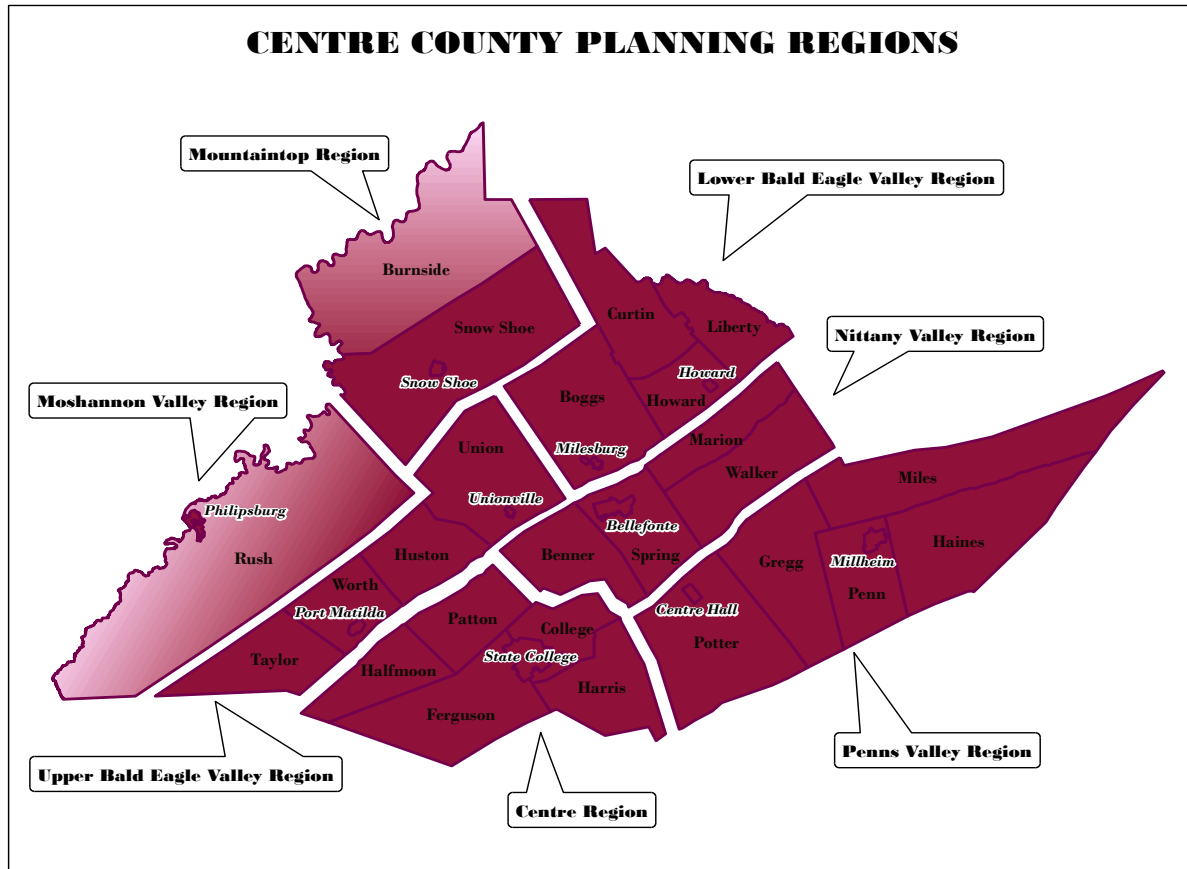


Centre County Subdivision and Land Development Activity Report 2020



Centre County Planning Commission Centre County Planning and Community Development Office

Willowbank Office Building, 420 Holmes Street, Bellefonte, PA 16823
Telephone: (814) 355-6791 Fax: (814) 355-8661
www.centrecountypa.gov

Centre County Board of Commissioners - 2020

Michael Pipe, *Chair*
Mark Higgins, *Commissioner*
Steve G. Dershem, *Commissioner*
Margaret N. Gray, *Administrator*

Centre County Planning Commission Members - 2020

D. Richard Francke, <i>Chair</i>	Centre Region
Christopher Kunes, <i>Vice-Chair</i>	Penns Valley Region
Angelica "Mimi" Wutz, <i>Secretary</i>	Upper Bald Eagle Valley Region
Robert P. Dannaker	Nittany Valley Region
Elfrieda M. Persic	Centre Region
Dennis Hameister	Centre Region
John Franek	Moshannon Valley Region
Michele L. Barbin	Mountaintop Region
Vacant	

Centre County Planning and Community Development Office - 2020

Raymond J. Stolinas, Jr., AICP, *Director*
Mike Bloom, *Assistant Director (Resigned, May 2020)*
Susan B. Hannegan, *(Senior Advisor; Retired, September 2020)*
Anson C. Burwell, *Subdivision and Land Development Planner (Senior Advisor; Retired, September 2020)*
Christopher D. Schnure, *Subdivision and Land Development Planner*
Matt Milliron, *Community Development Program Senior Planner (Retired, June 2020)*
Wayne Laubscher and Roy Hurd, *Mosquito Disease Control Coordinators*
Diana Griffith, *Senior Planner / Ag Land Preservation Program Coordinator*
Linda Marshall, *Senior Planner/Housing Coordinator (Retired, June 2020)*
Betsy Barndt, *Senior Planner/Housing Coordinator (May, 2020)*
Anne Messner, *Senior Transportation Planner*
Elizabeth A. Lose, *Senior Planner / GIS*
Jennifer L. Grove, *Secretary III (Resigned, July 2020)*
Stacy J. Mann, *Secretary III*

NOTE: Information contained in this report can be made available in other forms as required by the Americans with Disabilities Act (ADA).

Prepared by: Christopher D. Schnure, Subdivision and Land Development Planner
Stacy J. Mann & Elizabeth A. Lose

Released: March, 2021

-- 2020 --

Subdivision and Land Development Activity

The *Pennsylvania Municipalities Planning Code* (commonly called the *MPC*) requires Planning Commissions to file an annual report with the governing body at the beginning of each year. The *MPC* does not specify the format of the annual report; however, each Planning Commission is required to provide a listing of activities regarding reviews and actions relative to their administrative duties.

Per the above, the Centre County Planning Commission performs a dual function concerning its involvement with subdivision and land development activity. The Planning Commission staff must administer and enforce the *Centre County Subdivision and Land Development Ordinance*, applicable throughout much of Centre County and they must also receive, review or monitor for review all plans originating from those municipalities having adopted their own subdivision and land development regulations (please reference the municipalities within the *2020 County and Municipal Planning Controls* chart located on page 3 for further details). Presently, there are ten (10) municipalities within the County that administer their own subdivision and land development ordinances, with the remaining twenty-five (25) municipalities under the jurisdiction of the County's Ordinance. Also, in cooperation with the County Recorder of Deeds Office, the Planning Office monitors all subdivision and land development plans to verify if they have been properly approved by the appropriate municipal officials prior to recording.

