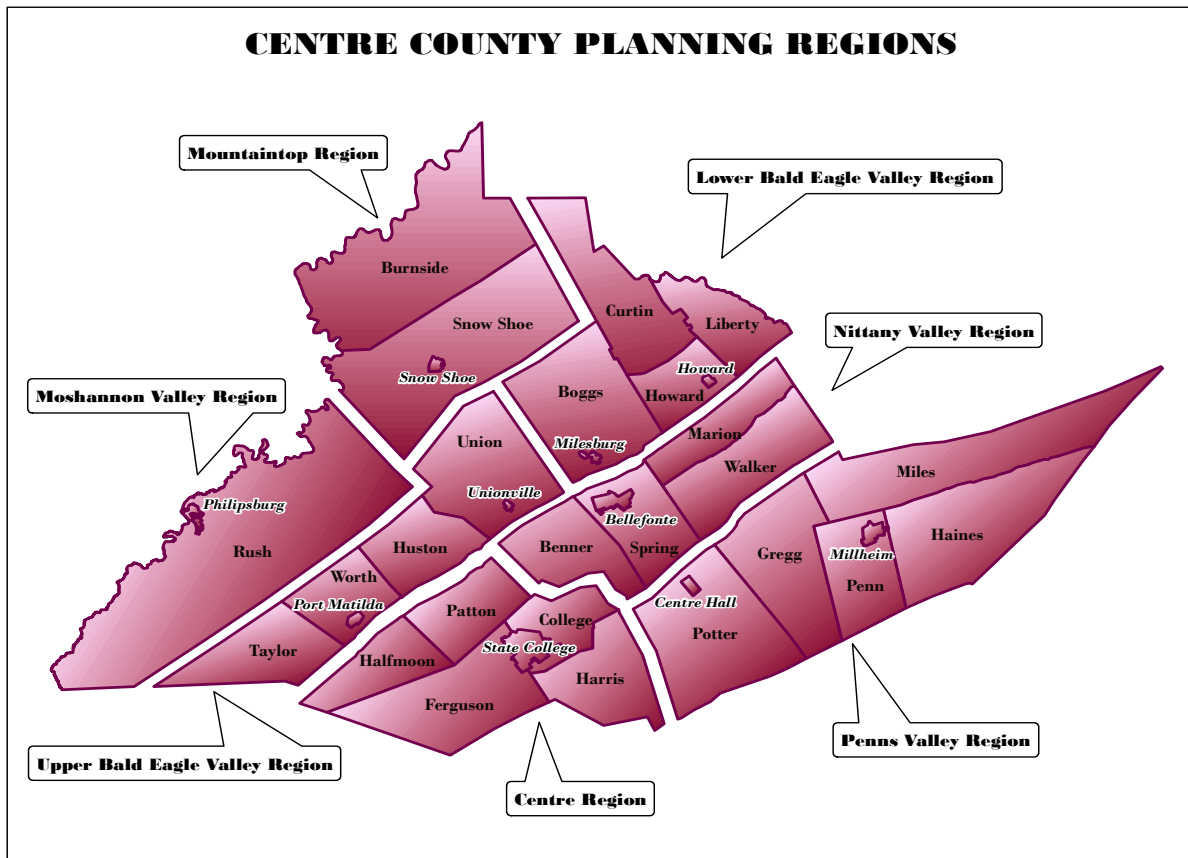


Centre County Subdivision and Land Development Activity Report 2006



**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

Centre County Board of Commissioners - 2006

C. Chris Exarchos, *Chairman*
Steven G. Dershem, *Commissioner*
H. Scott Conklin, *Commissioner (Resigned, December 2006)*
John T. Saylor, *Commissioner (Appointed, December 2006)*

Centre County Planning Commission Members - 2006

Robert L. Corman, <i>Chairman</i>	Penns Valley Region
Elfrieda M. Persic, <i>Vice-Chairman</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
vacant	Upper Bald Eagle Valley Region
vacant	Nittany Valley Region

Centre County Planning Office - 2006

Robert B. Jacobs, *Director*
Christopher M. Price, *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. Thoma-Rider, *Senior Environmental Planner*
Norman K. Lathbury, *Ag Land Preservation Program Coordinator*
Linda Marshall, *Senior Planner*
Mike Bloom, *Senior Transportation Planner*
Albert Lavan, *West Nile Virus Coordinator*
Susan G. Krosunger, *Planner*
Mary L. Wheeler, *Secretary III*
Stacy J. Mann, *Secretary III*
Elizabeth A. Tuck, *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. Tuck

Released: February, 2007

- 2006 -

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 County and Municipal Planning Controls chart on Page 3 for further details). Presently, there are nine (9) municipalities within the County that administer their own subdivision and land development ordinance, with the remaining twenty-seven (27) municipalities falling under the jurisdiction of the County's Ordinance. Also, in cooperation with the County Recorder of Deeds Office, the Planning and Community Development Office monitors all subdivision and land development plans to verify that 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 2006 totaled \$54,131.08 (reference Page 17 for details).

This report is a summary of the subdivision and land development activity in Centre County throughout the County's thirty-six (36) municipalities during 2006.

Contact Person: 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

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

- General Summary -

- * Out of the 304 New Files generated in 2006, 184 files (60.5 percent) were for those municipalities that fall within the jurisdiction of the Centre County Subdivision and Land Development Ordinance (SALDO) and the remaining 120 files (39.5 percent) were for activity located within the remaining nine municipalities that administer their own local SALDO.
- * Out of the 248 Recorded Plot Plans for 2006, 114 record plans (46 percent) were for those municipalities that fall within the administration of the County's SALDO and the remaining 134 record plans (54 percent) were for activity occurring in the nine municipalities having their own local SALDO; however, almost half of the recorded plans in the nine municipalities were defined as 'Miscellaneous Plans' (please refer to the Definitions section on Page 18 for further information).
- * In the Ten Year Comparison of compiled county-wide subdivision and land development activity, the total number of subdivision lots created (727) represents the second greatest number created in the last ten years and is only 8 lots less than last year's total.
- * Similar to the above, a ten year comparison of land development units created shows a county-wide total of 327 units. This number represents a substantial decrease in land development activity and is most likely reflective of a previous build-up of available inventory per the 870 units that were created in 2006.
- * A continuing upward trend is also noted when comparing the total number of subdivision and land development plans brought before the Centre County Planning Commission in 2006 (which equate to those plans defined as 'major' subdivisions and land developments) versus the previous year.
- * As noted above, the compilation and analysis of all subdivision and land development activity for the various categories provided show a high level of activity volume with trend lines suggesting a continued and steady growth pattern.

