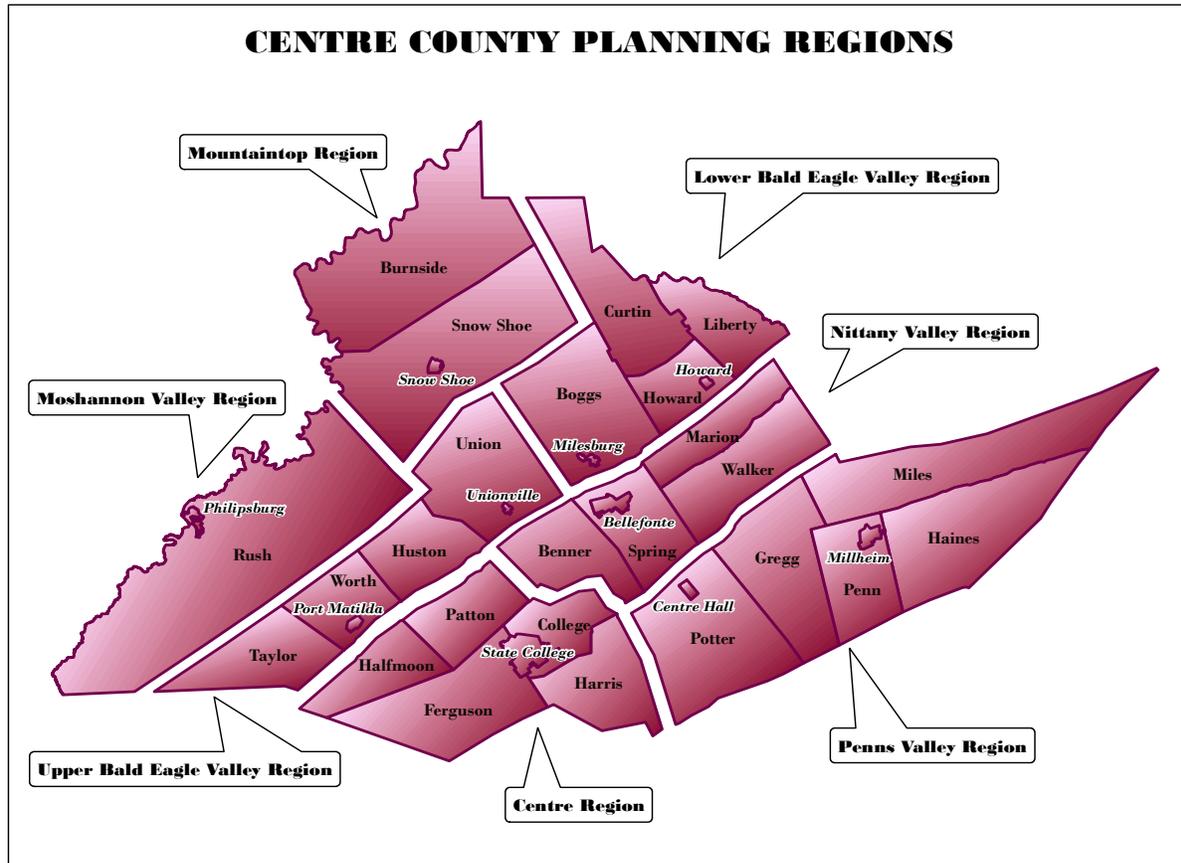


Centre County Subdivision and Land Development Activity Report 2014



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 - 2014

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

Centre County Planning Commission Members - 2014

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 (appointed February, 2014)	Centre Region
Christopher Kunes	Penns Valley
vacant	Lower Bald Eagle Valley Region
Jack Shannon	Moshannon Valley Region
Michele L. Barbin	Mountaintop Region

Centre County Planning and Community Development Office - 2014

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. Parker, *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)*

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, 2015

-- 2014 --

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 *2014 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 2014 totaled \$16,401.50 (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 2014.

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: [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 2014, the total number of 'subdivision lots' created computes to 122 county-wide and represents a 16% decrease in the number of lots created from the previous year's total of 145 lots. This 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 2014 show a total of 644 units. This number represents an 8% decrease in land development activity from last year's total of 703 units. These numbers are consistent with last year's numbers and primarily reflect new residential housing in State College Borough and new senior housing in Benner Township.

Per the above, three land development plans made up the bulk of the activity, namely: the Fraser Centre multi-story building (189 units, being a combination of residential condominium units, hotel rooms, and commercial units) and The Metropolitan of State College multi-story building (125 units, being a combination of residential condominium units and commercial units), both in State College Borough; and, the Graystone Court at Eagle Point multi-story building (138 age restricted living units) located in Benner Township.

Upon comparison of the data compiled for 2014 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 similar number of residential land development units from last year would seem to indicate that the inventories of existing stock have been depleted such that there is a market and growing demand for these type of units, especially within and adjacent to the Centre Region. For example, the 2014 development activity for the creation of new residential lots is at a level similar to the county totals compiled in 2013....but is still 25% below the numbers generated in the creation of residential land development units at 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 new subdivision lots created in the past several years coupled with a marked increase in residential unit 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. If our observations are correct, we predict that the 2015 numbers will reflect a slight upward trend in overall development activity.