The Centre County Planning and Community Development Office is also required to charge processing fees for the review of applicable subdivision and land development plans and for the reviews of applicable Pennsylvania Department of Environmental Protection (DEP) *Sewage Facilities Planning Modules* (per the *Pennsylvania Sewage Facilities Act*). Accordingly, processing and review fees received in 2020 totaled \$14,211.50 (reference page 16 for additional information).

This report is a summary of subdivision and land development activity in Centre County over the past several years and an analysis of the distribution of activity throughout the County's thirty-five (35) municipalities during 2020.

Contact Person: Christopher D. Schnure, Subdivision and Land Development Planner

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Email: cdschnure@centrecountypa.gov

- General Summary -

One of the important tasks performed by the Planning & Community Development Office is the administration of the Centre County Subdivision and Land Development Ordinance (SALDO). This aspect of 'county planning' is done to help ensure that benefits realized by development activity outweigh negative impacts that might result from an increase in the demand on local facilities and services as well as providing assistance concerning developer compliance with applicable local, state, and federal land use controls.

To achieve this goal, the Planning & Community Development Office staff is charged with the duty of administering the County's Ordinance. The staff's main focus is within the 25 municipalities that fall under the jurisdiction of the County's SALDO, as well as to receive, review and monitor all plans originating from those municipalities that have adopted their own local subdivision and land development ordinances. The administration of the County's Subdivision and Land Development Ordinance is the direct responsibility of staff member Chris Schnure.

In an analysis of the subdivision and land development activity data for 2020, the total number of 'subdivision lots' created computes to 162 county-wide and represents a -46.36% decrease in the number of lots created from the previous year's total of 302 lots. The 162 subdivided lots are third lowest over the last decade with the majority of the lots located in the Penns Valley Region (63 lots) and the Nittany Valley Region (30 lots).

Similar to the above, 'land development units' data compiled in 2020 show a total of 163 units county-wide. This number represents a -33.20% decrease in land development activity from last year's total of 244 units with the majority of the units located in the Nittany Valley Region (125).

Except for 2011, which had a total of 69 land development units, the 2020 total of 163 units is the lowest over the last decade.

Much of the data compiled in this report will reflect a decrease in many statistical categories for 2020. This is largely due to the global COVID-19 pandemic which disrupted all facets of everyday life.

Even with the global pandemic, the number of new files created that fall under the County's jurisdiction reflected only a -9.00% decrease (9 files) from 2019. Whereas, those municipalities that have their own subdivision and land development ordinance, the total number of files created represented a -34.23% decrease (38 files).

This same pattern is also found in the number of plans that were approved and placed on record in the Recorder of Deeds Office. Plans that were approved and recorded under the County's jurisdiction fell by 10 plans (-12.20%) from 2019. And, plans that were recorded in municipalities having their own subdivision and land development ordinance fell by 50 plans (-42.74%).

**COUNTY AND MUNICIPAL PLANNING CONTROLS
2020**

	Adopted Comprehensive Plan	Planning Commission	Municipal SALDO Applies	County SALDO Ordinance Applies	Zoning Ordinance	Parkland Dedication Ordinance	Building Permit Ordinance	Federal Flood Insurance Program	Ag Security Area	Official Map	Storm-Water Ordinance
CENTRE COUNTY	X	X		X							X
CENTRE REGION											
State College Borough	X	X	X		X		X	X			X
College Township	X	X	X		X	X	X	X	X	X	X
Ferguson Township	X	X	X		X	X	X	X	X	X	X
Halfmoon Township	X	X	X		X	X	X	X	X	X	X
Harris Township	X	X	X		X	X	X	X	X	X	X
Patton Township	X	X	X		X	X	X	X	X	X	X
LOWER BALD EAGLE VALLEY REGION											
Howard Borough	X	X		X	X		X	X			
Milesburg Borough	X	X		X	X		X	X			
Boggs Township	X			X	X		X	X	X		X
Curtin Township				X			X	X			
Howard Township	X			X			X	X			
Liberty Township	X		X		X		X	X			X
NITTANY VALLEY REGION											
Bellefonte Borough	X	X	X		X		X	X			X
Benner Township	X	X		X	X		X	X	X		X
Marion Township	X	X		X	X	X	X	X	X		X
Spring Township	X	X	X		X	X	X	X	X		X
Walker Township	X			X	X	X	X	X	X		X
MOSHANNON VALLEY REGION											
Phillipsburg Borough	X	X		X	X		X	X			
Rush Township	X	X	X		X		X	X			
MOUNTAINTOP REGION											
Snow Shoe Borough	X	X		X	X		X	X			
Burnside Township	X			X			X	X			
Snow Shoe Township	X			X	X		X	X			
PENNS VALLEY REGION											
Centre Hall Borough	X	X		X	X		X	X			
Millheim Borough	X	X		X	X		X	X		X	
Gregg Township	X	X		X	X	X	X	X	X	X	X
Haines Township	X	X		X	X		X	X	X		
Miles Township	X			X			X	X	X		
Penn Township	X	X		X			X	X	X		
Potter Township	X	X		X	X	X	X	X	X	X	X
UPPER BALD EAGLE REGION											
Port Matilda Borough	X	X		X	X		X	X			
Unionville Borough				X	X		X	X			
Huston Township	X	X		X	X		X	X	X		
Taylor Township				X			X	X	X		
Union Township	X	X		X			X	X			
Worth Township	X	X		X	X		X	X	X		