COUNTY AND MUNICIPAL PLANNING CONTROLS

2006

CENTRE COUNTY	Adopted Comprehensive Plan	Planning Commission	Municipal SALDO Applies	County SALDO Ordinance Applies	Zoning Ordinance	Zoning Hearing Board	Building Permit Ordinance	Federal Flood Insurance Program	Ag Security Area	Storm-Water Ordinance
	X	X		X						X
CENTRE REGION										
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
LOWER BALD EAGLE VALLEY REGION										
Howard Borough	X	X		X	X	X	X	X		X
Milesburg Borough	X	X		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	X		X
NIITANY VALLEY REGION										
Bellefonte Borough	X	X	X		X	X	X	X		X
Benner Township	X	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	X
MOSHANNON VALLEY REGION										
Phillipsburg Borough	X	X		X	X	X	X	X		
South Phillipsburg Borough				X			X	X		
Rush Township	X	X		X			X	X		
MOUNTAINTOP REGION										
Snow Shoe Borough	X	X	X		X	X	X	X		
Burnside Township	X			X			X	X		
Snow Shoe Township	X			X			X	X		
PENNS VALLEY REGION										
Centre Hill Borough	X	X		X	X	X	X	X		
Milheim Borough	X	X		X	X	X	X	X		
Gregg Township	X	X		X	X	X	X	X	X	X
Haines Township	X	X		X			X	X	X	
Miles Township	X	X		X			X	X	X	
Penn Township	X	X		X			X	X	X	
Potter Township	X	X		X	X	X	X	X	X	X
UPPER BALD EAGLE REGION										
Port Matilda Borough	X	X		X	X	X	X	X		
Unionville Borough				X		X	X	X		
Huston Township	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	

2006 Data
RECORDED SUBDIVISION / LAND DEVELOPMENT PLANS FOR 2006
(Including Miscellaneous Plans*)

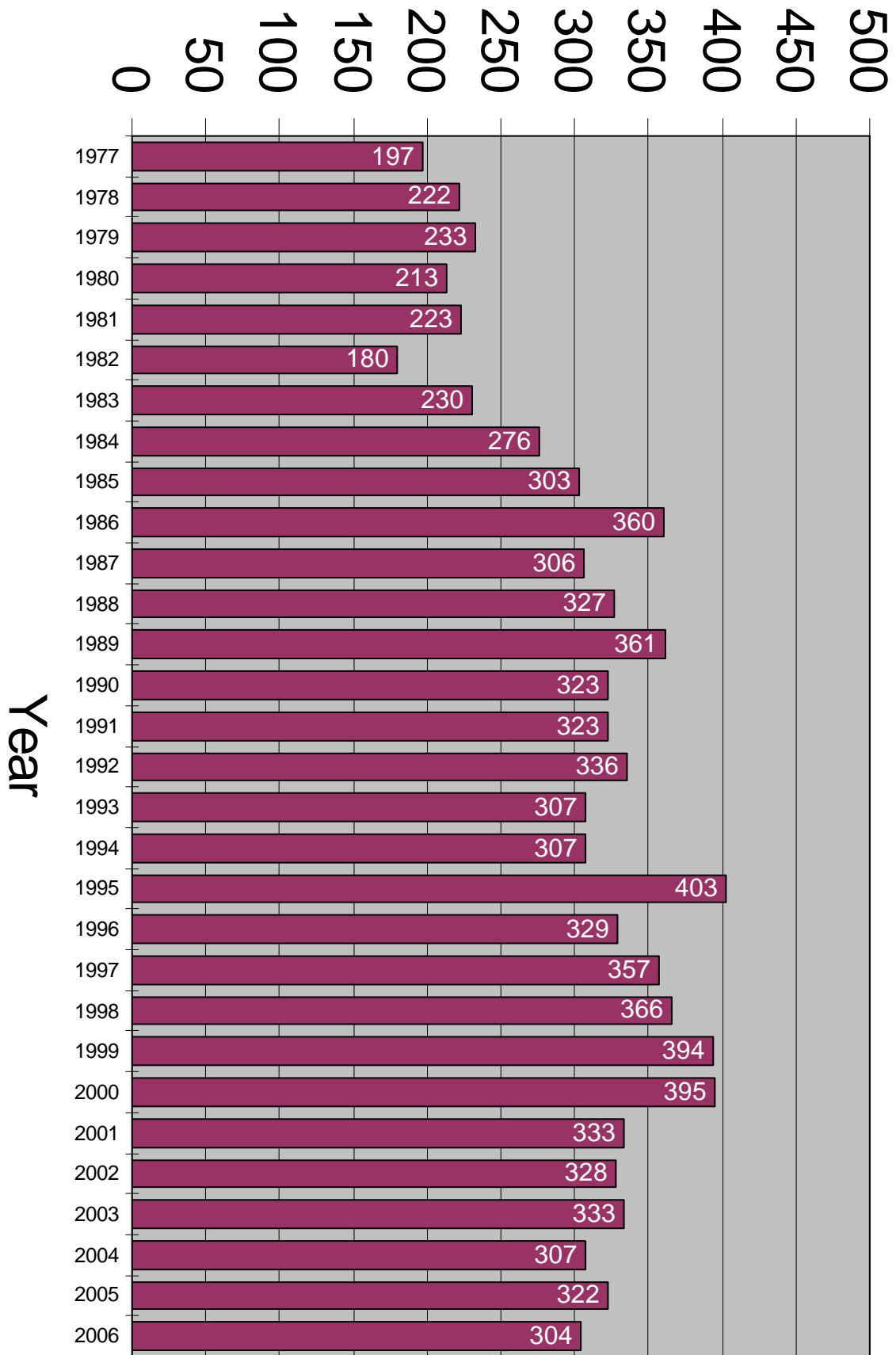
Municipalities		New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --						Misc. Plans*
				Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed	Units Created	
Centre Region										
#	State College Borough	14	11	2	6.46	4	8	14.40	4	1
#	College Township	20	32	2	35.88	26	15	16.87	14	15
#	Ferguson Township	20	21	5	111.57	73	6	4.51	13	10
#	Halfmoon Township	5	3	1	273.18	3	0	0.00	0	2
#	Harris Township	10	6	4	34.55	8	0	0.00	0	2
#	Patton Township	20	36	5	371.87	123	8	33.38	62	23
Regional Total		89	109	19	833.51	237	37	69.16	93	53
Lower Bald Eagle Valley Region										
	Howard Borough	2	1	1	1.85	2	0	0.00	0	0
	Milesburg Borough	0	0	0	0.00	0	0	0.00	0	0
	Boggs Township	12	2	2	14.77	4	0	0.00	0	0
	Curtin Township	0	0	0	0.00	0	0	0.00	0	0
	Howard Township	6	2	1	44.30	2	0	0.00	0	1
#	Liberty Township	6	4	1	36.31	4	0	0.00	0	3
Regional Total		26	9	5	97.23	12	0	0.00	0	4
Nittany Valley Region										
#	Bellefonte Borough	2	2	0	0.00	0	1	0.03	0	1
	Benner Township	20	12	5	275.95	249	3	11.07	57	4
	Marion Township	4	3	2	25.40	5	0	0.00	0	1
#	Spring Township	23	19	5	231.51	48	10	55.58	53	4
	Walker Township	14	11	9	470.25	59	1	1.96	1	1
Regional Total		63	47	21	1,003.11	361	15	68.64	111	11
Moshannon Valley Region										
	Philipsburg Borough	0	0	0	0.00	0	0	0.00	0	0
	South Philipsburg Boro.	0	0	0	0.00	0	0	0.00	0	0
	Rush Township	14	19	9	203.67	46	3	3.22	26	7
Regional Total		14	19	9	203.67	46	3	3.22	26	7

