

MEETING MINUTES
CENTRE COUNTY PLANNING COMMISSION
June 21, 2016

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

Members Absent: Pamela McCloskey

Staff Present: Robert Jacobs, Sue Hannegan, Chris Schnure, Mike Bloom and Jennifer Grove

Others Present: Commissioner Mark Higgins

1. Call to Order – Pledge of Allegiance

Chair Freddie Persic 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 May 17, 2016. Ms. Persic and Mr. Dannaker abstained. Motion carried.

4. Planning Commission Member Updates

None

5. New Business

• **Centre County MPO Update**

Process and Schedule for Updating Functional Classification Map: The CCMPO's 2016-2018 Unified Planning Work Program (UPWP) includes a work task to update the Functional Classification Map for Centre County. Since 1992 there have been minor updates but no major updates. Staff has outlined a ten month schedule and the task will be completed in-house with assistance coming from GIS staff members, municipal staff, PennDOT (District 2-0 and Central Office), and FHWA representatives.

Automated Red Light Enforcement (ARLE) Program: On May 16, Governor Tom Wolf released the list of projects being funded through the ARLE program, with two projects in Centre County. Those two projects are: Ferguson Township signal technology upgrade (20 signals), allocating \$498,900, and Philipsburg Borough vehicular and pedestrian improvements, allocating \$76,959. The funding is generated by Philadelphia and surrounding municipalities and if someone runs a red-light or gets a ticket, part of the funding goes into a pot and is distributed on a state-wide basis.

Bellefonte to Milesburg Trail: Centre County is seeking funding through the DCED Greenways, Trails & Recreation Program for a feasibility study/master plan on approximately 2.5 miles for a multi-use trail connecting Bellefonte to Milesburg Borough; basically connecting the Bellefonte waterfront into the Milesburg community park. The cost for the study is estimated at \$95,000 and entails a very detailed analysis of alignment, constraints and potential costs associated with design, permitting and construction.

Representation Changes: Effective the end of May 2016, Mr. Lynn Herman resigned as a member of the College Township Council. He represented College Township on the Coordinating Committee. New member L. Eric Bernier will be taking his place.

Also, there has been a change to the CCMPO Technical Committee. Philipsburg Borough Manager Joel Watson will be replaced as the representative for the Moshannon Valley Planning Region on the Technical Committee by Rush Township Supervisor Pat Romano.

Please see *Attachment #1- CCMPO Update* for more information.

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

Subdivisions:

None submitted for this planning cycle.

Land Developments:

1. Jersey Shore State Bank – Centre Hall Branch Land Development
Final Plan
1 Unit (Commercial Bank Buildings)
Potter Township

A motion was made by Mr. Kunes and second by Mr. Hameister to grant conditional final plan approval for the above mentioned Land Development proposal subject to the completion of pending items and the approval signatures of the Potter Township Planning Commission and Board of Supervisors.

2. Pennsylvania State Police (Rockview Station) Land Development
Final Plan
2-Units (Police Station Building and Equipment Storage Building)
Benner Township

A motion was made by Ms. Wutz and second by Mr. Dannaker to grant conditional final plan approval for the above mentioned Land Development proposal subject to the completion of pending items and the approval signatures of the Benner Township Planning Commission and Board of Supervisors.

Time Extension Requests:

- Superior Appalachian Pipeline – Compressor Station Land Development (CFA) File No. 4-16
Snow Shoe Township.....1st Request (No Fee Required)

- Compass-Bald Eagle CNG Truck Terminal Sub. & Land Development (CFA) File No. 52-15
Boggs Township.....3rd Request (No Fee Required)
- Mammoth Restoration & Construction Land Development (CFA) File No. 92-15
Benner Township.....3rd Request (No Fee Required)
- Triangle Trucking & Excavating, Inc. Land Development (CFA) File No. 48-15
Marion Township.....4th Request (\$50.00 Fee Required)
- SCI-Rockview Land Development – Restricted Housing Unit Additions (CFA) File No. 50-03
Benner Township.....5th Request (\$100.00 Fee Required)
- Powdr-Woodward PA, LLC Land Development, Phase VII (CFA) File No. 14-15
Haines Township.....5th Request (\$100.00 Fee Required)
- G. M. McCrossin, Inc. Land Development (CFA) File No. 85-11
Benner Township.....19th Request (\$800.00 Fee Required)

Note: CPA= Conditional Preliminary Plan Approval
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A motion was made by Ms. Wutz and second by Mr. Francke to approve the above-mentioned Time Extensions. Motion carried.

