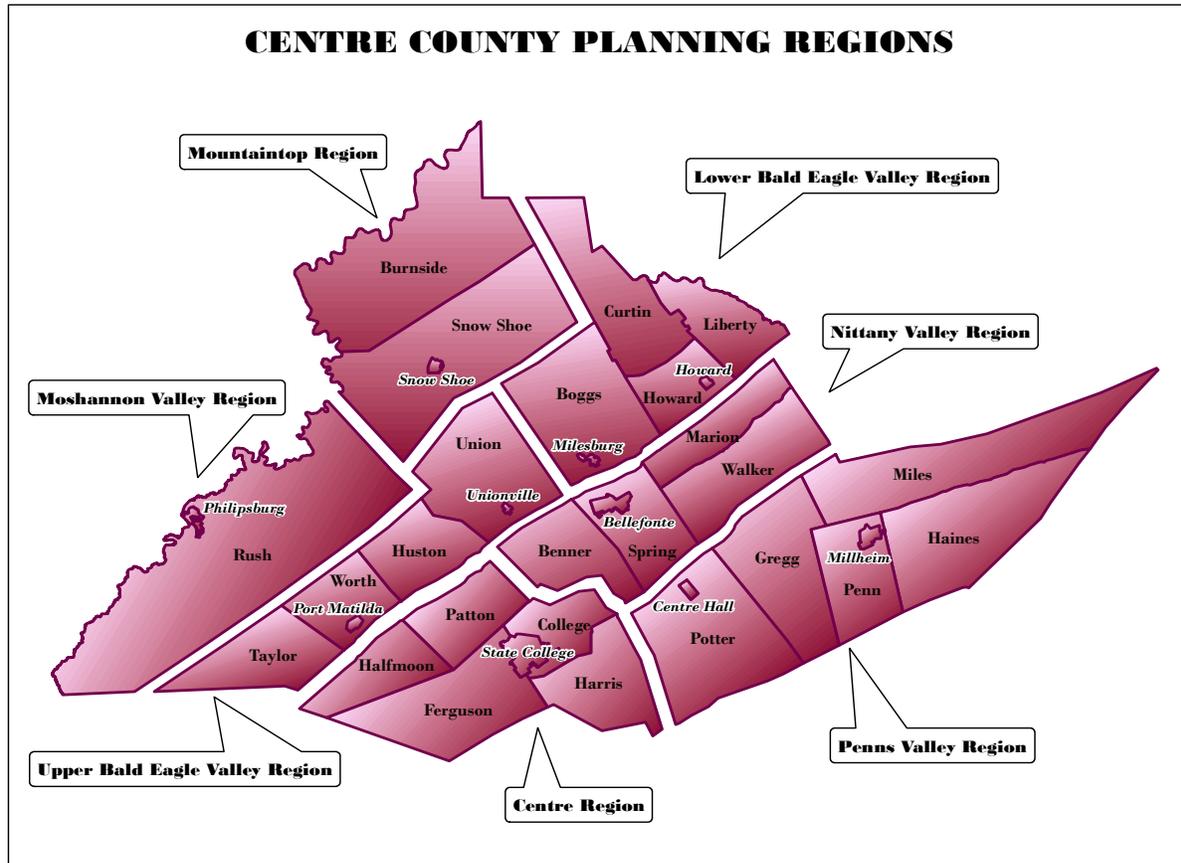


# Centre County Subdivision and Land Development Activity Report 2015



## 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](http://www.centrecountypa.gov)

## Centre County Board of Commissioners - 2015

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

## Centre County Planning Commission Members - 2015

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	Centre Region
Christopher Kunes	Penns Valley Region
vacant	Lower Bald Eagle Valley Region
Jack Shannon	Moshannon Valley Region
Michele L. Barbin	Mountaintop Region

## Centre County Planning and Community Development Office - 2015

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. Walter, *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; became Full-Time Centre County Employee November, 2015)*

**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, 2016

-- 2015 --

## 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 *2015 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 2015 totaled \$18,698.50 (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 2015.

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## - 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 2015, the total number of 'subdivision lots' created computes to 258 county-wide and represents a 111% increase in the number of lots created from the previous year's total of 122 lots. These numbers are higher than last year's numbers and primarily reflect new residential lots created for the Centre Region (161 lots) and the Nittany Valley Region (47 lots). This change seems consistent with and reflects the recent effects of the local economic climate. As an example, the county's ten-year totals reflect an average of 265 lots per year.

Unlike the above, 'land development units' data compiled in 2015 show a total of 314 units. This number represents a 51% decrease in land development activity from last year's total of 644 units. These numbers are lower than last year's numbers and primarily reflect new units created for the Centre Region (258 units) and the Nittany Valley Region (44 units). Similar to the above, the county ten-year totals reflect an average of 433 units per year.

Upon comparison of the data compiled for 2015 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 land developments creating new residential units; however, the number of residential subdivision lots from last year would seem to indicate that the inventories of existing stock are beginning to be depleted such that there is a market and growing demand for these type of units, especially within and adjacent to the Centre Region.