**- Figure 3 -
2020 Data
RECORDED SUBDIVISION / LAND DEVELOPMENT PLANS FOR 2020
(Including Miscellaneous Plans*)**

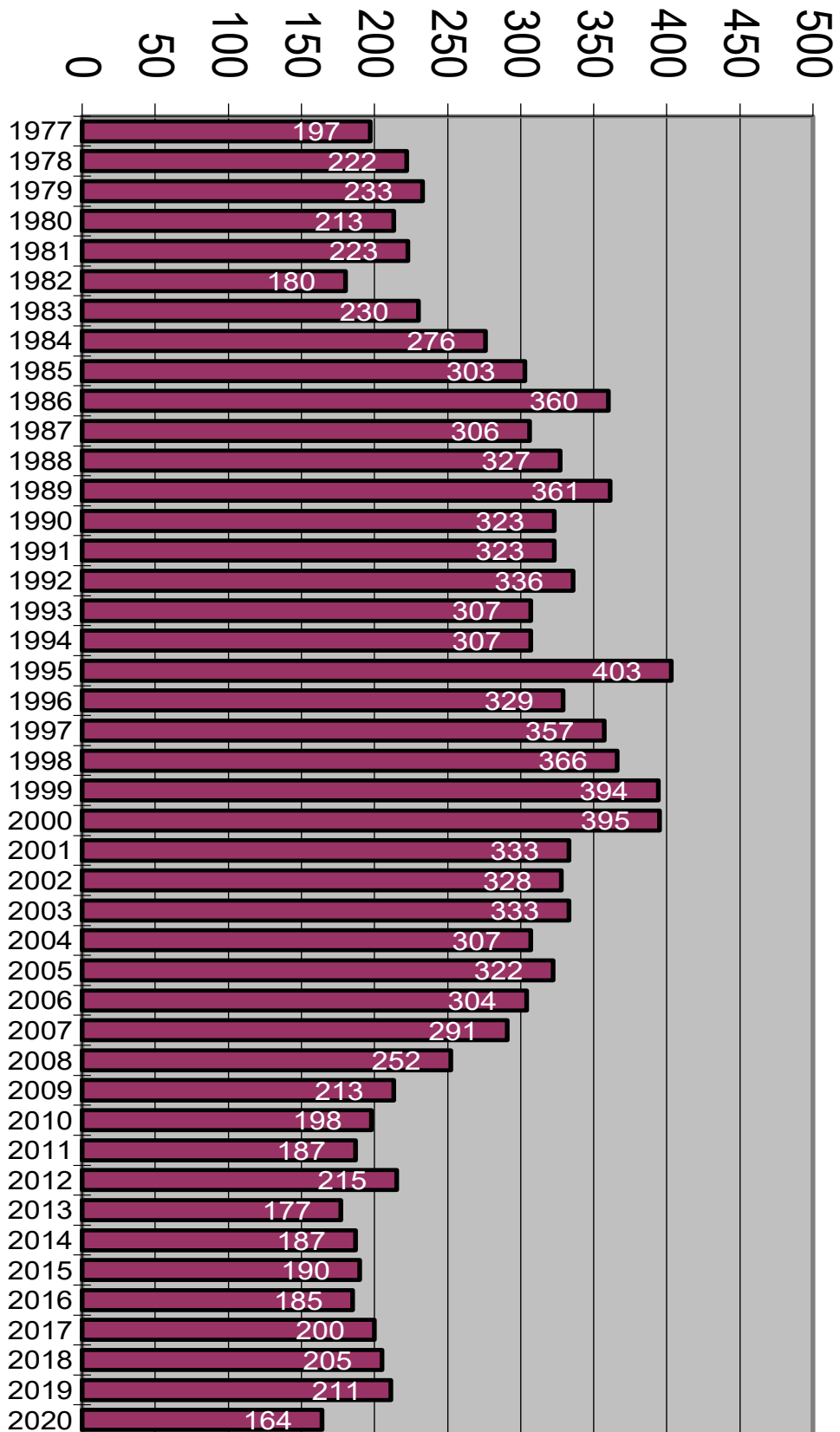
Municipalities		New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --						
				Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed	Units Created	Misc. Plans*
Centre Region										
#	State College Borough	9	4	1	3.48	2	3	1.07	3	0
#	College Township	20	17	1	0.67	2	10	8.73	7	6
#	Ferguson Township	15	14	1	70.93	4	3	14.61	16	10
#	Halfmoon Township	2	1	0	0.00	0	1	1.18	4	0
#	Harris Township	6	4	1	2.22	3	3	2.06	3	0
#	Patton Township	6	9	3	120.56	10	3	5.22	3	3
Regional Total		58	49	7	197.86	21	23	32.87	36	19
Lower Bald Eagle Valley Region										
	Howard Borough	0	1	0	0.00	0	0	0.00	0	1
	Milesburg Borough	1	1	0	0.00	0	0	0.00	0	1
	Boggs Township	7	6	5	77.31	14	0	0.00	0	1
	Curtin Township	3	2	1	95.75	2	0	0.00	0	1
	Howard Township	2	2	1	66.94	3	0	0.00	0	1
#	Liberty Township	2	3	2	213.01	4	0	0.00	0	1
Regional Total		15	15	9	453.01	23	0	0.00	0	6
Nittany Valley Region										
#	Bellefonte Borough	3	3	1	4.23	3	0	0.00	0	2
	Benner Township	9	9	2	12.16	5	6	37.91	94	1
	Marion Township	2	5	1	15.10	2	1	8.93	30	3
#	Spring Township	6	5	1	19.31	2	1	0.20	1	3
	Walker Township	10	9	6	145.57	18	0	0.00	0	3
Regional Total		30	31	11	196.37	30	8	47.04	125	12
Moshannon Valley Region										
	Philipsburg Borough	2	0	0	0.00	0	0	0.00	0	0
#	Rush Township	4	7	4	60.07	9	1	3.01	1	2
Regional Total		6	7	4	60.07	9	1	3.01	1	2

**- Figure 3 -
2020 Data -- continued**

Municipalities	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --							Misc. Plans*
			Sub. Plans	Acres Subdivided	Lots Created	Land Develop. Plans	Acres Developed	Units Created		
Mountaintop Region										
Snow Shoe Borough	1	0	0	0.00	0	0	0.00	0	0	0
Burnside Township	1	0	0	0.00	0	0	0.00	0	0	0
Snow Shoe Township	5	4	2	18.71	4	0	0.00	0	0	2
Regional Total	7	4	2	18.71	4	0	0.00	0	0	2
Penns Valley Region										
Centre Hall Borough	2	1	0	0.00	0	0	0.00	0	0	1
Millheim Borough	1	0	0	0.00	0	0	0.00	0	0	0
Gregg Township	4	0	0	0.00	0	0	0.00	0	0	0
Haines Township	5	4	2	121.36	5	0	0.00	0	0	2
Miles Township	11	3	1	57.83	3	0	0.00	0	0	2
Penn Township	5	3	3	142.36	7	0	0.00	0	0	0
Potter Township	8	6	5	184.19	48	0	0.00	0	0	1
Regional Total	36	17	11	505.74	63	0	0.00	0	0	6
Upper Bald Eagle Region										
Port Matilda Borough	0	1	1	0.34	2	0	0.00	0	0	0
Unionville Borough	0	0	0	0.00	0	0	0.00	0	0	0
Huston Township	6	7	2	27.12	5	0	0.00	0	0	5
Taylor Township	1	1	0	0.00	0	0	0.00	0	0	1
Union Township	3	5	3	60.58	5	0	0.00	0	0	2
Worth Township	2	2	0	0.00	0	1	4.00	1	1	1
Regional Total	12	16	6	88.04	12	1	4.00	1	1	9
County Totals	164	139	50	1,519.80	162	33	86.92	163	56	

