

MEETING MINUTES
CENTRE COUNTY PLANNING COMMISSION
June 20, 2023

Members Present: Rich Francke, *Chair*, Chris Kunes, *Vice-Chair*, Denny Hameister, Bob Dannaker, Deb Simoncek, Andrea Pandolfi and Jenn Shufan

Members Absent: Michele Barbin

Staff Present: Ray Stolinas, Chris Schnure, Stacy Mann and Lori Kerschner

1. Call to Order – Pledge of Allegiance

Chair Mr. Francke welcomed everyone to the Planning Commission meeting and called the meeting to order at 6:00 p.m. The meeting is being recorded.

2. Citizens Comment Period

None.

3. Additions to Agenda

None.

4. Approval of Minutes

A motion was made by Mr. Dannaker to approve the minutes of May 23, 2023 meeting and second by Ms. Simoncek. Motion carried.

5. Planning Commission Member Updates

None.

6. New Business

• **Subdivision / Land Development**

Subdivision:

David S. & Rachel F. Glick Subdivision (Replot of Parcel 1RB)
Final Subdivision Plan
Two (2) Lots (Residential)
Marion Township
CCPCDO File #18-23

A motion was made by Ms. Simoncek to grant conditional final plan approval subject to the review comments from the Marion Township Engineer and Marion Township Zoning Officer as well as completion of the pending items and the approval signatures of the Marion Township Planning Commission and Marion Township Board of Supervisors, second by Ms. Pandolfi. Motion carried.

Land Development:

LandPro Equipment Land Development
Final Land Development Plan
Two (2) Units (Commercial)
Potter Township
CCPCDO File #62-23

A motion was made by Mr. Hameister to grant conditional final plan approval subject to the review comments from the Potter Township Engineer and Potter Township Zoning Officer as well as completion of the pending items and the approval signatures of the Potter Township Planning Commission and Potter Township Board of Supervisors, second by Ms. Shufran. Motion carried. Mr. Kunes abstained from voting.

• **Time Extension Requests:**

June 20, 2023 Meeting

- 322 Self Storage Expansion Land Development (CFA) File No. 146-22
Potter Township 2nd Request (No Fee Required)
- Greater Buffalo Run Valley United Methodist Church Land Development (CFA) File No. 107-22
Benner Township 3rd Request (No Fee Required)
- St. Joseph Institute for Addiction -- Detox Center (CFA) File No. 18-21
Taylor Township 4th Request (\$50.00 Fee Required)
- DBRA Enterprises, L.P. Subdivision -- Lots 5, 6 & 7 (CFA) File No. 107-21
Potter Township 7th Request (\$200.00 Fee Required)
- Sandy Ridge II Wind Project Land Development (CFA) File No. 77-21
Taylor Township 7th Request (\$200.00 Fee Required)

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

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

• **Bridleridge Subdivision Update (Spring and Benner Townships)**

Major Subdivision and Land Development Plan Sub-Committee Meeting: The meeting will be Thursday, June 29, 2023 at 4:00 p.m.

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

7. Centre County MPO

Please see Attachment #2 - Centre County Active Transportation Plan Steering Committee Invitation.

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

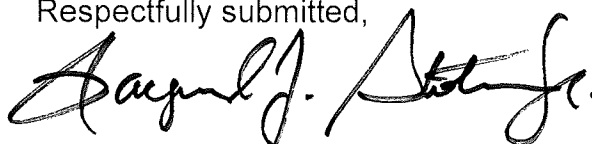
The Director's report was previously emailed. Mr. Stolinas briefly went over the items in the report.

- Benner Township Zoning Ordinance Amendment - Miscellaneous Text Revisions (5/24/2023)
- PA DCED Greenways, Trails and Recreation (GTR) Program Grant Applications - County Planning Consistency Letters
 - a) Snow Shoe Township Municipal Park
 - b) Penn Township Coburn Park Playground
- PA DEP Growing Greener Grant Applications - County Planning Consistency Letters

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

With no further business to come before the Commission, a motion was made by Mr. Hameister to adjourn at 6:46 p.m. and second by Mr. Francke. Motion carried.

Respectfully submitted,



Raymond J. Stolinas, Jr., AICP, Director

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

SUBDIVISION & LAND DEVELOPMENT June 20, 2023

Subdivisions:

1. David S. & Rachel F. Glick Subdivision (Replot of Parcel 1RB)
 Final Subdivision Plan
 Two (2) Lots (Residential)
 Marion Township
 CCPCDO File #18-23

Land Developments:

2. LandPro Equipment Land Development
 Final Land Development Plan
 Two (2) Units (Commercial)
 Potter Township
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- DBRA Enterprises, L.P. Subdivision -- Lots 5, 6 & 7 (CFA) File No. 107-21
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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.

