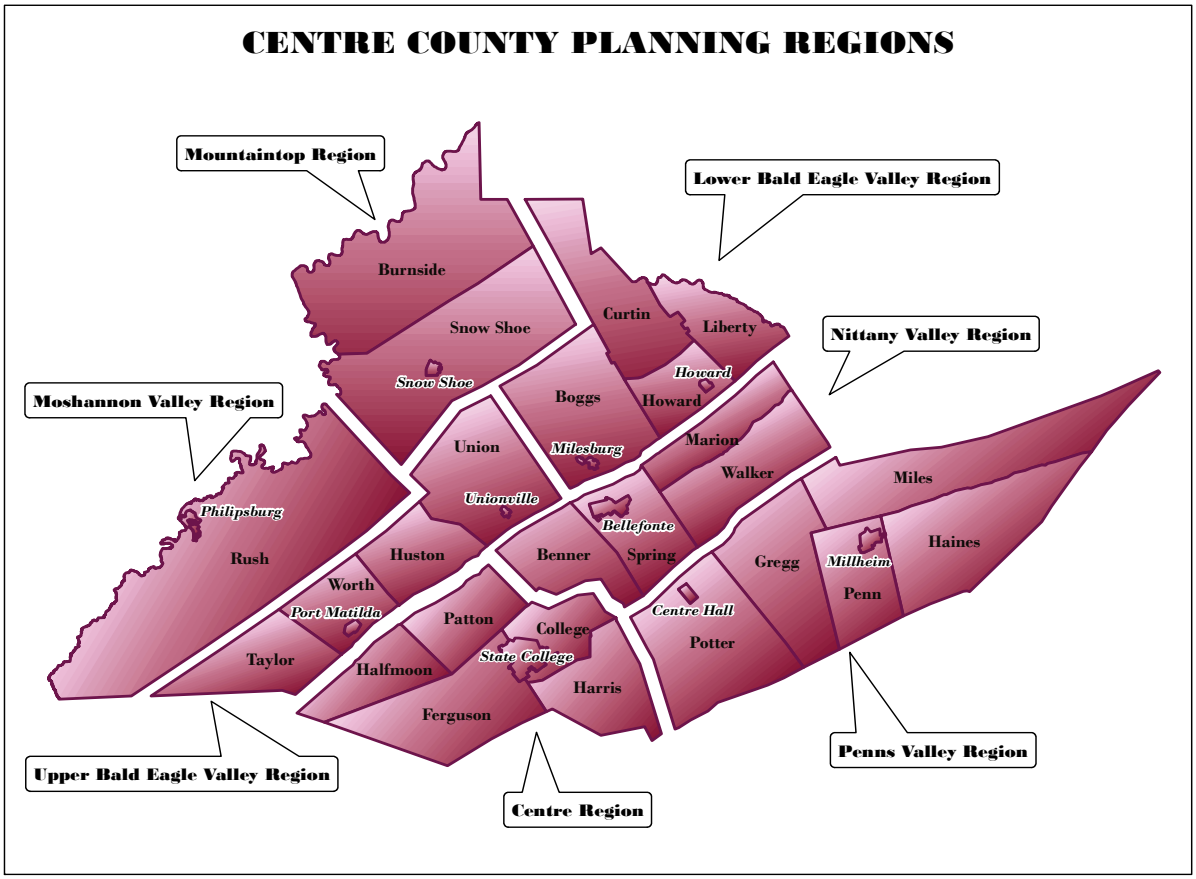
Centre County Subdivision and Land Development Activity Report
2013



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

Centre County Board of Commissioners - 2013

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C. Chris Exarchos, *Commissioner*
Michael Pipe, *Commissioner*

Centre County Planning Commission Members - 2013

Elfrieda M. Persic, *Chair.*	Centre Region
Robert P. Dannaker, *Vice-Chairman*	Nittany Valley Region
Angelica "Mimi" Wutz, *Secretary*	Upper Bald Eagle Valley Region
Dennis Hameister	Centre Region
(vacant)	Centre Region
Christopher Kunes	Penns Valley
Thomas Poorman	Lower Bald Eagle Valley Region
Jack Shannon	Moshannon Valley Region
Michele L. Barbin (appointed May, 2013)	Mountaintop Region

Centre County Planning and Community Development Office - 2013

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*
Norman K. Lathbury, *Ag Land Preservation Program Coordinator (Sr. Advisor)*
Sarah R. Parker, *Senior Planner/Ag Land Preservation Program Coordinator*
Linda Marshall, *Senior Planner/Housing Coordinator*
Mike Bloom, *Senior Transportation Planner*
Mary L. Wheeler, *Secretary III (retired August, 2013)*
Jennifer L. Grove, *Secretary III (hired October, 2013)*
Stacy J. Mann, *Secretary III*
Elizabeth A. Lose, *Research Technologist (Contracted from Penn State using "in-kind" funds)*

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, 2014

-- 2013 --
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 *2013 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 2013 totaled $15,748.75 (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 2013.

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 E-mail: 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 comparison of the subdivision and land development activity data for 2013, the total number of 'subdivision lots' created computes to145 county-wide and represents a 27% decrease in the number of lots created from the previous year's total of 199 lots. This slight change seems consistent with and reflects the continued and sustained affects of the economic climate of the last five years.

Unlike the above, 'land development units' data compiled in 2013 show a total of 703 units. This number represents a 19% decrease in land development activity from last year's total of 866 units. These numbers are consistent with last year's numbers and primarily reflect new student apartment housing in the Centre Region.