In regard to the various indicators that we routinely observe, the low numbers of new land development units created coupled with a marked increase in residential lot subdivision activity is a pattern that seems to indicate that the low water mark may have finally been reached, with a slow but steady resurgence in activity predicted to occur. If our observations are correct, we predict that the 2016 numbers will reflect a slight upward trend in overall development activity.

COUNTY AND MUNICIPAL PLANNING CONTROLS

2015

	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	Official Map	Storm-Water Ordinance
<b>CENTRE COUNTY</b>	X	X		X							X
<b>CENTRE REGION</b>											
State College Borough	X	X	X		X	X	X	X			X
College Township	X	X	X		X	X	X	X	X	X	X
Ferguson Township	X	X	X		X	X	X	X	X	X	X
Hallroom Township	X	X	X		X	X	X	X	X	X	X
Harris Township	X	X	X		X	X	X	X	X	X	X
Patton Township	X	X	X		X	X	X	X	X	X	X
<b>LOWER BALD EAGLE VALLEY REGION</b>											
Howard Borough	X	X		X	X		X	X			X
Milesburg Borough	X	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
<b>NITTANY VALLEY REGION</b>											
Bellefonte Borough	X	X	X		X		X	X			X
Berner 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
<b>MOSHANNON VALLEY REGION</b>											
Phillipsburg Borough	X	X		X	X		X	X			
Rush Township	X	X	X		X		X	X			
<b>MOUNTAINTOP REGION</b>											
Snow Shoe Borough	X	X		X	X		X	X			
Burnside Township	X			X			X	X			
Snow Shoe Township	X			X	X		X	X			
<b>PENNS VALLEY REGION</b>											
Centre Hill Borough	X	X		X	X		X	X			
Milheim Borough	X	X		X	X		X	X		X	
Gregg Township	X	X		X	X	X	X	X	X	X	X
Haines Township	X	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	X
<b>UPPER BALD EAGLE REGION</b>											
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		

**2015 Data  
RECORDED SUBDIVISION / LAND DEVELOPMENT PLANS FOR 2015**

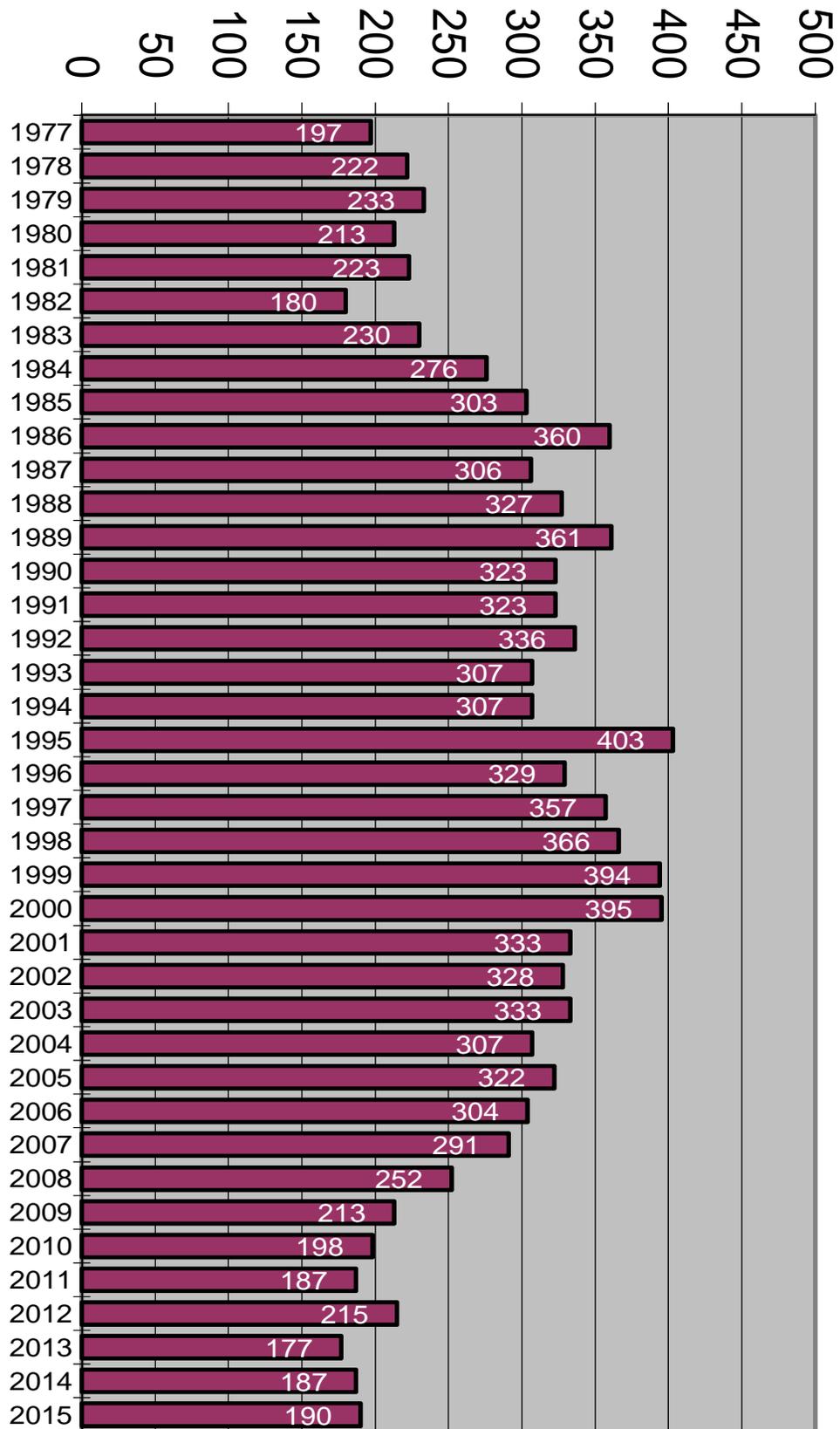
Municipalities	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --						Misc. Plans*	
			Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed	Units Created		
<b>Centre Region</b>										
#	State College Borough	9	9	1	0.61	2	6	35.61	43	2
#	College Township	27	26	4	43.29	28	15	8.65	26	7
#	Ferguson Township	20	31	5	35.13	36	5	0.91	22	21
#	Halfmoon Township	1	4	0	0.00	0	0	0.00	0	4
#	Harris Township	10	8	3	123.61	84	4	4.05	70	1
#	Patton Township	10	12	3	19.03	11	2	2.81	97	7
<b>Regional Total</b>		77	90	16	221.67	161	32	52.03	258	42
<b>Lower Bald Eagle Valley Region</b>										
	Howard Borough	0	0	0	0.00	0	0	0.00	0	0
	Milesburg Borough	0	0	0	0.00	0	0	0.00	0	0
	Boggs Township	7	4	2	12.00	2	0	0.00	0	2
	Curtin Township	2	0	0	0.00	0	0	0.00	0	0
	Howard Township	1	4	1	14.23	2	1	0.07	3	2
#	Liberty Township	0	2	2	70.90	4	0	0.00	0	0
<b>Regional Total</b>		10	10	5	97.13	8	1	0.07	3	4
<b>Nittany Valley Region</b>										
#	Bellefonte Borough	5	5	0	0.00	0	2	0.38	24	3
	Benner Township	11	5	1	15.74	1	2	0.85	6	2
	Marion Township	5	2	1	53.34	4	0	0.00	0	1
#	Spring Township	13	12	3	32.97	38	3	1.17	12	6
	Walker Township	1	5	2	189.35	4	2	2.88	2	1
<b>Regional Total</b>		35	29	7	291.40	47	9	5.28	44	13
<b>Moshannon Valley Region</b>										
	Philipsburg Borough	0	0	0	0.00	0	0	0.00	0	0
#	Rush Township	10	7	2	5.93	4	0	0.00	0	5
<b>Regional Total</b>		10	7	2	5.93	4	0	0.00	0	5