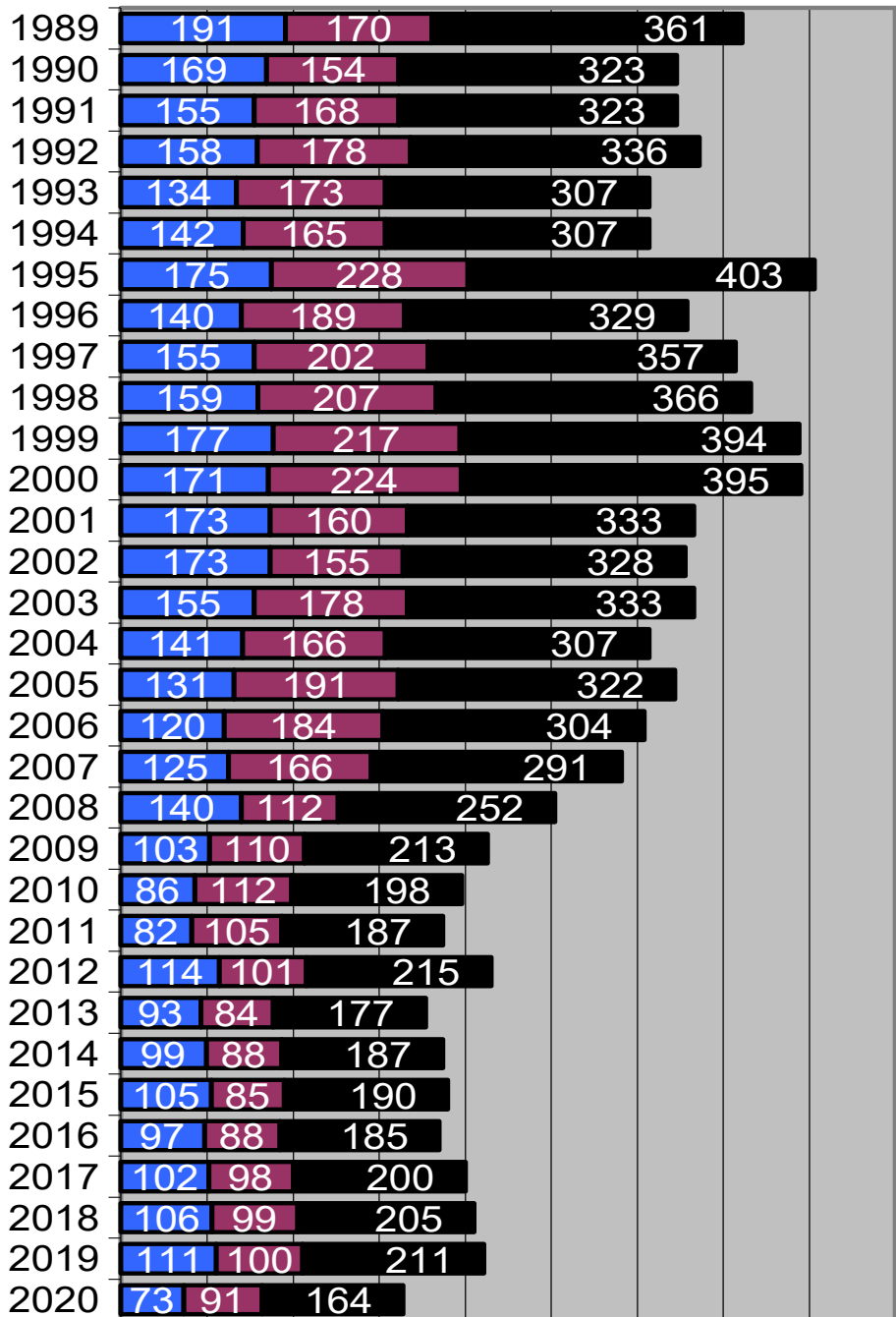
* = Miscellaneous Plans:
Replotted Lots, Lot Additions, Reclassifications, and Plans "For Recording Purposes Only" (e.g., Tract Surveys, Survey Corrections, etc.)
= Municipalities having their own Subdivision/Land Development Regulations.

Number of Files



Total Number of Files

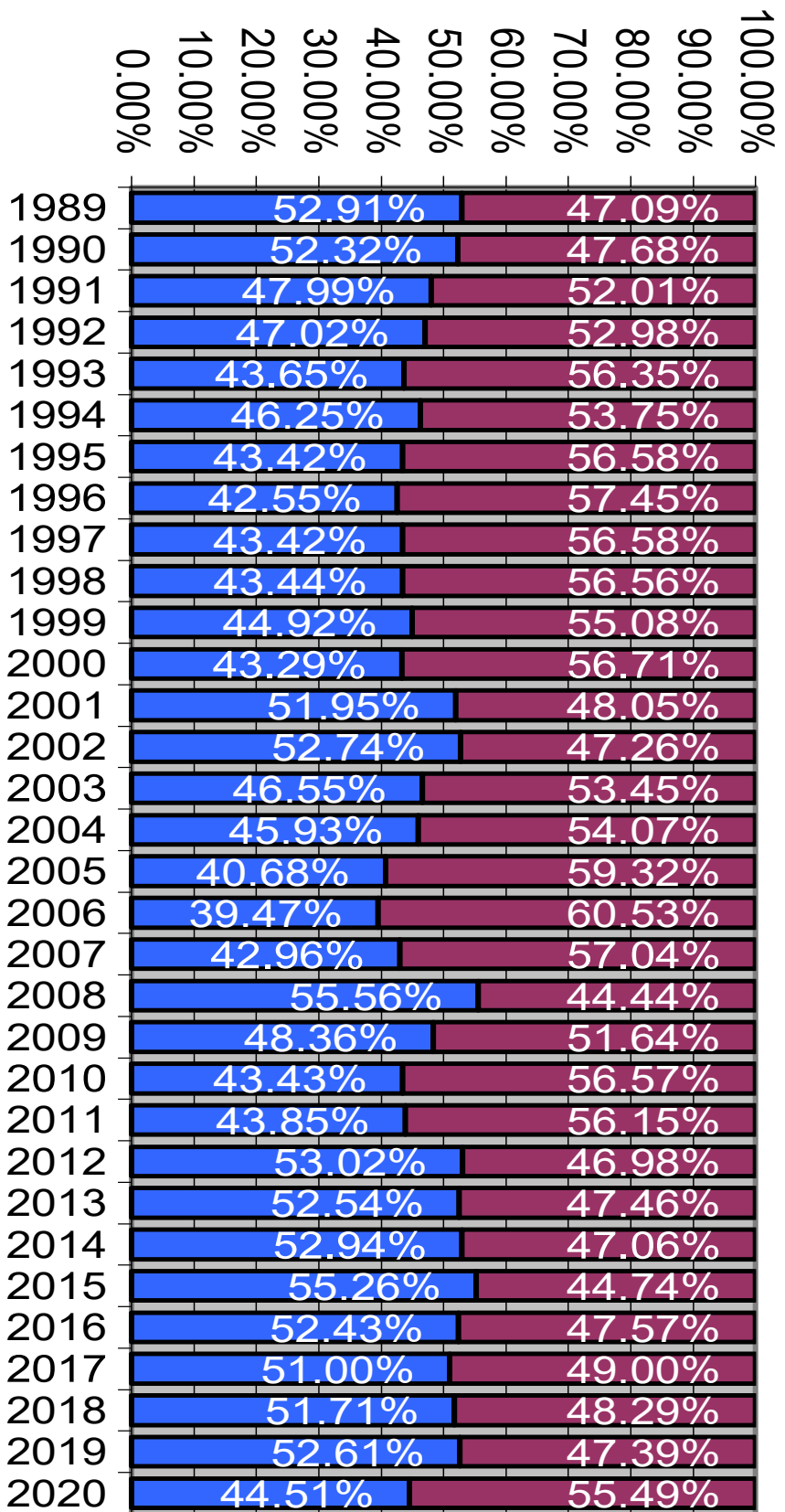
Total Number of Files Local* vs. County



■ Local
 ■ County
 ■ Total

* Local represents those municipalities that have adopted their own subdivision and land development ordinance. Those municipalities are: College Township, State College Borough, Ferguson Township, Halfmoon Township, Harris Township, Patton Township, Spring Township, Rush Township, Belfonte Borough and Liberty Township. 1989 represents the first year in which specific data was collected by municipality for new files created.