Per the above, three plans make up the bulk of the activity, namely: The Grove at State College (creating 392 residential units in the Toftrees Planned Community, Patton Township); The Turnberry Traditional Town Development, Phase 2A (creating 95 residential units, Ferguson Township); and, Rosewood Cove Land Development, Phases 2 & 3 (creating 48 residential townhouse units, Spring Township).

Upon comparison of the data compiled for 2013 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 subdivisions creating new residential lots; however, the marked rise in the creation of residential land development units would seem to indicate that the inventories of existing stock has been depleted such that there is now a market and growing demand for these type of units, especially within the Centre Region. For example, the 2013 development activity for the creation of new residential lots is at a level similar to the county totals compiled in 2012….which are well below 50% of the numbers generated in previous years; however, the creation of residential land development units has nearly reached the high-water mark of the 870 units created back in 2005 when local development was at a peak.

In regard to the various indicators that we routinely observe, the consistently low numbers of subdivision lots created in the past two years coupled with the significant increases in land development activity is a pattern that seems to indicate that the bottom may have finally been reached with a resurgence in activity predicted to occur locally. If our observations are correct, we predict that the 2014 numbers will reflect a slight upward trend in overall development activity.

last revised: 2/14/14

COUNTY AND MUNICIPAL PLANNING CONTROLS

2014

	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	Storm-Water Ordinance
CENTRE COUNTY	X	X		X						X
CENTRE REGION										
State College Borough	X	X	X		X	X	X	X		X
College Township	X	X	X		X	X	X	X	X	X
Ferguson Township	X	X	X		X	X	X	X	X	X
Halfmoon Township	X	X	X		X	X	X	X	X	X
Harris Township	X	X	X		X	X	X	X	X	X
Patton Township	X	X	X		X	X	X	X	X	X
LOWER BALD EAGLE VALLEY REGION										
Howard Borough	X	X		X	X		X	X		
Milesburg Borough	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
NITTANY VALLEY REGION										
Bellefonte Borough	X	X	X		X		X	X		X
Benner 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
MOSHANNON VALLEY REGION										
Philipsburg Borough	X	X		X	X		X	X		
Rush Township	X	X	X		X		X	X		
MOUNTAINTOP REGION										
Snow Shoe Borough	X	X		X	X		X	X		
Burnside Township	X			X			X	X		
Snow Shoe Township	X			X	X		X	X		
PENNS VALLEY REGION										
Centre Hall Borough	X	X		X	X		X	X		
Millheim Borough	X	X		X	X		X	X		
Gregg Township	X	X		X	X	X	X	X	X	X
Haines Township	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
UPPER BALD EAGLE REGION										
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		
Worth Township	X	X		X	X		X	X	X	

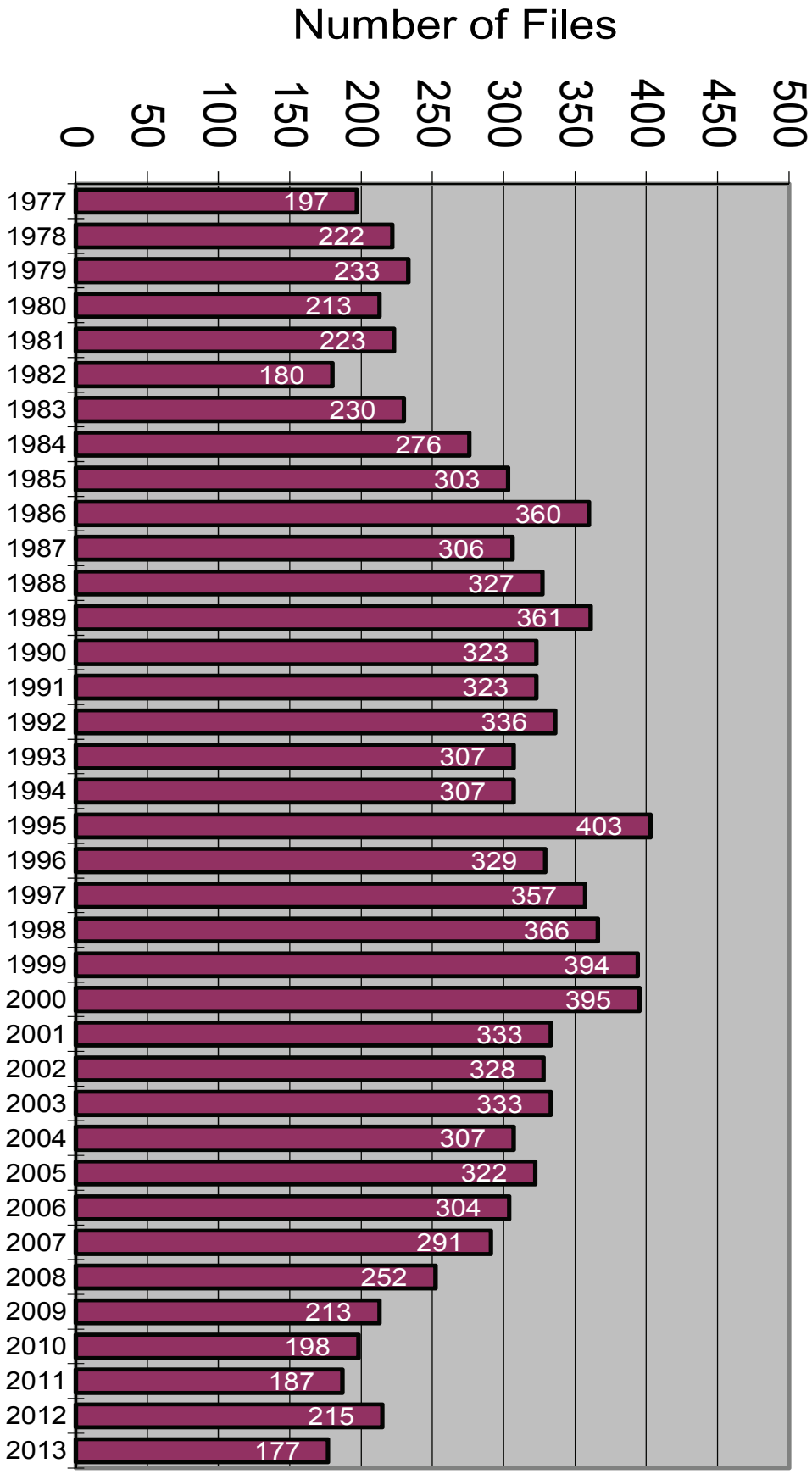
2013 Data
RECORDED SUBDIVISION / LAND DEVELOPMENT PLANS FOR 2013
(Including Miscellaneous Plans*)