2015 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		
<b>Mountaintop Region</b>										
Snow Shoe Borough	0	0	0	0.00	0	0	0.00	0	0	0
Burnside Township	2	0	0	0.00	0	0	0.00	0	0	0
Snow Shoe Township	11	9	5	635.84	9	0	0.00	0	4	4
<b>Regional Total</b>	13	9	5	635.84	9	0	0.00	0	4	4
<b>Penns Valley Region</b>										
Centre Hall Borough	2	0	0	0.00	0	0	0.00	0	0	0
Millheim Borough	1	0	0	0.00	0	0	0.00	0	0	0
Gregg Township	6	5	2	361.37	5	1	3.23	2	2	2
Haines Township	3	1	0	0.00	0	0	0.00	0	1	1
Miles Township	8	5	4	345.75	13	1	0.70	1	0	0
Penn Township	5	1	0	0.00	0	0	0.00	0	1	1
Potter Township	11	6	2	117.75	5	1	0.31	2	3	3
<b>Regional Total</b>	36	18	8	824.87	23	3	4.24	5	7	7
<b>Upper Bald Eagle Region</b>										
Port Matilda Borough	0	0	0	0.00	0	0	0.00	0	0	0
Unionville Borough	0	0	0	0.00	0	0	0.00	0	0	0
Huston Township	1	0	0	0.00	0	0	0.00	0	0	0
Taylor Township	1	2	2	36.27	4	0	0.00	0	0	0
Union Township	2	1	1	29.13	2	0	0.00	0	0	0
Worth Township	5	5	0	0.00	0	1	0.22	4	4	4
<b>Regional Total</b>	9	8	3	65.40	6	1	0.22	4	4	4
<b>County Totals</b>	190	171	46	2,142.24	258	46	61.84	314	79	79