2006 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	0	1	0	0.00	0	0	0.00	0	0	1
Burnside Township	3	1	0	0.00	0	0	0.00	0	0	1
Snow Shoe Township	13	10	4	150.37	9	0	0.00	0	0	6
Regional Total	16	12	4	150.37	9	0	0.00	0	0	8
Penns Valley Region										
Centre Hall Borough	4	3	1	0.91	2	1	2.48	1	1	1
Millheim Borough	5	4	3	22.29	19	0	0.00	0	0	1
Gregg Township	8	4	2	185.18	8	0	0.00	0	0	2
Haines Township	14	8	3	290.52	6	1	1.18	1	1	4
Miles Township	13	8	1	80.17	2	2	3.70	2	2	5
Penn Township	8	4	2	106.82	7	0	0.00	0	0	2
Potter Township	17	5	3	29.94	6	1	0.04	1	1	1
Regional Total	69	36	15	715.83	50	5	7.40	5	5	16
Upper Bald Eagle Region										
Port Matilda Borough	1	1	0	0.00	0	0	0.00	0	0	1
Unionville Borough	0	0	0	0.00	0	0	0.00	0	0	0
Huston Township	8	5	2	3.93	3	0	0.00	0	0	3
Taylor Township	4	1	0	0.00	0	0	0.00	0	0	1
Union Township	8	6	3	119.20	8	1	2.75	92	92	2
Worth Township	6	3	1	1.98	1	0	0.00	0	0	2
Regional Total	27	16	6	125.11	12	1	2.75	92	92	9
County Totals	304	248	79	3,128.83	727	61	151.17	327	327	108

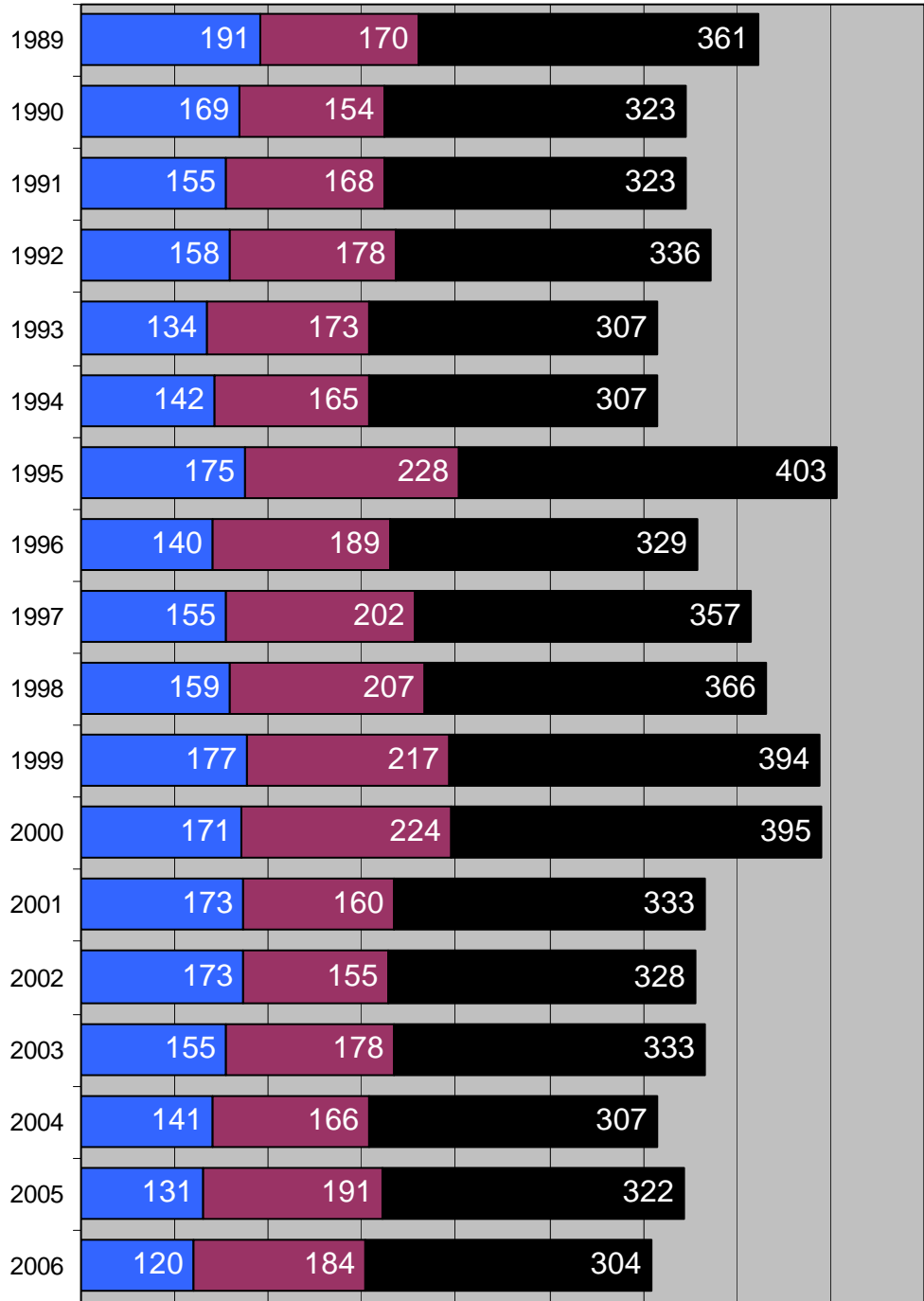
* = Miscellaneous Plans:
 Replotted Lots, Lot Additions, Reclassifications, and Plans "For Recording Purposes Only" (e.g., Tract Surveys, Survey Corrections, etc.)
 # = Municipalities having their own Subdivision/Land Development Regulations.