	Municipalities	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA -- Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed	Units Created	Misc. Plans*
	Centre Region									
#	State College Borough	6	6	0	0.00	0	5	2.52	17	1
#	College Township	14	18	1	50.90	3	9	4.96	18	8
#	Ferguson Township	24	25	4	270.03	53	10	26.53	109	11
#	Halfmoon Township	3	3	2	230.85	4	0	0.00	0	1
#	Harris Township	12	8	3	23.79	9	3	12.07	67	2
#	Patton Township	10	11	2	68.97	4	5	16.75	395	4
	Regional Total	69	71	12	644.54	73	32	62.83	606	27
	Lower Bald Eagle Valley Region									
	Howard Borough	1	0	0	0.00	0	0	0.00	0	0
	Milesburg Borough	1	1	1	0.40	2	0	0.00	0	0
	Boggs Township	4	4	1	2.00	1	1	1.07	21	2
	Curtin Township	2	2	0	0.00	0	0	0.00	0	2
	Howard Township	1	0	0	0.00	0	0	0.00	0	0
#	Liberty Township	5	5	2	20.95	4	0	0.00	0	3
	Regional Total	14	12	4	23.35	7	1	1.07	21	7
	Nittany Valley Region									
#	Bellefonte Borough	3	2	1	0.54	2	0	0.00	0	1
	Benner Township	8	11	4	179.74	8	3	5.08	21	4
	Marion Township	0	0	0	0.00	0	0	0.00	0	0
#	Spring Township	10	10	1	0.89	3	3	4.78	51	6
	Walker Township	7	6	1	9.19	2	0	0.00	0	5
	Regional Total	28	29	7	190.36	15	6	9.86	72	16
	Moshannon Valley Region									
	Philipsburg Borough	1	1	0	0.00	0	0	0.00	0	1
#	Rush Township	6	3	1	1.18	2	0	0.00	0	2
	Regional Total	7	4	1	1.18	2	0	0.00	0	3