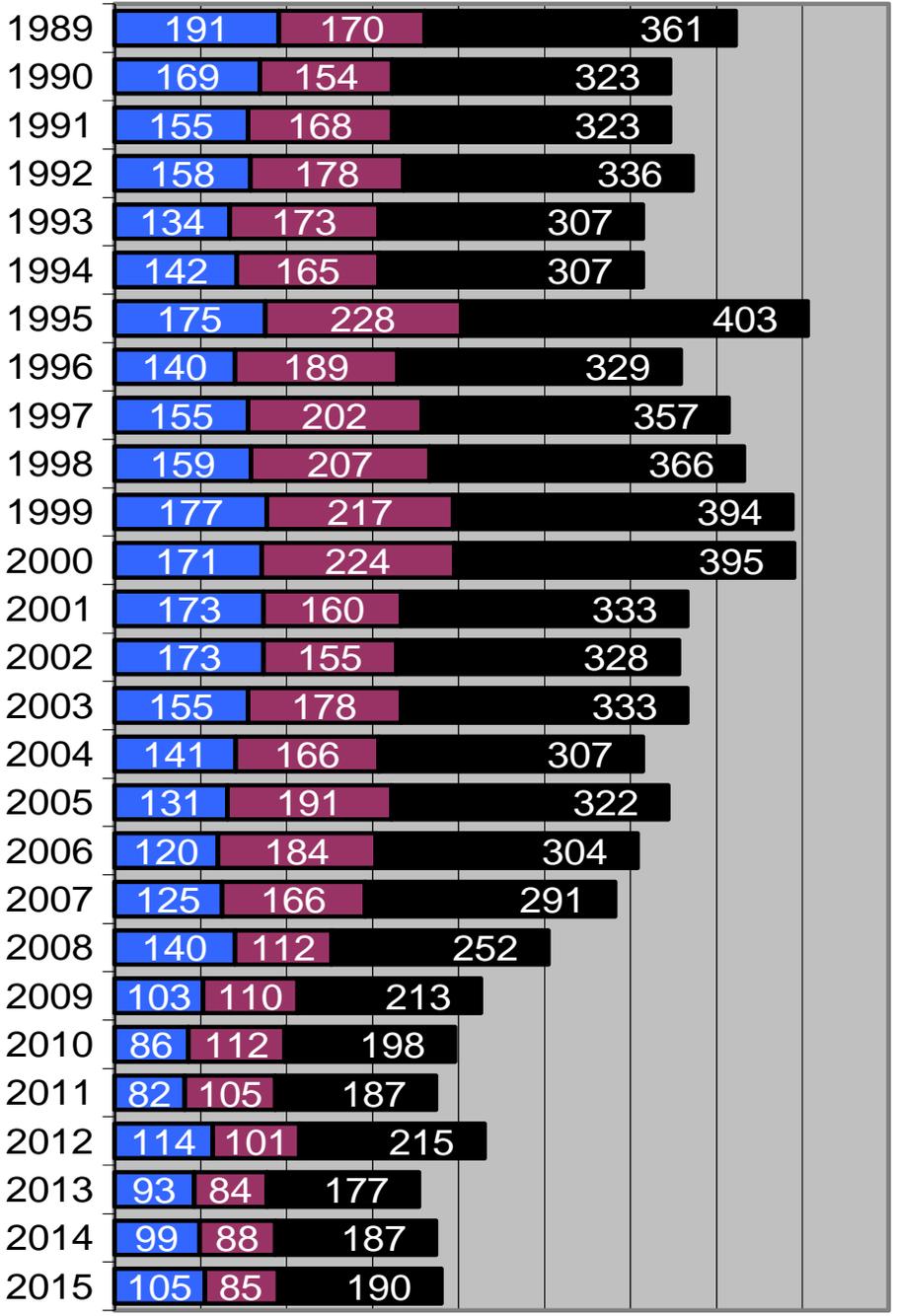
\* = Miscellaneous Plans:  
 Replotted Lots, Lot Additions, Reclassifications, and Plans "For Recording Purposes Only" (e.g., Tract Surveys, Survey Corrections, etc.)  
 # = Municipalities having their own Subdivision/Land Development Regulations.

