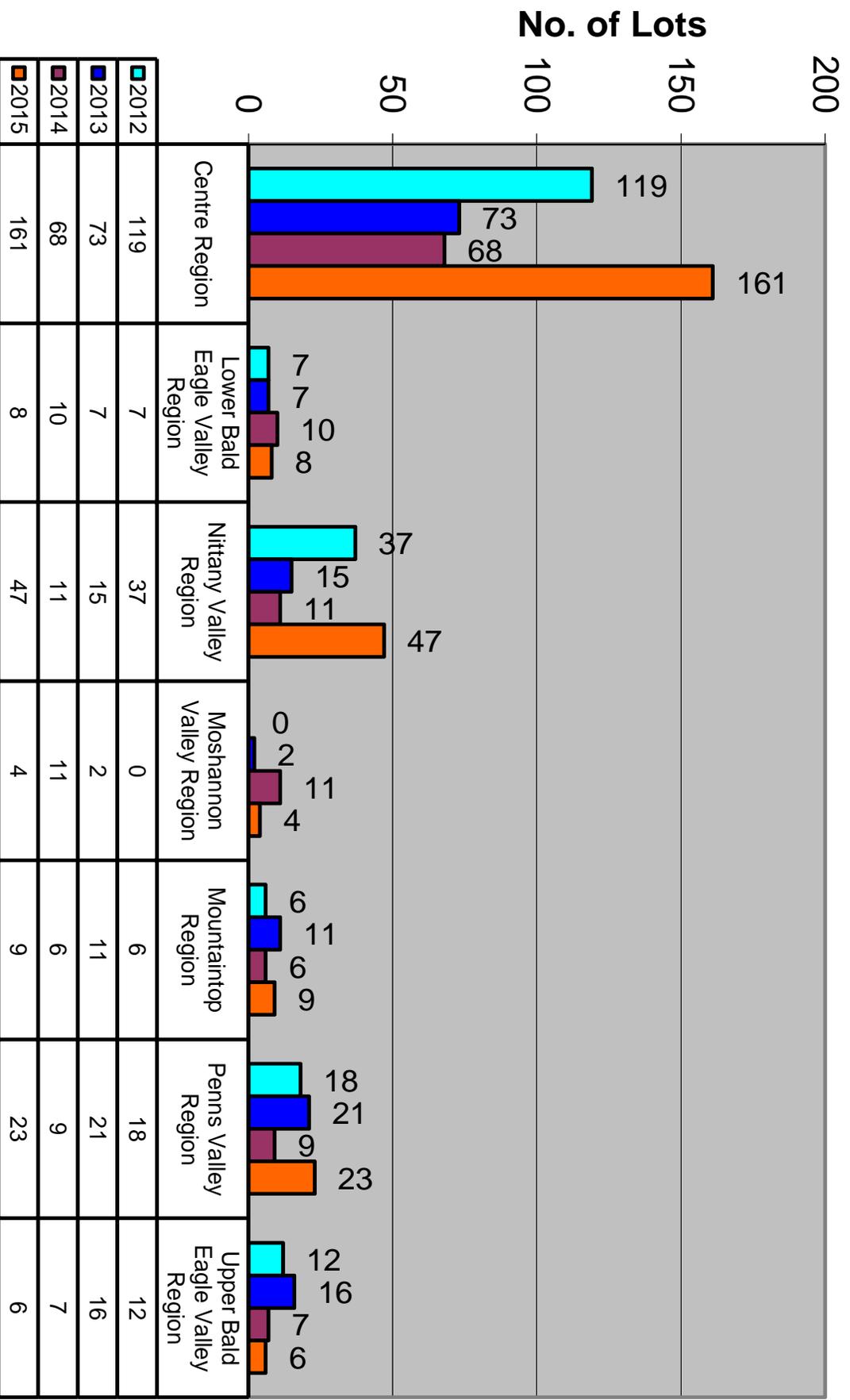
Year	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --						Misc. Plans*
			Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed	Units Created	
<b>Centre Region</b>									
2012	92	109	14	1,269.06	119	43	167.82	837	52
2013	69	71	12	644.54	73	32	62.83	606	27
2014	74	86	9	427.50	68	41	40.68	461	36
2015	77	90	16	221.67	161	32	52.03	258	42
<b>Regional Total</b>	312	356	51	2,562.77	421	148	323.36	2,162	157
<b>Lower Bald Eagle Valley Region</b>									
2012	17	12	4	47.06	7	1	2.25	5	7
2013	14	12	4	23.35	7	1	1.07	21	7
2014	15	10	4	39.50	10	1	0.06	1	5
2015	10	10	5	97.13	8	1	0.07	3	4
<b>Regional Total</b>	56	44	17	207.04	32	4	3.45	30	23
<b>Nittany Valley Region</b>									
2012	33	21	10	2,007.15	37	4	3.14	5	7
2013	28	29	7	190.36	15	6	9.86	72	16
2014	39	31	5	253.25	11	8	25.26	153	18
2015	35	29	7	291.40	47	9	5.28	44	13
<b>Regional Total</b>	135	110	29	2,742.16	110	27	43.54	274	54
<b>Moshannon Valley Region</b>									
2012	6	6	0	0.00	0	1	19.39	0	5
2013	7	4	1	1.18	2	0	0.00	0	3
2014	11	9	4	184.41	11	2	3.01	2	3
2015	10	7	2	5.93	4	0	0.00	0	5
<b>Regional Total</b>	34	26	7	191.52	17	3	22.4	2	16