Number of Files



Total Number of Files

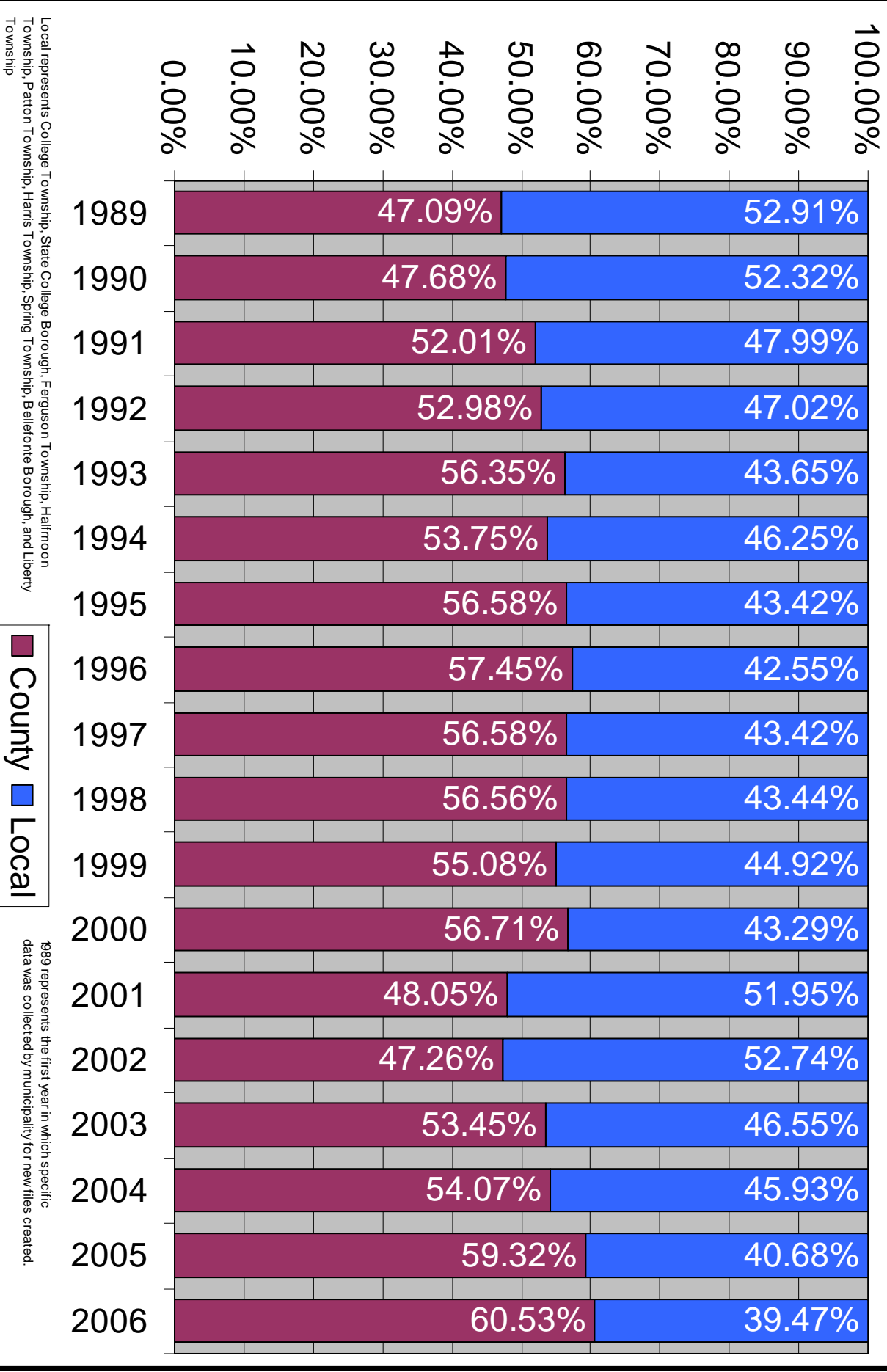
Total Number of Files



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, Patton Township, Harris Township, Spring Township, Bellefonte Borough, and Liberty Township