## Number of Files



**Total Number of Files**

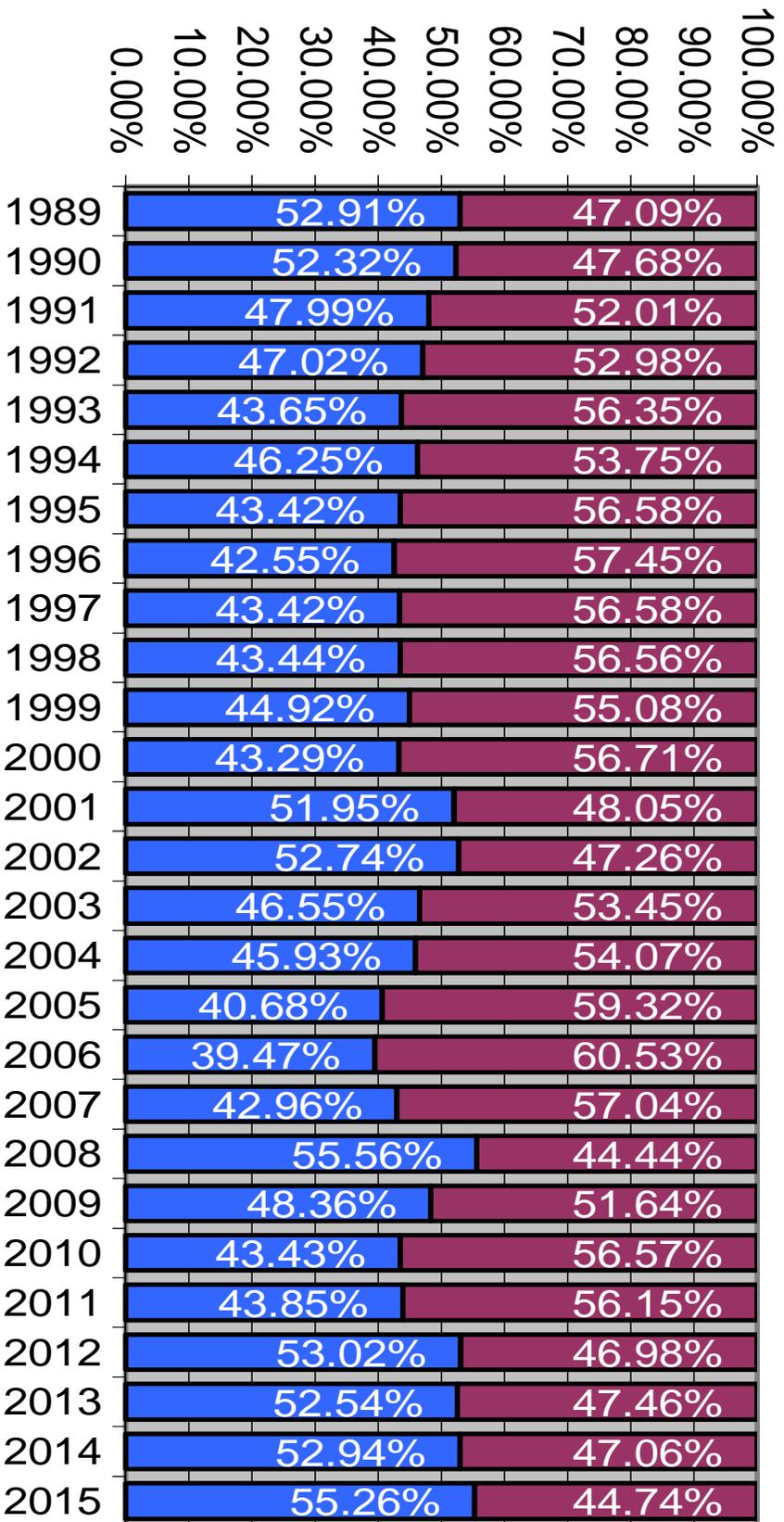
# Total Number of Files Local\* vs. County



■ 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

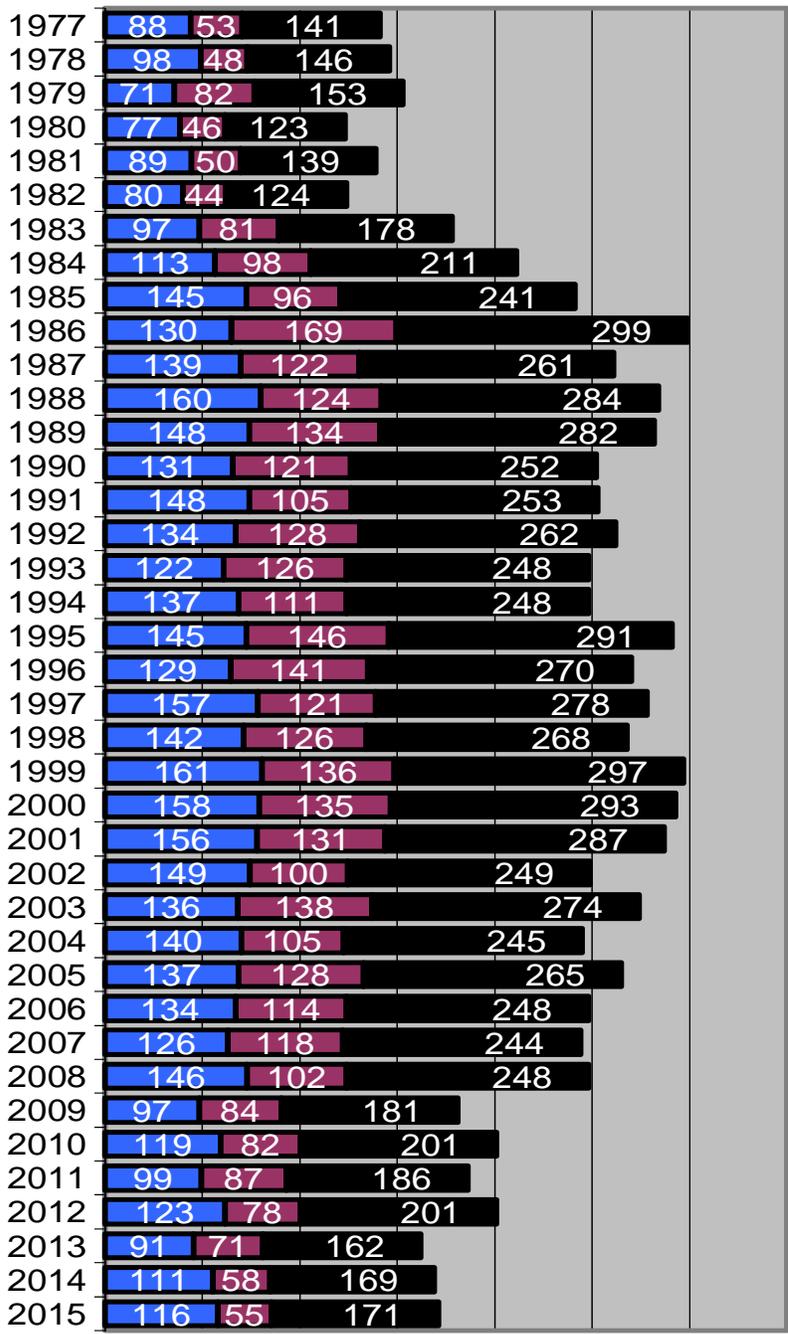


■ Local
 ■ County

\* 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, 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