Please see *Attachment #2- Subdivision & Land Development* for more information.

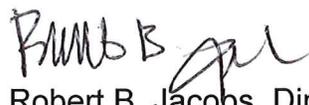
Major Subdivision and Land Development Plan Sub-Committee Meeting: The Thursday, June 30, 2016 meeting will be attended by Mr. Hameister and Ms. Wutz.

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

1. Comments on the Energy Conservation chapter are due by today, June 21, 2016 to Ms. Lose.
2. SEDA-COG Natural Gas Cooperative has been incorporated. It is an outcome of the three-county Regional Gas Utilization Initiative.
3. Mr. Hameister asked if we could change the submission checklist for Subdivision & Land Development applications to now ask if the property contained underground or above ground storage tanks and if so was there a phase one study completed. Mr. Schnure said it could be added to the checklist.

By consensus, the June 21, 2016 meeting was adjourned at 6:46 pm.

Respectfully submitted,



Robert B. Jacobs, Director

**THESE MINUTES WERE APPROVED AT THE JULY 19, 2016
CENTRE COUNTY PLANNING COMMISSION MEETING.**

CCMPO Update

Process and Schedule for Updating Functional Classification Map

The CCMPO's 2016-18 Unified Planning Work Program (UPWP) includes a work task to update the Functional Classification Map for Centre County. Although minor changes have been made to the federal Functional Classification System Map to reflect the construction of new roadways and removal of roads ineligible to be on the system, a major review and update has not been completed since 1992.

Staff is planning a 10-month update process commencing in July 2016 that will include the following tasks:

- Perform a detailed review and evaluation of the existing Functional Classification Map
- Develop an updated DRAFT Functional Classification Map
- Provide opportunities for review and comment by the municipalities and MPO Committees
- Seek final approval on local, state and federal levels.

Staff anticipates that this work task will be completed in-house, with assistance from GIS staff members and technical assistance as needed from municipal staffs, PennDOT (District 2-0 and Central Office), and FHWA representatives.

Automated Red Light Enforcement (ARLE) program

On May 16, Governor Tom Wolf released a list of the projects being funded through Automated Red Light Enforcement (ARLE) programs. Two projects in Centre County were awarded funding:

Source	Project	Municipality	Allocation
ARLE	Ferguson Township signal technology upgrade (20 signals) High resolution, real time performance metrics, communication	Ferguson Twp.	\$498,900
ARLE	Philipsburg Borough vehicular and pedestrian improvements Sight distance, pavement markings, signage	Philipsburg Borough	\$76,959

The next application cycle for ARLE funding is open until June 30th.

Bellefonte to Milesburg Trail

Centre County is seeking funding through the DCED Greenways, Trails & Recreation Program for a feasibility study/master plan on an approximately 2.5 mile multi-purpose trail connecting Bellefonte to Milesburg Borough.

The study is estimated to cost \$95,000 and entail a very detailed analysis of alignment, constraints and potential costs associated with design, permitting and construction. The study is intended to position the trail for application to DCNR (engineering) and PennDOT (construction) in 2018.

Representation Changes

Effective at the end of May 2016, Mr. Lynn Herman resigned as a member of the College Township Council. Lynn represented College Township on the Coordinating Committee. College Township Council has appointed member L. Eric Bernier to represent the Township on the Coordinating Committee.

In addition, there has been a change in membership on the CCMPO Technical Committee. Rush Township Supervisor Pat Romano will be the representative for the Moshannon Valley Planning Region on the Technical Committee, replacing Philipsburg Borough Manager Joel Watson.



