

MEETING MINUTES
CENTRE COUNTY PLANNING COMMISSION
April 21, 2020

Members Present: Rich Francke, *Chair*, Freddie Persic, Bob Dannaker, Denny Hameister, Michele Barbin and John Franek, Jr.

Members Absent: Chris Kunes, *Vice-Chair*, Mimi Wutz, *Secretary*

Staff Present: Ray Stolinias, Mike Bloom, Chris Schnure, Stacy Mann, Elizabeth Lose

Others Present: Mark Higgins, Warren Miller, *SBWJA*, Maggie Weitzel, *Gwin Dobson & Foreman*, Gene Stocker, Pat Ward, *Engineering Consultant for Gene Stocker*, Christine Line, *Legal Counsel for Gene Stocker*

1. Call to Order – Pledge of Allegiance

Chairman Mr. Francke welcomed everyone to the first virtual Planning Commission meeting held in the BlueJeans platform and called the meeting to order at 6:05 p.m. The meeting was recorded and will be posted on the Centre County Planning and Community Development Office webpage for future reference.

2. Citizen Comments

None.

3. Approval of Minutes

A motion was made by Mr. Hameister and second by Ms. Barbin to approve the minutes of January 21, 2020. Motion carried.

4. Planning Commission Member Updates

None.

5. New Business

• **Benner Township Act 537 Plan Update**

Warren Miller presented an informational presentation of the Benner Township Act 537 Plan Update. Attorney Christine Line, Pat Ward and Gene Stocker spoke to how they are opposed to the proposed mandatory public sewer connection in the area of Walnut Grove Estates as part of the proposed Sewer Study Area that extends from the University Park Airport to Shiloh Road.

Mr. Stolinias commented on two items. 1) The Act 537 Plan was sent to the Centre County Planning Office for review and comment considering consistency between the County Comprehensive Plan, the Nittany Valley Comprehensive Plan, in addition to staff consideration of the Centre County Agricultural Land Preservation Program along with designated Agricultural Security Area properties

in relation to the proposed Act 537 Study Area in Benner Township. The Centre County Planning Office has provided a letter to DEP, Benner Township and the Planning Commission members for their consideration of how the Act 537 Plans links with each of these planning documents within Benner Township and Centre County.

2) The pending Benner Township Zoning Ordinance is currently under review by office staff until April 27, 2020 when comments will be provided to the Township on the proposed ordinance changes.

• **Subdivision / Land Development**

Subdivision:

1. Deerhaven Subdivision – Phase 3A
Final Plan
10-Lots (Residential)
Walker Township, CCPCDO #12-20

A motion was made by Ms. Persic and second by Mr. Franek to recommend Conditional Final Plan Approval for the above mentioned subdivision plan subject to the completion of items noted and the approval signatures of the Walker Township Planning Commission and Board of Supervisors. Motion carried.

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:

February 18, 2020 Meeting (cancelled)

- Powdr-Woodward PA, LLC (Phase VIII) Land Development (CPA) File No. 158-17
Haines Township.....9th Request (\$300.00 Fee Required)

March 17, 2020 Meeting (cancelled)

- All Storage Solutions, LLC Land Development – Phase Two (CFA) File No. 181-19
Benner Township.....1th Request (No Fee Required)
- The Pennsylvania State University – ARL Test Site Building 3 Land Dev. (CFA) File No. 185-18
Benner Township.....5th Request (\$100 Fee Required)
- Nittany Express, Inc. Land Development (CFA) File No. 16-18
Benner Township.....8th Request (\$250.00 Fee Required)

April 21, 2020 Meeting

- The Village of Nittany Glen – Revised Preliminary Land Development (CPA) File No. 199-19
Benner Township..... 1th Request (No Fee Required)
- The Horizon at Brush Valley – Phase 1 (CFA) File No. 200-19
Potter Township..... 1th Request (No Fee Required)
- Skytop Wedding Event Center Land Development (CFA) File No. 164-16
Worth Township..... 13th Request (\$500.00 Fee Required)

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

A motion was made by Ms. Barbin 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 date will be Thursday, April 30, 2020. Chris will send out an email to the commission members and include a copy of the plan.