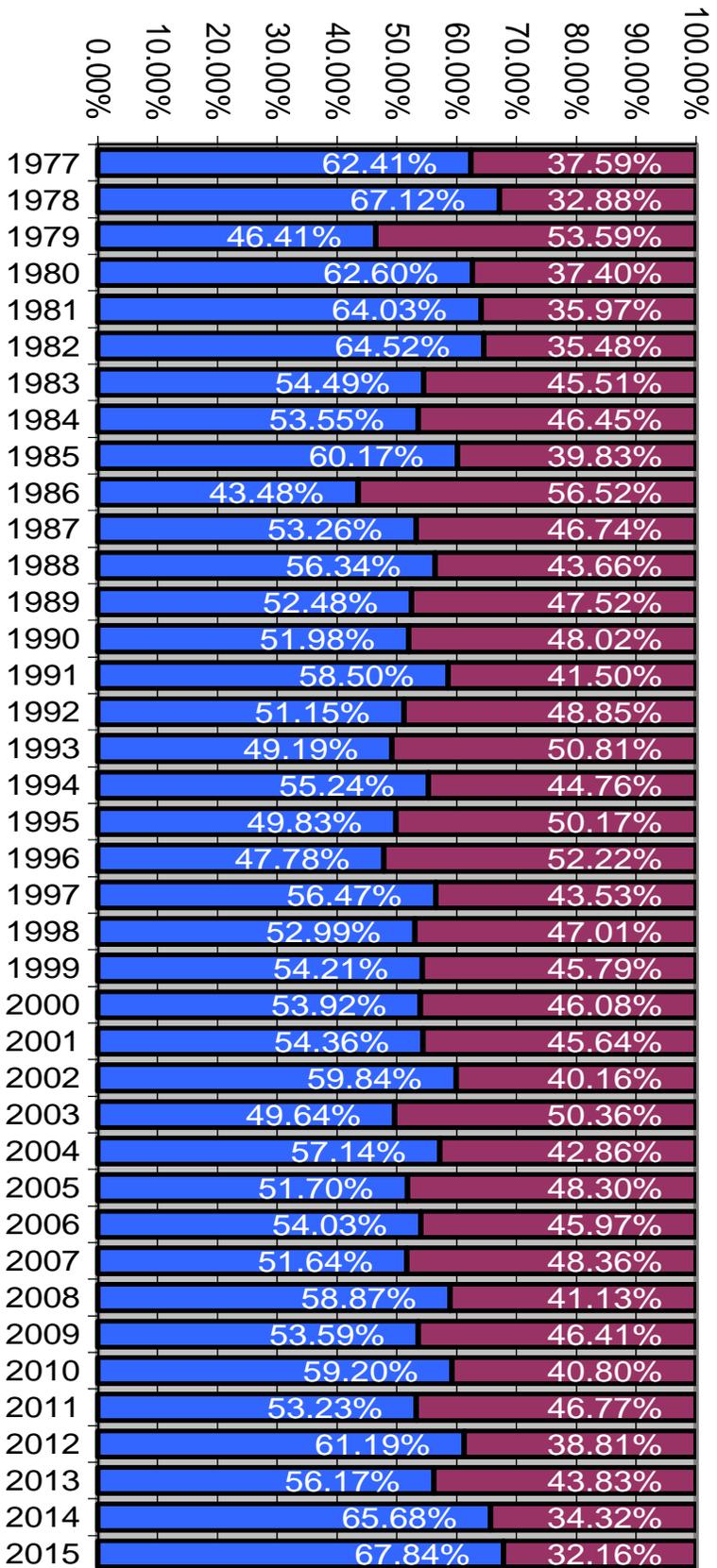
## Local\* vs. County



■ Local
 ■ County
 ■ Total

\* 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 2006-2015**  
 (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
2015	190	171	46	2,142.24	258	46	61.84	314	79
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