% of New Files Created Local* vs. County

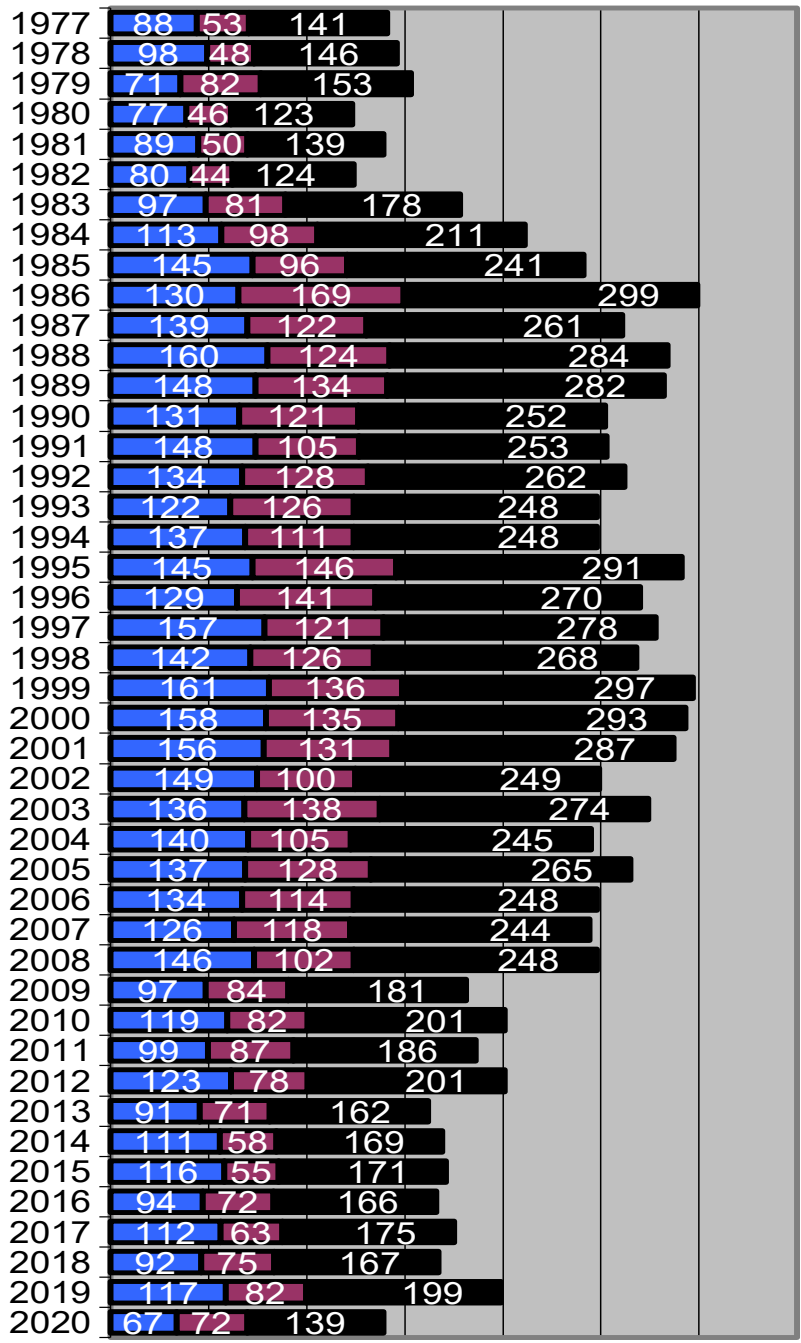


■ Local
 ■ County

* Local represents those municipalities that have adopted their own subdivision and land development ordinance. Those municipalities are: College Township, State College Borough, Ferguson Township, Halfmoon Township, Harris Township, Patton Township, Spring Township, Rush Township, Bellefonte Borough and Liberty Township.
1989 represents the first year in which specific data was collected by municipality for new files created.

