

MEETING MINUTES
CENTRE COUNTY PLANNING COMMISSION
June 16, 2020

Members Present: Rich Francke, *Chair*, Mimi Wutz, *Secretary*, Michele Barbin, Bob Dannaker, Denny Hameister, and John Franek, Jr.

Members Absent: Chris Kunes, *Vice-Chair*, Freddie Persic

Staff Present: Ray Stolinias, Chris Schnure, Anne Messner, Liz Lose, Stacy Mann

Others Present: Mark Higgins, *County Commissioner*

1. Call to Order – Pledge of Allegiance

Chairman Mr. Francke welcomed everyone to the Planning Commission meeting held in the BlueJeans virtual meeting platform and called the meeting to order at 6:03 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 Mr. Dannaker to approve the minutes of May 19, 2020. Motion carried.

4. Planning Commission Member Updates

Ms. Barbin commented on a need for a grocery and hardware store in Snow Shoe with the Hall's IGA fire and closing; the building is for sale.

5. New Business

• **Subdivision / Land Development**

Subdivisions:

None submitted for this planning cycle.

Land Developments:

1. The Village of Nittany Glen Land Development – Phase IV
Final Plan
86-Units (58-Single-Family Units and 28-Duplex Units)

A motion was made by Ms. Barbin and second by Ms. Wutz to recommend Conditional Final Plan Approval for the above mentioned land development plan subject to the completion of items noted and the approval signatures of the Benner 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:

- All Storage Solutions, LLC Land Development – Phase Two (CFA) File No. 181-19
Benner Township 2nd Request (No Fee Required)
- The Pennsylvania State University -- ARL Test Site Building 3 Land Dev. (CFA) File No. 185-18
Benner Township 6th Request (\$150.00 Fee Required)
- Nittany Express, Inc. Land Development (CFA) File No. 16-18
Benner Township 9th Request (\$300.00 Fee Required)

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

A motion was made by Ms. Wutz and second by Mr. Hameister to approve the above-mentioned Time Extension. Motion carried.

Major Subdivision and Land Development Plan Sub-Committee Meeting: The meeting date will be Thursday, June 18, 2020.

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

Centre County MPO Update

Public Final Draft 2021-2024 Transportation Improvement Program (TIP)
The MPO will be approving the 2021 TIP this month; June 23, 2020.

Long Range Transportation Plan (LRTP) 2050

The September 22 deadline is fast approaching. In June there will be two virtual sub-committee meetings one was today and the other June 29. The sub-committee is making sure the plan is good for the County.

In Memory of MPO Technical Committee Member Irv Hoy

Irv Hoy served on Howard Borough Council and a member of the CCMPO Technical Committee. Irv

was a strong advocate for transportation needs and the Lower Bald Eagle Valley Region as well as the Nittany Valley Planning Region and will be truly missed.

Centre County GIS Road Inventory

Centre County received supplemental funds through PennDOT to inventory municipal streets, street signs and drainage. The GIS staff are working to have this inventory completed this year.

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

6. 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.

- Benner Township Zoning Map Amendment Review – Dunkleberger (6/3/2020)
- Haines Township Zoning Ordinance Review (6/8/2020)
- Phase 3 Chesapeake Bay Watershed Implementation Plan (WIP)
- Commercial Property Assessed Clean Energy (C-PACE)

Please see *Attachment #3 – County Planning Director Update for more information.*

With no further business to come before the Commission, a motion was made by Ms. Wutz and second by Mr. Hameister to adjourn at 6:40 p.m. Motion carried.

Respectfully submitted,



Raymond J. Stolinas, Jr., AICP, Director

**THESE MINUTES WERE APPROVED AT THE JULY 21, 2020
CENTRE COUNTY PLANNING COMMISSION MEETING.**

SUBDIVISION & LAND DEVELOPMENT
June 16, 2020

Subdivisions:

None submitted for this planning cycle.

Land Developments:

1. The Village of Nittany Glen Land Development -- Phase IV
Final Plan
86 Units (58-Single-Family Units and 28-Duplex Units)
Benner Township

Tabled Plans (no action):

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.