% of New Files Created



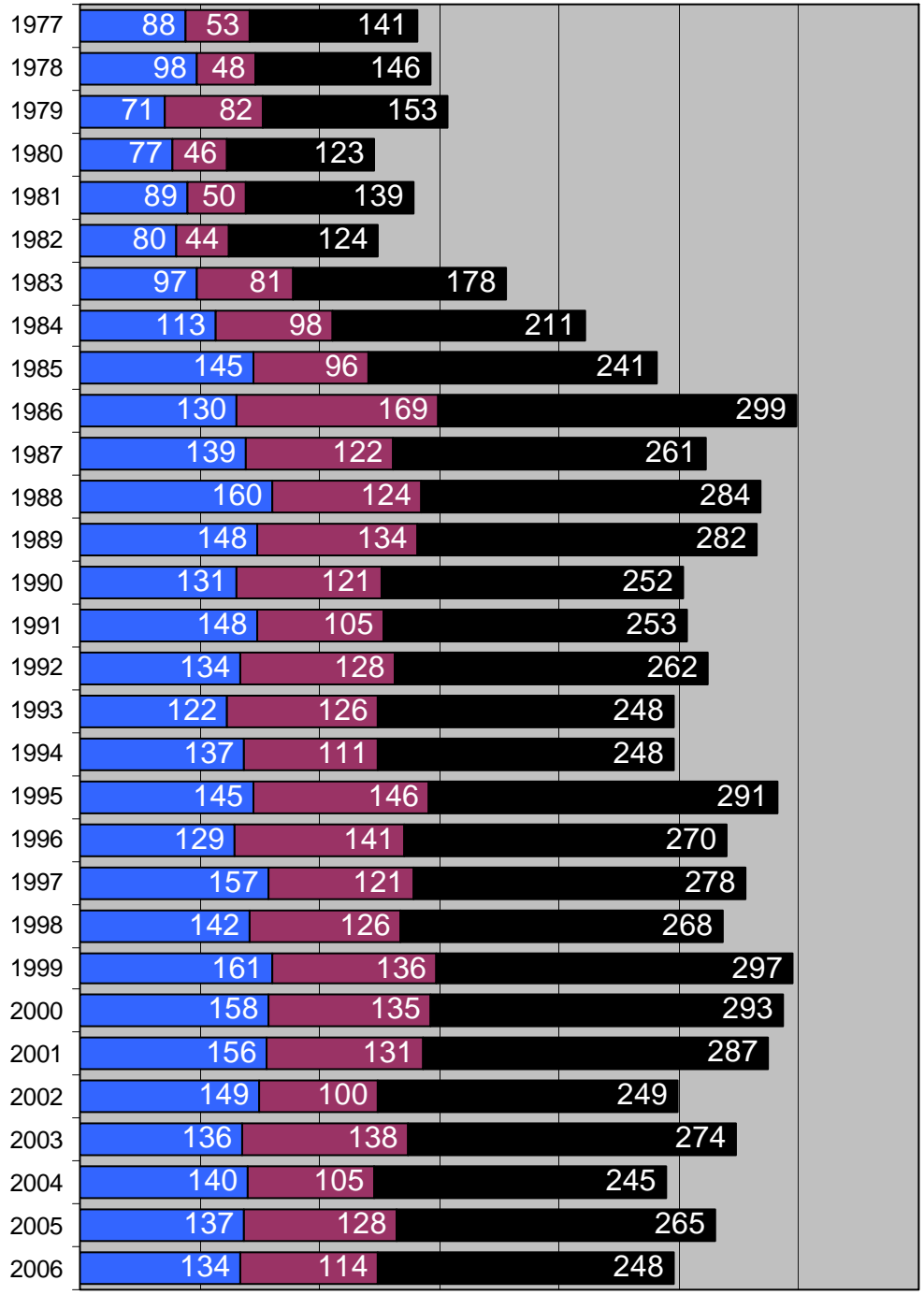
Local represents College Township, State College Borough, Ferguson Township, Halfmoon Township, Patton Township, Harris Township, Spring Township, Bellefonte Borough, and Liberty Township

■ County
 ■ Local

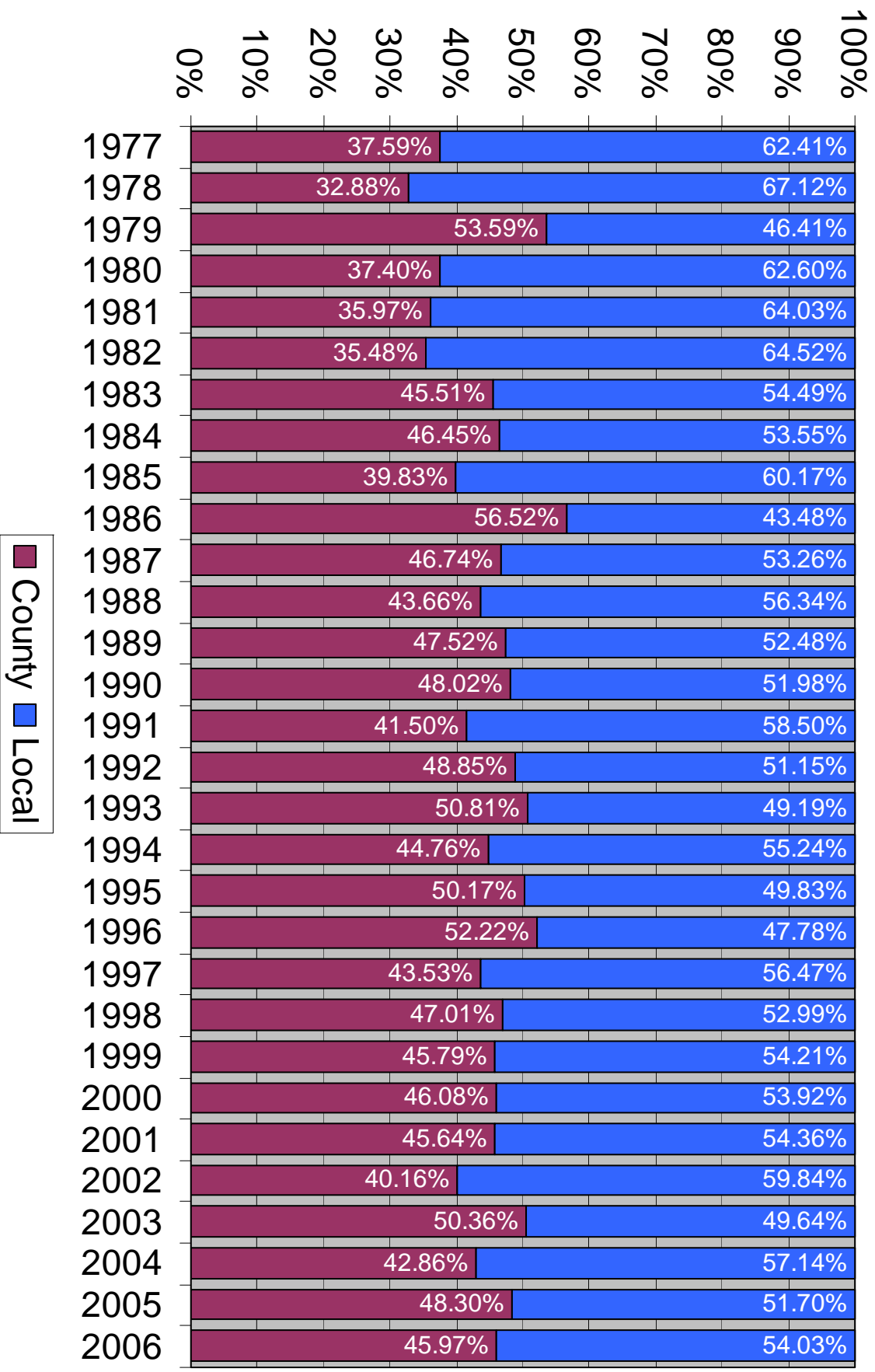
1989 represents the first year in which specific data was collected by municipality for new files created.