COUNTY AND MUNICIPAL PLANNING CONTROLS

2014

CENTRE COUNTY	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
	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
Halkroon 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										
Phillipsburg Borough	X	X		X	X		X	X		
Rush Township	X	X	X		X		X	X		
MOUNTANTOP REGION										
Snow Shoe Borough	X	X		X	X		X	X		
Burnside Township	X			X	X		X	X		
Snow Shoe Township	X			X	X		X	X		
PENNS VALLEY REGION										
Centre Hill 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	X	
Worth Township	X	X		X	X		X	X	X	

**2014 Data
RECORDED SUBDIVISION / LAND DEVELOPMENT PLANS FOR 2014**

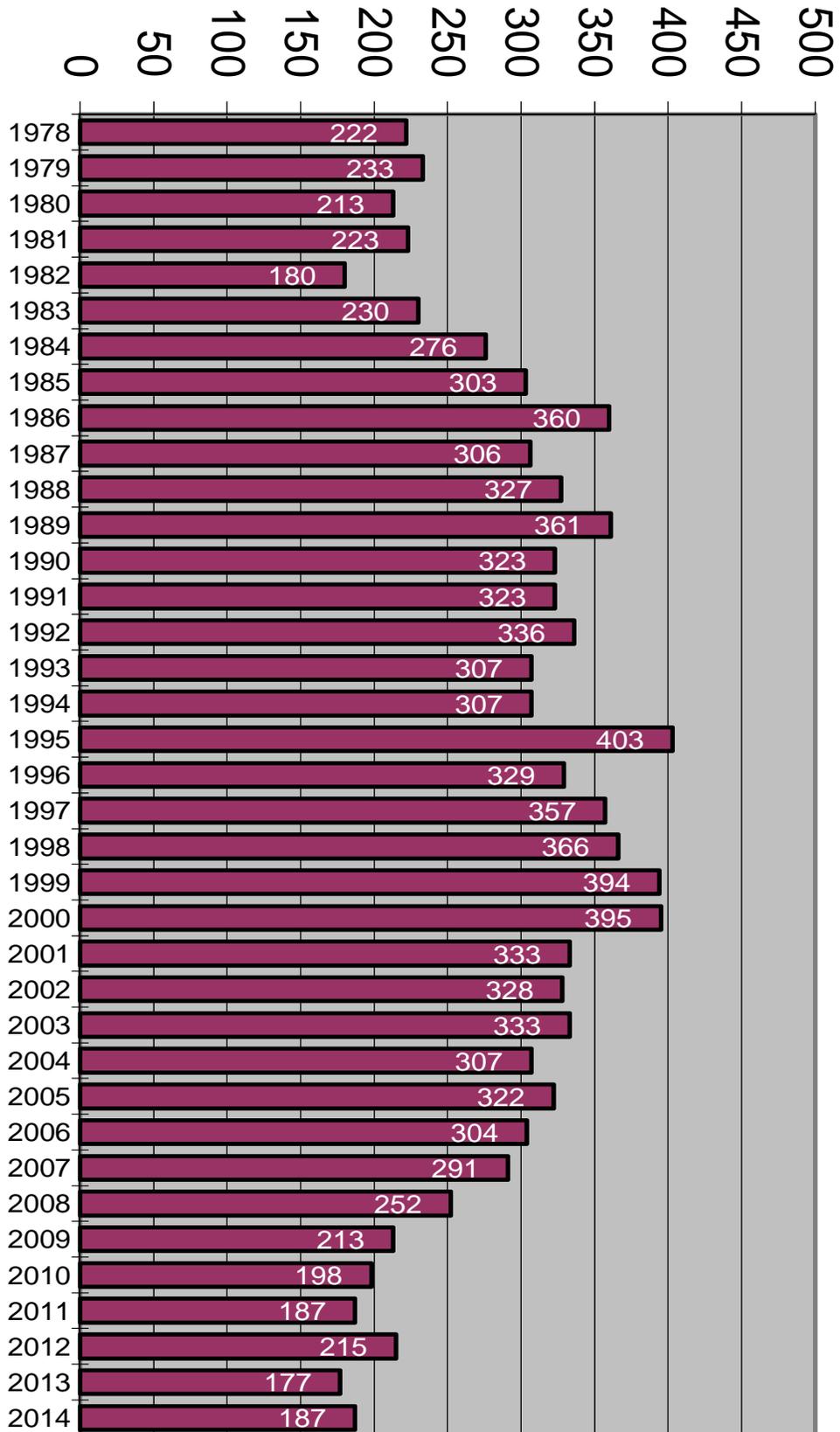
Municipalities		New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --						Misc. Plans*
				Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed	Units Created	
Centre Region										
#	State College Borough	9	11	0	0.00	0	5	3.15	316	6
#	College Township	20	20	0	0.00	0	15	15.33	12	5
#	Ferguson Township	24	34	3	134.61	28	12	9.21	84	19
#	Halfmoon Township	1	2	2	28.83	3	0	0.00	0	0
#	Harris Township	9	7	2	106.59	5	3	10.84	33	2
#	Patton Township	11	12	2	157.47	32	6	2.15	16	4
Regional Total		74	86	9	427.50	68	41	40.68	461	36
Lower Bald Eagle Valley Region										
	Howard Borough	1	2	1	1.14	2	0	0.00	0	1
	Milesburg Borough	1	1	0	0.00	0	0	0.00	0	1
	Boggs Township	5	4	1	20.78	2	1	0.06	1	2
	Curtin Township	1	0	0	0.00	0	0	0.00	0	0
	Howard Township	4	2	1	11.80	2	0	0.00	0	1
#	Liberty Township	3	1	1	5.78	4	0	0.00	0	0
Regional Total		15	10	4	39.50	10	1	0.06	1	5
Nittany Valley Region										
#	Bellefonte Borough	4	5	0	0.00	0	1	0.03	1	4
	Benner Township	5	4	0	0.00	0	2	11.00	140	2
	Marion Township	6	5	2	216.46	5	0	0.00	0	3
#	Spring Township	11	13	0	0.00	0	5	14.23	12	8
	Walker Township	13	4	3	36.79	6	0	0.00	0	1
Regional Total		39	31	5	253.25	11	8	25.26	153	18
Moshannon Valley Region										
	Philipsburg Borough	4	3	0	0.00	0	0	0.00	0	3
#	Rush Township	7	6	4	184.41	11	2	3.01	2	0
Regional Total		11	9	4	184.41	11	2	3.01	2	3

