

**MEETING MINUTES**  
**CENTRE COUNTY PLANNING COMMISSION**  
**July 21, 2020**

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

**Members Absent:** Mimi Wutz, *Secretary*, Michele Barbin

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

**Others Present:** None

**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 6:01 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. Franek to approve the minutes of June 16, 2020. Ms. Persic abstained. Motion carried.

**4. Planning Commission Member Updates**

Mr. Hameister stated that Irv Hoy from the Howard area passed away last month and will be sadly missed; Irv was a very active municipal official. His position on the Recycling Board is open if anyone knows of a willing person have them contact the Commissioner's Office for a Board appointment form.

**5. New Business**

• **Subdivision / Land Development**

**Subdivisions:**

None submitted for this planning cycle.

**Land Developments:**

1. University Park Airport - Aircraft Rescue and Fire Fighting (ARFF) Building Final Plan

1-Unit  
Benner Township

A motion was made by Ms. Persic and second by Mr. Hameister 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:**

- Deerhaven – Phase 3A Final Subdivision Plan (CFA) File No. 12-20  
Walker Township ..... 1st Request (No Fee Required)
- The Horizon at Brush Valley – Phase 1 (CFA) File No. 200-19  
Potter Township ..... 2nd Request (No Fee Required)

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

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

**Major Subdivision and Land Development Plan Sub-Committee Meeting:** The Thursday, July 30, 2020 meeting is cancelled.

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

**Centre County MPO Update**

Long Range Transportation Plan (LRTP) 2050

The plan development continues to evolve as more information is gathered. Virtual meetings continue with the Technical Committee and Coordinating Committee. Due to a number of reasons the CCMPO staff is advocating for an interim LRTP update in 2 to 3 years. Mainly due to a significant portion of the performance measure data is not available at this time to broaden the project lists.

Centre County GIS Road Inventory

Nick Barger from the GIS office presented a few photos of their experiences in the field as they inventory municipal streets, street signs and drainage in the County.

Rush Township Success with MTF Funding Award

Governor Tom Wolf announced Rush Township was successful in receiving \$2 million for repair and rehabilitation of four roadways. Centre County provided \$50,000 (Fee for Local Use Funds) and \$64,000 (County Liquid Fuel Funds).

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

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

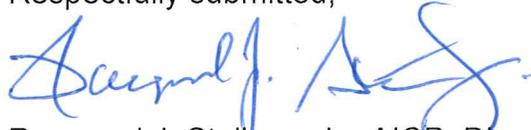
The Director's report was previously emailed. Mr. Stolinas briefly went over individual items in the report.

- Pleasant Valley Aviation Inc. – Bellefonte Airport – Benner Township (7/1/2020)
- Haines Township Zoning Ordinance Review (7/8/2020)
- Halfmoon Township Zoning Ordinance Amendment – Article IX Riparian Buffer Overlay (6/17/2020)
- College Township Zoning Ordinance Amendment – Mobile Food Vendors (6/29/2020)
- Phase 3 Chesapeake Bay Watershed Implementation Plan (WIP)
- Commercial Property Assessed Clean Energy (C-PACE)
- Senior Planner 1 – Community Development Block Grant Coordinator
- Secretary 3

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 Mr. Hameister and second by Mr. Francke to adjourn at 6:25 p.m. Motion carried.

Respectfully submitted,



Raymond J. Stolinas, Jr., AICP, Director

**THESE MINUTES WERE APPROVED AT THE SEPTEMBER 15, 2020  
CENTRE COUNTY PLANNING COMMISSION MEETING.**

SUBDIVISION & LAND DEVELOPMENT  
July 21, 2020

**Subdivisions:**

None submitted for this planning cycle.

**Land Developments:**

- 1. University Park Airport -- Aircraft Rescue and Fire Fighting (ARFF) Building  
Final Plan  
1-Unit  
Benner Township  
CCPCDO File #39-20

**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:**

- Deerhaven -- Phase 3A Final Subdivision Plan (CFA) File No. 12-20  
Walker Township.....1<sup>st</sup> Request (No Fee Required)
- The Horizon at Brush Valley -- Phase 1 (CFA) File No. 200-19  
Potter Township.....2<sup>nd</sup> Request (No Fee Required)

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

**Time Extension Requests:**

- Deerhaven -- Phase 3A -- Final Subdivision Plan (CFA) File No. 12-20  
Walker Township.....1<sup>st</sup> Request (No Fee Required)
- The Horizon at Brush Valley -- Phase 1 (CFA) File No. 200-19  
Potter Township.....2<sup>nd</sup> Request (No Fee Required)

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

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.

