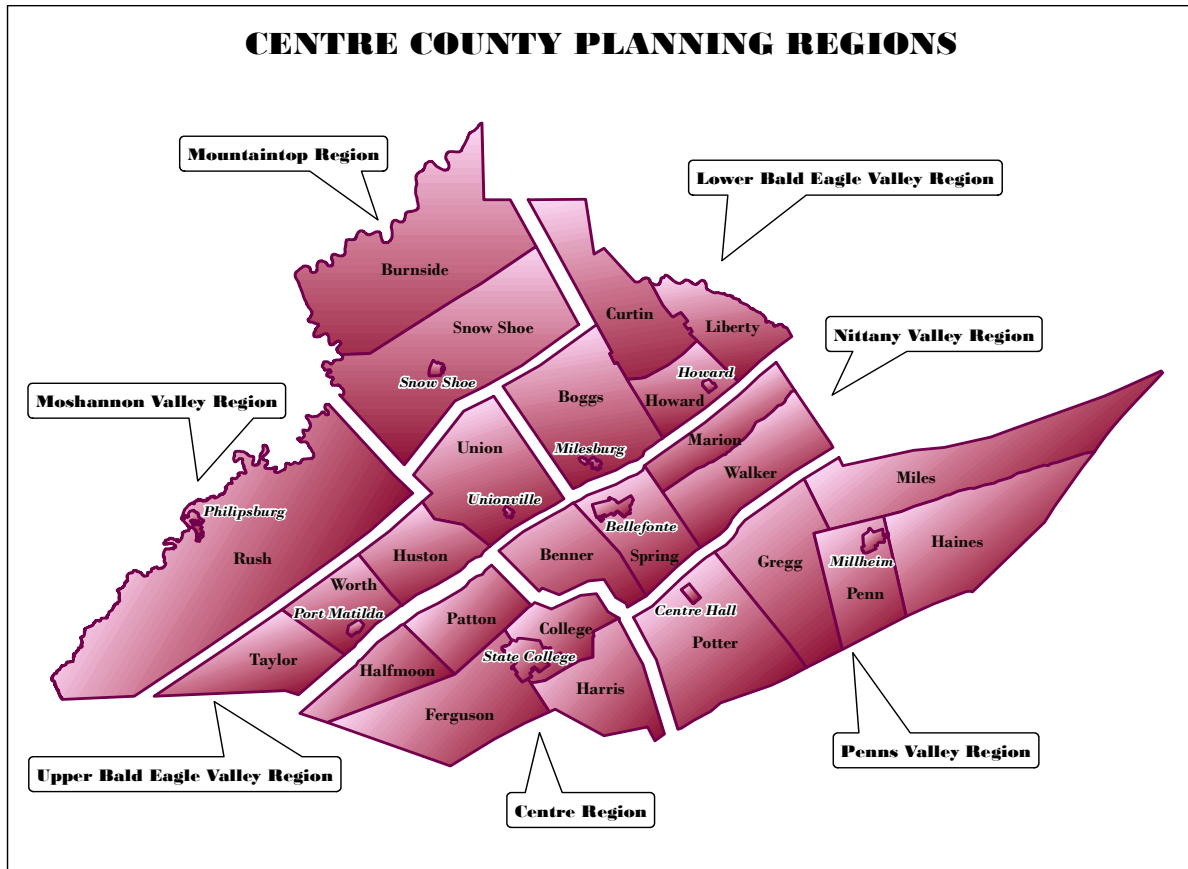


# Centre County Subdivision and Land Development Activity Report 2009



## 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.co.centre.pa.us](http://www.co.centre.pa.us)

## Centre County Board of Commissioners - 2009

Jon W. Eich, *Chair*  
Rich Rogers, *Commissioner*  
Steven G. Dershem, *Commissioner*

## Centre County Planning Commission Members - 2009

Robert L. Corman, <i>Chairman</i>	Penns Valley Region
Elfrieda M. Persic, <i>Vice-Chariman</i>	Centre Region
Kevin Abbey, <i>Secretary</i>	Centre Region
Jack Shannon	Moshannon Valley Region
Thomas E. Hoover	Mountaintop Region
Cecil J. Irvin	Centre Region
Thomas Poorman	Lower Bald Eagle Valley Region
Robert P. Dannaker	Nittany Valley Region
Angelica "Mimi" Wutz	Upper Bald Eagle Valley Region

## Centre County Planning and Community Development Office - 2009

Robert B. Jacobs, AICP, *Director*  
Susan B. Hannegan, *Assistant Director*  
Anson C. Burwell, *Subdivision and Land Development Planner*  
Christopher D. Schnure, *Assistant Subdivision and Land Development Planner*  
Matt Milliron, *Community Water Systems Coordinator*  
Beth A. Rider, *Senior Environmental Planner*  
Norman K. Lathbury, *Ag Land Preservation Program Coordinator*  
Linda Marshall, *Senior Planner*  
Mike Bloom, *Senior Transportation Planner*  
Susan G. Krosunger, *Senior Planner*  
Mary L. Wheeler, *Secretary III*  
Stacy J. Mann, *Secretary III*  
Elizabeth A. Lose, *Research Technologist (Contracted from Penn State using "in-kind" funds)*

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

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

Released: February, 2010

- 2009 -

## 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 *2009 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 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 2009 totaled \$29,218.40 (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 2009.

Contact Persons: Anson C. Burwell, Subdivision and Land Development Planner

Christopher D. Schnure, Assistant Subdivision and Land Development Planner

Phone: (814) 355-6791

Fax: (814) 355-8661

E-mail: [acburwell@co.centre.pa.us](mailto:acburwell@co.centre.pa.us)

E-mail: [cgschnure@co.centre.pa.us](mailto:cdschnure@co.centre.pa.us)

## – General Summary –

- Of the 213 New Files generated in 2009, 110 files (52 percent) were created in those municipalities that fall under the jurisdiction of the Centre County Subdivision and Land Development Ordinance (SALDO) and the remaining 103 New Files (48 percent) were for subdivision or land development activity located within the ten municipalities that administer their own local SALDO.
  
