MEETING MINUTES
CENTRE COUNTY PLANNING COMMISSION
April 16, 2019

Members Present: Rich Francke, Chair, Mimi Wutz, Secretary, Freddie Persic, Bob Dannaker, Jack Shannon

Members Absent: Chris Kunes, Michele Barbin, Denny Hameister, Pamela McCloskey

Staff Present: Sue Hannegan, Mike Bloom, Chris Schnure, Liz Lose, Leslie Warriner, Jennifer Grove

Others Present: Raymond Stolinas, Jr., Planning Office Director starting May 13, 2019

1. Call to Order – Pledge of Allegiance

Chair Rich Francke welcomed everyone to the Planning Commission meeting and called the meeting to order at 6:03 p.m. A quorum was not present at the call to order, but became present at 6:10 p.m. Therefore, the agenda for the meeting was rearranged.

2. Citizen Comments

None.

Mr. Francke then turned the floor over to Ms. Hannegan for an announcement that Mr. Ray Stolinas will be the new Planning Office director starting May 13, 2019.

3. Planning Commission Member Updates

Mr. Francke and Mr. Hameister attended the PSATS Conference in Hershey.

4. Major Subdivision and Land Development Plan Sub-Committee Meeting

With no plans submitted for consideration, the committee cancelled their April 25, 2019 sub-committee meeting.

5. Comp Plan Implementation Follow-Up

Ms. Lose asked the members for any final questions or comments. Members may be asked at the next Planning Commission meeting to take action.

6. Approval of Minutes

A motion was made by Mr. Shannon and second by Ms. Persic to approve the minutes of February 19, 2019. Motion carried.

7. New Business
• **Review of Subdivision and Land Development Plans**

**Subdivisions:**

None submitted for this planning cycle.

**Land Developments:**

   Final Plan
   20-Units (Residential)
   Benner Township

A motion was made by Ms. Persic and second by Ms. Wutz to grant Conditional Final Plan Approval on 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. Motion Carried.

**Tabled Plans (no action):**

- G. M. McCrossin, Inc. – Phase 2 Lane Development
  Final Plan
  1-Building (Commercial / Office)
  Benner Township
  At the November 21, 2017, CCPC Meeting, the plan was tabled for action at the request of the applicant until further notice.

**Time Extension Requests:**

**March:**

- Homeland Manufacturing Service Land Development (CFA) Benner Township ................................................................. 1st Request (No Fee Required)

- The Pennsylvania State University- ARL Test Site Building 3 Land Develop. (CFA) File No. 185-18 Benner Township ................................................................. 1st Request (No Fee Required)

- Deerhaven – Phase 2A Subdivision (CFA) Walker Township ................................................................. 2nd Request (No Fee Required)

- SilcoTek Manufacturing Facility Expansion Land Development (CFA) Benner Township ................................................................. 2nd Request (No Fee Required)

- Nittany Express, Inc. Land Development (CFA) Benner Township ................................................................. 4th Request ($50.00 Fee Required)

- Keystone Payroll Land Development (CFA) Benner Township ................................................................. 4th Request ($50.00 Fee Required)
The Time Extensions for March that were presented and approved at the April's Planning Commission Meeting had the incorrect request and fee information. This represents the corrected version.

April:

- Samuel B. & Linda S. King Land Development (CFA) File No. 65-17
  Penn Township..........................................................7th Request ($200.00 Fee Required)

- Skytop Wedding Event Center Land Development (CFA) File No. 164-16
  Worth Township..........................................................9th Request ($300.00 Fee Required)

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

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

8. Centre County MPO Update

- The Technical Committee made a recommendation to the Coordinating Committee to adopt the ROP (Regional Operations Plan) plan.

- PennDOT is allocating $20 million for the Preliminary Engineering phase of the State College Area Connector Project (Route 322/144/45). Therefore, the Transportation Improvement Program will have to be amended.

- Only three municipalities and a few stakeholders remain to be met with for the Long Range Transportation Plan needs and issues workshops.

- DCED Multimodal Transportation Fund Program announced that the only recipient in Centre County was the Bellefonte Waterfront Development in Bellefonte Borough with an award of $941,824.

Please see Attachment #2- CCMPO Update for more information.
9. Director's Report and Other Matters to Come Before the Commission

- The Mosquito Disease Control program has started up for the year.

- Recently, staff has received notices concerning natural gas industry activity related to the renewal of water allocation permits with the Susquehanna River Basin Commission. Notification to the County planning office is a requirement of the permitting process and gives the County the opportunity to provide comment. All of these notices have been issued because of the desire by the natural gas operators to keep permitting current, and they are not indicators (at this time) of increased drilling activity.