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

6. Centre County MPO Update

Final Draft 2021-2024 Transportation Improvement Plan (TIP)

Mr. Bloom said they are continuing to work toward the final draft and are working towards an adoption in June. Due to the COVID emergency, staff is revising the traditional methods of advertising for public review.

Long Range Transportation Plan (LRTP) 2050

Mr. Bloom said they are continuing to work on elements of the new LRTP. The goal is to present a draft to the CCMPO Committee in June.

“MPO 101” Story Map

Mr. Bloom noted that there is a link on the MPO 101 Story map. It is new effort by staff to get more information out there about what is the MPO and its role and functions.

Mr. Bloom stated that this will be his last Centre County Planning Commission Meeting and wanted to thank everyone for their dedication and enjoyed working with everyone the last 16 years and looks forward to working with everyone in the future in a different role.

Please see *Attachment #2 - CCMPO Update* for more information.

7. Director's Report and Other Matters to Come Before the Commission

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

- Spring Township Zoning Map Amendment Review (2/3/2020)
- Walker Township Zoning Map Amendment Review (12/31/2019)
- PHMC Historic Preservation Grant Program - Brockerhoff Housing Rehabilitation Project Consistency Letter (2/2/2020)
- Census 2020
- Potter Township Conditional Use Review - Earlstown Solar, LLC (3/13/2020)
- Phase 3 Chesapeake Bay Watershed Implementation Plan (WIP)
- Commercial Property Assessed Clean Energy (C-PACE)
- Assistant Director Resignation

Please see *Attachment #3 - Directors Report for more information.*

With no further business to come before the Commission, a motion was made by Mr. Hameister and second by Mr. Franek to adjourn at 7:22 p.m. Motion carried.

Respectfully submitted,



Raymond J. Stolinas, Jr., AICP, Director

**THESE MINUTES WERE APPROVED AT THE MAY 19, 2020
CENTRE COUNTY PLANNING COMMISSION MEETING.**

SUBDIVISION & LAND DEVELOPMENT

April 21, 2020

Subdivisions:

1. Deerhaven -- Phase 3A
Final Plan
10-Lots (Residential)
Walker Township
CCPCDO File #12-20

Land Developments:

None submitted for this planning cycle.

Tabled Plans (no action):

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

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SUBDIVISION & LAND DEVELOPMENT

April 21, 2020

Time Extension Requests (cont):

April 21, 2020 Meeting

- The Horizon at Brush Valley -- Phase 1 (CFA) File No. 200-19
Potter Township.....1st Request (No Fee Required)

- Skytop Wedding Event Center Land Development (CFA) File No. 164-16
Worth Township.....13th Request (\$500.00 Fee Required)

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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.

Deerhaven -- Phase 3A**Final Subdivision Plan
10-Lots (Residential)
Walker Township**

Location: Along the northern boundary of Zion Back Road (T-461) and east of Archer's Glen Road (T-369) serving the existing Deerhaven Subdivision, approximately one mile east of the Zion Back Road intersection with State Route 64 located in Walker Township.

Surveyor/Engineer: PennTerra Engineering, Inc., State College

- Tract History:
- a) The parent tract, which contains two contiguous tracts (The First Thereof and The Third Thereof of Tax Parcel No. 14-5-18A, totals 94.693 acres), is owned by First Line Development Two, LLC (Robert Poole, et al).
 - b) Consistent with the most recently revised and updated preliminary conceptual design plan that was previously approved by the Commission, this proposal represents the next phase of the Deerhaven Subdivision, being Phase 3A and consisting of 10 residential lots and corresponding infrastructure on 4.450 acres of the parent tract.