SUBDIVISION & LAND DEVELOPMENT June 21, 2016

Subdivisions:

None submitted for this planning cycle

Land Developments:

1. Jersey Shore State Bank - Centre Hall Branch Land Development
Final Plan
1-Unit (Commercial Bank Building)
Potter Township
2. Pennsylvania State Police (Rockview Station) Land Development
Final Plan
2-Units (Police Station Building and Equipment Storage Building)
Benner Township

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- G. M. McCrossin, Inc. Land Development (CFA) File No. 85-11
Benner Township.....19th Request (\$800.00 Fee Required)

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Jersey Shore State Bank - Centre Hall Branch Land Development

**Final Plan
1-Unit (Commercial Bank Building)
Potter Township**

Location: Along the southeastern boundary of Earlstown Road (S.R. 0045), approximately one-half mile southwest of its intersection with South Pennsylvania Avenue (S.R. 0144) at Old Fort.

Surveyor/Engineer: Hawbaker Engineering, State College

- Tract History:
- a) The 0.83 acre parent tract (presently owned by David R. Wise and the Estate of Dan H. Wise, the fee simple owners) is being purchased by Jersey Shore State Bank (the equitable owner, per an agreement of sale) with their intent of relocating the Centre Hall Branch of the Jersey Shore State Bank thereon.
 - b) This proposal constitutes a Final Plan submission showing the bank building (1,575 sq. ft.), and corresponding infrastructure (i.e., the main access drive, utility tap-ins, lighting, sidewalk system, parking area, stormwater management facilities, signage, etc.).

Plan Requirements Pending:

ARTICLE VII -- LAND DEVELOPMENT

This proposal represents a land development activity that will be occurring on lands that are being replotted with the adjoining properties east of this proposal. The developer's agent has submitted the lot addition/replot plan to this office for review and approval. The lot addition/replot 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 (if applicable), plat book and page number of the approved and recorded lot addition / replot plan, etc. on the land development plan.

713. **Final Plan Submission**

- D. This office acknowledges receipt of a completed copy of the Department of Environmental Protection (DEP) Application Mailer; provide corresponding written evidence of DEP approval.

718. **Final Plan Requirements**

- A.2. The existing Agreement of Sale between David R. Wise, Administrator of the Estate of Dan H. Wise, & David R. Wise (as the Sellers) and Jersey Shore State Bank (Buyer), indicates the settlement of the property being developed for the proposed bank is to be held on or before July 29, 2016. If settlement of the property occurs as is stipulated by the Agreement of Sale, amend the plot plan accordingly by indicating the fee simple owner is now Jersey Shore State Bank as well as removing the applicable Certification of Ownership Blocks.
- A.6. Reference the new tax parcel number (if applicable) and source of title for the property being developed; reference in the Project Notes accordingly.

- A.8. Label the name of the owner, source of title and plat book and page number of the approved plan for the adjoining property east of this proposal, being Tax Parcel No. 20-5-39A.
- A.10. Label the source of title for the parking encroachment easement which is being addressed as part of the lot addition / replot plan.
- A.15. The applicant's agent has indicated the developer intends to provide small roof overhangs at the ATM and teller windows in order to afford customers some protection from the elements while using these facilities; locate and label these overhangs on the plan schematic.
- A.21. Amend the Symbols Legend to indicate the property corner pins have been set in lieu of 'to be set'; the property corner pins will have either been set or found as part of the lot addition / replot plan.

719. **Additional Supplemental Requirements**

A. **Supporting Data**

- A.3. Obtain the approval signature of the Potter Township Zoning Officer (i.e., execute the Potter Township Zoning Officer Approval Block - per Resolution No. 5 of 2005 as adopted by the Potter Township Board of Supervisors on May 2, 2005).
- A.3. (cont) Provide this office with a copy of the approved PennDOT Highway Occupancy Permit (HOP) for the proposed access onto Earlstown Road (State Route 0045), noting the permit number on the plot plan (i.e., complete Notes 7.).
- A.3. (cont) Provide this office with a copy of the geotechnical report prepared by CMT Laboratories, Inc.; and, complete Notes 10.
- 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 Permanent Stormwater Management Easement and Maintenance Agreement. Once found acceptable, the applicant will be instructed to execute, record, and note source of title (where recorded; complete Notes 11.) 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 Township and Planning Staff, with written correspondence noting approval to be generated by the Township Engineer upon satisfactory completion of all required improvements.

C. Certificates

- C.1. Obtain the signature of the Professional Engineer responsible for the plan (i.e., Execute the Engineer's Stormwater Certification Block).
- C.4. Obtain the original signature of the owners of the property being developed and execute the Certification of Ownership Blocks.
- 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 Potter Township Planning Commission and Board of Supervisors.
- C.3. Upon completion of the above, obtain the approval signatures of the Centre County Planning Commission.

