

**MEETING MINUTES**  
**CENTRE COUNTY PLANNING COMMISSION**  
**January 17, 2023**

**Members Present:** Rich Francke, *Chair*, Chris Kunes, *Vice-Chair*, Denny Hameister, Bob Dannaker, Andrea Pandolfi and Timothy Cowan

**Members Absent:** Jenn Shufran, Deb Simoncek and Michele Barbin

**Staff Present:** Ray Stolinas, Chris Schnure, Xochi Confer, Lori Kerschner, Stacy Mann and Diana Griffith

**Others Present:** None

**1. Call to Order – Pledge of Allegiance**

Chair Mr. Francke welcomed everyone to the Planning Commission meeting and called the meeting to order at 6:01 p.m. The meeting is being recorded.

**2. Introduction of members and staff**

All members and staff introduced themselves to the new board member, Mr. Timothy Cowan.

**3. Reorganization - Election of Officers for 2023**

A motion was made by Mr. Hameister to retain the slate of officers for 2023 and Ms. Pandolfi second the motion to retain Mr. Francke as Chair, Mr. Kunes as Vice-Chair, and Mr. Hameister as Secretary. All current officers agreed to serve. Motion carried.

**4. Citizens Comment Period**

None.

**5. Additions to Agenda**

None.

**6. Approval of Minutes**

A motion was made by Mr. Hameister and second by Mr. Dannaker to approve the minutes of December 20, 2022. Motion carried.

**7. Planning Commission Member Updates**

None.

**8. New Business**

• **Subdivision / Land Development**

**Subdivision:**

None submitted for this planning cycle.

**Land Development:**

None submitted for this planning cycle.

**Tabled Plan:**

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:**

**January 17, 2023 Meeting**

- Benner Pike Hotel (CFA) File No. 70-20  
Benner Township ..... 2<sup>nd</sup> Request (No Fee Required)
- Deerhaven -- Phase 3B Subdivision (CFA) File No. 35-22  
Walker Township ..... 3<sup>rd</sup> Request (No Fee Required)
- M & D Storage -- Phase 2 Land Development (CFA) File No. 149-21  
Snow Shoe Township ..... 4<sup>th</sup> Request (\$50.00 Fee Required)

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

**A motion was made by Mr. Kunes and second by Mr. Hameister to approve the above-mentioned Time Extensions. Motion carried.**

**Major Subdivision and Land Development Plan Sub-Committee Meeting:** The meeting in January is CANCELLED.

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

**9. Centre County MPO Update**

Ms. Confer gave the MPO update.

## **10. Agricultural Land Preservation Program Update**

Ms. Griffith gave an overview of the Centre County Agricultural Land Preservation Program.

## **11. Director's Report and Other Matters to Come Before the Commission**

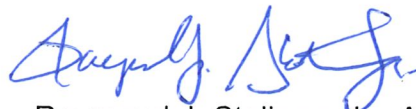
The Director's report was previously emailed. Mr. Stolinas briefly went over the items in the report.

- PA DCED COVID-19 ARPA Small Water & Sewer Grant and CFA PA H2O Program - Plan Consistency Letters
- Patton Township - Bernel Road Park Project - Phases 2A & 2B (1/5/2023)
- Harris Township Officials Map and Ordinance Amendment (1/13/2023)
- Centre County 2023 Fee Schedule and Engineering Services Rate Schedule

Please see *Attachment #2 – County Planning Director's Update* for more information.

**With no further business to come before the Commission, a motion was made by Mr. Cowan and second by Mr. Francke to adjourn at 6:35 p.m. Motion carried.**

Respectfully submitted,



Raymond J. Stolinas, Jr., AICP, Director

**THESE MINUTES WERE APPROVED AT THE APRIL 18, 2023  
CENTRE COUNTY PLANNING COMMISSION MEETING.**

**SUBDIVISION & LAND DEVELOPMENT**  
January 17, 2023

**Subdivisions:**

None submitted for this planning cycle

**Land Developments:**

None submitted for this planning cycle

**Tabled Plans (no action):**

- 1. G. M. McCrossin, Inc. -- Phase 2 Land Development  
Final Plan  
1-Building (Commercial / Office)  
Benner Township  
CCPCDO File #145-17

**At the November 21, 2017, CCPC Meeting, the plan was tabled for action at the request of the applicant until further notice.**

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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.