University Park Airport  
Aircraft Rescue and Fire Fighting (ARFF) Building

Final Land Development Plan  
1-Unit  
Benner Township

Location: Located on lands of the University Park Airport, just south of Fox Hill Road (T-784) and approximately 600 feet northeast from the existing airport terminal located in Benner Township.

Surveyor/Engineer: Mead & Hunt, Inc., South Carolina

- Tract History:
- a) The parent tract, owned by The Pennsylvania State University, contains 1,1330.177 acres, and being Tax Parcel No. 12-4-37A.
  - b) This proposal constitutes a Final Plan submission showing the proposed development of an 8,400 square foot Aircraft Rescue and Fire Fighting (ARFF) Building and corresponding infrastructure located at the University Park Airport in Benner Township.

Plan Requirements Pending:

**ARTICLE VII -- LAND DEVELOPMENT**

719. **Additional Supplemental Requirements**

A. **Supporting Data**

A.3. Provide written documentation from the Pennsylvania Department of Transportation – Bureau of Aviation regarding their review and approval of the proposed ARRF Building as it relates to proposed buildings within proximity of the University Park Airport.

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

**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.

# CCMPO UPDATE

July 2020

## LRTP Subcommittee Meeting June 29, 2020

### Virtual meeting held

Receive draft projects lists and rational for the bridge, highway, bike/ped and transit

## Technical Committee July 15, 2020

### Virtual meeting held

Receive review comments made by LRTP Subcommittee and provide comments for the Coordinating Committee

## Coordinating Committee August 4, 2020

### Virtual meeting scheduled

Receive Technical Committee recommendation for the 2050 LRTP in anticipation of a draft published in mid-August.

## MPO Work Program

### Long Range Transportation Plan (LRTP) 2050

Two LRTP Subcommittee meetings were held in June to update and inform the subcommittee and also provide comments to the Technical Committee. These meetings included discussion on how the plan is developing. The plan development continues to evolve as more information is gathered. Virtual meetings continue with the Technical Committee and the Coordinating Committee to obtain as much feedback as possible and confirm staff work that limited funding will limit the project list. Performance measures are a stronger component for the plan and include pavement condition, bridge condition, safety and transit performance.

For the Technical Committee and the Coordinating Committee new discussion items were and will be the LRTP policy and action plan for implementation. Due to a number of reasons the CCMPO staff is advocating for an interim LRTP update in 2 to 3 years. This is mainly due to a significant portion of the performance measure data is not available at this time to broaden the project lists. Therefore this plan will contain projects lists that will include line items to address the anticipated projects that will be generated from the PennDOT performance measure data.

### Changes in Funding Table

	2015 Plan	Proposed 2020 Plan	Difference
NHPP	\$123,885,000	\$37,944,500	-\$85,940,500
STP	\$42,127,500	\$58,049,500	+\$15,922,000
HSIP	\$29,730,000	\$29,760,000	+ \$30,000
State Base	\$172,911,729	\$100,242,500	-\$72,669,229
<b>Total</b>	<b>\$368,654,229</b>	<b>\$225,996,500</b>	<b>-\$142,657,729</b>

Due to the reduction in base funding levels for the 2050 LRTP and the reduction in funding types this has created an additional challenge of managing the eligibility of funds for specific projects.

# COUNTY UPDATE

## CENTRE COUNTY GIS ROAD INVENTORY

Centre County MPO GIS staff continues to work to inventory municipal streets, street signs and drainage in Centre County to have a better handle on condition of the roadways.

Below are a few experiences the GIS staff are having out in the field.



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

Anne Messner  
ammessner@centrecountypa.gov  
Senior Transportation Planner

## Rush Township Success with MTF Funding Award

Yesterday Governor Tom Wolf announced Rush Township was successful in receiving \$2 million for repair and rehabilitation of four roadways, including Casanova Road (T958), Casanova Spur (T959), Chestnut Street (T326), and McCord Road (T626). Centre County provided \$ 50,000 (Fee for Local Use Funds) and \$64,100 (County Liquid Fuel Funds) to support this improvement project.



**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

**CENTRE COUNTY PLANNING COMMISSION MEETING**

**July 21, 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. PLEASANT VALLEY AVIATION INC. | BELLEFONTE AIRPORT - BENNER TOWNSHIP (7.1.2020)**

On June 16, 2020, Mr. John Elnitski, Airport Manager, requested a comprehensive plan consistency review for a proposed *PA DCED Multimodal Transportation Fund (MTF) Grant* application for the Bellefonte Airport. The project proposes to involve the extension of existing utilities to serve the Airport and an adjacent recreational park development. The recreational park development is expected to attract patrons that may stay while visiting the Pennsylvania State University and other local attractions for recreational activities, sporting events and entertainment. Improvements may also include site grading and storm water management. This application is seeking 70% grant funding from the DCED MTF and Pleasant Valley Aviation will be responsible for a 30% match. The letter included the project's relationship to the Nittany Valley Region Comprehensive Plans (2004 & 2019) and the Centre County Comprehensive Plan, Economic Development component.