General Comments

- Execute the Municipal Stormwater Certification Block.

Consistent with the plan review by the *Major Subdivision and Land Development Plan Review Sub-Committee* and subject to review comments from the Potter Township Engineer and Zoning Officer, staff recommends Conditional Final Plan Approval subject to the completion of the items noted above and the approval signatures of the Potter Township Planning Commission and Board of Supervisors.

Pennsylvania State Police (Rockview Station) Land Development

Final Plan

**2-Units (Police Station Building and Equipment Storage Building)
Benner Township**

Location: Along the southern boundary of Industrial Drive (T-520) at its intersection with Penntech Drive (T-520), approximately one-third mile northeast of its intersection with the Benner Pike (S.R. 0150).

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

- Tract History:**
- a) The 4.005 acre parent tract comprising Lot 10R of the Benner Commerce Park Subdivision presently owned by Hudson Advisors Bellefonte, LP with their intent of relocating the Pennsylvania State Police Station (Rockview Station) thereon.
 - b) This proposal constitutes a Final Plan submission showing a police station building (16,006 sq. ft.), an equipment storage building (180 sq. ft.), and corresponding infrastructure (i.e., a public access drive, an authorized access only drive, communications tower, utility tap-ins, lighting, sidewalk system, parking areas, impound parking, stormwater management facilities, signage, etc.).

Plan Requirements Pending:

ARTICLE VII -- LAND DEVELOPMENT

719. Additional Supplemental Requirements

A. Supporting Data

- A.1. Awaiting receipt of the Township Engineer's review and approval of the required engineering details.
- A.2. Provide written confirmation from Bellefonte Borough indicating their willingness and ability to provide the treatment of the effluent for this proposal.
- A.3. Provide this office with a copy of the approved Benner Township Highway Occupancy Permits (HOP's) for the proposed accesses onto Penntech Drive (T-520), noting the permit numbers on the plot plan.
- A.3. (cont) The applicant received (on June 6, 2016) conditional use approval for the proposed 80-foot free-standing communications tower as part of this land development proposal. Accordingly, provide this office with a signed copy of the approved conditional use proceedings.
- A.3. (cont) The applicant received (on June 9, 2016) approval for variances from Section 312.23.C.5., requiring trees in parking stall islands and Section 430.5., which requires off-street parking to be located in the front yard. Accordingly, provide this office with a copy of the Benner Township Zoning Hearing Board's proceedings indicating their approval for each of the above variance requests.

- A.5. Awaiting receipt of the Centre County Conservation District's (or DEP's, 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. Once found acceptable, the applicant will be 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 Township and Planning Staff, with written correspondence noting approval to be generated by the Township Engineer upon satisfactory completion of all required improvements.

C. **Certificates**

- C.1. Obtain the signature of the Professional Engineer responsible for the plan (i.e., Execute the Design Engineer Storm Water Certification Block and the Engineer's Certification Block).
- C.1. (cont) Obtain the signature of the Professional Land Surveyor responsible for the plan (i.e., Execute the Professional Land Surveyor Certification Block).
- C.4. Obtain the original signature of the owner of the property being developed and execute the Certification of Ownership Block.
- C.4. (cont) Execute the Storm Water Facilities Acknowledgement Block.
- C.2. Obtain the approval signatures of the Benner Township Planning Commission and Board of Supervisors.
- C.3. Upon completion of the above, obtain the approval signatures of the Centre County Planning Commission.

General Comments

- Execute the Municipal Storm Water Certification Block.

Consistent with the plan review by the *Major Subdivision and Land Development Plan Review Sub-Committee* and subject to review comments from the Benner Township Engineer and Zoning Officer, staff recommends Conditional Final Plan Approval subject to the completion of the items noted above and the approval signatures of the Benner Township Planning Commission and Board of Supervisors.

Time Extension Requests:

June 21, 2016

- Superior Appalachian Pipeline -- Compressor Station Land Development (CFA) File No. 4-16
Snow Shoe Township.....1st Request (No Fee Required)
- Compass-Bald Eagle CNG Truck Terminal Sub. & Land Development (CFA) File No. 52-15
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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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