2014 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		
Mountaintop Region										
Snow Shoe Borough	0	1	1	0.39	2	0	0.00	0	0	
Burnside Township	2	1	0	0.00	0	0	0.00	0	1	
Snow Shoe Township	6	5	2	6.64	4	0	0.00	0	3	
Regional Total	8	7	3	7.03	6	0	0.00	0	4	
Penns Valley Region										
Centre Hall Borough	1	1	0	0.00	0	0	0.00	0	1	
Millheim Borough	0	0	0	0.00	0	0	0.00	0	0	
Gregg Township	3	3	1	15.00	1	0	0.00	0	2	
Haines Township	5	1	0	0.00	0	0	0.00	0	1	
Miles Township	9	6	0	0.00	0	2	8.10	20	4	
Penn Township	3	1	1	23.16	2	0	0.00	0	0	
Potter Township	11	9	3	110.61	6	3	4.38	7	3	
Regional Total	32	21	5	148.77	9	5	12.48	27	11	
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	0	0	0	0.00	0	0	0.00	0	0	
Taylor Township	3	2	1	7.24	1	0	0.00	0	1	
Union Township	3	3	2	77.07	6	0	0.00	0	1	
Worth Township	2	0	0	0.00	0	0	0.00	0	0	
Regional Total	8	5	3	84.31	7	0	0.00	0	2	
County Totals	187	169	33	1,144.77	122	57	81.49	644	79	