Total Number of Recorded Plot Plans

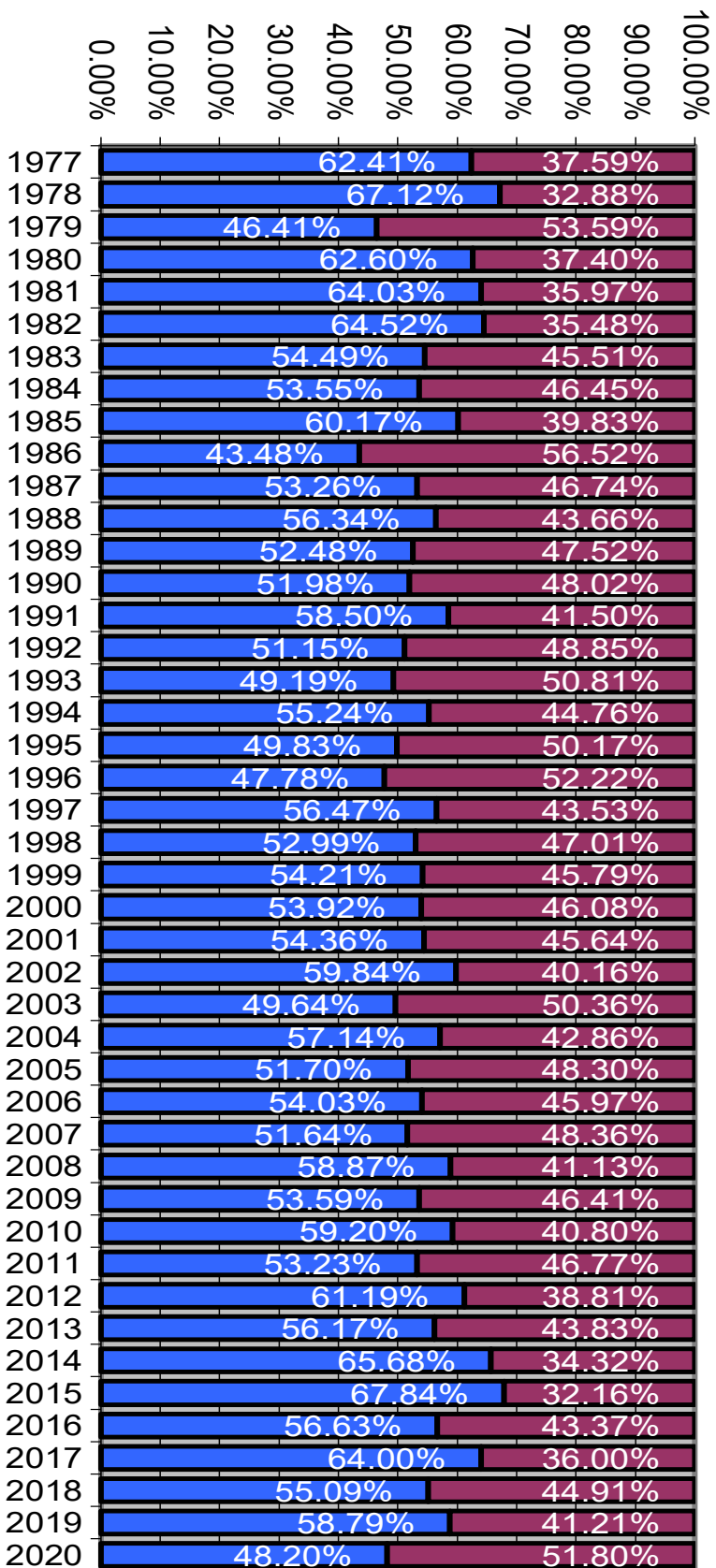
Local* vs. County



■ Local
 ■ County
 ■ Total

* Local represents those municipalities that have adopted their own subdivision and land development ordinance. Those municipalities are: College Township, State College Borough, Ferguson Township, Halfmoon Township, Harris Township, Patton Township, Spring Township, Rush Township, Belfonte Borough and Liberty Township.

% of Recorded Plot Plans Local* vs. County



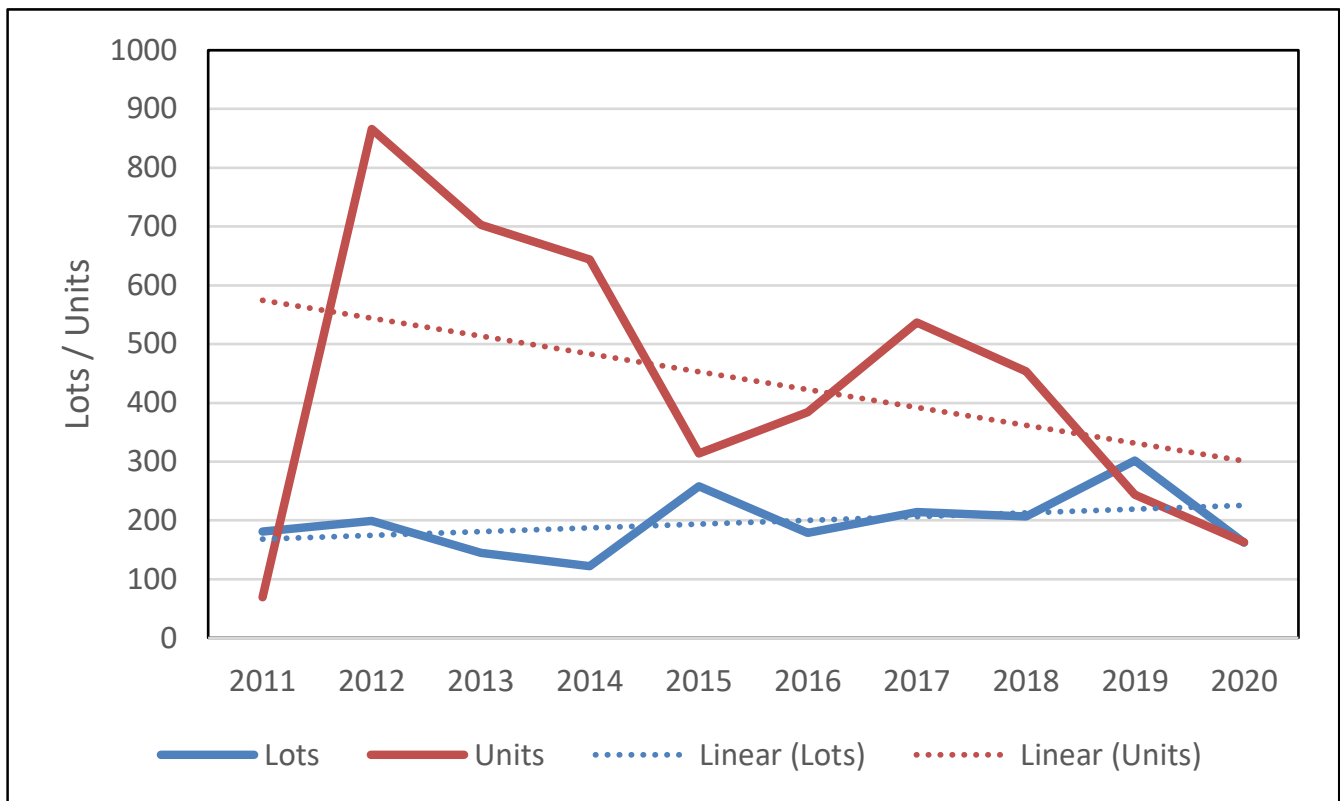
■ Local
 ■ County

* Local represents those municipalities that have adopted their own subdivision and land development ordinance. Those municipalities are: College Township, State College Borough, Ferguson Township, Halfmoon Township, Harris Township, Patton Township, Spring Township, Rush Township, Bellefonte Borough and Liberty Township.

**— TEN YEAR COMPARISON —
RECORDED SUBDIVISION / LAND DEVELOPMENT PLANS FOR 2011-2020
(Including Miscellaneous Plans*)**

Year	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --						Misc. Plans*
			Sub. Plans	Acres Subdivided	Lots Created	Land Develop. Plans	Acres Developed	Units Created	
2011	187	186	57	5,059.62	181	45	52.00	69	84
2012	215	201	44	4,169.71	199	55	239.54	866	102
2013	177	162	47	2,647.97	145	42	76.12	703	73
2014	187	169	33	1,144.77	122	57	81.49	644	79
2015	190	171	46	2,142.24	258	46	61.84	314	79
2016	185	166	37	1,858.98	179	49	73.12	384	74
2017	200	175	48	1,927.55	214	45	75.06	537	82
2018	205	167	41	2,231.14	207	48	77.95	454	78
2019	211	199	60	2,871.28	302	53	72.59	244	86
2020	164	139	50	1,519.80	162	33	86.92	163	56

* = Miscellaneous Plans:
Replotted Lots, Lot Additions, Reclassifications, and Plans "For Recording Purposes Only" (e.g., Tract Surveys, Survey Corrections, Condominium Declarations, etc.)