**Subdivision and Land Development Data by Planning Region, continued  
(Including Miscellaneous Plans\*)**

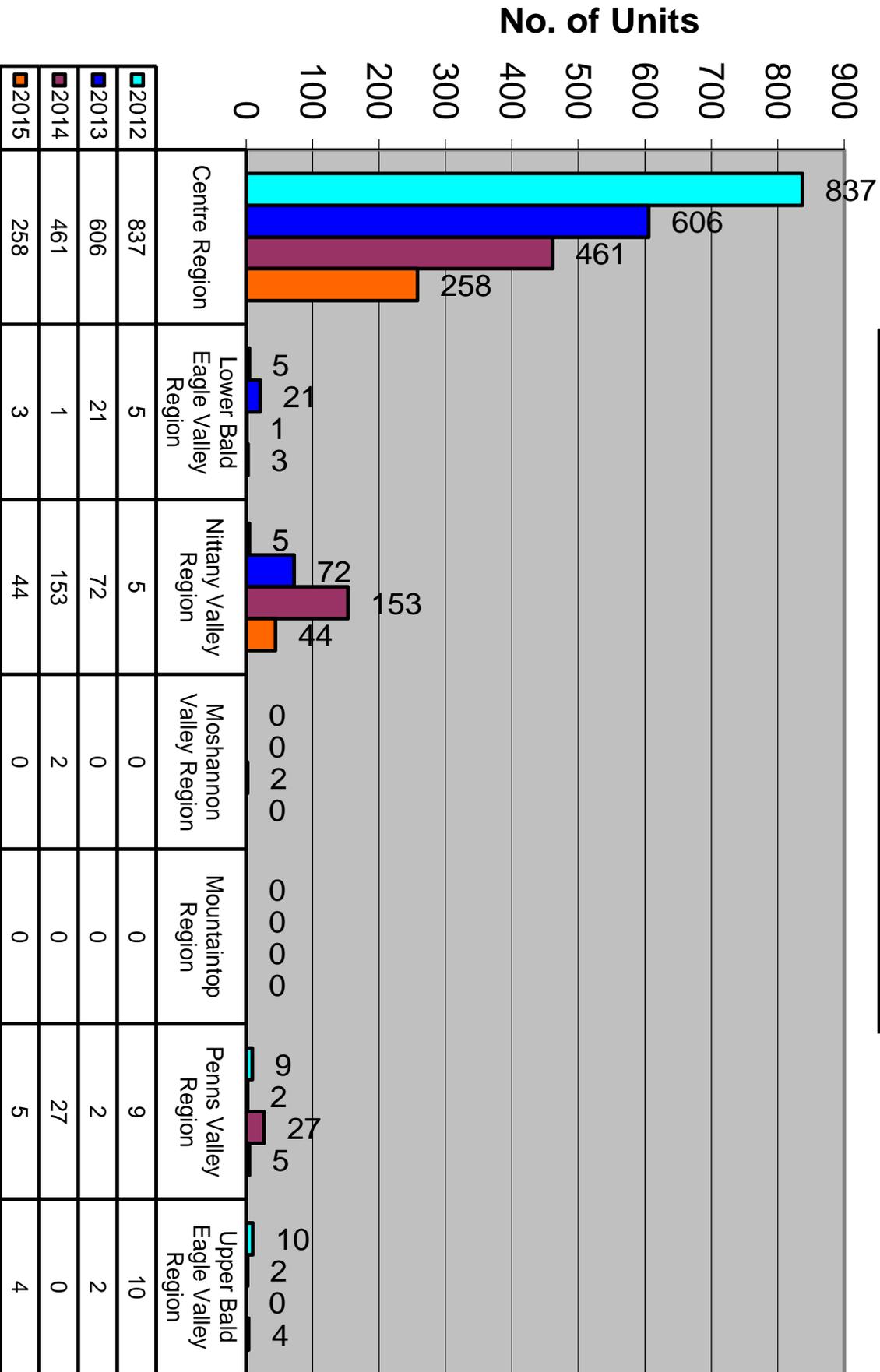
Year	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --						Misc. Plans*
			Sub. Plans	Acres Subdivided	Lots Created	Land Develop. Plans	Acres Developed	Units Created	
<b>Mountaintop Region</b>									
2012	7	4	3	184.98	6	0	0.00	0	1
2013	4	6	5	272.03	11	0	0.00	0	0
2014	8	7	3	7.03	6	0	0.00	0	4
2015	13	9	5	635.84	9	0	0.00	0	4
<b>Regional Total</b>	32	26	16	1,099.88	32	0	0.00	0	9
<b>Penns Valley Region</b>									
2012	46	39	7	396.57	18	4	9.34	9	28
2013	38	25	11	836.15	21	2	1.45	2	13
2014	32	21	5	148.77	9	5	12.48	27	11
2015	36	18	8	824.87	23	3	4.24	5	7
<b>Regional Total</b>	152	103	31	2,206.36	71	14	27.51	43	59
<b>Upper Bald Eagle Region</b>									
2012	14	10	6	264.89	12	2	37.60	10	2
2013	17	15	7	680.36	16	1	0.91	2	7
2014	8	5	3	84.31	7	0	0.00	0	2
2015	9	8	3	65.40	6	1	0.22	4	4
<b>Regional Total</b>	48	38	19	1,094.96	41	4	38.73	16	15
<b>County Totals (2012 - 2015)</b>	769	703	170	10,104.69	724	200	458.99	2,527	333