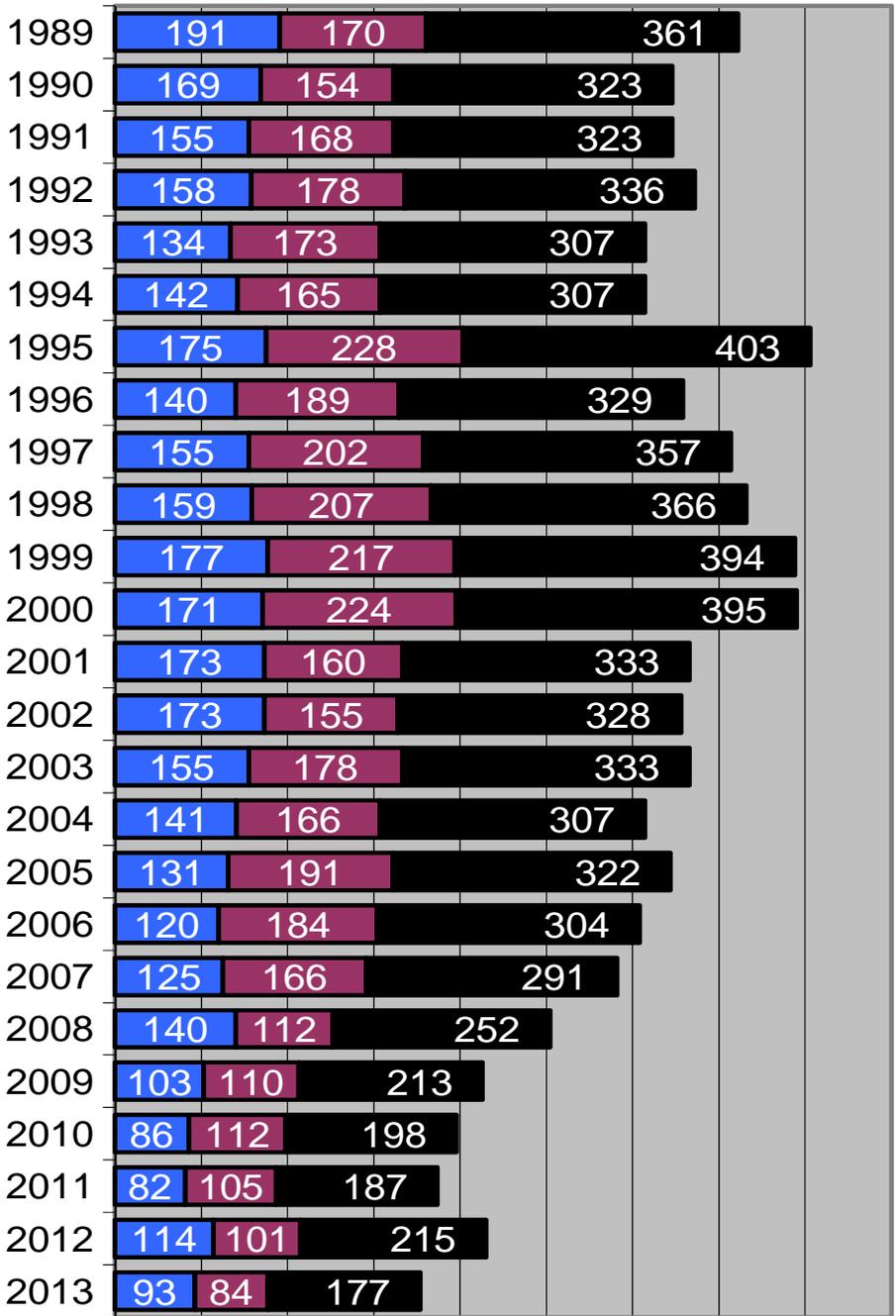
* = Miscellaneous Plans:
 Replotted Lots, Lot Additions, Reclassifications, and Plans "For Recording Purposes Only" (e.g., Tract Surveys, Survey Corrections, etc.)
 # = Municipalities having their own Subdivision/Land Development Regulations.