2013 Data -- continued

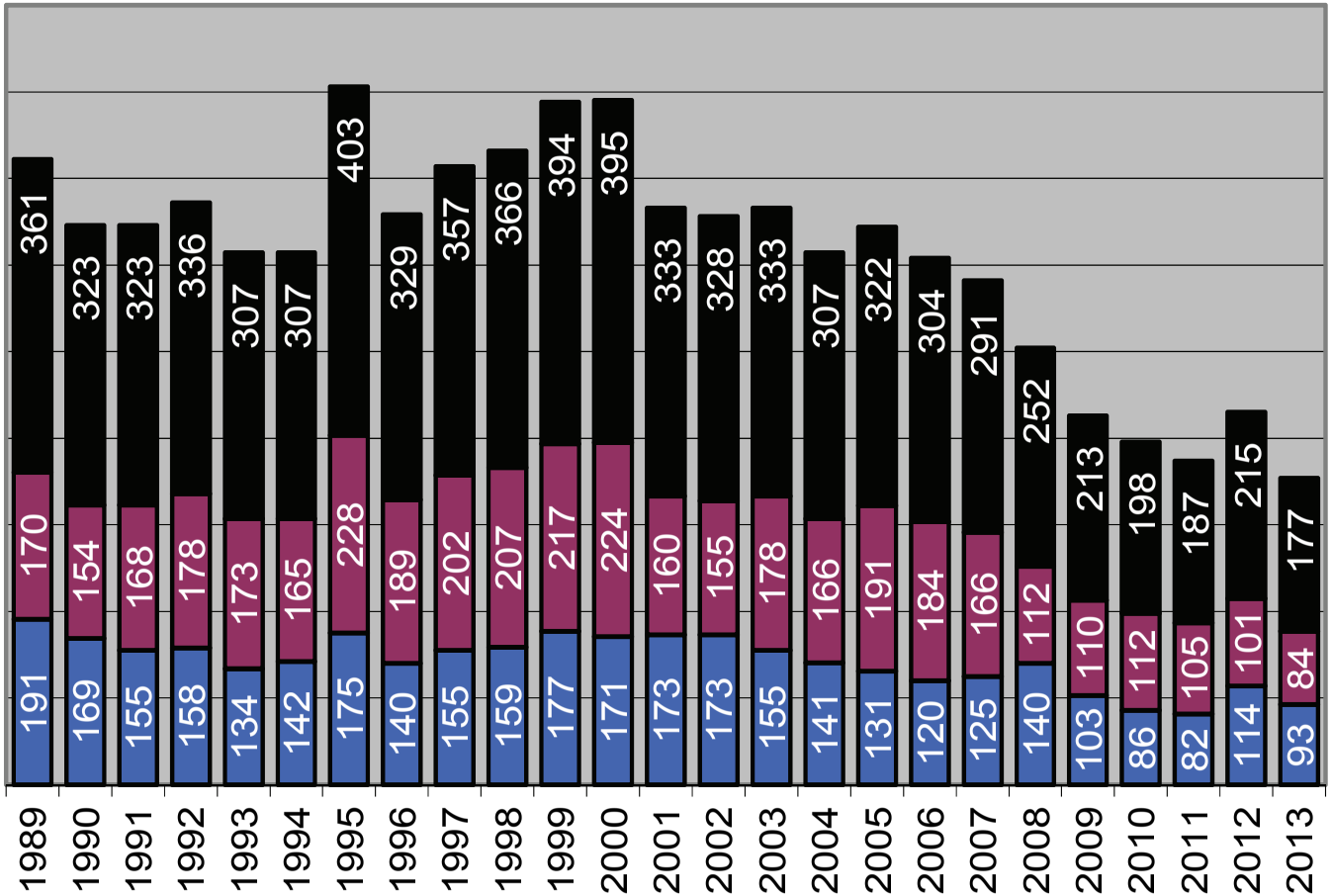
Municipalities	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA -- Sub. Plans	Acres Subdivided	Lots Created	Land Develop. Plans	Acres Developed	Units Created	Misc. Plans*
Mountaintop Region									
Snow Shoe Borough	2	1	0	0.00	0	0	0.00	0	0
Burnside Township	1	1	1	4.15	2	0	0.00	0	0
Snow Shoe Township	1	4	4	267.88	9	0	0.00	0	0
Regional Total	4	6	5	272.03	11	0	0.00	0	0
Penns Valley Region									
Centre Hall Borough	1	0	0	0.00	0	0	0.00	0	0
Millheim Borough	2	0	0	0.00	0	0	0.00	0	0
Gregg Township	4	0	0	0.00	0	0	0.00	0	1
Haines Township	6	6	3	198.78	6	0	0.00	0	3
Miles Township	8	7	1	101.91	2	1	0.65	1	5
Penn Township	3	2	1	109.80	2	0	0.00	0	1
Potter Township	14	10	6	425.66	11	1	0.80	1	3
Regional Total	38	25	11	836.15	21	2	1.45	2	13
Upper Bald Eagle Region									
Port Matilda Borough	0	0	0	0.00	0	0	0.00	0	0
Unionville Borough	0	0	0	0.00	0	0	0.00	0	0
Huston Township	6	4	1	320.44	1	0	0.00	0	3
Taylor Township	1	2	2	222.37	4	0	0.00	0	0
Union Township	5	6	3	84.27	8	1	0.91	2	2
Worth Township	5	3	1	53.28	3	0	0.00	0	2
Regional Total	17	15	7	680.36	16	1	0.91	2	7
County Totals	177	162	47	2,647.97	145	42	76.12	703	73

* = 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.



