MEETING MINUTES
CENTRE COUNTY PLANNING COMMISSION
August 20, 2019

Members Present: Rich Francke, Chair, Chris Kunes, Vice-Chair, Mimi Wutz, Secretary, Freddie Persic, Bob Dannaker, Denny Hameister, Pamela McCloskey

Members Absent: Michele Barbin, Jack Shannon

Staff Present: Mike Bloom, Chris Schnure, Liz Lose, Jennifer Grove

Others Present: None

1. Call to Order – Pledge of Allegiance

Chair Rich Francke welcomed everyone to the Planning Commission meeting and called the meeting to order at 6:00 p.m.

2. Citizen Comments

None.

3. Approval of Minutes

A motion was made by Mr. Hameister and second by Mr. Dannaker to approve the minutes of April 16, 2019. Motion carried.

4. Planning Commission Member Updates

None.

5. New Business

- Subdivision / Land Development

Subdivisions:

1. The Horizon at Brush Valley
   Preliminary Plan
   98-Lots (94-Residential; 2 Open Space; 2 Stormwater Management)
   Potter Township

The planning commission discussed letters received from the Potter Township Supervisors (dated: August 12, 2019) and the Potter Township Planning Commission (dated: August 16, 2019). Discussion ensued regarding the aforementioned letters and directed staff to correspond back to the Potter Township Supervisors and the Potter Township Planning Commission specifically with the following comments:
• It would be beneficial to cite the specific regulation / ordinance relative to the concerns mentioned. Without the benefit of citing such regulations / ordinances, the concerns merely become strongly worded suggestions with the developer having the option to choose if they would like to address the concern or not.

• The adjoining property northeast of this proposal, being lands owned by Karen S. & Barry G. Rossman (Tax Parcel No. 20-3-18), is a preserved farm through the Centre County Agricultural Land Preservation Program. In order to further protect such properties in the future, the Commission suggests the township consider amending your zoning ordinance to require a buffer on properties being subdivided or developed that adjoin lands that are similarly preserved like the Rossman property.

• Should the developer not be willing to add the connection to Manor Road (T-437), consider amending the township’s Official Map to include a proposed local road connecting Manor Road (T-437) with the public street system shown on the preliminary subdivision plan of The Horizon at Brush Valley to afford the Township the right to discuss in the future.

A motion was made by Mr. Kunes and second by Ms. Persic to table the above mentioned subdivision proposal with the intent to consider the plan at the September’s meeting of the Centre County Planning Commission. Motion carried.

2. Century Estates Subdivision  
   Final Plan  
   9-Lots (Residential)  
   Gregg Township

A motion was made by Mr. Hameister and second by Ms. Wutz to grant Conditional Final Plan Approval on the above mentioned subdivision proposal subject to the completion of pending items and the approval signatures of the Gregg Township Planning Commission and Board of Supervisors. Motion carried.

Land Developments:

None submitted for this planning cycle.

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:

May:

• Rutter’s Convenience Store #87 Land Development (CFA)  
  Benner Township.........................................................1st Request (No Fee Required)  

File No. 197-18
• Powdr-Woodward PA, LLC (Phase VIII) Land Development (CPA)  
  Haines Township.................................................................6th Request ($150.00 Fee Required)

  **June:**
  
  • Homeland Manufacturing Service Land Development (CFA)  
    Benner Township...............................................................2nd Request (No Fee Required)

  • The Pennsylvania State University- ARL Test Site Building 3 Land Develop. (CFA) File No. 185-18  
    Benner Township...............................................................2nd Request (No Fee Required)

  • SilcoTek Manufacturing Facility Expansion Land Development (CFA)  
    Benner Township...............................................................3rd Request (No Fee Required)

  • Nittany Express, Inc. Land Development (CFA)  
    Benner Township...............................................................5th Request ($100.00 Fee Required)

  • Keystone Payroll Land Development (CFA)  
    Benner Township...............................................................5th Request ($100.00 Fee Required)

  • Bellefonte / State College KOA Land Development (CFA)  
    Marion Township...............................................................5th Request ($100.00 Fee Required)

  • Mammoth Restoration & Construction Land Development (CFA)  
    Benner Township...............................................................15th Request ($600.00 Fee Required)

  **July:**
  
  • Samuel B. & Linda S. King Land Development (CFA)  
    Penn Township.................................................................8th Request ($250.00 Fee Required)

  • Skytop Wedding Event Center Land Development (CFA)  
    Worth Township.................................................................10th Request ($350.00 Fee Required)

  • The Village of Nittany Glen Land Development – Phase V-A.1 & V-A.2 (CFA)  
    Benner Township.................................................................1st Request (No Fee Required)

  **August:**
  
  • Rutter’s Convenience Store #87 Land Development (CFA)  
    Benner Township.................................................................2nd Request (No Fee Required)

  • Powdr-Woodward PA, LLC (Phase VIII) Land Development (CPA)  
    Haines Township.................................................................7th Request ($200.00 Fee Required)

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

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

Please see Attachment #1- Subdivision & Land Development for more information.
6. **Nittany Valley Comprehensive Plan Update 2020-2030**

Ms. Lose distributed the Nittany Valley Comprehensive Plan Update 2020-2030. There is a 45-day review period, therefore feedback needs to be back to Ms. Lose by September 2, 2019.

Please see *Attachment #2- Nittany Valley Comprehensive Plan Update* for more information.

7. **Centre County MPO Update**

- **State College Area Connector**: The CCMPO approved an amendment to the TIP of $20 million for the Preliminary Engineering phase of the State College Area Connector project, formerly SCCCTS. The split comes to $5 million a year for the next four years. The next steps are as follows: summer 2019- retaining a project management consultant, fall 2019- retaining project study/design consultant team, and early 2020- initiating preliminary engineering work.

- **ARLE Funding**: The governor announced the latest round of ARLE awards on May 29, 2019, in which two were awarded in Centre County. Ferguson Township received $80,000 for enhanced bike and motorcycle detection systems and Huston Township received $25,000 for solar-powered flashing advance warning signs.

- **PennDOT Multimodal Transportation Fund Grant**: PennDOT has opened up the most recent multimodal transportation fund from September 9 through November 8, 2019. Projects must cost $100,000 or more and grants will not exceed $3,000,000 with a minimum 30% local match required.

- **2020 Liquid Fuels Program**: Commissioners took action August 20, 2019 to authorize the commencement of the 2020 liquid fuels program requests. Letters will be distributed to municipalities, which in turn municipalities will be given until October 25, 2019 to submit requests. Awards for this program will be announced on December 3, 2019.

- **Transportation Planner**: Ms. Warriner stepped down as Transportation Planner in June and new candidates are currently being interviewed.

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

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

- None.

With no further business to come before the Commission, a motion was made by Mr. Hameister and second by Mr. Francke to adjourn at 7:26 p.m. Motion carried.

Respectfully submitted,

[Signature]

Mike Bloom, Assistant Director

**THESE MINUTES WERE APPROVED AT THE SEPTEMBER 17, 2019 CENTRE COUNTY PLANNING COMMISSION MEETING.**

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