Number of Files



Total Number of Files

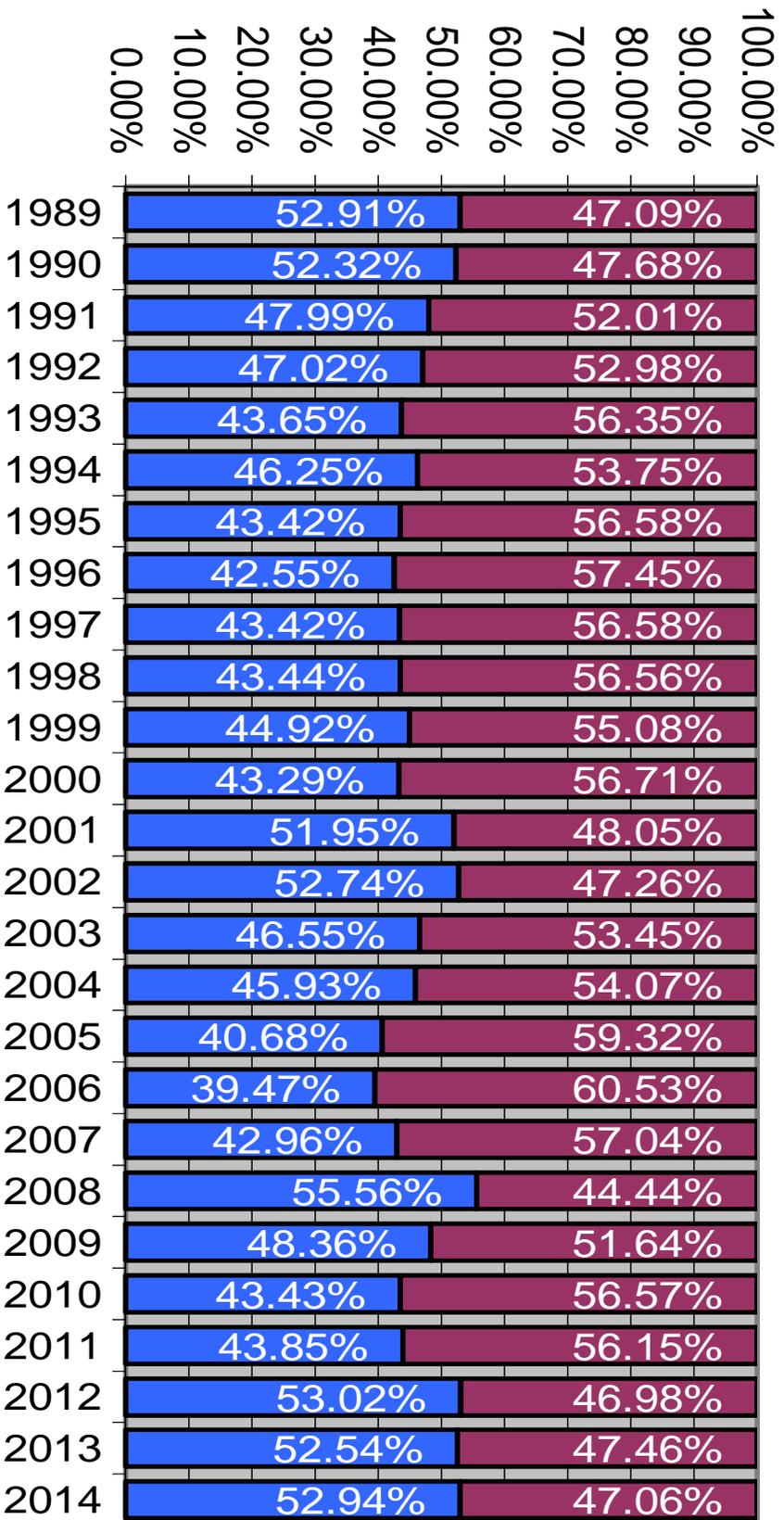
Total Number of Files Local* vs. County



■ 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.

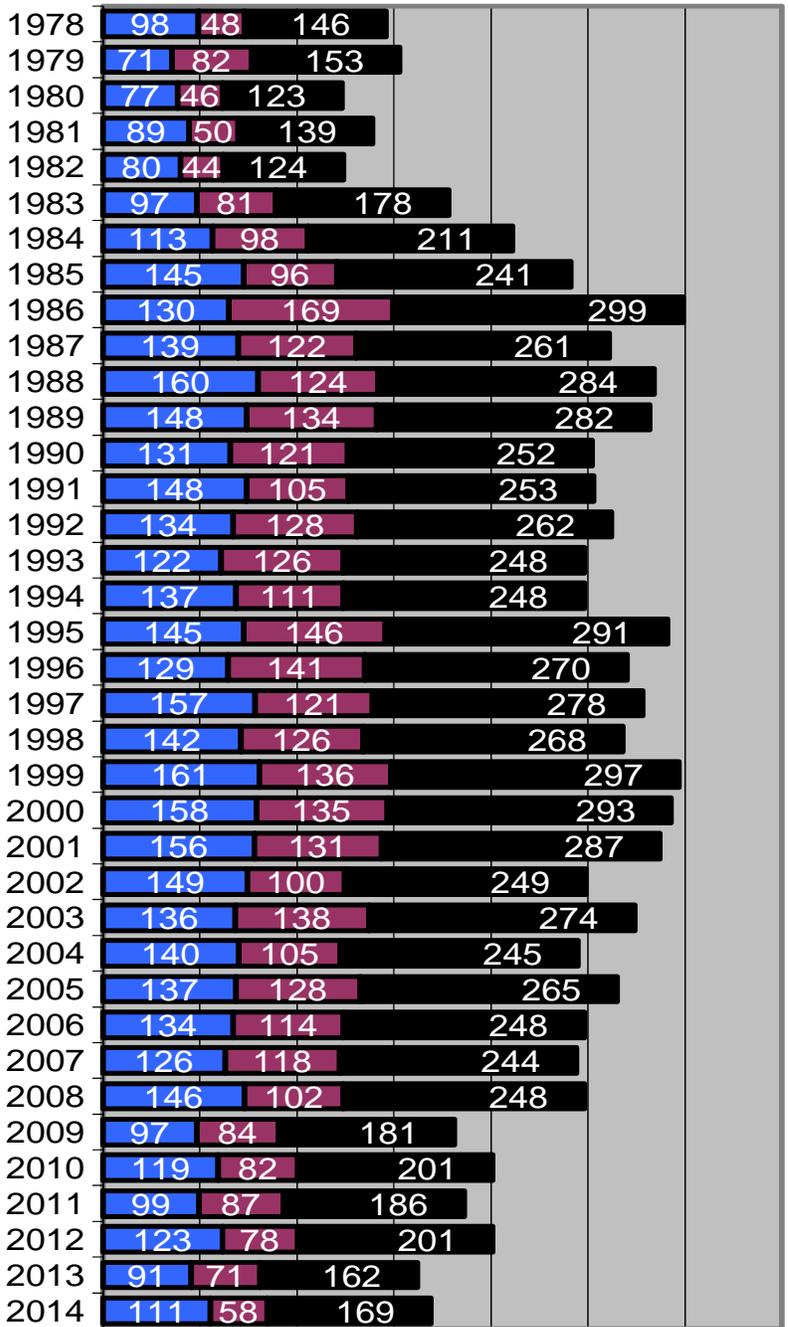
% of New Files Created Local* vs. County



■ 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, Bellemonte Borough and Liberty Township. 1989 represents the first year in which specific data was collected by municipality for new files created.