Number of Recorded Plot Plans

Local represents College Township, State College Borough, Ferguson Township, Halfmoon Township, Patton Township, Harris Township, Spring Township, Belfonte Borough, and Liberty Township



% of Recorded Plot Plans



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

■ County
 ■ Local

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		
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	
1999	394	297	147	12,766.06	683	68	192.68	899	82	
1998	366	268	120	6,405.10	618	59	73.42	773	89	
1997	357	278	138	6,827.16	635	73	90.31	462	67	

* = 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*)
2003 — 2006**

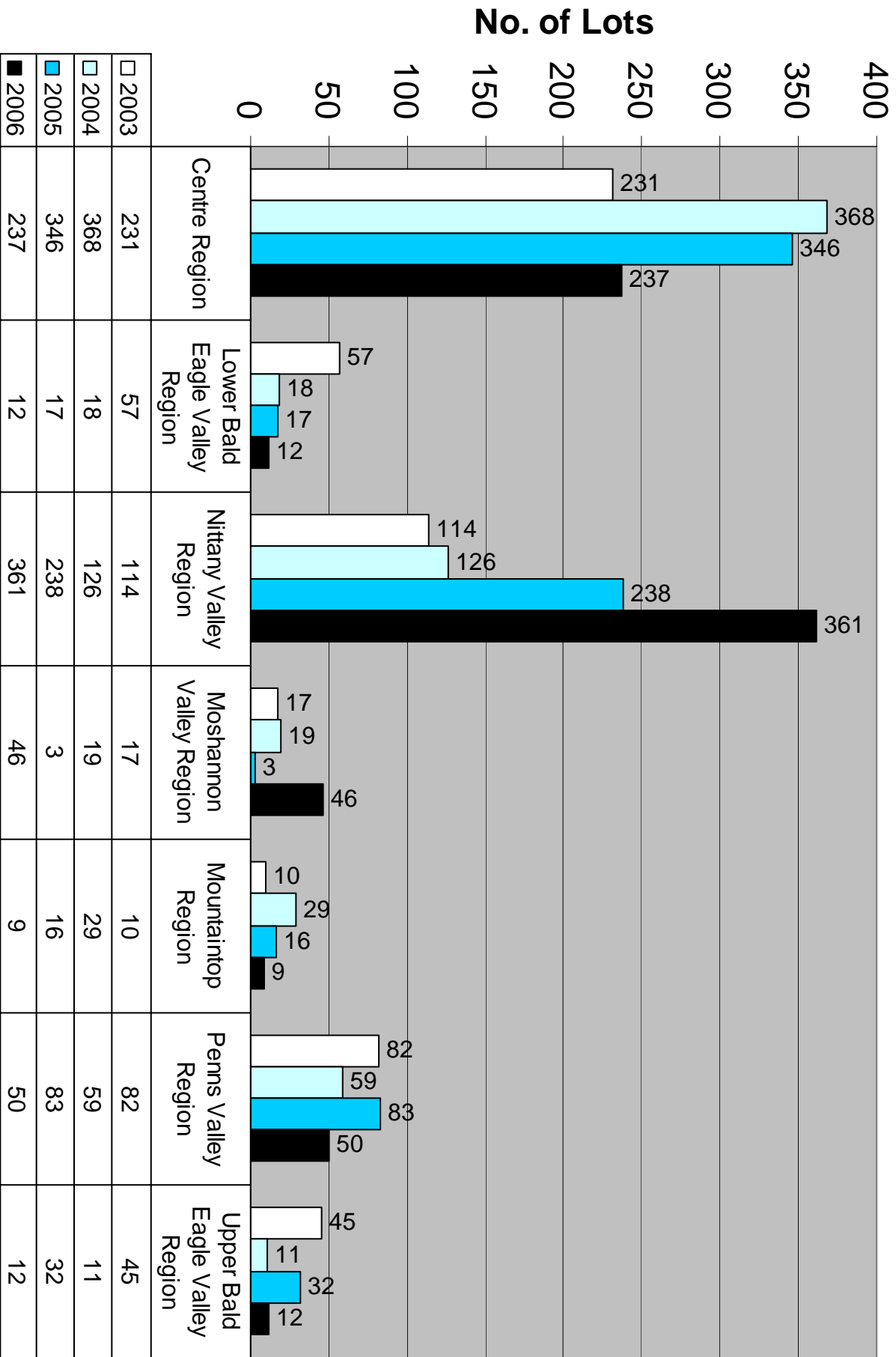
Year	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --							Misc. Plans*
			Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed	Units Created		
Centre Region										
2003	131	117	25	992.82	231	55	49.69	372	37	
2004	121	117	30	907.32	368	57	38.86	229	30	
2005	110	124	25	497.94	346	40	92.78	690	59	
2006	89	109	19	833.51	237	37	69.16	93	53	
Regional Total	451	467	99	3,231.59	1,182	189	250.49	1,384	179	
Lower Bald Eagle Valley Region										
2003	26	16	7	487.36	57	0	0.00	0	9	
2004	18	13	8	398.41	18	3	4.34	4	2	
2005	14	13	5	68.66	17	1	3.31	17	7	
2006	26	9	5	97.23	12	0	0.00	0	4	
Regional Total	84	51	25	1,051.66	104	4	7.65	21	22	
Nittany Valley Region										
2003	52	43	18	841.11	114	8	13.94	77	17	
2004	53	36	15	349.74	126	9	11.25	78	12	
2005	75	44	20	2,013.38	238	7	38.36	148	17	
2006	63	47	21	1,003.11	361	15	68.64	111	11	
Regional Total	243	170	74	4,207.34	839	39	132.19	414	57	
Moshannon Valley Region										
2003	22	19	7	1,351.13	17	2	2.65	11	10	
2004	12	15	7	1,143.92	19	3	10.60	3	5	
2005	18	6	2	24.91	3	2	3.00	2	2	
2006	14	19	9	203.67	46	3	3.22	26	7	
Regional Total	66	59	25	2,723.63	85	10	19.47	42	24	