**Subdivision and Land Development Data by Planning Region
(Including Miscellaneous Plans*)
2017 - 2020**

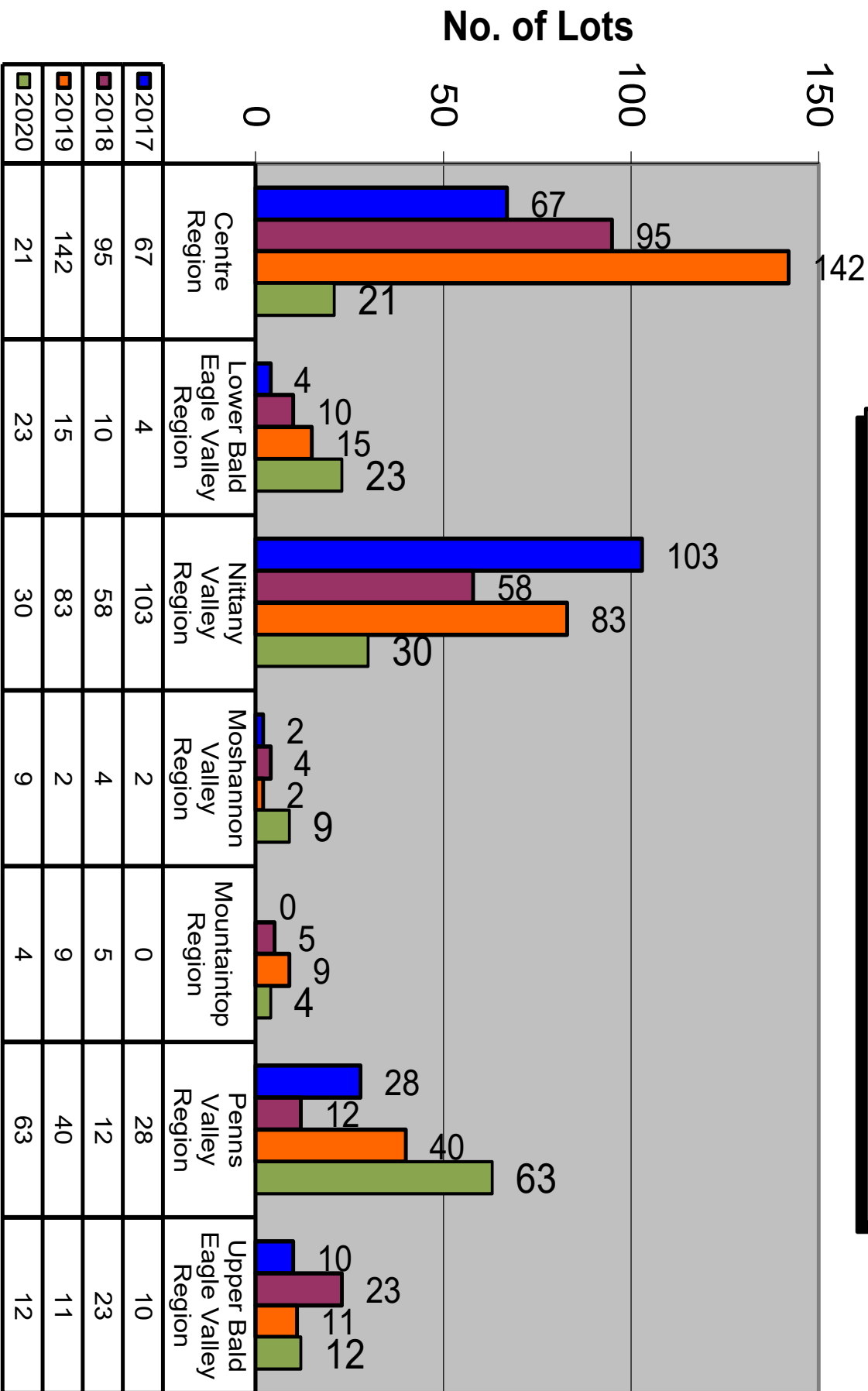
Year	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --						Misc. Plans*
			Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed	Units Created	
Centre Region									
2017	80	89	15	855.80	67	37	67.04	474	37
2018	81	71	8	160.09	95	29	29.99	389	34
2019	90	89	14	425.40	142	38	50.93	176	37
2020	50	49	7	197.86	21	23	32.87	36	19
Regional Total	301	298	44	1,639.15	325	127	180.83	1075	127
Lower Bald Eagle Valley Region									
2017	10	7	2	11.51	4	1	0.05	3	4
2018	19	17	6	263.72	10	2	3.02	13	9
2019	16	17	8	600.48	15	0	0.00	0	9
2020	15	15	9	453.01	23	0	0.00	0	6
Regional Total	60	56	25	1,328.72	52	3	3.07	16	28
Nittany Valley Region									
2017	41	27	13	277.16	103	2	5.07	2	12
2018	43	34	9	508.52	58	16	27.94	51	9
2019	39	39	14	324.02	83	13	15.85	65	12
2020	30	31	11	196.37	30	8	47.04	125	12
Regional Total	153	131	47	1,306.07	274	39	95.90	243	45
Moshannon Valley Region									
2017	4	7	1	10.81	2	3	2.70	54	3
2018	4	3	2	28.97	4	0	0.00	0	1
2019	5	3	1	5.39	2	0	0.00	0	2
2020	6	7	4	60.07	9	1	3.01	1	2
Regional Total	19	20	8	105.24	17	4	5.71	55	8