**CENTRE COUNTY**  
P E N N S Y L V A N I A  
**PLANNING AND COMMUNITY  
DEVELOPMENT OFFICE**

**BOARD OF COMMISSIONERS**

MICHAEL PIPE, *Chair*  
MARK HIGGINS  
STEVEN G. DERSHEM

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**DIRECTOR**  
RAYMOND J. STOLINAS, JR., AICP

**ASSISTANT DIRECTOR**  
ELIZABETH A. LOSE

## **CENTRE COUNTY PLANNING COMMISSION MEETING**

**January 17, 2023**

*The following County Planning Director Update consists of summaries of all initiatives or updates completed within the previous month for the purpose of informing County Planning Commission members of their status.*

### **COUNTY PLANNING DIRECTOR UPDATE**

#### **1. PA DCED COVID-19 ARPA SMALL WATER & SEWER GRANT AND CFA PA H2O PROGRAM | PLAN CONSISTENCY LETTERS**

This grant program is open until December 21, 2022 for small water, sewer, and storm water infrastructure projects. Act 54 of 2022 appropriated \$105.6 million of American Rescue Plan Act funds to the PA Small Water and Sewer Program. All recipients of funding are required to demonstrate in the application that the project complies with regional, county and local comprehensive plans as evidenced by a letter from the appropriate local planning agency. The following letters of Plan Consistency were developed for the following municipal applicants:

- Houtzdale Municipal Authority/Herbert, Rowland & Grubic, Inc:
  - Drinking Water System Upgrades – Mt. Branch Pre-Chlorination Building in Rush Twp. (12.29.2022)
- Haines-Aaronsburg Municipal Authority/Buchart Horn:
  - System Metering and Water Mains (1.3.2023)

#### **2. PATTON TOWNSHIP | BERNEL ROAD PARK PROJECT – PHASES 2A & 2B (1.5.2023)**

Susan Wheeler, Department of Engineering, Planning & Zoning requested letters from the County Planning & Community Development Office acknowledging notices that both Phase 2A and 2B will be advancing toward the bidding process. Work in Phase 2A includes a teen fitness challenge course, associated structures, walls and steps, site amenities and a walking path connection to Phase 1, landscaping and parking. Phase 2B involves a beginner and intermediate pump track, associated walls and steps, a pavilion and walking path connection to Phase 1. Staff acknowledged both notices with a letter o receipt.

### **3. HARRIS TOWNSHIP OFFICIAL MAP AND ORDINANCE AMENDMENT (1.13.2023)**

On December 1, 2022, Amy Farkas, Township Manager, submitted a request for review of the proposed amendment to the 2008 Official Map. Ms. Farkas indicated that many facilities on the current map have been developed or, are no longer feasible, or were not pursued by the Township when land developments were proposed. The overall goal with this update was to prepare an Official Map that did not constitute a “wish list” of potential facilities, but rather a map that would be feasible to implement. Based on public comment and feedback, the amended Official Map intends to improve connectivity for pedestrians, bicyclists, and other forms of active transportation. Staff reviewed the amended Official Map and offered minor comments regarding the numbering of proposed amenities and the use of new terminology under the ordinance definitions such as “Shared Use Facility”.

### **4. CENTRE COUNTY 2023 FEE SCHEDULE AND ENGINEERING SERVICES RATE SCHEDULE**

Both the Centre County Fee Schedule, which includes a breakdown of Subdivision and Land Development Application Fees, and the Engineering Services Rate Schedule have been updated through approval of the Board of County Commissioners. The County Fee Schedule has not been updated since Resolution 25 of 2000, as staff was requested through the County Administrator to analyze areas of the schedule that require further scrutiny. Staff reviewed adjacent County Fee Schedules including Centre Region Municipal Fee Schedules and included and analysis of these costs with an inflation calculation over time. This was also an opportunity to add a new use to the schedule, namely Solar Energy Facilities. Staff feels the increases to the schedule are commensurate with those of adjacent counties. We also proposed to perform an annual review of each fee category and proposed changes to the Board of Commissioners as necessary. Additionally, Don Franson requested an update to the Engineering Services Rate Schedule since his last request in 2018, which was a nominal hourly rate increase.