- Of the 181 Recorded Plot Plans for 2009, 84 record plans (46 percent) were for those municipalities that fall within the administration of the County's SALDO and the remaining 97 record plans (54 percent) were for activity occurring in the ten municipalities that administer their own SALDO; however, over half of the plans subject to local regulation fell within the Miscellaneous Plans category (please reference the Definitions section on Page 17 for further information in this regard), thus inflating the statistical percentage in this category accordingly.
  
- In the Ten Year Comparison of compiled subdivision and land development activity for 2009 (reference data on page 11), the total number of Subdivision Lots (124) represents a continued decrease in lots created and depicts another significant drop from the previous year's total of 267 lots (which was predicted in last year's report).
  
- Similar to the above, a ten year comparison of Land Development Units show a county-wide total of 147 units created in 2009. This number represents another marked decrease in land development activity from last year's total of 443 units (which was also expected).
  
- Upon comparing of the data compiled for 2009 with previous year's numbers, it is evident that the national, state and local economic conditions are still having a continued negative effect on Centre County's subdivision and land development growth patterns.
  
- Per the subject trends and indicators, we anticipate a continued 'wait and see' attitude among the County's developers. However, this office is projecting a bottoming-out and a leveling-off of subdivision and land development activity. And optimistically, there is some evidence to indicate that both lot and unit inventories are being reduced, coupled with tangible but fragile signs of the beginnings of an economic rebound. If our observations are correct, the 2010 numbers should reflect a change in direction and the beginnings of a modest growth pattern.....time will tell.

COUNTY AND MUNICIPAL PLANNING CONTROLS  
2009

	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	Storm-Water Ordinance
<b>CENTRE COUNTY</b>	X	X		X						X
<b>CENTRE REGION</b>										
State College Borough	X	X	X		X	X	X	X		X
College Township	X	X	X		X	X	X	X	X	X
Ferguson Township	X	X	X		X	X	X	X	X	X
Halfmoon Township	X	X	X		X	X	X	X	X	X
Harris Township	X	X	X		X	X	X	X	X	X
Patton Township	X	X	X		X	X	X	X	X	X
<b>LOWER BALD EAGLE VALLEY REGION</b>										
Howard Borough	X	X		X	X		X	X		
Milesburg Borough	X	X		X	X		X	X		
Boggs Township	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		X
<b>NITTANY VALLEY REGION</b>										
Bellefonte Borough	X	X	X		X		X	X		X
Berner Township	X	X		X	X		X	X	X	X
Marion Township	X	X		X	X		X	X	X	X
Spring Township	X	X	X		X		X	X	X	X
Walker Township	X	X		X	X		X	X	X	X
<b>MOSHANNON VALLEY REGION</b>										
Phillipsburg Borough	X	X		X	X		X	X		
Rush Township	X	X	X				X	X		
<b>MOUNTAINTOP REGION</b>										
Snow Shoe Borough	X	X		X	X		X	X		
Burnside Township	X			X			X	X		
Snow Shoe Township	X			X	X		X	X		
<b>PENNS VALLEY REGION</b>										
Centre Hill Borough	X	X		X	X		X	X		
Millheim Borough	X	X		X	X		X	X		
Gregg Township	X	X		X	X		X	X	X	X
Haines Township	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
<b>UPPER BALD EAGLE REGION</b>										
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	X	
Worth Township	X	X		X	X		X	X	X	

**2009 Data  
RECORDED SUBDIVISION / LAND DEVELOPMENT PLANS FOR 2009**

Municipalities	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		
<b>Centre Region</b>										
#	State College Borough	10	6	0	0.00	0	4	6.56	5	2
#	College Township	26	17	0	0.00	0	8	1.82	7	9
#	Ferguson Township	18	19	0	0.00	0	6	3.71	7	13
#	Halfmoon Township	6	5	3	386.87	6	1	0.21	1	1
#	Harris Township	6	10	2	11.40	12	1	6.90	28	7
#	Patton Township	16	18	1	14.75	2	4	17.54	5	13
<b>Regional Total</b>		82	75	6	413.02	20	24	36.74	53	45
<b>Lower Bald Eagle Valley Region</b>										
	Howard Borough	0	0	0	0.00	0	0	0.00	0	0
	Milesburg Borough	0	1	0	0.00	0	0	0.00	0	1
	Boggs Township	9	3	2	60.51	2	1	0.77	1	0
	Curtin Township	0	0	0	0.00	0	0	0.00	0	0
	Howard Township	3	1	1	13.26	1	0	0.00	0	0
#	Liberty Township	4	4	2	226.73	5	0	0.00	0	2
<b>Regional Total</b>		16	9	5	300.50	8	1	0.77	1	3
<b>Nittany Valley Region</b>										
#	Bellefonte Borough	2	2	1	0.33	2	1	2.45	40	0
	Benner Township	14	12	4	42.94	6	2	2.32	2	6
	Marion Township	3	3	2	102.83	3	0	0.00	0	1
#	Spring Township	9	10	0	0.00	0	3	17.04	7	7
	Walker Township	18	17	4	143.43	9	0	0.00	0	13
<b>Regional Total</b>		46	44	11	289.53	20	6	21.81	49	27
<b>Moshannon Valley Region</b>										
	Philipsburg Borough	1	1	0	0.00	0	0	0.00	0	1
#	Rush Township	6	6	3	83.14	8	2	1.73	36	1
<b>Regional Total</b>		7	7	3	83.14	8	2	1.73	36	2