Plan Requirements Pending:

ARTICLE V -- MAJOR RESIDENTIAL SUBDIVISION**518. Additional Supplemental Requirements****A. Supporting Data**

- A.3. Provide written confirmation from the Walker Township Zoning Officer indicating that the proposal meets or exceeds all applicable regulations per the Walker Township Zoning Ordinance.
- A.3. (cont) Provide written confirmation from Walker Township indicating the parkland fee in-lieu has been paid, per the Walker Township Parkland Dedication Ordinance (Ordinance No. 182, adopted by the Walker Township Board of Supervisors on May 4, 2005).
- A.5. Awaiting receipt of the County Conservation District's (or DEP, as applicable) review and approval of the required Erosion and Sedimentation Pollution Control Plan.
- A.6. This office acknowledges receipt of a draft copy of temporary easements for the cul-de-sac turnarounds at the ends of Ten Point Path for staff review. Once found acceptable, the applicant will be instructed to execute, record, and note source of title (where recorded) on the plot plan. Provide this office with a recorded copy.
- A.6. (cont) This office acknowledges receipt of draft copies of the following easements for staff review: 20-foot wide drainage easement; and, 10-foot wide utility easement to be located along the fronts of all of the lots. Once found acceptable, the applicant will be instructed to execute, record, and note source of title (where recorded) for each on the plot plan. Provide this office with a recorded copy of each instrument.

A.6. (cont) Provide this office with a draft copy of the Declaration for Planned Community of Deerhaven for Phase 3A. Once found acceptable, the applicant will be instructed to execute, record, and note source of title (where recorded) on the plot plan. Provide this office with a recorded copy.

B. Improvements

B.1. & B.2. Upon satisfactory completion of the above plan requirements (per subsequent written concurrence from this office), the applicant shall construct all required improvements as a condition pending final plan approval; or in lieu of, post adequate surety to guarantee same. Note: In either case, the applicant shall request a final site inspection (in writing) by the Municipal Engineer and Planning Staff, with written correspondence noting approval to be generated by the Municipal Engineer upon satisfactory completion of all required improvements.

C. Certificates

C.1. Provide the seal of the Professional Engineer responsible for the plan on Sheets ES2 and ES3.

C.1. Obtain the signature of the Professional Land Surveyor responsible for the plan (i.e., Execute the Professional Land Surveyor Certification Block).

C.1. (cont) Obtain the signature of the Professional Engineer responsible for the plan (i.e., Execute the Design Engineer Certification block and the Storm Water Certification Block).

C.4. Obtain the original signature of the owner of the property being subdivided and execute the Certification of Ownership Block.

C.4. (cont) Execute the Storm Water Facilities Acknowledgement (Landowner) Block.

C.6. Execute the Offer of Dedication Block.

C.4. Please see the Recorder of Deeds website (<http://centrecountypa.gov/index.aspx?NID=418>) for the type of block they are requesting be used.

C.2. Obtain the approval signatures of the Walker Township Planning Commission and the Walker Township Board of Supervisors.

C.3. Upon completion of the above, obtain the approval signatures of the Centre County Planning Commission.

General Comments

- Execute the Municipal Engineer Storm Water Certification Block.

Subject to the review comments from the Walker Township Zoning Officer staff recommends Conditional Final Plan Approval subject to the completion of the items noted above and the approval signatures of the Walker Township Planning Commission and Board of Supervisors.

CCMPO UPDATE

April 2020

Highlights Technical Committee February 12, 2020

- Receive Mobility Integration presentation from the Louwana Oliva, CATA
- Receive and Review Long Range Transportation Plan (LRTP) 2050: Estimated Funding Allocation
- Receive and Review Federal and State Funding Outlook to Discuss CCMPO input to federal and state officials

Agenda Coordinating Committee February 25, 2020

- Special Presentation from Bryan Rodgers, University Park Airport Director about activities at University Park Airport
- Receive and Review Long Range Transportation Plan (LRTP) 2050: Estimated Funding Allocation
- Receive and Review Federal and State Funding Outlook to Discuss CCMPO input to federal and state officials

MPO MEETING HIGHLIGHT

Airport Authority Presentation by Bryan Rodgers, Airport Director regarding airport activities. Airlines that provide flights to and from University Park Airport are Delta, United, American Airlines and Allegiant.