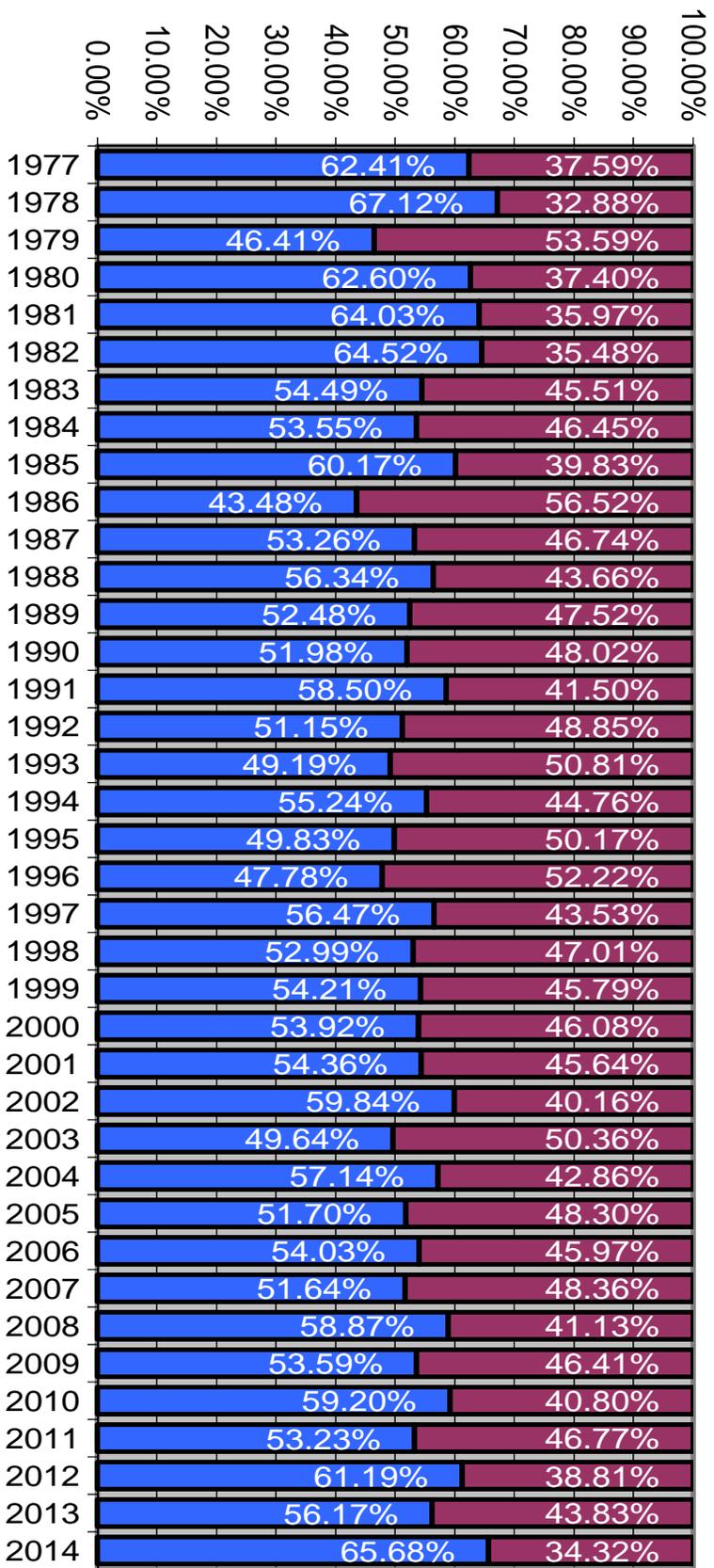
Total Number of Recorded Plot Plans Local* vs. County



■ 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 2005-2014
 (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		
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	
2005	322	265	95	4,591.43	735	55	158.10	870	115	