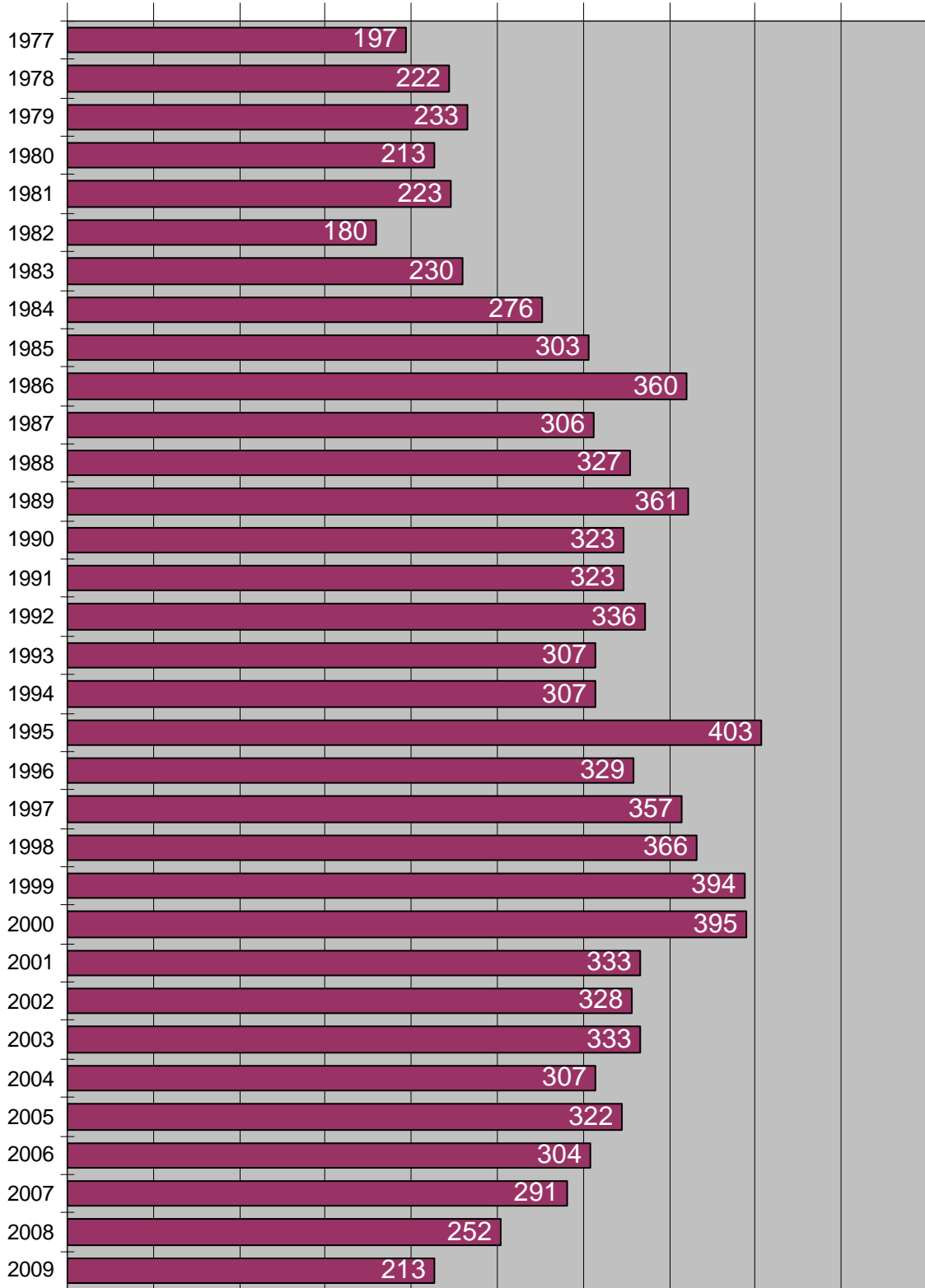
**2009 Data -- continued**

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		
<b>Mountaintop Region</b>										
Snow Shoe Borough	0	0	0	0.00	0	0	0	0.00	0	0
Burnside Township	0	0	0	0.00	0	0	0	0.00	0	0
Snow Shoe Township	2	1	0	0.00	0	0	0	0.00	0	1
<b>Regional Total</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>1</b>
<b>Penns Valley Region</b>										
Centre Hall Borough	0	0	0	0.00	0	0	0	0.00	0	0
Millheim Borough	2	0	0	0.00	0	0	0	0.00	0	0
Gregg Township	8	6	2	360.85	19	0	0	0.00	0	4
Haines Township	11	6	1	99.41	3	0	0	0.00	0	5
Miles Township	9	8	2	152.35	7	1	0.01	1	1	5
Penn Township	5	2	0	0.00	0	1	0.60	2	2	1
Potter Township	7	9	6	475.17	16	0	0.00	0	0	3
<b>Regional Total</b>	<b>42</b>	<b>31</b>	<b>11</b>	<b>1,087.78</b>	<b>45</b>	<b>2</b>	<b>0.61</b>	<b>3</b>	<b>3</b>	<b>18</b>
<b>Upper Bald Eagle Region</b>										
Port Matilda Borough	1	0	0	0.00	0	0	0	0.00	0	0
Unionville Borough	0	0	0	0.00	0	0	0	0.00	0	0
Huston Township	3	4	2	52.03	3	1	0.81	5	5	1
Taylor Township	7	5	5	449.14	13	0	0.00	0	0	0
Union Township	4	3	3	61.16	4	0	0.00	0	0	0
Worth Township	3	2	1	11.76	3	0	17.04	0	0	1
<b>Regional Total</b>	<b>18</b>	<b>14</b>	<b>11</b>	<b>574.09</b>	<b>23</b>	<b>1</b>	<b>17.85</b>	<b>5</b>	<b>5</b>	<b>2</b>
<b>County Totals</b>	<b>213</b>	<b>181</b>	<b>47</b>	<b>2,748.06</b>	<b>124</b>	<b>36</b>	<b>79.51</b>	<b>147</b>	<b>147</b>	<b>98</b>