- The Planning Office has received interest in zoning ordinance review requests from Benner, Rush and Spring Townships.

With no further business to come before the Commission, a motion was made by Mr. Dannaker and second by Mr. Francke to adjourn at 6:40 p.m. Motion carried.

Respectfully submitted,

[Signature]

Susan B. Hannegan, Interim Director

THESE MINUTES WERE APPROVED AT THE AUGUST 20, 2019 CENTRE COUNTY PLANNING COMMISSION MEETING.
Subdivisions:

None submitted for this planning cycle

Land Developments:

1. The Village of Nittany Glen Land Development -- Phases V-A.1 & V-A.2
   Final Plan
   20-Units (Residential)
   Benner Township

Tabled Plans (no action):

G. M. McCrossin, Inc. -- Phase 2 Land Development
   Final Plan
   1-Building (Commercial / Office)
   Benner Township
   At the November 21, 2017, CCPC Meeting, the plan was tabled for action at the request of the applicant until further notice.

Time Extension Requests:

March 19, 2019 Meeting

- Homeland Manufacturing Services Land Development (CFA)  File No. 186-18
  Benner Township...........................................................1st Request (No Fee Required)
- The Pennsylvania State University -- ARL Test Site Building 3 Land Develop. (CFA)  File No. 185-18
  Benner Township...........................................................1st Request (No Fee Required)
- Deerhaven -- Phase 2A Subdivision (CFA)  File No. 130-18
  Walker Township...........................................................1st Request (No Fee Required)
- SilcoTek Manufacturing Facility Expansion Land Development (CFA)  File No. 128-18
  Benner Township...........................................................1st Request (No Fee Required)
- Nittany Express, Inc. Land Development (CFA)  File No. 16-18
  Benner Township...........................................................3rd Request (No Fee Required)
- Keystone Payroll Land Development (CFA)  File No. 23-18
  Benner Township...........................................................3rd Request (No Fee Required)
- Bellefonte / State College KOA Land Development (CFA)  File No. 4-18
  Marion Township...........................................................3rd Request (No Fee Required)
- Stoltzfus Storage Sheds Land Development (CFA)  File No. 109-17
  Miles Township...........................................................5th Request ($100.00 Fee Required)
• Mammoth Restoration & Construction Land Development (CFA)  
  Benner Township ........................................... 13th Request ($500.00 Fee Required)
• SCI-Rockview Land Development -- Restricted Housing Unit Additions (CFA)  
  Benner Township ........................................... 15th Request ($600.00 Fee Requ.

April 16, 2019 Meeting

• Samuel B. & Linda S. King Land Development (CFA)  
  Penn Township ........................................... 7th Request ($200.00 Fee Required)
• Skytop Wedding Event Center Land Development (CFA)  
  Worth Township ........................................... 9th Request ($300.00 Fee Required)

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The Village of Nittany Glen – Phases V-A.1 & V-A.2

Final Land Development Plan
20-Units (Residential)
Benner Township

Location: Along the eastern boundary of Township Road 344 (Fillmore Road), approximately 0.75 miles north of its intersection with Township Road 784 (Fox Hill Road).

Surveyor/Engineer: PennTerra Engineering, State College

Tract History: a) The parent tract (a 102 acre parcel) is presently owned by Berks at Nittany Glen, LLC and contains eight (8) previously approved phases (being Phases I, II, II-A, III-B.1, III-B.2, III-C, III-D.1 & III-D.2) of the Village of Nittany Glen Land Development, comprising 121 manufactured housing units and a Clubhouse facility.

b) Consistent with the most recent revised and updated preliminary conceptual design plan that was previously approved by the Commission, this proposal represents a final plan submission showing Phases V-A.1 and V-A.2 land development proposal (on a 4.474 acre tract) comprising twenty (20) additional manufactured housing units and corresponding infrastructure.

Plan Requirements Pending:

ARTICLE VII -- LAND DEVELOPMENT

719. Additional Supplemental Requirements

A. Supporting Data

A.2. Provide written confirmation from the State College Borough Water Authority indicating their willingness and ability to provide water service for this proposal.

A.2. (cont) Provide written confirmation from the Spring-Benner-Walker Joint Authority indicating their willingness and ability to provide the conveyance of the effluent and written confirmation from Bellefonte Borough indicating their willingness and ability to provide the treatment of the effluent for this proposal.