* = 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*)
2011 - 2014**

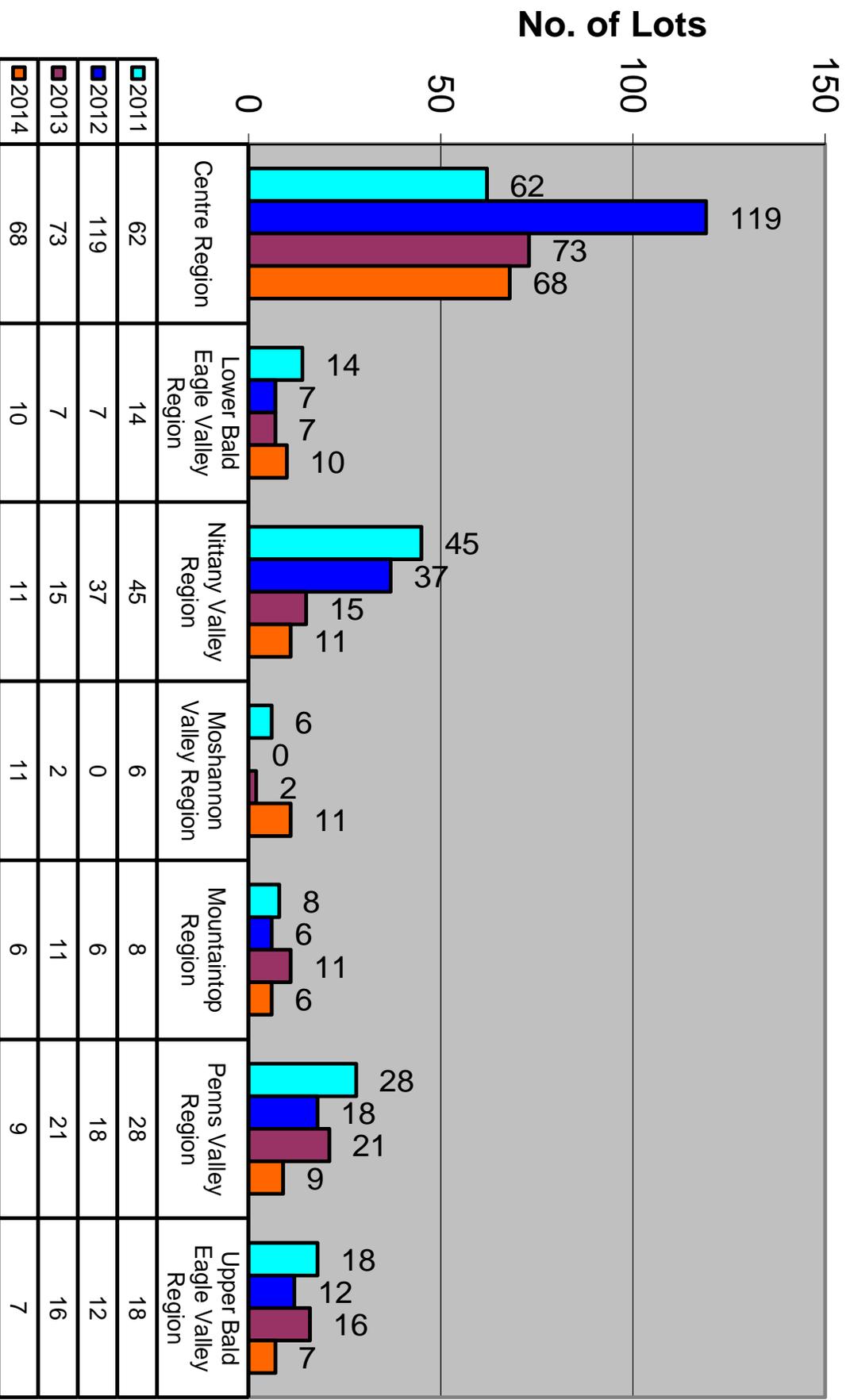
Year	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --						Misc. Plans*	
			Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed	Units Created		
Centre Region										
2011	69	80	16	822.40	62	34	34.95	41	30	
2012	92	109	14	1,269.06	119	43	167.82	837	52	
2013	69	71	12	644.54	73	32	62.83	606	27	
2014	74	86	9	427.50	68	41	40.68	461	36	
Regional Total	304	346	51	3,163.50	322	150	306.28	1,945	145	
Lower Bald Eagle Valley Region										
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	
2014	15	10	4	39.50	10	1	0.06	1	5	
Regional Total	60	49	19	357.84	38	4	6.94	28	26	
Nittany Valley Region										
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	
2014	39	31	5	253.25	11	8	25.26	153	18	
Regional Total	130	114	31	2,745.13	108	26	49.73	254	57	
Moshannon Valley Region										
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	
2014	11	9	4	184.41	11	2	3.01	2	3	
Regional Total	29	22	7	2,570.85	19	3	22.4	2	12	