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

# Number of Files

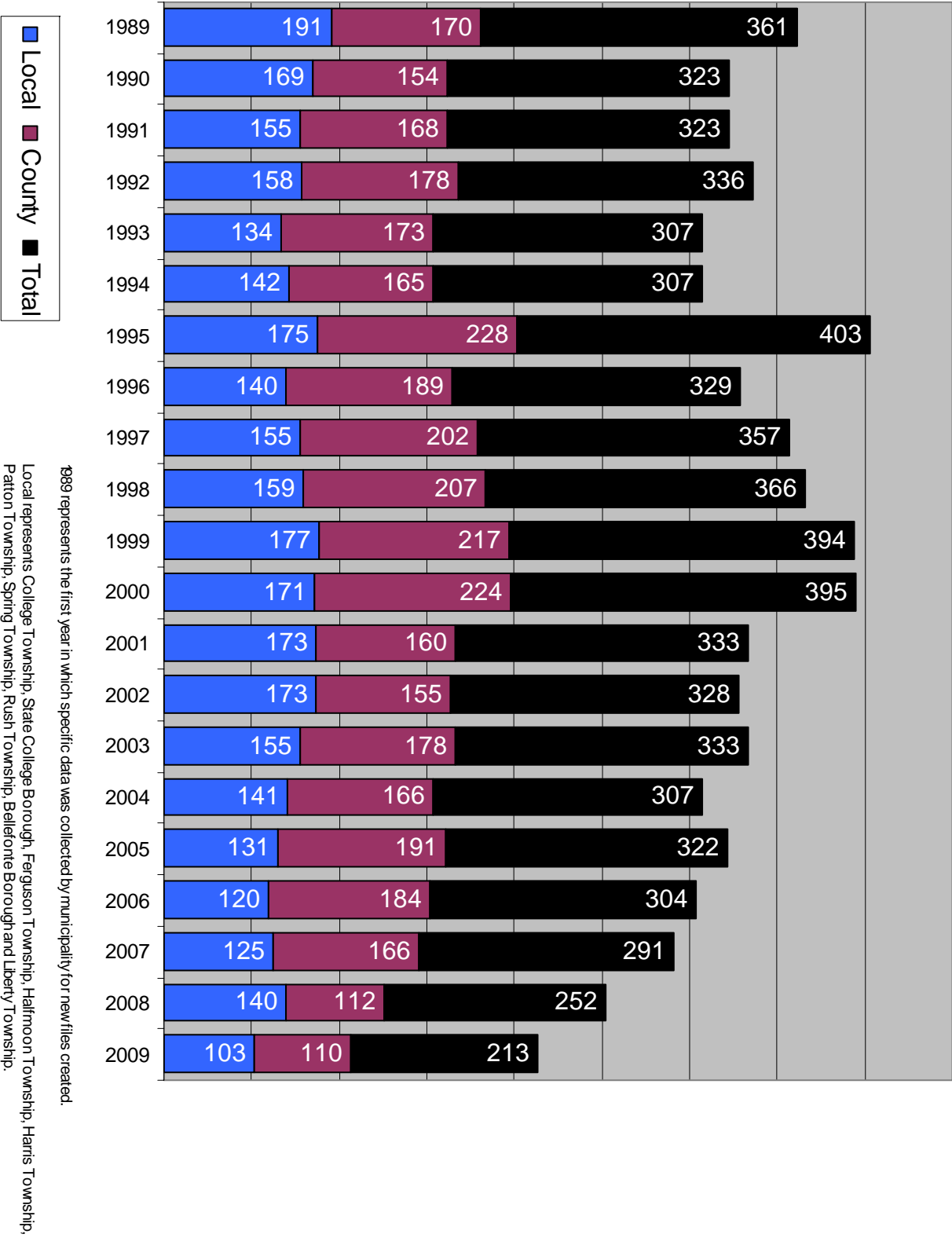
0 50 100 150 200 250 300 350 400 450 500