David S. & Rachel L. Glick Subdivision
(RB: 2155 PG: 466 – Replot of Parcel 1RB of PB 89, PG 48 into Parcel 1RB1 and Parcel 1RB2)
(plan dated: March 28, 2023; last revised: May 31, 2023)

Final Subdivision Plan
Two (2) Residential Lots
Marion Township

Location: Along the northern right-of-way of Jacksonville Road (State Route 1010), approximately $\frac{3}{4}$ of a mile east of Jacksonville and accessed via High Valley Drive (Private).

Surveyor/Engineer: Kerry A. Uhler & Associates, Inc., Bellefonte, Pa.

Tract History: a) The parent tract, being known as Parcel 1RB per a previously approved plan as recorded in Plat Book 89, Page 48, contains 76.46 acres, is owned by David S. & Rachel L. Glick.

b) This proposal represents a Final Plan submission showing the subdivision of two (2) residential / agricultural lots along with corresponding infrastructure (i.e., improvements to High Valley Drive, on-site water, on-site sewer, etc.).

512. **Final Plan Submission**

D. This office acknowledges receipt of a completed copy of the Department of Environmental Protection (DEP) Sewage Facilities Planning Module. Provide corresponding written evidence of DEP approval.

518. **Additional Supplemental Requirements**

A. **Supporting Data**

A.1. Awaiting receipt of the Township Engineer's review and approval of the required engineering details.

A.3. (cont.) Provide written confirmation from the Marion Township Supervisors indicating their approval of the proposal, specifically in terms of proposed parkland dedication or fees in-lieu of, or a combination thereof, per the Marion Township Parks, Open Spaces and Recreation Facilities Ordinance (Ordinance No. 57, adopted by the Marion Township Board of Supervisors on January 2, 2007, which repeals Ordinance No. 2004-52).

A.5. Awaiting receipt of the Centre County Conservation District's (or DEP, as applicable) review and approval of the required Erosion and Sedimentation Pollution Control Plan.

A.6. Provide this office with a draft copy of the following for staff review:

- Septic Easement;
- Waterline Easement;
- Updated Private Right-of-Way Agreement (High Valley Drive); and,
- Stormwater Management and Maintenance Easement.

A.6. (cont.) Once the instruments noted on the previous page are found acceptable, the applicant will be instructed to execute, record, and note source of title (where recorded) for each of the documents on the plot plan. Provide this office with a recorded copy of each 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.

Also, provide a stop sign along High Valley Drive (Private) at its intersection with Jacksonville Road (State Route 1010). Locate and label the Stop Sign and Street Sign on the plan schematic.

C. **Certificates**

C.1. Obtain the signature and seal of the Professional Engineer responsible for the plan; provide the seal on all applicable plan sheets.

C.1. (cont.) Amend the Stormwater Management Plan Acknowledgement Block to be consistent with Section 412.C.14. of the County's Subdivision and Land Development Ordinance

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

C.7. Obtain the original signature of the Marion Township Sewage Enforcement Officer and execute the Sewage Disposal Review Block.

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

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

General Comments

- Through routine review by the staff, the above-referenced property may be subject to the regulation per Act 319, entitled: *Pennsylvania Farmland and Forest Land Assessment Act of 1974*. (More commonly referred to as the "Clean & Green Law"). Accordingly, the proposed subdivision activity might impact the property's existing taxing structure, including the possibility of "rollback taxes". For clarification, we encourage the Applicant to contact the Centre County Assessment Office (as soon as possible) to obtain the necessary information pertaining to this matter -- Phone: (814) 355-6721.

Subject to the review comments from the Marion Township Engineer as well as completion of the items noted above, including obtaining the approval signatures of the Marion Township Planning Commission and Marion Township Board of Supervisors, staff recommends conditional Final Plan Approval.

LandPro Equipment
(plan dated: May, 2023; last revised: June 14, 2023)

Final Land Development Plan
Two (2) Units (Commercial)
Potter Township

Location: Located along the southern right-of-way of State Route 0322 at its intersection with Summer Lane (T-599) in Potter Township

Surveyor/Engineer: Century Engineering, a Kleinfelder Company, Centre Hall, Pa.