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

A.3. (cont) In order to ensure that emergency vehicles are able to safely provide adequate services for the site, provide this office with written evidence from the local fire chief (i.e., Bellefonte Fire Department) indicating they’ve had an opportunity to review the plan, noting any comments.

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 Maintenance Agreement. Once found acceptable, the applicant will be instructed to execute, record, and record source of title (where recorded) on the plot plan. And once recorded, provide this office with 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 Municipal Engineer and Planning Staff, with written correspondence noting approval to be generated by the Municipal Engineer upon satisfactory completion of all required improvements.

C. Certificates

C.1. Obtain the signature of the Professional Engineer responsible for the plan (i.e., Executive the Engineer’s Certification Block and the Storm Water 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) and provide the seal of certification of the professional land surveyor on all applicable plan sheets.

C.4. Execute the Storm Water Facilities Acknowledgements (Landowner) Block.

C.4. (cont) Obtain the original signature of the owner of the property being developed and execute the Certification of Ownership 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 Signature Block.

Subject to the review comments from the Benner Township 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.
March 19, 2019 Meeting

- Homeland Manufacturing Services Land Development (CFA)  
  Benner Township...........................................1st Request (No Fee Required)

- The Pennsylvania State University -- ARL Test Site Building 3 Land Develop. (CFA)  
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  Worth Township...........................................9th Request ($300.00 Fee Required)

This office acknowledges receipt of written requests from the above-referenced applicants asking the Commission to favorably consider the granting of ninety (90) day time extensions for the completion of the remaining conditions pending plan approval.

Accordingly, we recommend the granting of ninety (90) day time extensions.

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**CCMPO UPDATE**

April 16th, 2019

**Highlights**

**Coordinating Committee**
February 26th, 2019

- Received status report on the I-99/180 Interchanges Project
- Received presentation summarizing the 2018 Regional Operations Plan-Engineering Districts 2-0, 3-0, 9-0
- Received status report from PennDOT District 2-0 about highway and bridge projects
- Received an update of the Long Range Transportation Plan municipal workshop meetings
- Approved formation of subcommittee for the LRTP

**Technical Committee**
April 10th, 2018

- Recommended adoption of the 2018 ROP
- Recommended written provisions for developing and sharing information about transportation performance measures
- Received presentation summarizing the 322/144/45 Corridors Data refresh
- Recommend advertising proposed TIP amendment to add the State College Connector Project to the 2019-2022 TIP
- Participated in LRTP Workshop of transportation needs and issues in Centre County

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**LONG RANGE TRANSPORTATION PLAN UPDATE**

**CENTRE COUNTY MPO**

MPO Staff have completed 32 of the 35 Municipal Workshops scheduled as data input for the Long Range Transportation Plan Update. We have a few other stakeholders to visit, but the MPO staff is nearing completion of the data collection phase.

The next phase will be carried out with input from a subcommittee comprised of members from the Technical and Coordinating Committees. The resulting implementation process will address the needs and issues identified through support and justification of factual data, identifying a goal, defining a strategy, and developing action tasks to implement the solution.

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**TIP AMENDMENT**

**CENTRE COUNTY MPO**

PennDOT is allocating $20 million for the PE phase of the State College Area Connector Project (Route 322/144/45). The PE phase includes but is not limited to:
- Assessing existing travel conditions and projecting/forecasting future conditions
- Documenting project need and purpose
- Inventorying community and environmental features
- Identifying and evaluating potential solutions/alternatives
- Determining a preferred alternative that meets project need
- Obtaining environmental clearance for a preferred alternate

The Technical Committee has recommended that the Coordinating Committee approve the advertisement and public comment period for the TIP amendment to include the $20 million for PE. More information to come after the Coordinating Committee Meeting on April 23rd.
ANNOUNCEMENTS

PA DCED

DCED Multimodal Transportation Fund Program announced the approval of funding in March, 2019 for projects throughout the Commonwealth. Bellefonte Waterfront Development in Bellefonte Borough was the only recipient in Centre County with an award of $941,824.

IMPORTANT DATES

CENTRE COUNTY MPO

Centre County Coordinating Committee / PA One Call System / 811
April 18th, 2019, 12pm
Spring Township Municipal Building

MPO Coordinating Committee Meeting
April 23rd, 2019, 6pm
Patton Township Municipal Building

MPO Technical Committee Meeting
June 12th, 2019, 9:30 am
College Township Municipal Building

MPO Coordinating Committee Meeting
June 25th, 2019, 6pm
Patton Township Municipal Building