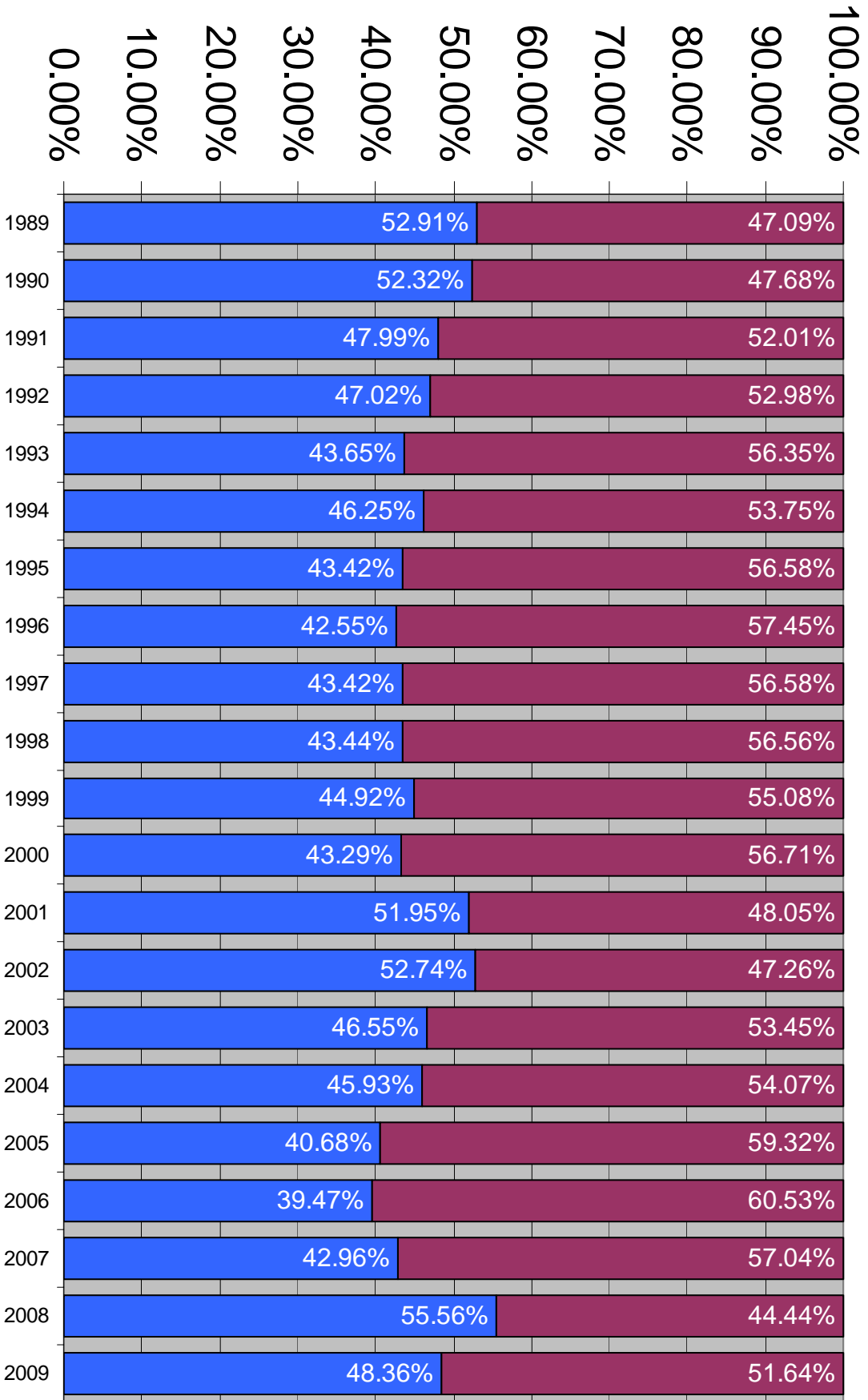
**Total Number of Files**



# Total Number of Files



# % of New Files Created



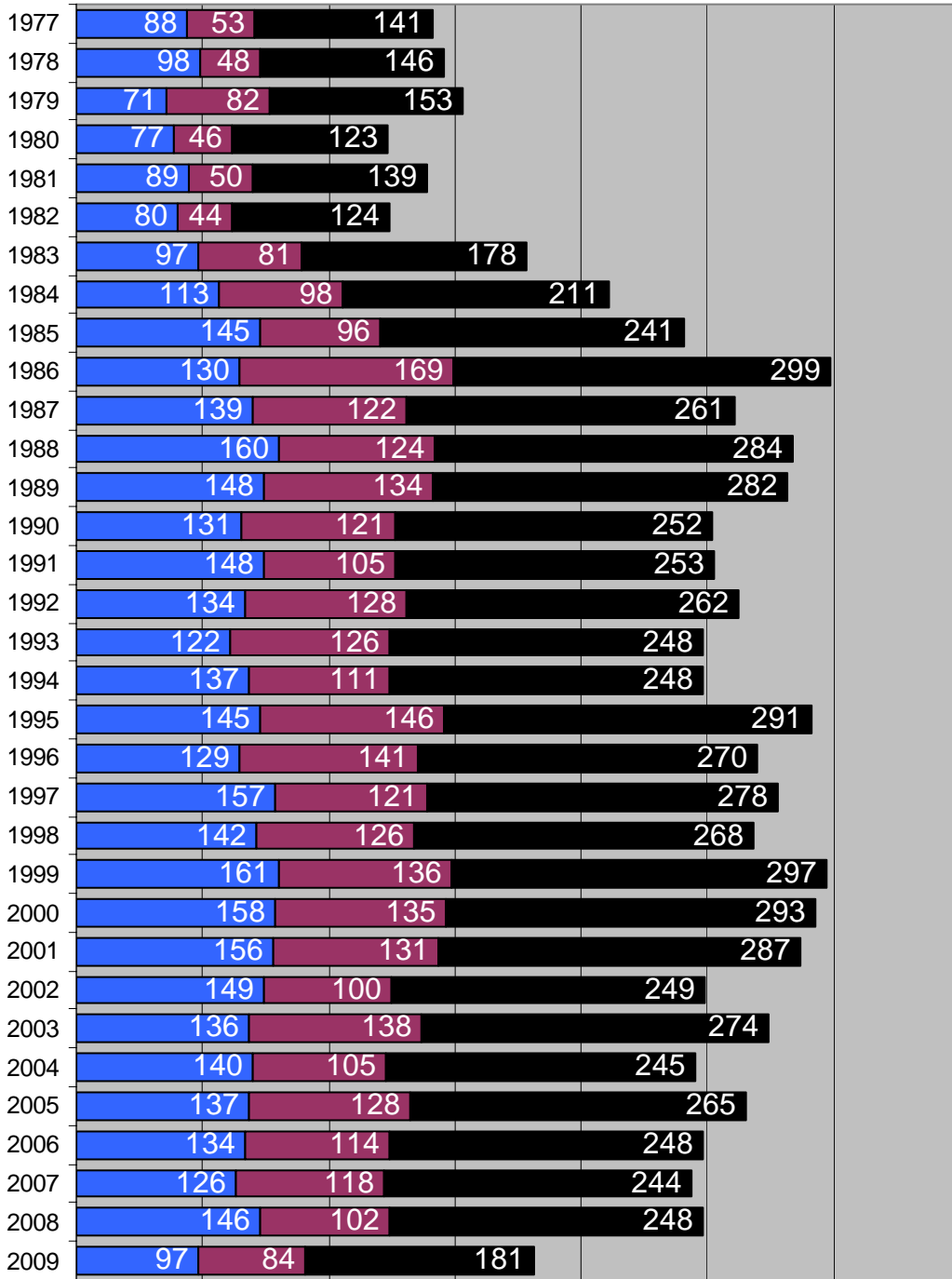
■ Local
 ■ County

1989 represents the first year in which specific data was collected by municipality for new files created.  
 Local represents College Township, State College Borough, Ferguson Township, Halfmoon Township, Harris Township, Patton Township, Spring Township, Rush Township, Bellefonte Borough and Liberty Township.