Total Number of Files

Total Number of Files
Local* vs. County



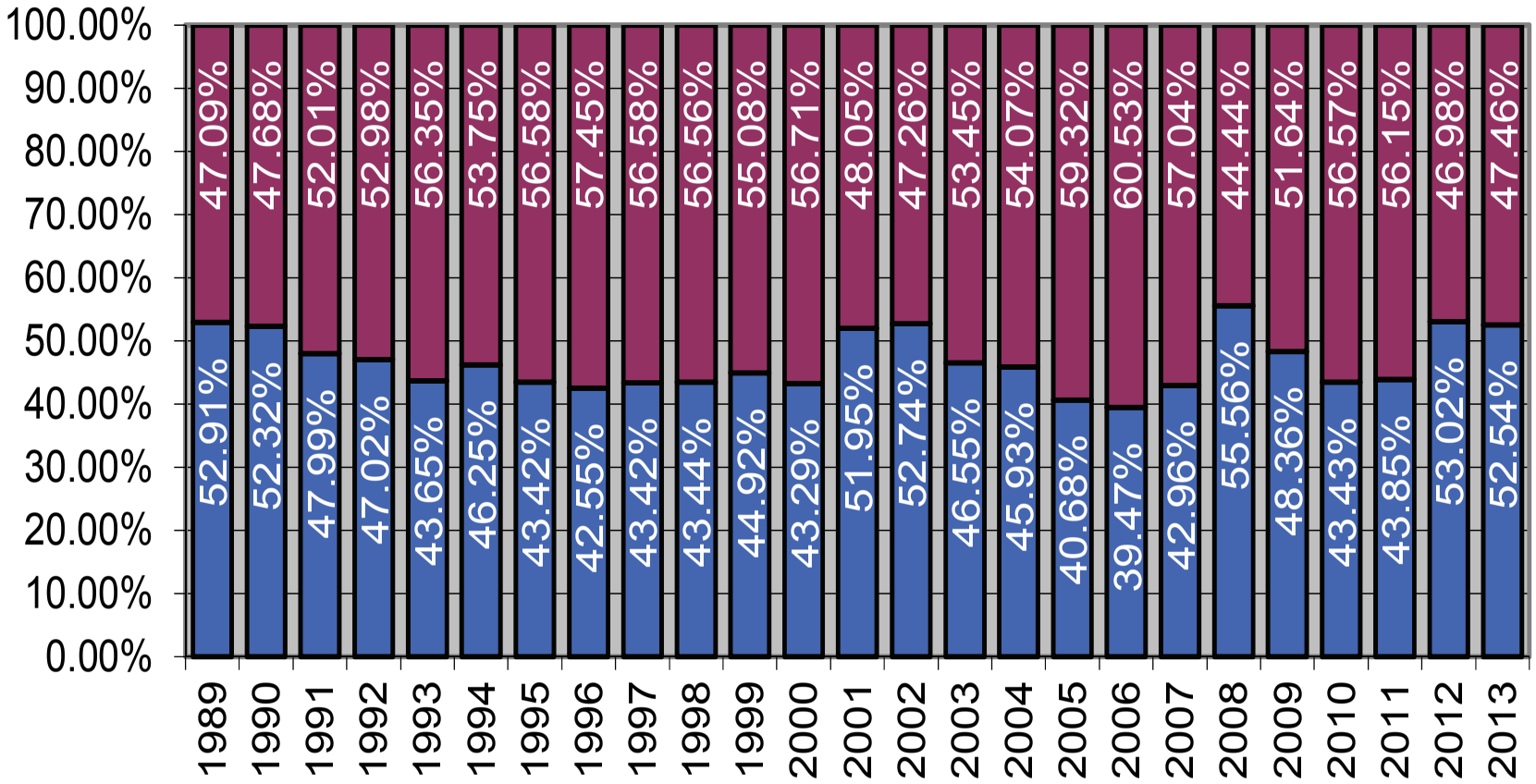
Local County Total

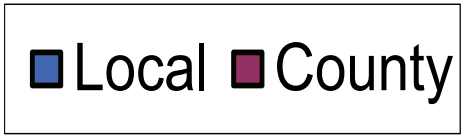
*Local represents those municipalities that have adopted their own subdivision and land devleopment ordinance. Those municipalities are: College Township, State College Borough, Ferguson Township, Halfmoon Township, Harris Township, Patton Township, Spring Township, Rush Township, Bellefonte Borough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



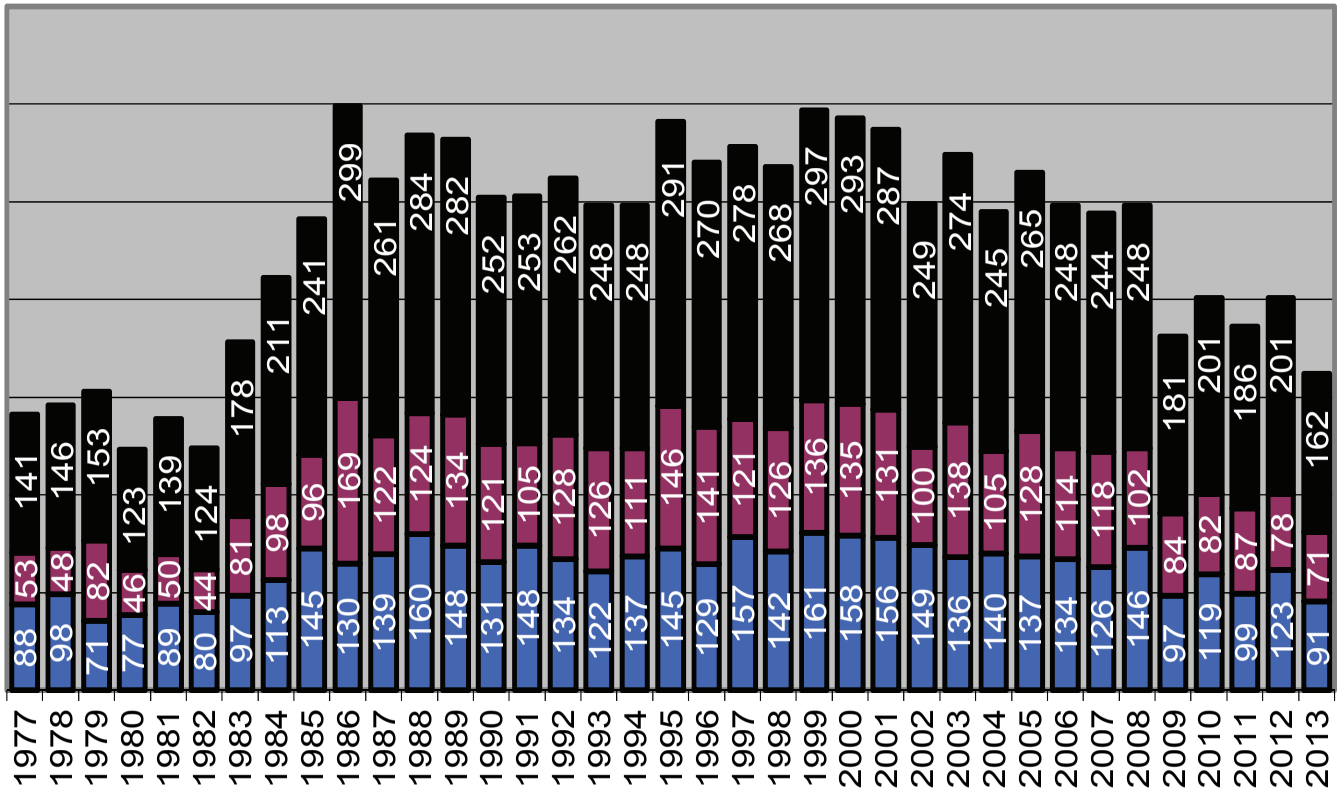


*Local represents those municipalities that have adopted their own subdivision and land devleopment ordinance. Those municipalities are: College Township, State College Borough, Ferguson Township, Halfmoon Township, Harris Township, Patton Township, Spring Township, Rush Township, Bellefonte Borough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