\* = Miscellaneous Plans:  
Replotted Lots, Lot Additions, Reclassifications, and Plans "For Recording Purposes Only" (e.g., Tract Surveys, Survey Corrections, etc.)

## Lots Created by Planning Region 2012 - 2015



# Units Created by Planning Region 2012 - 2015



**- PROCESSING FEES -**

	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
<b>Subdivision and Land Development Plan Review Fees Received</b>					
County Jurisdiction	\$24,610.00	\$23,145.00	\$13,737.50	\$14,505.00	\$15,520.00
Local Jurisdiction	\$435.00	\$727.50	\$932.50	\$802.50	\$1,607.50
<b>SUB-TOTAL</b>	\$25,045.00	\$23,872.50	\$14,670.00	\$15,307.50	\$17,925.50
<b>DEP Planning Module Review Fees Received</b>	\$575.00	\$275.00	\$275.00	\$275.00	\$425.00
<b>Engineer Review / Inspection Fees Received*</b>	\$3,178.47	\$2,173.00	\$803.75	\$819.00	\$348.00
<b>TOTALS</b>	\$28,798.47	\$26,320.50	\$15,748.75	\$16,401.50	\$18,698.50

\* **NOTE:** Applicants submitting plans under the jurisdiction of the County's Ordinance that involve required engineering details must execute a *Memorandum of Understanding* with the Centre County Board of Commissioners (and the local municipality, when applicable). This agreement represents a commitment that the applicant shall reimburse the county/municipality for all actual costs of the engineering services provided by the county/municipality in the formal processing of the plan (i.e., engineering reviews and site inspections).

## - DEFINITIONS -

**Land Development:** Any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
  - (a) A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or,
  - (b) The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups, or other features.
- (2) A subdivision of land.

**Lot Addition:** A parcel of land that is conveyed, sold, or transferred to an existing lot of record for the purpose of increasing lot size.

**Miscellaneous Plan:** A recorded plot plan that depicts lot additions, replotted lots, reclassifications and/or represents a plan approved "for recording purposes only" (e.g., a miscellaneous declaration plan, tract survey plan, and/or a corrective survey plan).

**New Files Created:** For record keeping purposes, new files are created whenever the following occurs:

- a) Public contact resulting in correspondence from the County Planning Office related to the administration of the County Subdivision and Land Development Ordinance; or,
- b) Reviews and/or acknowledgments of subdivision and land development plans, as generated from municipalities having their own local subdivision/land development ordinance, resulting in correspondence from the County Planning Office; or,
- c) Reviews and/or acknowledgments of DEP Sewage Facilities Planning Modules.

**Record Plan (or) Recorded Plan:** The original plot plan as approved, acknowledged as such by approval signatures, and as recorded in the County Recorder of Deeds Office.

**Replot:** The change of lot lines between lots of separate ownership or between subdivided lots of common ownership, not creating any additional "new" lots.

**Resubdivision:** The subdivision of an approved "lot of record" into two or more lots.

**Subdivision:** The division or re-division of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, or lease, partition by the court for distribution to heirs or devisee, transfer of ownership, or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.