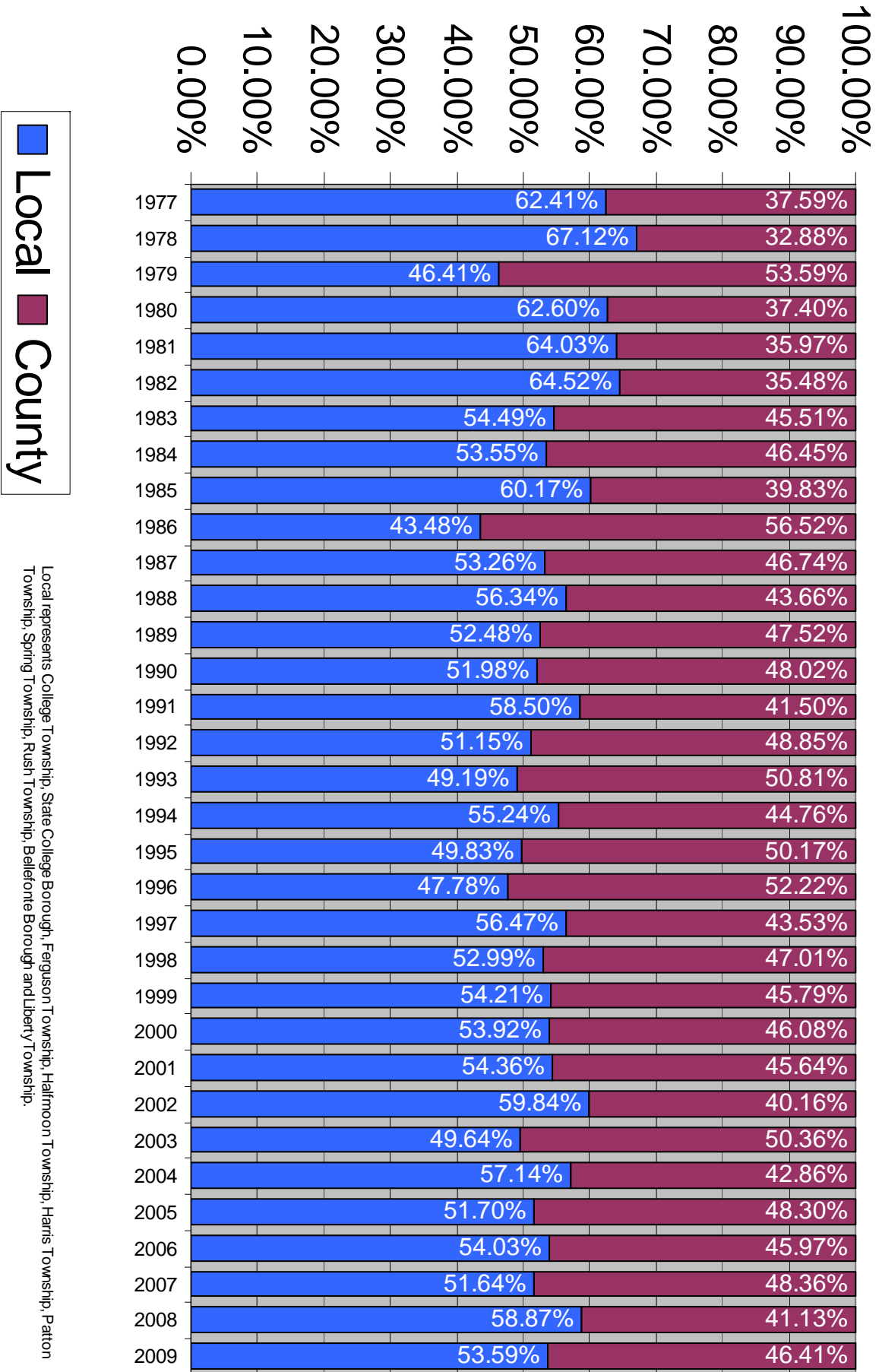
# Number of Recorded Plot Plans

■ Local
 ■ County
 ■ Total

Local represents College Township, State College Borough, Ferguson Township, Hallmoon Township, Harris Township, Patton Township, Spring Township, Rush Township, Bellefonte Borough and Liberty Township.



# % of Recorded Plot Plans



■ Local
 ■ County

Local represents College Township, State College Borough, Ferguson Township, Halfmoon Township, Harris Township, Patton Township, Spring Township, Rush Township, Bellefonte Borough and Liberty Township.

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		
2009	213	181	47	2,748.06	124	36	79.51	147	98	
2008	252	248	72	4,430.61	267	61	74.27	443	115	
2007	291	244	83	3,899.04	421	59	168.96	483	102	
2006	304	248	79	3,128.83	727	61	151.17	327	108	
2005	322	265	95	4,591.43	735	55	158.10	870	115	
2004	307	245	97	4,936.45	630	75	68.13	325	73	
2003	333	274	100	5,203.18	556	70	131.20	572	104	
2002	328	249	95	5,601.87	522	79	127.58	1,794	75	
2001	333	287	131	9,326.42	618	69	104.79	688	87	
2000	395	293	118	7,148.81	622	69	82.68	365	106	