Mr. Rodgers full presentation can be found here: https://www.crcog.net/vertical/Sites/%7B6AD7E2DC-ECE4-41CD-B8E1-BAC6A6336348%7D/uploads/Airport_Update_CCMPO_Feb_25.pdf.

Rendering of the New Airport Rescue and Firefighting Station.



MPO Work Program

Final Draft 2021-2024 Transportation Improvement Program (TIP)

The 2021-2024 TIP is on schedule to be adopted by the CCMPO in June. Staff is working with PennDOT, CATA and the Centre County Office of Transportation (CCOT) to prepare the Final Draft TIP for the required 30-day public comment period. Because of the COVID emergency, staff is revising the traditional methods of advertising the TIP and making documents available for public review. The comment period and virtual public meeting are scheduled to be held in May.

Long Range Transportation Plan (LRTP) 2050

Staff and the consultant team continue to work on elements of the new LRTP, including goals and objectives, existing conditions, performance measures to develop candidate projects, and alternative investment strategies. The CCMPO's LRTP Subcommittee will be invited to participate in one or two meetings in May, using a virtual meeting platform. The goal is to present a Draft LRTP to the CCMPO Committees in June. The required formal public comment period is tentatively scheduled for July/August, and adoption is scheduled for September.

"MPO 101" Story Map

CCMPO staff spent time developing an MPO Story Map. Link: <https://centrecog.maps.arcgis.com/home/item.html?id=834bdcae9e5648b69a8ec0b629c03114>.

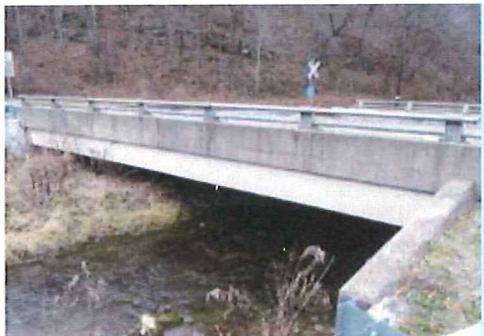
COUNTY UPDATE

GOOD LUCK MIKE BLOOM!

Mike Bloom was the first Senior Transportation Planner at the CCPCDO when he was hired in February 2004, shortly after the CCMPO expanded to become a countywide organization in January 2004. The position was created by the Centre County Board of Commissioners to fulfill a commitment by County and municipal officials to provide enhanced transportation planning services in the County, particularly for rural areas that were not previously represented by the MPO. In the 14 years that Mike was the Senior Transportation Planner until his promotion to Assistant Director in 2018, he was the key point of contact for numerous transportation planning and funding issues in both rural and urbanized municipalities across Centre County.

Mike's willingness to work with local officials, and his outstanding track record in helping municipalities to address needs is well known and respected. In October 2018, the Centre County Association of Township Officials recognized Mike with the Robert B. Donaldson Community Planning Award for his many community planning achievements on behalf of municipalities in the County. Mike's strong commitment to finding innovative solutions to issues, his ability to convey information in an effective manner, and his calm demeanor are just a few of the characteristics that he exhibited in helping the CCMPO, County, and municipal officials successfully plan and implement transportation improvements.

Mike's last day is Friday, May 1, 2020. Unfortunately, due to the restrictions imposed by the COVID emergency, we will not be able to recognize Mike in person before Mike's departure, but best wishes may be sent to Mike directly at dmbloom@centrecountypa.gov.



On May 4, Mike will start work at his new position as Management Analyst at College Township. We are thankful for his service to Centre County and CCMPO and wish him the very best!