- Tract History:
- a) The land development is taking place on a 9.5071 acre tract of land owned LandPro Equipment, LLC (to be known as Lot 1RR).
 - b) This proposal constitutes a Final Plan submission showing the development of a 19,443 square foot commercial sales and equipment repair building (specializing in agriculture, lawn & garden and light industrial equipment), a 7,500 square foot accessory pole building for the storage of equipment along with corresponding infrastructure (i.e., stormwater management, access roads, parking, etc.).

ARTICLE VII -- LAND DEVELOPMENT

Note: This office received a plan consolidating two tracts of land presently owned LandPro Equipment, LLC, being Lots 1 & 2 of Plat Book 33, Page 195 into one contiguous tract consisting of 9.5071 acres to be known as Lot 1RR. The lot consolidation plan must be approved and placed on record prior to this land development proposal being given the authorization to begin construction by this office.

718. **Final Plan Requirements**

- A.6. Reference the new deed source (and tax parcel number, if applicable) for the property being developed, per the lot consolidation plan.
- A.10. Label the source of title for the existing access easement located along the southwestern property line.
- A.11. Locate and label the existing gate located on the adjoining property west of this proposal, being Tax Parcel No. 20-8-5H.
- A.17. Label the material type and size for the water and sanitary sewer line laterals that will provide this proposal with service
- A.17. (cont.) Indicate if the proposed electric utility lines that will provide this proposal with service will be overhead or underground.

719. **Additional Supplemental Requirements**

A. **Supporting Data**

- A.1. Awaiting receipt of the Township Engineer's review and approval of the required engineering details.
- A.3. Execute the Potter Township Zoning Officer Approval Block.
- A.3. (cont.) Provide copies of approved Potter Township Highway Occupancy Permits (HOPs) for the proposed accesses onto Summer Lane (T-599), noting the permit numbers on the plan.
- A.3. (cont.) Provide a completed copy of the approved Traffic Impact Study (TIS) Scoping Application.
- A.5. Awaiting receipt of the Centre County Conservation District's (or DEP, as applicable) review and approval of the required Erosion and Sedimentation Pollution Control Plan.
- A.6. Provide this office with a draft copy of a Declaration of Stormwater Management and Maintenance Easement Agreement 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 for our file.

The applicant has indicated a blanket easement covering the entire property being developed will be created. Please include the bearings and distances of the property being developed within the stormwater agreement.

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. (cont.) Obtain the signature of the Professional Engineer responsible for the plan (i.e., Execute the Stormwater Certification Block).
- C.4. (cont.) Obtain the original signature of the owner of the property being developed and execute the Certification of Ownership Block.
- C.4. (cont.) Execute the Owner Stormwater Certification Block.
- C.7. Obtain the original signature of the Potter Township Sewage Enforcement Officer (i.e. execute the Sewage Disposal Review Block).
- C.2. Obtain the approval signatures of the Potter Township Planning Commission and the Potter Township Supervisors.
- C.3. Upon completion of the above, obtain the approval signatures of the Centre County Planning Commission.

General Comments

- Execute the Stormwater Certification (Township Engineer) Block.
- Locate and label the proposed lighting to be used (i.e., wall mounted, free-standing, etc.) and, provide a detail for each, noting if they will be full-cut off (shielded), downward directional.

Subject to the review comments from the Potter Township Engineer and Potter Township Zoning Officer as well as completion of the items noted above, including obtaining the approval signatures of the Potter Township Planning Commission and Potter Township Board of Supervisors, staff recommends conditional Final Plan Approval.

Centre County Metropolitan Planning Organization (CCMPO)

c/o Centre Regional Planning Commission
2643 Gateway Drive, Suite #4
State College, PA 16801
Phone (814) 231-3050 / FAX (814) 231-3083
www.crcog.net

Centre County Planning and
Community Development Office
Willowbank Office Building
420 Holmes Street
Bellefonte, PA 16823-1488
Phone (814) 355-6791 / FAX (814) 355-8661
www.co.centre.pa.us

TO: Centre County Planning Commission

FROM: Anne Messner, Transportation Planner

DATE: June 14, 2023

SUBJECT: Centre County Active Transportation Plan Steering Committee Invitation

The purpose of the Active Transportation Plan (ATP) is to engage people from all parts of Centre County, to review existing conditions, and to assist in the development of a prioritized list of possible future projects that will improve conditions for bikes, pedestrians, and wheels. The long-term goal is to aid communities and municipalities to establish activity-friendly routes that connect people to everyday destinations such as work and the store, as well as expanding opportunities for physical activity and improving public health.