\* = 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\*)  
2006 - 2009**

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		
<b>Centre Region</b>										
2006	89	109	19	833.51	237	37	69.16	93	53	
2007	98	106	19	619.86	176	39	131.49	343	15	
2008	109	116	12	778.08	48	46	38.26	346	58	
2009	82	75	6	413.02	20	24	36.74	53	45	
<b>Regional Total</b>	378	406	56	2,644.47	481	146	275.65	835	171	
<b>Lower Bald Eagle Valley Region</b>										
2006	26	9	5	97.23	12	0	0.00	0	4	
2007	18	12	9	347.09	22	0	0.00	0	3	
2008	17	14	8	60.57	13	2	2.99	30	4	
2009	16	9	5	300.50	8	1	0.77	1	3	
<b>Regional Total</b>	77	44	27	805.39	55	3	3.76	31	14	
<b>Nittany Valley Region</b>										
2006	63	47	21	1,003.11	361	15	68.64	111	11	
2007	67	49	23	934.11	115	10	19.59	122	16	
2008	45	50	16	677.04	60	10	29.68	62	24	
2009	46	44	11	289.53	20	6	21.81	49	27	
<b>Regional Total</b>	221	190	71	2,903.79	556	41	139.72	344	78	
<b>Moshannon Valley Region</b>										
2006	14	19	9	203.67	46	3	3.22	26	7	
2007	10	10	2	12.49	3	2	9.36	1	6	
2008	10	7	1	773.13	3	1	0.34	1	5	
2009	7	7	3	83.14	8	2	1.73	36	2	
<b>Regional Total</b>	41	43	15	1,072.43	60	8	14.65	64	20	

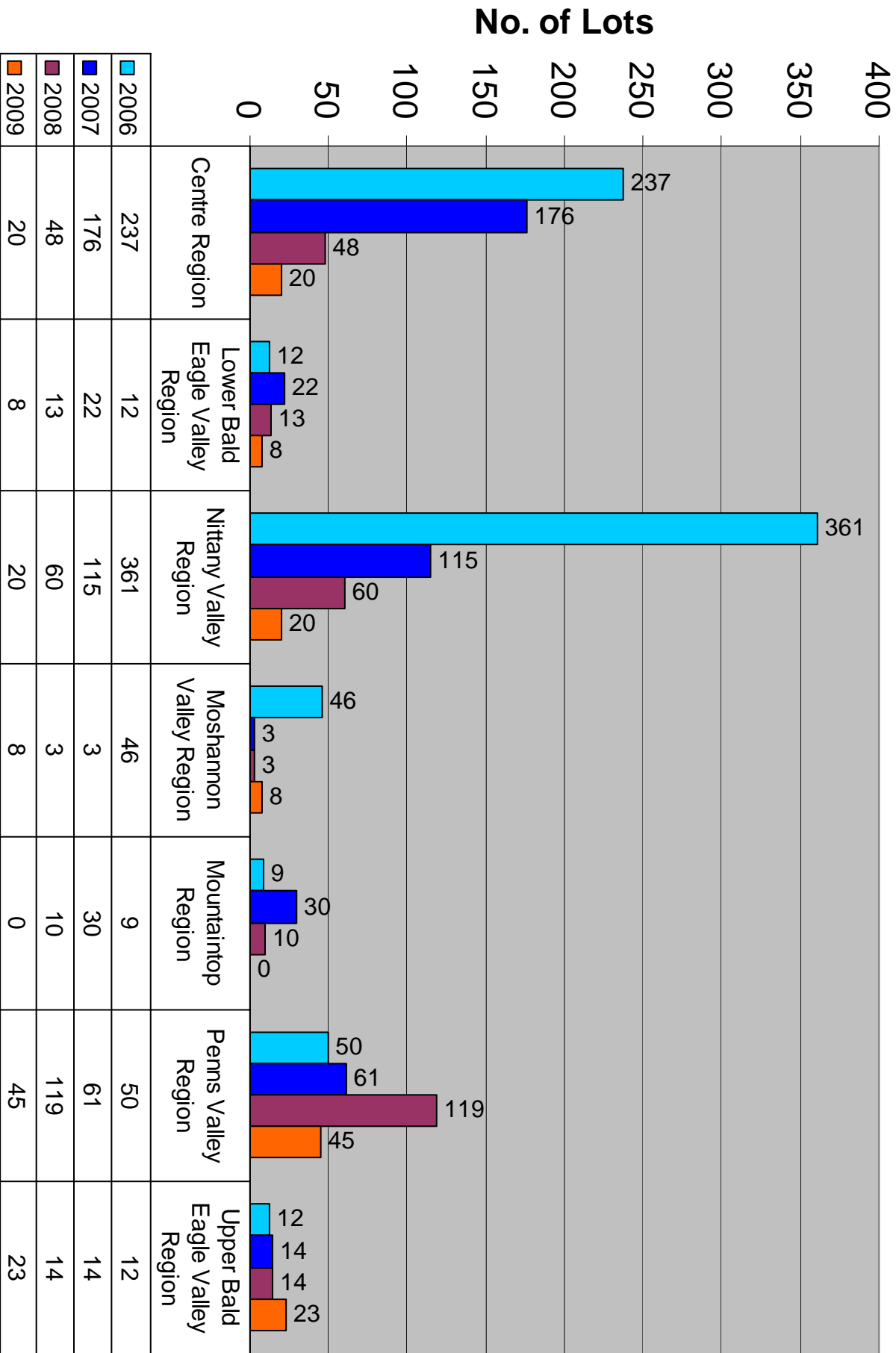
**Subdivision and Land Development Data by Planning Region, continued  
(Including Miscellaneous Plans\*)  
2006 - 2009**

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		
<b>Mountaintop Region</b>										
2006	16	12	4	150.37	9	0	0.00	0	8	
2007	9	9	5	465.99	30	1	0.90	1	3	
2008	9	7	4	155.74	10	1	0.00	2	2	
2009	2	1	0	0.00	0	0	0	0	1	
<b>Regional Total</b>	36	29	13	772.10	49	2	0.90	3	14	
<b>Penns Valley Region</b>										
2006	69	36	15	715.83	50	5	7.40	5	16	
2007	67	39	18	1,307.46	61	5	2.76	8	16	
2008	40	41	23	1,838.18	119	0	0.00	0	18	
2009	42	31	11	1,087.78	45	2	0.61	3	18	
<b>Regional Total</b>	218	147	67	4,949.25	275	12	10.77	16	68	
<b>Upper Bald Eagle Region</b>										
2006	27	16	6	125.11	12	1	2.75	92	9	
2007	22	19	7	212.04	14	2	4.86	8	10	
2008	22	13	8	147.87	14	1	3.00	2	4	
2009	18	14	11	574.09	23	1	17.85	5	2	
<b>Regional Total</b>	89	62	32	1,059.11	63	5	28.46	107	25	
<b>County Totals</b>	1,060	921	281	14,206.54	1,539	217	473.91	1,400	390	