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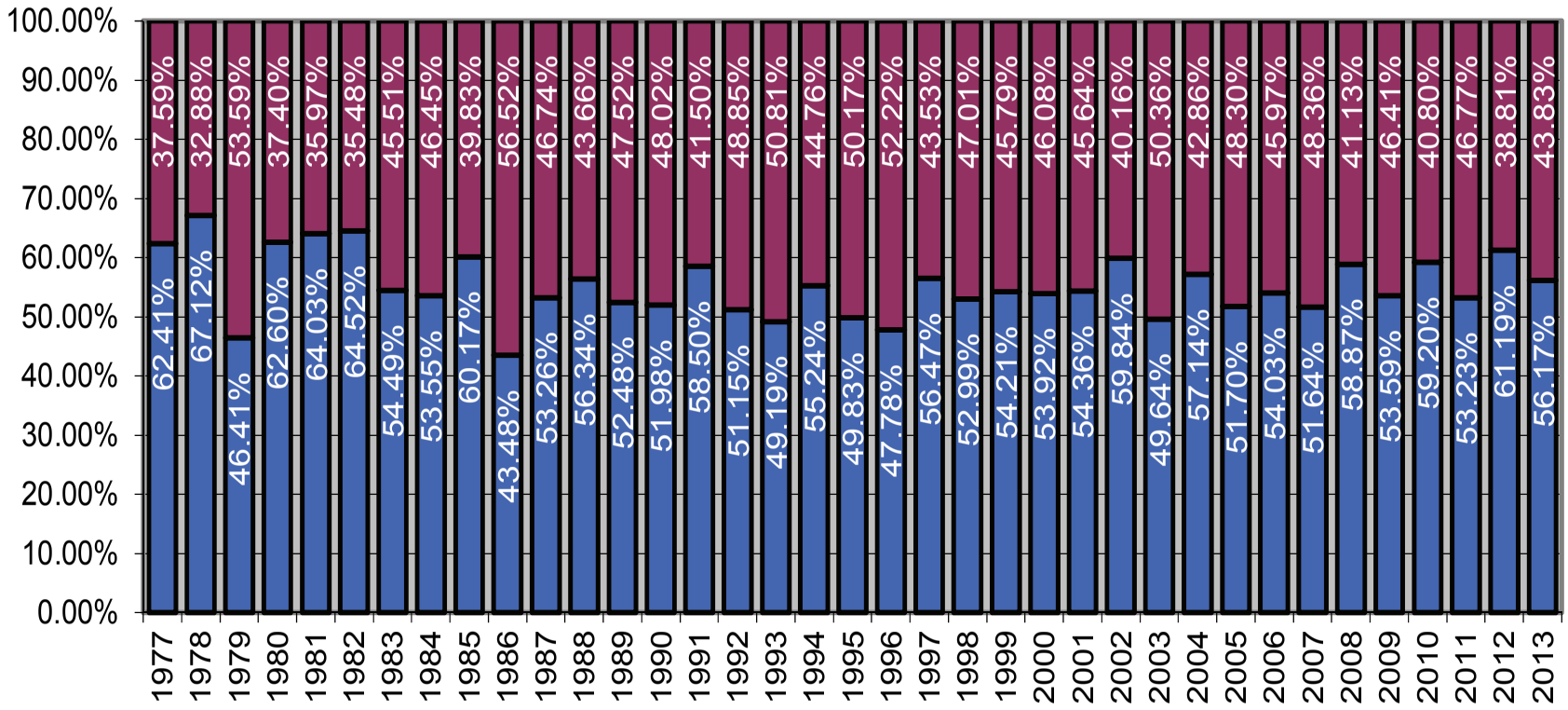
% of Recorded Plot Plans

Local* vs. County



Local County

*Local represents those municipalities that have adopted their own subdivision and land devleopment 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 2004-2013
(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	
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
2005	322	265	95	4,591.43	735	55	158.10	870	115
2004	307	245	97	4,936.45	630	75	68.13	325	73