**Subdivision and Land Development Data by Planning Region, continued
(Including Miscellaneous Plans*)
2017 - 2020**

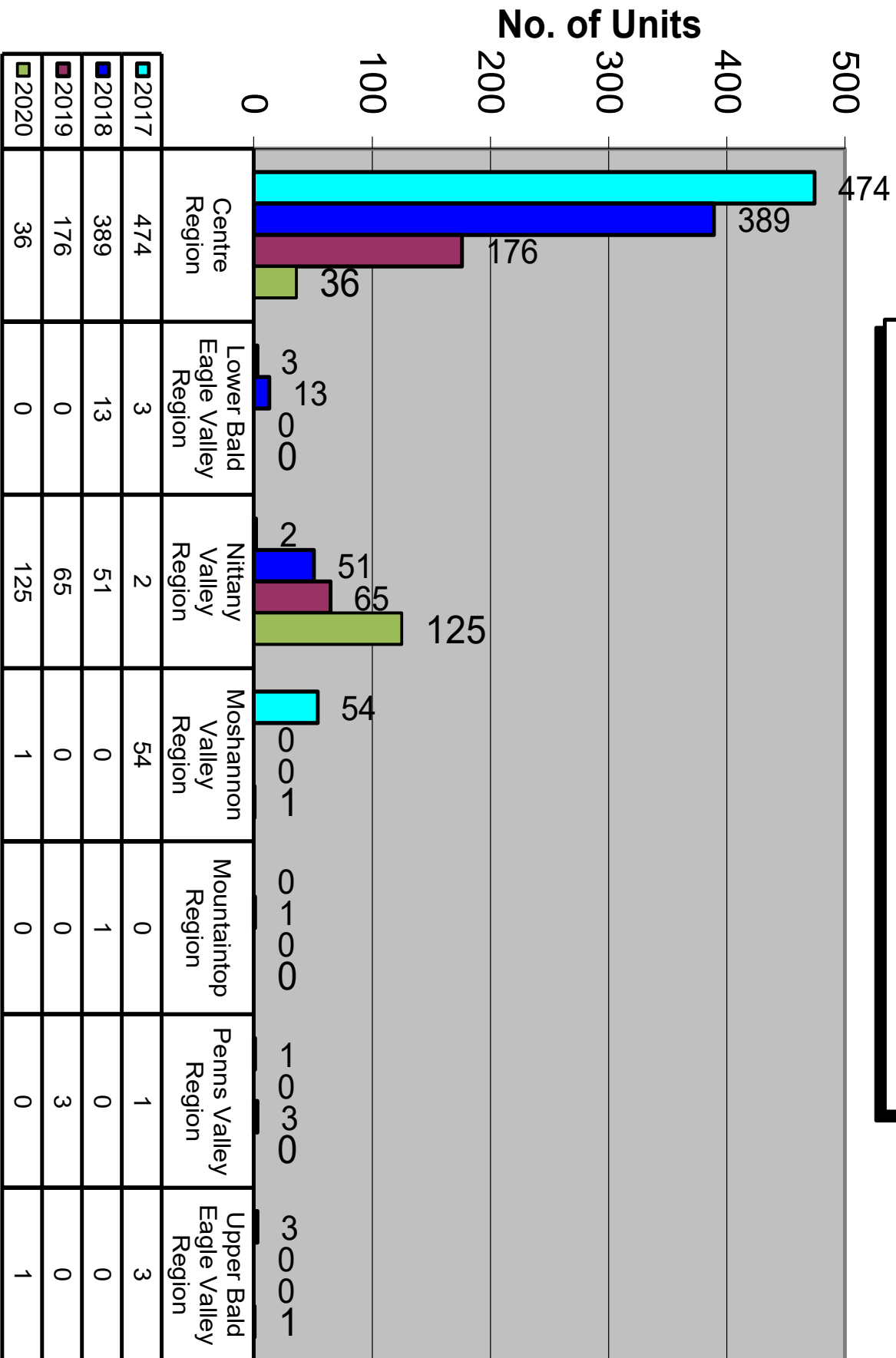
Year	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --						Misc. Plans*
			Sub. Plans	Acres Subdivided	Lots Created	Land Develop. Plans	Acres Developed	Units Created	
Mountaintop Region									
2017	6	4	0	0.00	0	0	0.00	0	4
2018	10	9	3	161.43	5	1	17.00	1	5
2019	6	7	4	172.48	9	0	0.00	0	3
2020	7	4	2	18.71	4	0	0.00	0	2
Regional Total	29	24	9	352.62	18	1	17.00	1	14
Penns Valley Region									
2017	40	31	12	573.66	28	1	0.13	1	18
2018	33	20	6	214.67	12	0	0.00	0	14
2019	39	32	15	1,237.14	40	2	5.81	3	15
2020	36	17	11	505.74	63	0	0.00	0	6
Regional Total	148	100	44	2,531.21	143	3	5.94	4	53
Upper Bald Eagle Region									
2017	19	10	5	198.61	10	1	0.07	3	4
2018	15	13	7	893.74	23	0	0.00	0	6
2019	16	12	4	106.37	11	0	0.00	0	8
2020	12	16	6	88.04	12	1	4.00	1	9
Regional Total	62	51	22	1,286.76	56	2	4.07	4	27
County Totals (2017 - 2020)	772	680	199	8,549.77	885	179	312.52	1,398	302

* = Miscellaneous Plans:
Replotted Lots, Lot Additions, Reclassifications, and Plans "For Recording Purposes Only" (e.g., Tract Surveys, Survey Corrections, etc.)

Lots Created by Planning Region 2017 - 2020



Units Created by Planning Region 2017 - 2020



- PROCESSING FEES -

	2016	2017	2018	2019	2020
Subdivision and Land Development Plan Review Fees Received					
County Jurisdiction	\$13,830.00	\$17,380.00	\$20,300.00	\$22,215.00	\$12,500.00
Local Jurisdiction	\$837.50	\$817.50	\$1,012.00	\$747.50	\$615.00
SUB-TOTAL	\$14,667.50	\$18,197.50	\$21,312.00	\$22,962.50	\$13,115.00
DEP Planning Module Review Fees Received	\$450.00	\$475.00	\$575.00	\$600.00	\$725.00
Engineer Review / Inspection Fees Received*	\$1,134.00	\$1,991.50	\$691.00	\$837.00	\$371.50
TOTALS	\$16,251.50	\$20,664.00	\$22,578.00	\$24,399.50	\$14,211.50

* **NOTE:** Applicants submitting plans under the jurisdiction of the County’s Ordinance that involve required engineering details must execute a *Memorandum of Understanding* with the Centre County Board of Commissioners (and the local municipality, when applicable). This agreement represents a commitment that the applicant shall reimburse the county/municipality for all actual costs of the engineering services provided by the county/municipality in the formal processing of the plan (i.e., engineering reviews and site inspections).

- DEFINITIONS -

Land Development: Any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
 - (a) A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or,
 - (b) The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups, or other features.
- (2) A subdivision of land.

Lot Addition: A parcel of land that is conveyed, sold, or transferred to an existing lot of record for the purpose of increasing lot size.

Miscellaneous Plan: A recorded plot plan that depicts lot additions, replotted lots, reclassifications and/or represents a plan approved “for recording purposes only” (e.g., a miscellaneous declaration plan, tract survey plan, and/or a corrective survey plan).

New Files Created: For record keeping purposes, new files are created whenever the following occurs:

- a) Public contact resulting in correspondence from the County Planning Office related to the administration of the County Subdivision and Land Development Ordinance; or,
- b) Reviews and/or acknowledgments of subdivision and land development plans, as generated from municipalities having their own local subdivision/land development ordinance, resulting in correspondence from the County Planning Office; or,
- c) Reviews and/or acknowledgments of DEP Sewage Facilities Planning Modules.

Record Plan (or) Recorded Plan: The original plot plan as approved, acknowledged as such by approval signatures, and as recorded in the County Recorder of Deeds Office.

Replot: The change of lot lines between lots of separate ownership or between subdivided lots of common ownership, not creating any additional “new” lots.

Resubdivision: The subdivision of an approved “lot of record” into two or more lots.

Subdivision: The division or re-division of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, or lease, partition by the court for distribution to heirs or devisee, transfer of ownership, or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.