The ATP Steering Committee is intended to be composed of stakeholders from all parts Centre County and to provide feedback as the plan develops. The recommendations from this committee will help inform the Centre County Metropolitan Planning Organization (CCMPO) Technical and Coordinating Committees as they review the plan and ultimately approve the document.

CCMPO Staff is reaching out to the Centre County Planning Commission to invite one member to participate as a Steering Committee member for plan development. Currently, we are looking at 4 ATP Steering Committee meetings beginning in August 2023 and concluding by August of 2024.

CCMPO hopes the Centre County Planning Commission will consider this invitation and provide a participant to assist us in this planning effort.

Staff is also looking for other stakeholders who may be willing to participate. If you have suggestions for other stakeholders, please let me know at amessner@crcog.net.

I will be in attendance for the July 18, 2023, meeting to receive questions or comments and hear who is willing to participate in the ATP Steering Committee.



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

BOARD OF COMMISSIONERS

MARK HIGGINS, *Chair*
AMBER CONCEPCION
STEVEN G. DERSHEM

Willowbank Office Building
420 Holmes Street
Bellefonte, Pennsylvania 16823-1488
Telephone (814) 355-6791
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DIRECTOR
RAYMOND J. STOLINAS, JR., AICP

ASSISTANT DIRECTOR
ELIZABETH A. LOSE

CENTRE COUNTY PLANNING COMMISSION MEETING

June 20, 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. **BENNER TOWNSHIP ZONING ORDINANCE AMENDMENT | MISCELLANEOUS TEXT REVISIONS (5.24.2023)**

On May 2, 2023, the Benner Township Solicitor, Rod Beard, Esq., provided this office a request for review, a draft Public Notice of Zoning Hearing and Draft Ordinance template. Attorney Beard indicated that the Public Hearing to consider these Zoning Ordinance changes is set for June 5, 2023. Attorney Beard further indicated that the 2021 Benner Township Zoning Ordinance has brought to light the need to make certain adjustments and amendments to the provisions of the Zoning Ordinance to make clarifications and consistencies. Staff recommended minor edits and/or changes to the text amendments.

2. **PA DCED GREENWAYS, TRAILS AND RECREATION (GTR) PROGRAM GRANT APPLICATIONS | COUNTY PLANNING CONSISTENCY LETTERS**

- A. **Snow Shoe Township Municipal Park**: Improve park amenities at the 9.5 acre facility, specifically, the repair of the existing baseball field, including new dugouts and repairs to existing infield and outfield surfacing. The installation of new playground equipment is proposed to replace older equipment which has reached the end of its useful service life, and to add accessible swings. Additionally, the placement of accessible, rubber playground surfacing will be installed under the new playground equipment, and accessible paths from the existing asphalt walking trail to the playground equipment will be provided. Benches will be installed at various locations. Wire mesh will be installed on the ceiling of the existing pavilion to prevent birds from roosting in the pavilion, and new picnic tables will be provided for the pavilion. The planting of native tree species will occur to encourage natural diversity, provide habitat, and reduce thermal impacts. (5.26.2023)
- B. **Penn Township Coburn Park Playground (E.Lose)**: Coburn Park is a community park which provides close-to-home recreation for its residents. The park offers facilities that appeal to a range of age groups, including children and youth, as well as adults and seniors. Targeting multiple demographics offers the opportunity for intergenerational social activity. Replacing playground equipment as detailed in the township's scope of work aligns directly with the Keystone Principle to "enhance recreational opportunities". (5.24.2023)

3. PA DEP GROWING GREENER GRANT APPLICATIONS | COUNTY PLANNING CONSISTENCY LETTERS

The Chesapeake Conservancy and their partners in Centre County appreciate the support of the Centre County Planning & Community Development Department for their previous applications to DEP's Growing Greener Program. They have secured over \$1.6M in Growing Greener awards since 2017 for work in central PA. Last year, they led a successful \$10M application to the NRCS Regional Conservation Partnership Program for farms in Huntingdon, Centre, Clinton, Lycoming, Union, and Snyder Counties and are working diligently to secure matching funding.

The next round of Growing Greener applications are due, and the Chesapeake Conservancy intends to submit 2 proposals for work in Centre County. At this time, they request letters confirming that we are aware of the projects and that they are consistent with comprehensive plans.

- A. Chesapeake Conservancy: *"Accelerating Stream Delisting in Central PA Project"* (5.30.2023)
- B. Chesapeake Conservancy: *"Phase I Watershed Renaissance Initiative for Warriors Mark Run – East Rapid Stream Delisting Catchment"* (5.30.2023)