* = 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*)
2010 - 2013

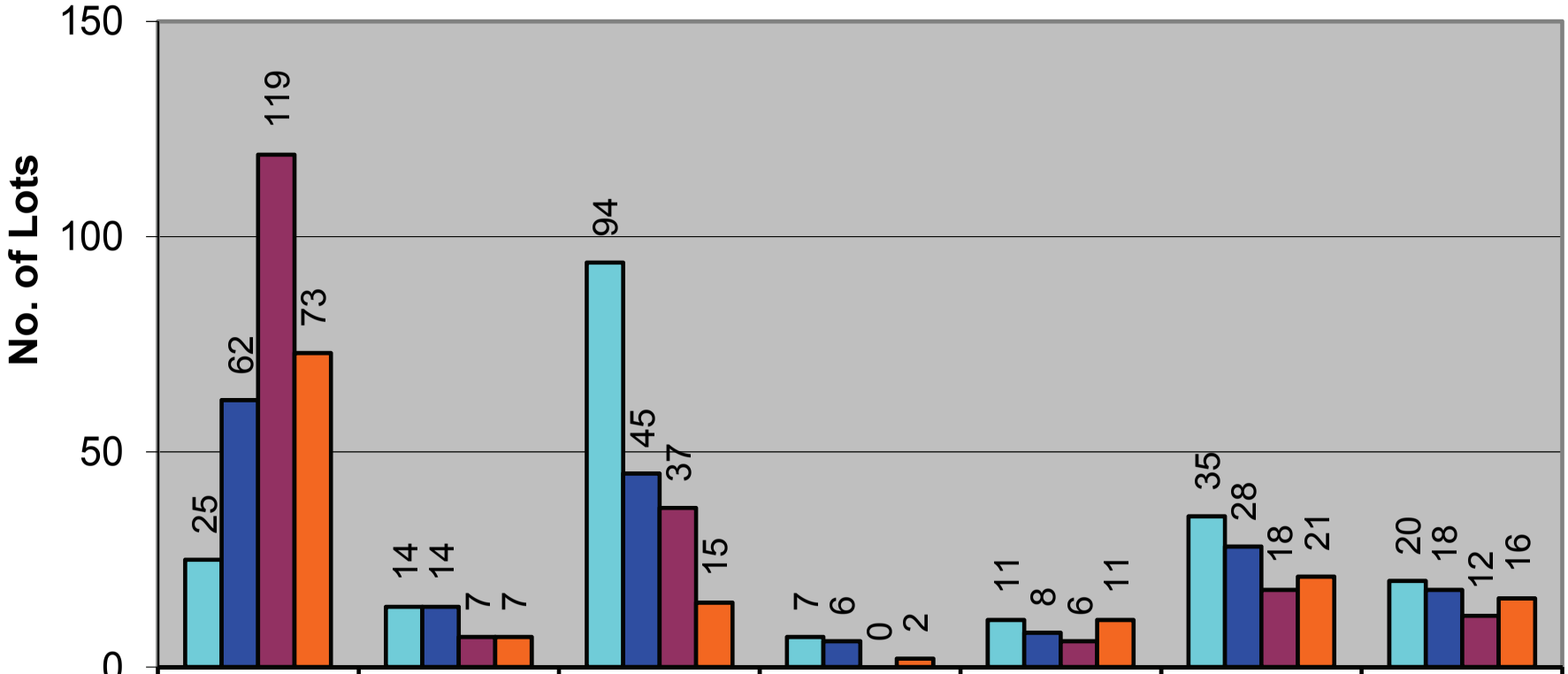
Year	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --						Misc. Plans*
			Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed	Units Created	
Centre Region									
2010	59	91	7	489.22	25	36	45.01	168	48
2011	69	80	16	822.40	62	34	34.95	41	30
2012	92	109	14	1,269.06	119	43	167.82	837	52
2013	69	71	12	644.54	73	32	62.83	606	27
Regional Total	289	351	49	3,225.22	279	145	310.61	1,652	157
Lower Bald Eagle Valley Region									
2010	17	15	8	206.84	14	1	0.03	1	6
2011	14	15	7	247.93	14	1	3.56	1	7
2012	17	12	4	47.06	7	1	2.25	5	7
2013	14	12	4	23.35	7	1	1.07	21	7
Regional Total	62	54	23	525.18	42	4	6.91	28	27
Nittany Valley Region									
2010	37	36	12	492.22	94	9	21.59	167	15
2011	30	33	9	294.37	45	8	11.47	24	16
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
Regional Total	128	119	38	2,984.10	191	27	46.06	268	54
Moshannon Valley Region									
2010	8	7	3	12.96	7	0	0.00	0	4
2011	5	3	2	2,385.26	6	0	0.00	0	1
2012	6	6	0	0.00	0	1	19.39	0	5
2013	7	4	1	1.18	2	0	0.00	0	3
Regional Total	26	20	6	2,399.40	15	1	19.39	0	13

Subdivision and Land Development Data by Planning Region, continued
(Including Miscellaneous Plans*)
2010 - 2013

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	
Mountaintop Region									
2010	8	7	4	88.14	11	0	0.00	0	3
2011	4	5	3	89.36	8	0	0.00	0	2
2012	7	4	3	184.98	6	0	0.00	0	1
2013	4	6	5	272.03	11	0	0.00	0	0
Regional Total	23	22	15	634.51	36	0	0.00	0	6
Penns Valley Region									
2010	47	31	17	1,176.78	35	0	0.00	0	14
2011	47	29	11	798.17	28	2	2.02	3	16
2012	46	39	7	396.57	18	4	9.34	9	28
2013	38	25	11	836.15	21	2	1.45	2	13
Regional Total	178	124	46	3,207.67	102	8	12.81	14	71
Upper Bald Eagle Region									
2010	22	14	10	411.24	20	1	0.32	2	3
2011	18	21	9	422.13	18	0	0.00	0	12
2012	14	10	6	264.89	12	2	37.60	10	2
2013	17	15	7	680.36	16	1	0.91	2	7
Regional Total	71	60	32	1,778.62	66	4	38.83	14	24
County Totals (2010 - 2013)	777	750	209	14,754.70	731	189	434.61	1,976	352