**Subdivision and Land Development Data by Planning Region, continued
(Including Miscellaneous Plans*)
2003 — 2006**

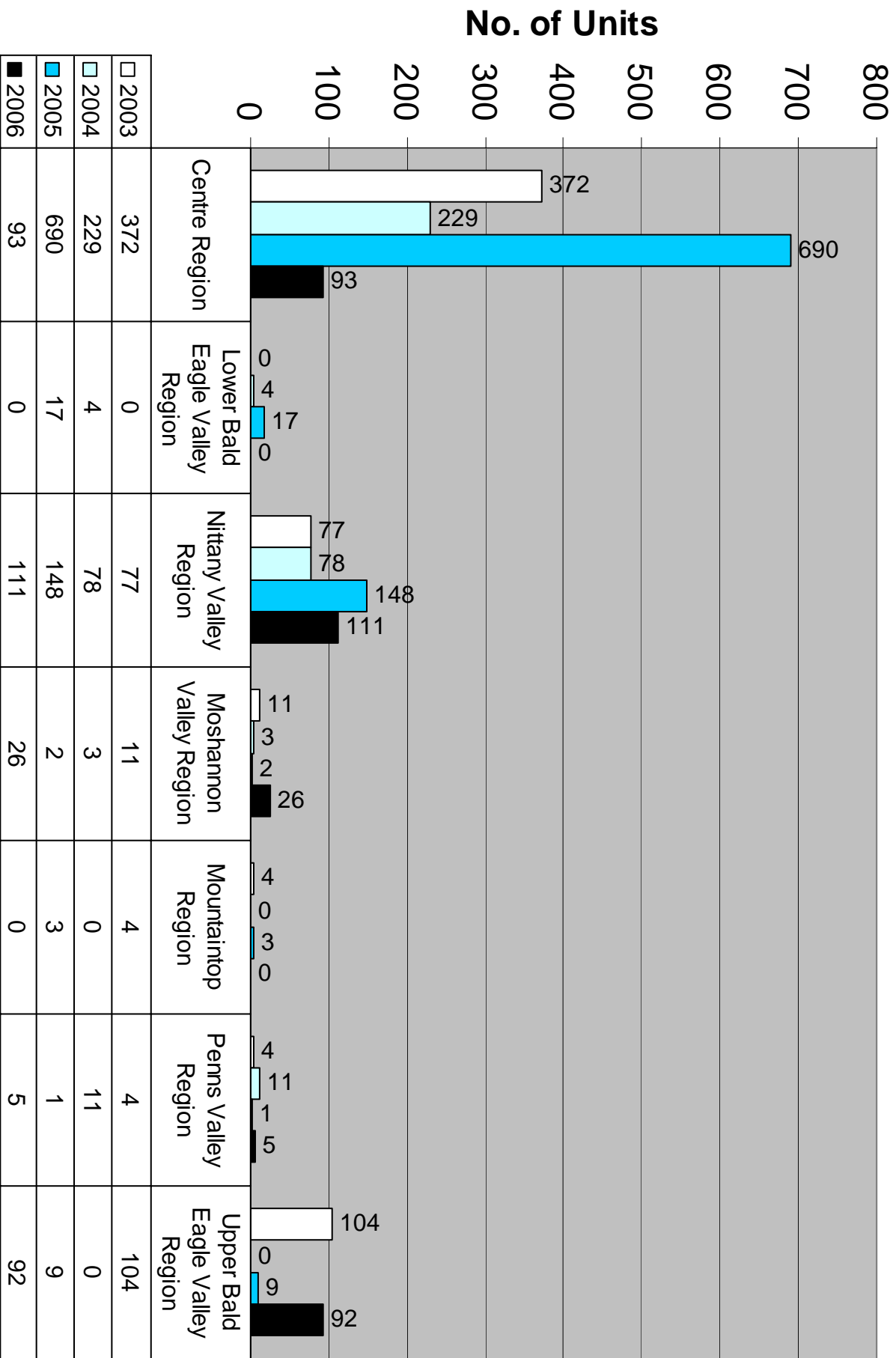
Year	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --							Misc. Plans*
			Sub. Plans	Acres Subdivided	Lots Created	Land Develop. Plans	Acres Developed	Units Created		
Mountaintop Region										
2003	20	14	6	167.27	10	1	0.22	4	7	
2004	13	11	10	932.44	29	0	0.00	0	1	
2005	26	17	7	314.46	16	2	11.48	3	8	
2006	16	12	4	150.37	9	0	0.00	0	8	
Regional Total	75	54	27	1,564.54	64	3	11.70	7	24	
Penns Valley Region										
2003	53	38	20	735.11	82	3	4.17	4	15	
2004	55	38	21	1,064.44	59	3	3.08	11	14	
2005	54	32	21	1,110.96	83	1	3.57	1	10	
2006	69	36	15	715.83	50	5	7.40	5	16	
Regional Total	231	144	77	3,626.34	274	12	18.22	21	55	
Upper Bald Eagle Region										
2003	29	27	17	628.38	45	1	60.53	104	9	
2004	35	15	6	140.18	11	0	0.00	0	9	
2005	25	29	15	559.12	32	2	5.60	9	12	
2006	27	16	6	125.11	12	1	2.75	92	9	
Regional Total	116	87	44	1,452.79	100	4	68.88	205	39	
County Totals	1,266	1,032	371	17,857.89	2,648	261	508.60	2,094	400	