\* = 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\*)**

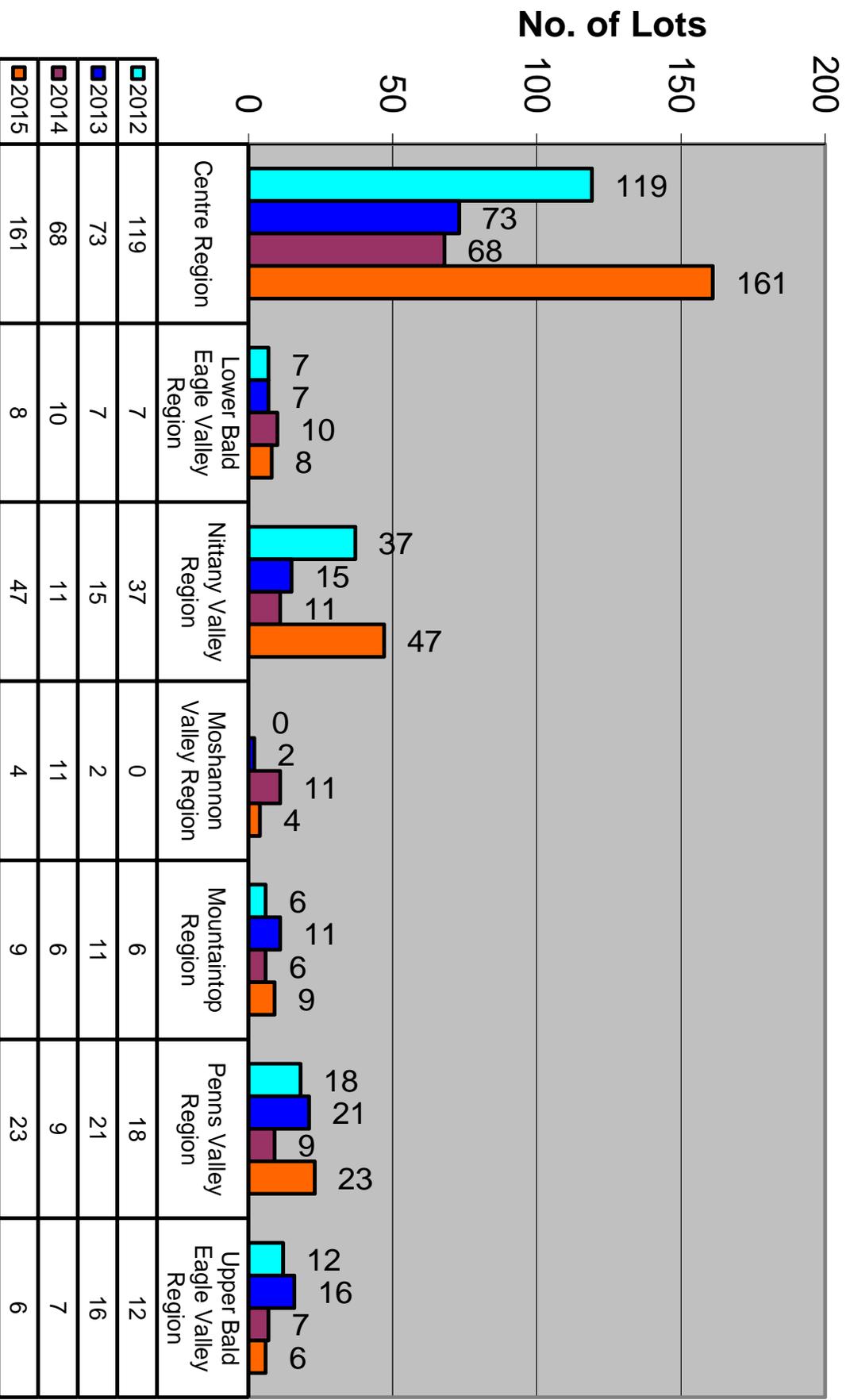
Year	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --						Misc. Plans*
			Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed	Units Created	
<b>Centre Region</b>									
2012	92	109	14	1,269.06	119	43	167.82	837	52
2013	69	71	12	644.54	73	32	62.83	606	27
2014	74	86	9	427.50	68	41	40.68	461	36
2015	77	90	16	221.67	161	32	52.03	258	42
<b>Regional Total</b>	312	356	51	2,562.77	421	148	323.36	2,162	157
<b>Lower Bald Eagle Valley Region</b>									
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
2015	10	10	5	97.13	8	1	0.07	3	4
<b>Regional Total</b>	56	44	17	207.04	32	4	3.45	30	23
<b>Nittany Valley Region</b>									
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
2015	35	29	7	291.40	47	9	5.28	44	13
<b>Regional Total</b>	135	110	29	2,742.16	110	27	43.54	274	54
<b>Moshannon Valley Region</b>									
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
2015	10	7	2	5.93	4	0	0.00	0	5
<b>Regional Total</b>	34	26	7	191.52	17	3	22.4	2	16