Centre Regional Planning Agency
2643 Gateway Drive
State College, PA 16801
T (814) 231-3050
F (814) 231-3083

Tom Zilla
tzilla@crcog.net
Principal Transportation Planner

Trish Meek
tmeek@crcog.net
Senior Transportation Planner

Greg Kausch
gkausch@crcog.net
Senior Transportation Planner

Marcella Laird
mlaird@crcog.net
Office Manager

**Centre County Planning
& Community Economic
Development Office**
Willowbank Office Building
420 Holmes Street
Bellefonte, PA 16823
T (814) 355-6791
F (814) 355-8661

Ray Stolinas
rjstolinas@centrecountypa.gov
Director

Mike Bloom
dmbloom@centrecountypa.gov
Assistant Director

Anne Messner
ammessner@centrecountypa.gov
Senior Transportation Planner



PLANNING AND COMMUNITY DEVELOPMENT OFFICE

BOARD OF COMMISSIONERS
MICHAEL PIPE, *Chair*
MARK HIGGINS
STEVEN G. DERSHEM

Willowbank Office Building
420 Holmes Street
Bellefonte, Pennsylvania 16823-1488
Telephone (814) 355-6791
FAX (814) 355-8661
www.centrecountypa.gov

DIRECTOR
RAYMOND J. STOLINAS, JR., AICP

ASSISTANT DIRECTOR
MIKE BLOOM

CENTRE COUNTY PLANNING COMMISSION MEETING

March 17, 2020

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. SPRING TOWNSHIP ZONING MAP AMENDMENT REVIEW (2.3.2020)

Spring Township Zoning Officer, Vaughn Zimmerman, requested the County Planning Office's review and comment related to a proposed Zoning Map change for two parcels owned by FLI-AULT, LP, T.P. #13-003-,073-,0000- and Leslie K. Root, T.P. #13-003-,073A,0000-, situated between Axemann Rd., Route 99 and N. Harrison Rd. The two parcels are currently zoned within the **Suburban Residential District (R-1)** and the applicant, S&A Homes, requested the township's consideration changing to **Town Residential District (R-2)**. For the past two Joint Comprehensive Planning efforts, Spring Township has retained the **Suburban Residential (R-1)** designation for these parcels, and, as such, the recommendation supports consistency between the current Joint Comprehensive Plan recommendations within the Future Land Use Map, adopted in October of 2019, that designates both parcels as **Suburban Residential (R-1)**. After public hearing, the applicant withdrew the request.

2. WALKER TOWNSHIP ZONING MAP AMENDMENT REVIEW (2.31.2019)

John R. Miller, III, Esq., on behalf of Gerald A. & Treva V. Lucas, requested the County Planning Office's review and comment related to a proposed Zoning Map change for one tax parcel, T.P. #14-004-,009A,0000-, 331 Rodgers Rd. (33.44 acres). The Lucas parcel is currently zoned within the **Urban Residential District (UR)** and the applicant the township's consideration changing to **Agricultural (A)**. To the east up to the Centre/Clinton County line and south of T.P. #14-004-,009A,0000-, all tax parcels are designated **Agricultural (A)** zoning district. Both the **2004** and **2019 Nittany Valley Region Comprehensive Plans – Future Land Use Maps**, there are at least 13 surrounding tax parcels, including the subject request, that are designated **Agriculture (A-1)**. Based on the Future Land Use Maps, recommendation supports consistency for aligning land use and zoning and designating the request **Agriculture (A-1)**.