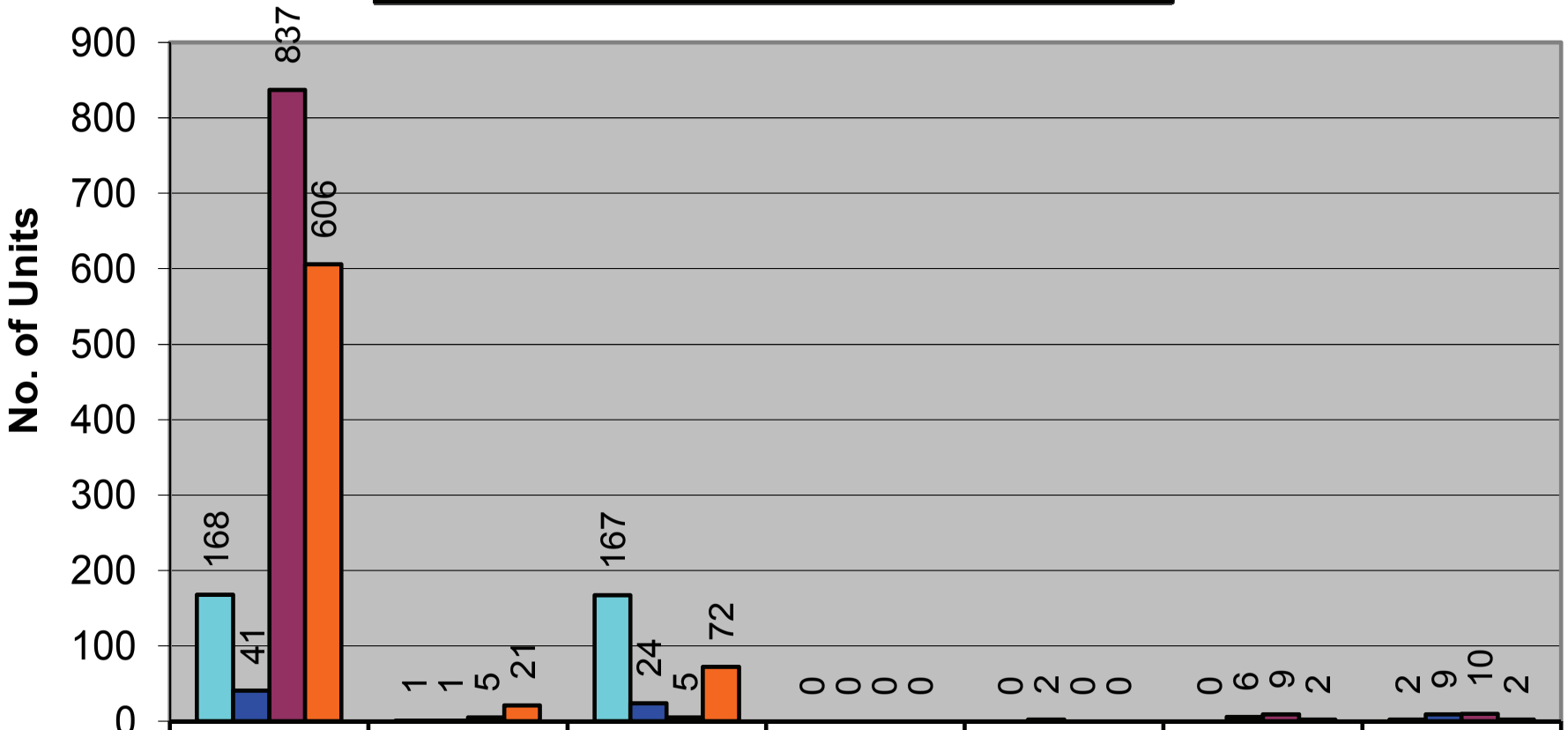
* = Miscellaneous Plans:
Replotted Lots, Lot Additions, Reclassifications, and Plans "For Recording Purposes Only" (e.g., Tract Surveys, Survey Corrections, etc.)

Lots Created by Planning Region 2010 - 2013



	Centre Region	Lower Bald Eagle Valley Region	Nittany Valley Region	Moshannon Valley Region	Mountaintop Region	Penns Valley Region	Upper Bald Eagle Valley Region
2010	25	14	94	7	11	35	20
2011	62	14	45	6	8	28	18
2012	119	7	37	0	6	18	12
2013	73	7	15	2	11	21	16

Units Created by Planning Region 2010 - 2013



	Centre Region	Lower Bald Eagle Valley Region	Nittany Valley Region	Moshannon Valley Region	Mountaintop Region	Penns Valley Region	Upper Bald Eagle Valley Region
2010	168	1	167	0	0	0	2
2011	41	1	24	0	2	6	9
2012	837	5	5	0	0	9	10
2013	606	21	72	0	0	2	2

- PROCESSING FEES -

	2009	2010	2011	2012	2013
Subdivision and Land Development Plan Review Fees Received					
County Jurisdiction	$24,300.00	$25,500.00	$24,610.00	$23,145.00	$13,737.50
Local Jurisdiction	$1,255.00	$1,215.00	$435.00	$727.50	$932.50
SUB-TOTAL	$25,555.00	$26,715.00	$25,045.00	$23,872.50	$14,670.00
DEP Planning Module Review Fees Received	$450.00	$500.00	$575.00	$275.00	$275.00
Engineer Review / Inspection Fees Received*	$3,188.40	$2,103.00	$3,178.47	$2,173.00	$803.75
Subdivision / Land Development Ordinances Sold	$25.00	$25.00	$0.00	$0.00	$0.00
TOTALS	$29,218.40	$29,343.00	$28,798.47	$26,320.50	$15,748.75

* **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.