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

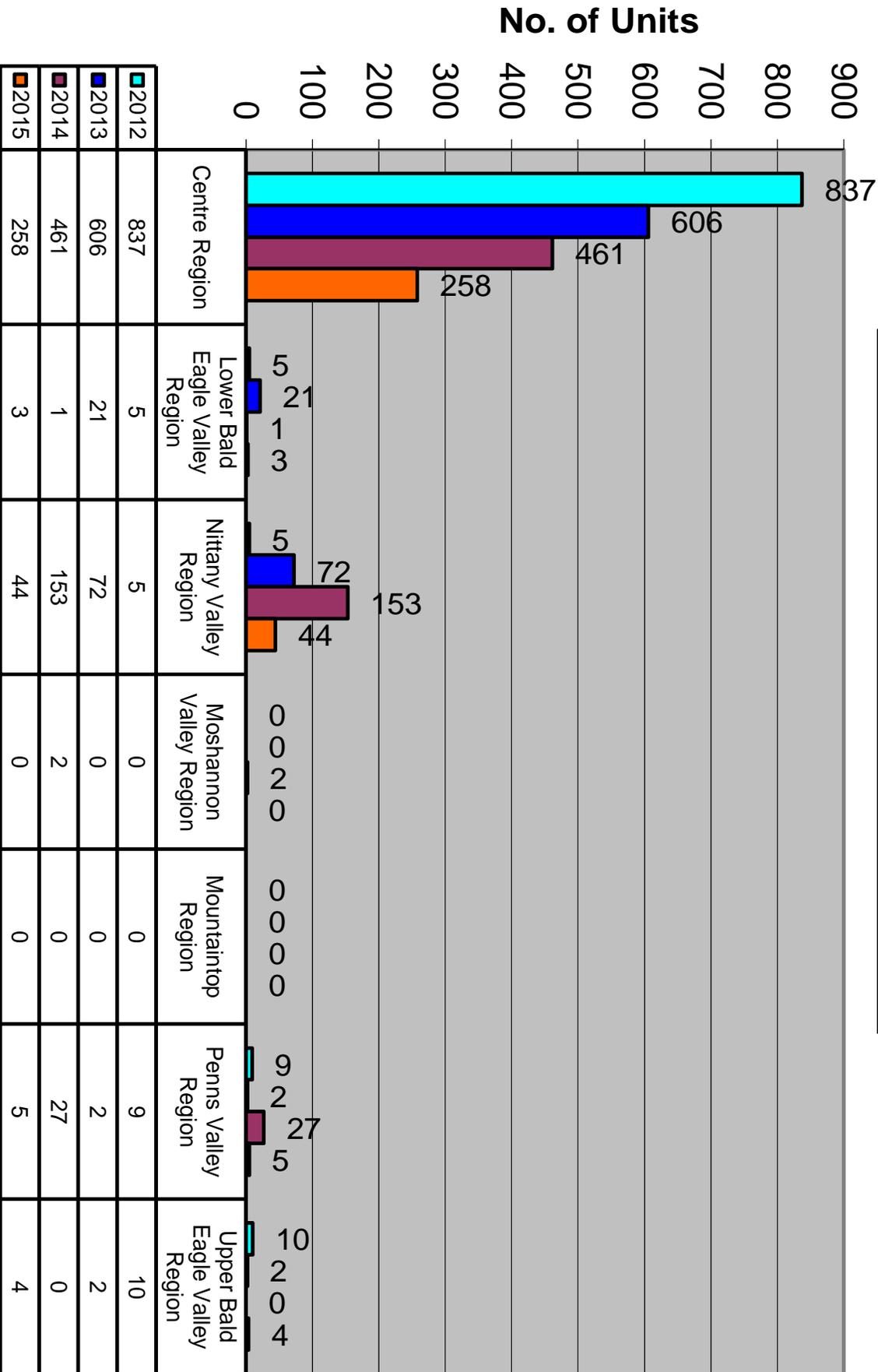
Year	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --						Misc. Plans*
			Sub. Plans	Acres Subdivided	Lots Created	Land Develop. Plans	Acres Developed	Units Created	
<b>Mountaintop Region</b>									
2012	7	4	3	184.98	6	0	0.00	0	1
2013	4	6	5	272.03	11	0	0.00	0	0
2014	8	7	3	7.03	6	0	0.00	0	4
2015	13	9	5	635.84	9	0	0.00	0	4
<b>Regional Total</b>	32	26	16	1,099.88	32	0	0.00	0	9
<b>Penns Valley Region</b>									
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
2015	36	18	8	824.87	23	3	4.24	5	7
<b>Regional Total</b>	152	103	31	2,206.36	71	14	27.51	43	59
<b>Upper Bald Eagle Region</b>									
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
2015	9	8	3	65.40	6	1	0.22	4	4
<b>Regional Total</b>	48	38	19	1,094.96	41	4	38.73	16	15
<b>County Totals (2012 - 2015)</b>	769	703	170	10,104.69	724	200	458.99	2,527	333

\* = 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 2012 - 2015



# Units Created by Planning Region 2012 - 2015



**- PROCESSING FEES -**

	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
<b>Subdivision and Land Development Plan Review Fees Received</b>					
County Jurisdiction	\$24,610.00	\$23,145.00	\$13,737.50	\$14,505.00	\$15,520.00
Local Jurisdiction	\$435.00	\$727.50	\$932.50	\$802.50	\$1,607.50
<b>SUB-TOTAL</b>	\$25,045.00	\$23,872.50	\$14,670.00	\$15,307.50	\$17,925.50
<b>DEP Planning Module Review Fees Received</b>	\$575.00	\$275.00	\$275.00	\$275.00	\$425.00
<b>Engineer Review / Inspection Fees Received*</b>	\$3,178.47	\$2,173.00	\$803.75	\$819.00	\$348.00
<b>TOTALS</b>	\$28,798.47	\$26,320.50	\$15,748.75	\$16,401.50	\$18,698.50

\* **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.