**2. HAINES TOWNSHIP ZONING ORDINANCE REVIEW (7.8.2020)**

Tim Schoonover, Solicitor for Haines Township, the County Planning Director and Haines Township Planning Commission met on July 8, 2020 to discuss proposed revisions to the 2017 Haines Township Zoning Ordinance and discussed basic framework of the ordinance as it related to terminology, identification of uses and districts, enforcement and administration. Work on the ordinance will progress for the next several months.

**3. HALFMOON TOWNSHIP ZONING ORDINANCE AMENDMENT | ARTICLE IX RIPARIAN BUFFER OVERLAY (6.17.2020)**

On June 5, 2020, Amy Smith, Assistant Secretary, on behalf of the Township Supervisors, requested the County Planning Office's review and comment related to amendments to the existing Riparian Buffer Overlay by eliminating the Zone One and Zone Two buffer width (100' in total) criteria and creating a Riparian Buffer Zone at a minimum width of 50' in total from the edge of an identified waterway. The amendment also eliminates §255-39 F. Other Applicable Definitions. The amendment also adds §255-39 C.2. that no new structures are permitted to be

built within the Riparian Buffer Overlay Zone. The Planning Director provided comments regarding official modifications to the zoning map, missing appendices (such as a riparian buffer plant list), and suggested use of an arborist or master gardener to review restoration efforts.

**4. COLLEGE TOWNSHIP ZONING ORDINANCE AMENDMENT | MOBILE FOOD VENDORS (6.29.2020)**

On June 15, 2020, Lindsay K. Schoch, Principal Planner, on behalf of the Township Supervisors, requested the County Planning Office's review and comment related to amendments to Chapter 200-41 in relation to Mobile Food Vendors, as the Township's goal is to develop a more user-friendly process and allow for this use to be located in areas of College Township where they are not currently permitted to operate. Additionally, the amendment includes a temporal requirement for Mobile Food Vendor operators a six-month period in order that they are not parked at the same location permanently and create a scenario for a second principal use on a property, utilizing a parking space originally intended for the principal use. Lastly, the amendment provides a stipulation that Mobile Food Vendor presence on Penn State University, State College Area School District and Centre Region Parks & Recreation property will need to comply with those entity requirements within the Township. The County Planning Director provided comments related to applicants providing proper permissions to operate on a parcel, consideration for allowing "Commissary/Service Area" for Mobile Food Vendors, clarification of residential districts permitting such uses, consideration of originally required parking spaces and clarification of the term "mobile vending vehicle" under the definition of Mobile Food Vendor.

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

The Centre County Planning Director and Erin Letavic, Project Coordinator Herbert Rowland and Grubic, attended the virtual meeting of the Centre County Conservation District on July 1<sup>st</sup> to give a general overview and status of progress made thus far on the Phase 3 WIP.

**6. COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (C-PACE)**

In order to officially establish a Commercial Property Assessed Clean Energy (C-PACE) program in Centre County, § 4303.3 of Act 30 of 2018, requires the County Commissioners to issue a formal municipal notification, in the form of a letter, indicating that the Centre County Board of Commissioners intend to establish a countywide C-PACE program. The County Planning Director presented an official municipal notification letter for all thirty-five townships and boroughs at the weekly meeting on July 14<sup>th</sup>, requested to present the proposed resolution for discussion at the July 21<sup>st</sup> meeting, and potential placement on the Consent Agenda for consideration on July 28<sup>th</sup>.

**7. SENIOR PLANNER 1 | COMMUNITY DEVELOPMENT BLOCK GRANT COORDINATOR**

On June 30, 2020, Matt Milliron officially retired from his position with over 25 years of service to Centre County. Matt coordinated with many municipal officials, regional agencies and the PA Department of Community and Economic Development. While in his position, Matt achieved the prestigious C. Riley Stoy Award for Community Development Achievement in 2013. We congratulate Matt for his sharing his expertise and service to many that requested funds for CDBG projects.

**8. SECRETARY 3**

On July 10, 2020, Jennifer Grove officially resigned from her position with the office for

almost seven years working in the front of the Centre County Planning & Community Development Office and working with organizing for the monthly Centre County Planning Commission meetings. Jen will be working with her new employer, the University Area Joint Authority. We congratulate Jen on her future endeavors with UAJA and realize that the Planning Office may never look the same at Christmas time.