**Subdivision and Land Development Data by Planning Region, continued
(Including Miscellaneous Plans*)
2011 - 2014**

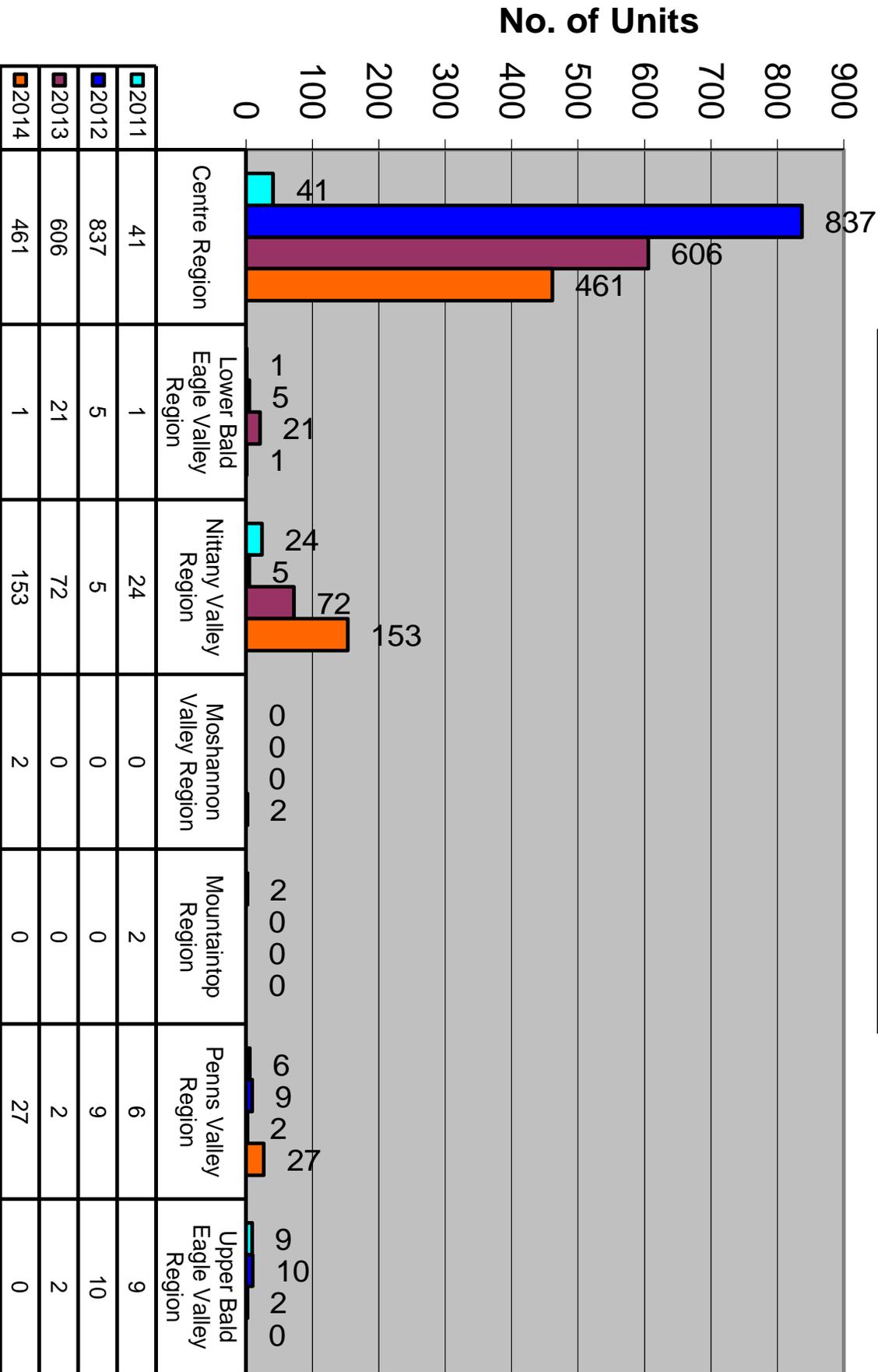
Year	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --						Misc. Plans*	
			Sub. Plans	Acres Subdivided	Lots Created	Land Develop. Plans	Acres Developed	Units Created		
Mountaintop Region										
2011	4	5	3	89.36	8	0	0.00	0	2	
2012	7	4	3	184.98	6	0	0.00	0	1	
2013	4	6	5	272.03	11	0	0.00	0	0	
2014	8	7	3	7.03	6	0	0.00	0	4	
Regional Total	23	22	14	553.40	31	0	0.00	0	7	
Penns Valley Region										
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	
2014	32	21	5	148.77	9	5	12.48	27	11	
Regional Total	163	114	34	2,179.66	76	13	25.29	41	68	
Upper Bald Eagle Region										
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	
2014	8	5	3	84.31	7	0	0.00	0	2	
Regional Total	57	51	25	1,451.69	53	3	38.51	12	23	
County Totals (2011 - 2014)	766	718	181	13,022.07	647	199	449.15	2,282	338	

* = 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 2011 - 2014



Units Created by Planning Region 2011 - 2014



- PROCESSING FEES -

	2010	2011	2012	2013	2014
Subdivision and Land Development Plan Review Fees Received					
County Jurisdiction	\$25,500.00	\$24,610.00	\$23,145.00	\$13,737.50	\$14,505.00
Local Jurisdiction	\$1,215.00	\$435.00	\$727.50	\$932.50	\$802.50
SUB-TOTAL	\$26,715.00	\$25,045.00	\$23,872.50	\$14,670.00	\$15,307.50
DEP Planning Module Review Fees Received	\$500.00	\$575.00	\$275.00	\$275.00	\$275.00
Engineer Review / Inspection Fees Received*	\$2,103.00	\$3,178.47	\$2,173.00	\$803.75	\$819.00
Subdivision / Land Development Ordinances Sold	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTALS	\$29,343.00	\$28,798.47	\$26,320.50	\$15,748.75	\$16,401.50

*** 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.