3. PHMC HISTORIC PRESERVATION GRANT PROGRAM - BROCKERHOFF HOUSING REHABILITATION PROJECT CONSISTENCY LETTER (3.2.2020)

The **Centre County Housing Authority** is making application to the *PA Historic and Museum Commission* for \$135,000 in grant funds to accomplish: replacement of the metal exterior awning across the front of the building, replacement of five exterior steel insulated doors, replacement of all storefront metal frames windows and the replacement of eight storefront metal framed swinging doors. These listed upgrades will provide for safety, security and energy efficiency for those living, working and visiting the Brockerhoff House. The Letter of Consistency recognized goals and objectives within the *Nittany Valley Region Comprehensive Plan (January 30, 2006 & October 17, 2019)* and *Centre County Comprehensive Plan, Phases 1 (2003) & 2 (2017)*.

4. CENSUS 2020

Elizabeth Lose and Ray Stolinas had the opportunity to meet and discuss Complete Count Committee progress, along with representatives from the PSU, Bellefonte and State College CCCs, with the Director of the U.S. Census, Steven Dillingham, who visited the State College Census Office and Penn State University on March 4, 2020. The Census Director and staff complemented the Centre County Census team as one of the most progressive approaches to capturing and accurate count of both residents and student population.

5. POTTER TOWNSHIP CONDITIONAL USE REVIEW – EARLYSTOWN SOLAR, LLC (3.13.2020)

The Centre County Planning & Community Development Office received a request from Stan Wallace, Potter Township Zoning Officer, on March 5, 2020 for property owned by Bergenblick Partners as T. P. 25-002-,006-,0000- (Harris Township – 52.05 ac.) and T.P 20-005-,106-,0000- (Potter Twp. – 236.95 ac.). Mr. Wallace requested the County Planning staff review and comment on the proposed Conditional Use application. Cypress Creek Renewables is proposing to build a 20 megawatt solar facility primarily on the Potter Twp. portion of the property. The present Zoning District is **Rural Residential** and the applicant is considering the use as an "Essential Service" under the current zoning regulations. Potter Township should consider several factors in their review including the eligible Penns Valley Historic District, adjacent National Register property impacts and adjacent Agricultural Security Areas. Both residential and industrial solar uses should be more specifically identified and defined within municipal zoning regulations versus categorizing them as an "Essential Service".

6. PHASE 3 CHESAPEAKE BAY WATERSHED IMPLEMENTATION PLAN (WIP)

The Pennsylvania Department of Environmental Protection (DEP) announced its Phase 3 Chesapeake Bay Watershed Implementation Plan (WIP), **Healthy Waters, Healthy Communities**, to reduce nitrogen, phosphorus and sediment in local waterways. Staff submitted a grant, on behalf of the County Commissioners and received an award of \$100,000 for a Clean Water Action Plan Coordinator. The Centre County Planning & Community Development Office has been designated as the lead agency to work closely in conjunction with the Centre County Conservation District. We have received a proposal from Herbert, Rowland and Grubic to assume the role as Project Coordinator to develop the Countywide Action Plan in conjunction with a designated team. Staff will be recommending HRG to the Board of Commissioners as the Coordinator.

7. COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (C-PACE)

Staff will be conducting a municipal information session regarding Act 30 of 2018, otherwise known as the C-PACE program. Nine counties in Pennsylvania have already adopted C-PACE. C-PACE is a voluntary tool for local property owners, developers, and county and municipal governments to encourage economic development and the deployment of clean energy and

energy efficiency projects. **C-PACE** can be utilized for existing and new construction. **C-PACE** allows commercial, industrial, agricultural and non-profit property owners to obtain low-cost, long-term financing for energy efficiency, renewable energy and water conservation projects. An informational session is scheduled for March 26th from 6:00 p.m. - 8:00 p.m., however, with concerns for the spread of Coronavirus, we have changed to venue from the Centre Region COG Building to a virtual presentation through Zoom or WebEx virtual meeting, same day and time.

8. ASSISTANT DIRECTOR

Mike Bloom, after 16 years of commendable service to the County, has officially resigned effective May 1, 2020 to further his career in municipal government within Centre County. Mike is a consummate professional that provided valued contribution to the County Planning Office and well-honed perspective on projects that he coordinated with precision. We wish him well in his new endeavors!