Time Extension Requests:

- All Storage Solutions, LLC Land Development – Phase Two (CFA) File No. 181-19
Benner Township.....2nd Request (No Fee Required)
- The Pennsylvania State University -- ARL Test Site Building 3 Land Develop. (CFA) File No. 185-18
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Benner Township.....9th Request (\$300.00 Fee Required)

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The Village of Nittany Glen -- Phase IV
(plan dated: December 4, 2019; last revised: June 11, 2020)

Final Land Development Plan
86 Units (58-Single-Family Units and 28-Duplex Units)
Benner Township

Location: Along the eastern boundary of Township Road 344 (Fillmore Road), approximately 0.75 miles north of its intersection with Township Road 784 (Fox Hill Road) in Benner Township.

Surveyor/Engineer: PennTerra Engineering, State College

- Tract History:**
- a) The parent tract (a 102 acre parcel) is owned by Berks at Nittany Glen, LLC and contains nine (9) previously approved phases (being Phases I, II, II-A, III-B.1, III-B.2, III-C, III-D.1, III-D.2, V-A.1, & V-A.2) of the Village of Nittany Glen Development, comprising 141 manufactured housing units and a Clubhouse facility.
 - b) Consistent with the most recent revised and updated preliminary conceptual design plan that was previously approved by the Commission, this proposal represents a final land development plan submission showing Phase IV (comprising an area of 25.119 acres) and containing 86 (58-Single-Family Units and 28-Duplex Units) housing units and corresponding infrastructure.

Plan Requirements Pending:

ARTICLE VII -- LAND DEVELOPMENT

713. Final Plan Submission

- D. Provide this office with a completed copy of the DEP Component 3. Sewage Facilities Planning Module including all supplemental sections such as the Transmittal Letter, Resolution for Plan Revision, Component 4A, Component 4B, and a letter from Benner Township requesting this office to provide the required review of the DEP Component 3. and corresponding DEP approval.

Note: This office is required to complete Component 4B. of the above-referenced sewage planning module. Provide this office with a \$25.00 processing fee made payable to the Centre County Treasurer.

719. Additional Supplemental Requirements

A. Supporting Data

- A.1. Awaiting receipt of the Municipal Engineer's review and approval of the required engineering details.
- A.6. Provide this office with a draft copy of the Declaration of Stormwater Access Easement and Maintenance Agreement. Once found acceptable, the applicant will be instructed to execute, record, and note source of title (where recorded) on the plot plan. And once recorded, provide this office with a recorded copy for our file.

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. 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 Storm Water Certification).

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

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

C.2. Obtain the approval signatures of the Benner Township Planning Commission and the Benner 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 Storm Water Signature Block.

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

Time Extension Requests:

- All Storage Solutions, LLC Land Development – Phase Two (CFA) File No. 181-19
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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.

CCMPO UPDATE

June 2020

MPO Work Program

Public Final Draft 2021-2024 Transportation Improvement Program (TIP)

The 2021-2024 TIP is on schedule to be adopted by the CCMPO in June. During the CCMPO Technical Committee meeting approval was recommended to the Coordinating Committee who will meet June 23, 2020. The draft TIP can be found here: https://www.crcog.net/index.asp?Type=B_BASIC&SEC={B3B86E3E-E9B4-468F-988E-CEF6F72BB4D0}

Long Range Transportation Plan (LRTP) 2050

Staff continues to work the 2050 LRTP, including goals and objectives, existing conditions, performance measures and resiliency to develop candidate projects. The plan development continues to evolve as more information is gathered. In June two virtual LRTP Sub-Committee meetings will be held on June 16 and June 29 both starting at 9:30 am. The purpose of the meetings will be to provide an update on staff progress and begin to obtain feedback on draft concepts for the plan.

In Memory of MPO Technical Committee Member Irv Hoy

On May 26, 2020, Irvin R. Hoy, Howard Borough Councilman and a member of the CCMPO Technical Committee, passed away at the age of 82. Irv served as the Lower Bald Eagle Valley Planning Region's representative on the Technical Committee since 2010. He was a strong advocate for transportation needs in the Lower Bald Eagle Valley Region, as well as in the Nittany Valley Planning Region, through which many residents of his region traveled.