\* = Miscellaneous Plans:

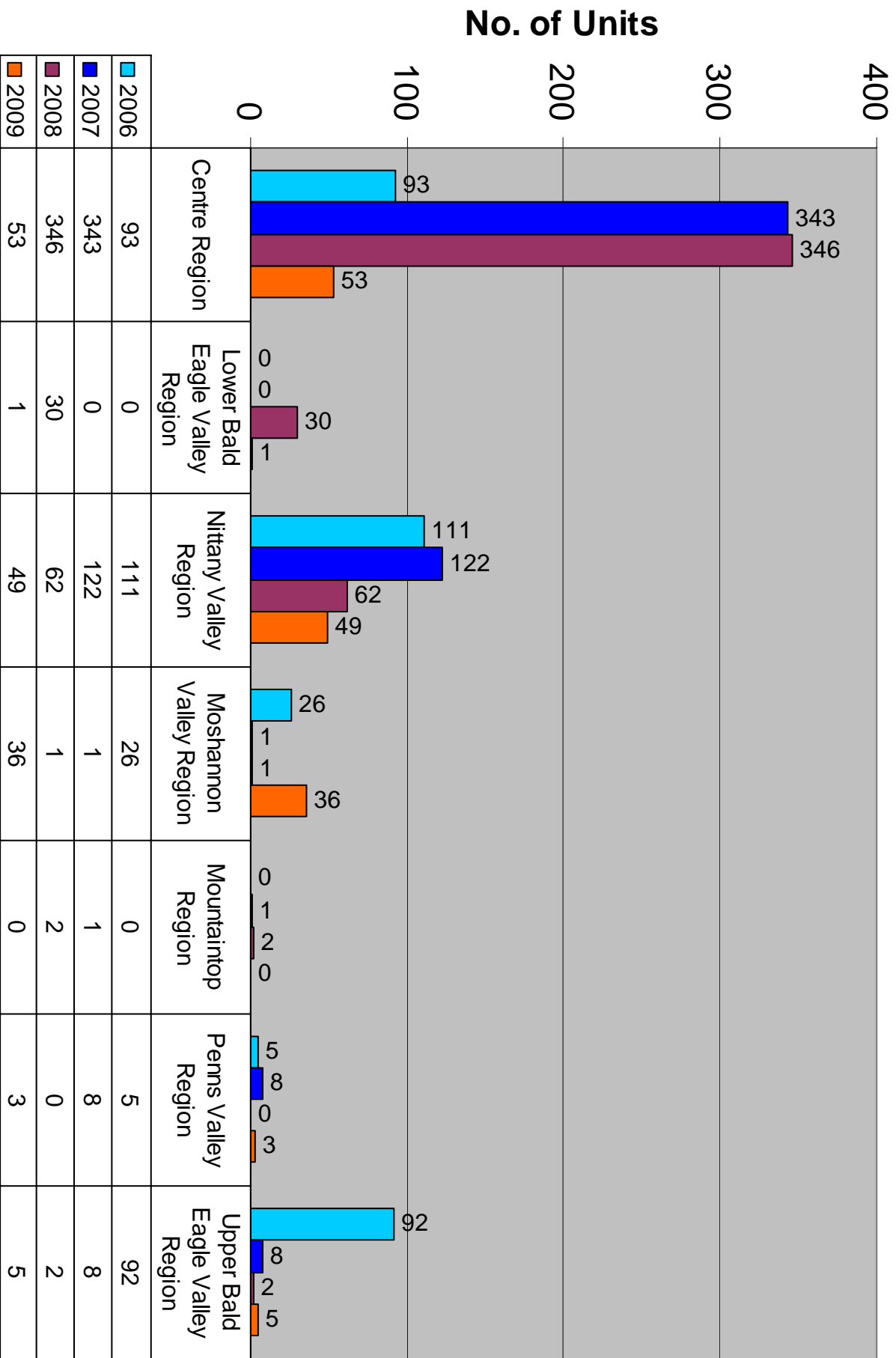
Replotted Lots, Lot Additions, Reclassifications, and Plans "For Recording Purposes Only" (e.g., Tract Surveys, Survey Corrections, etc.)

# Lots Created by Planning Region





# Units Created by Planning Region



**- PROCESSING FEES -**

	2005	2006	2007	2008	2009
<b>Subdivision and Land Development Plan Review Fees Received</b>					
County Jurisdiction	\$48,520.00	\$34,640.00	\$30,020.00	\$27,130.00	\$24,300.00
Local Jurisdiction	\$2,652.50	\$3,250.00	\$1,085.00	\$1,037.50	\$1,255.00
<b>SUB-TOTAL</b>	\$51,172.50	\$37,890.00	\$31,105.00	\$28,167.50	\$25,555.00
<b>DEP Planning Module Review Fees Received</b>	\$1,225.00	\$1,175.00	\$950.00	\$825.00	\$450.00
<b>Engineer Review / Inspection Fees Received*</b>	\$8,401.73	\$14,766.08	\$3,203.76	\$2,699.78	\$3,188.40
<b>Subdivision / Land Development Ordinances Sold</b>	\$625.00	\$300.00	\$100.00	\$50.00	\$25.00
<b>TOTALS</b>	\$61,424.23	\$54,131.08	\$35,358.76	\$31,742.28	\$29,218.40

\* **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.