* = 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.

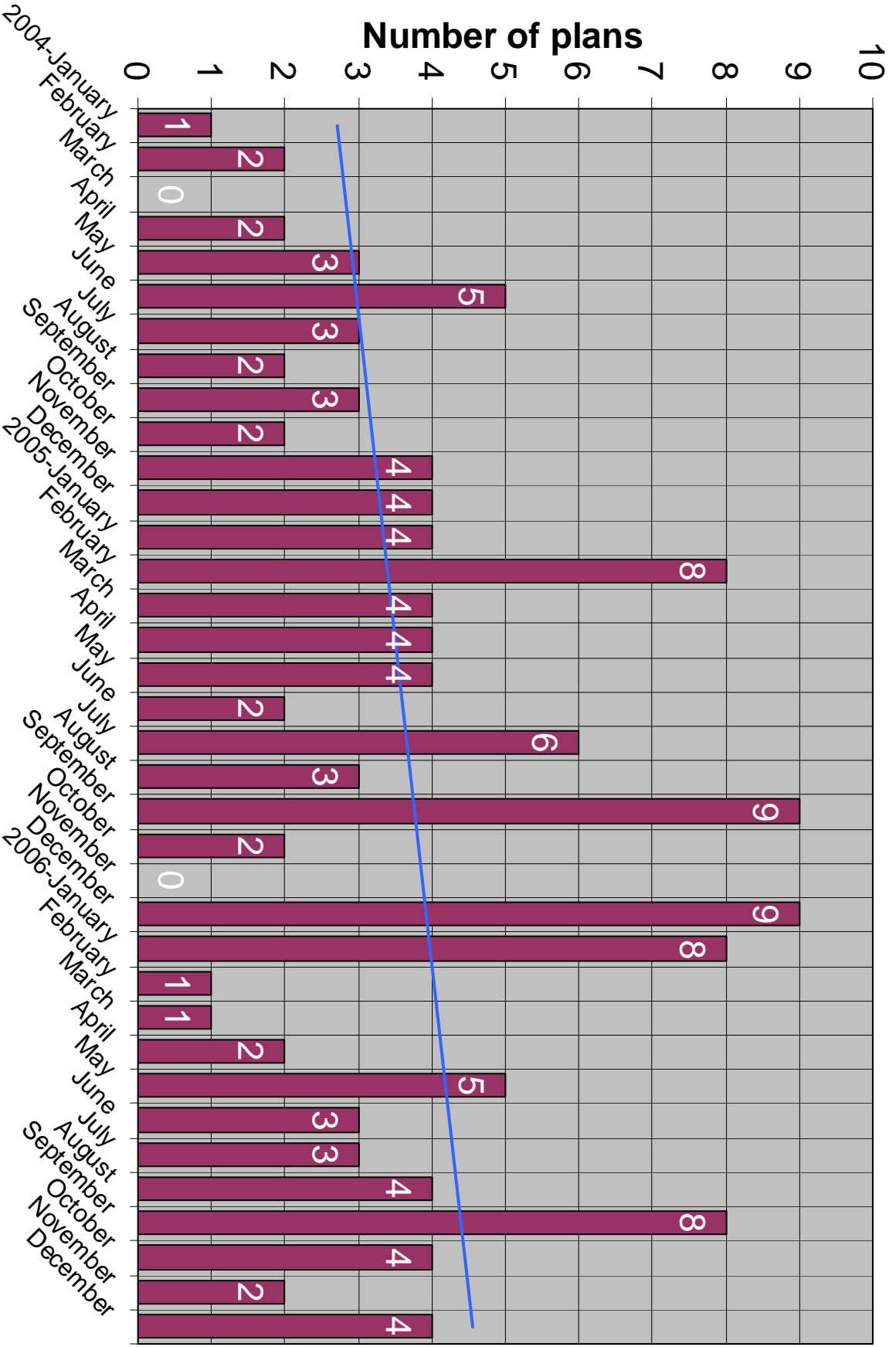
Lots Created by Planning Region



Units Created by Planning Region



**Plans Brought Before the Centre County Planning Commission
(2004-2006)**



- PROCESSING FEES -

	2002	2003	2004	2005	2006
Subdivision and Land Development Plan Review Fees Received					
County Jurisdiction	\$30,785.00	\$39,475.00	\$42,857.00	\$48,520.00	\$34,640.00
Local Jurisdiction	\$1,136.50	\$1,077.50	\$1,200.00	\$2,652.50	\$3,250.00
SUB-TOTAL	\$31,921.50	\$40,552.50	\$44,057.00	\$51,172.50	\$37,890.00
DEP Planning Module Review Fees Received	\$925.00	\$1,400.00	\$1,125.00	\$1,225.00	\$1,175.00
Engineer Review / Inspection Fees Received*	\$7,749.37	\$6,722.37	\$5,654.47	\$8,401.73	\$14,766.08
Subdivision / Land Development Ordinances Sold	\$225.00	\$425.00	\$500.00	\$625.00	\$300.00
TOTALS	\$40,820.87	\$49,099.87	\$51,336.47	\$61,424.23	\$54,131.08

*** 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.