In 2018 and 2019 when the MPO staff held stakeholder meetings with municipalities to solicit input for the new Long Range Transportation Plan, Irv attended almost all of the meetings in his region to learn more about

the needs of the local officials whom he represented. In addition, Irv was actively involved with the recent efforts to study improvements at the Route 26/150 intersection, attending meetings with PennDOT and MPO staff about the recently completed feasibility study and providing input about the results. Center.

**Technical Committee
June 10, 2020**

Virtual meeting held

TIP recommendation for approval
To Coordinating Committee

Receive update on 2050 LRTP

**Coordinating Committee
June 23, 2020**

Virtual meeting scheduled

Receive Technical Committee
recommendation for approval and
move to approve TIP.

Receive update on 2050 LRTP.



**PLANNING AND COMMUNITY
DEVELOPMENT OFFICE**

BOARD OF COMMISSIONERS
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MARK HIGGINS
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RAYMOND J. STOLINAS, JR., AICP

ASSISTANT DIRECTOR
MIKE BLOOM

CENTRE COUNTY PLANNING COMMISSION MEETING

June 16, 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. BENNER TOWNSHIP ZONING MAP AMENDMENT REVIEW – DUNKLEBERGER (6.3.2020)

On May 15, 2020, Benner Township Secretary/Treasurer, Sharon Royer, on behalf of the Township Supervisors, requested the County Planning Office's review and comment related to a proposed Zoning Map Amendment for the Edwin W. Dunkleberger, Jr. property, T.P. #12-004-,035-,0000-, Fillmore Rd. (88.77 acres). The parcel is currently zoned within the **Airport Industrial District (I-3)** under the *Zoning Ordinance of Benner Township (March 2009)*. Benner Township is considering the request that proposes a rezoning of the above-mentioned parcel to **Multi-Family Residential District (R-2)**. Both the **2004 Nittany Valley Joint Comprehensive Plan** and the **October 2019 Joint Comprehensive Plan Update Future Land Use Maps** identify this and other surrounding parcels as "Light Industrial" within "Airport Park" (Subdivision 2/25/98). The **Centre County Comprehensive Plan - Phase II Land Use Implementation and Strategies (January, 2016)** supports the use of the future land use map as a regional land use planning tool that provides a foundation for municipal officials to make sound land use decisions through zoning maps.

2. HAINES TOWNSHIP ZONING ORDINANCE REVIEW (6.8.2020)

Tim Schoonover, Solicitor for Haines Township, called and requested technical planning assistance and further review and comment on updates to the 2017 Zoning Ordinance. The County Planning Director performed a preliminary review of the document, related to defined terms, consistency among land uses between terms and district purpose statements, and consistency with PA MPC requirements and supplied Mr. Schoonover with numerous notes and observations within the document. Mr. Schoonover will be reviewing our comments with the Board of Supervisors and Planning Commission. Further revisions to the ordinance may follow.

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

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, as the Board of County Commissioners approved Herbert, Rowland and Grubic to assume the role as Project Coordinator. Erin Letavic, P.E., Harrisburg Office, and Nicole Mendinsky, State College Office, are the Project Coordinators. The Planning Director and CCCD Watershed Coordinator, Justin Kozak have participated in "Wednesday Webinar" meetings with PA DEP and Chesapeake Bay staff as a Tier 2 Planning County. We have begun to catalogue Stakeholder groups integral to the development of the Countywide Action Plan (CAP) to reduce nitrogen and phosphorous within a five-year timeframe. We are fortunate to identify, Lee Murphy, a Centre County resident and PA DEP MS4 Representative from Central Office as a volunteer to assist us with CAP development. Other Stakeholders include watershed organizations, Clearwater Conservancy, Penn State University, and MS4 communities. More information will be evolving on this process in coming months.

On a related note, Lee Murphy will be conducting an Act 167 Countywide Stormwater Plan Development Training on June 25, 2020. The Planning Director and Subdivision and Land Development Planner will be attending the virtual meeting.

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

Staff conducted a virtual municipal information session regarding Act 30 of 2018, otherwise known as the **C-PACE** program on the evening of May 26, 2020 through the Sustainable Energy Fund. 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. Pam Adams, Sustainability Planner with the CRPA, also contributed some of her work with Centre Region municipalities and their climate action plans. The next steps include the Board of Commissioners consider the endorsement of a resolution to begin the program in Centre County and choose a program administrator such as SEF.