

MEETING MINUTES
CENTRE COUNTY PLANNING COMMISSION
January 21, 2020

Members Present: Rich Francke, *Chair*, Chris Kunes, *Vice-Chair*, Mimi Wutz, *Secretary*, Bob Dannaker, Denny Hameister, Michele Barbin and John Franek, Jr.

Members Absent: Freddie Persic

Staff Present: Ray Stolinas, Chris Schnure, Jennifer Grove, Anne Messner

Others Present: None

1. Call to Order – Pledge of Allegiance

Director Mr. Stolinas welcomed everyone to the Planning Commission meeting and called the meeting to order at 6:00 p.m.

2. Reorganization

A motion was made by Mr. Kunes to retain Mr. Francke as Chairman for another year. A second was not offered; however, Mr. Hameister made a motion and Mr. Dannaker second the motion to retain Mr. Francke as Chairman, Mr. Kunes as Vice-Chairman, and Ms. Wutz as Secretary. All current officers agreed to serve. Motion carried.

3. Citizen Comments

None.

4. Approval of Minutes

A motion was made by Mr. Hameister and second by Ms. Barbin to approve the minutes of December 17, 2019. Motion carried.

5. Planning Commission Member Updates

Ms. Barbin mentioned the fire at Snow Shoe Refractories in Snow Shoe Township.

Mr. Dannaker said the water front development in Bellefonte Borough is moving along slowly. The plan got preliminary approval and will be phased out.

6. New Business

• **Subdivision / Land Development**

Land Developments:

- 1. The Village of Nittany Glen
 Revised Preliminary Land Development Plan
 182-Residential Units
 Benner Township, CCPCDO #199-19

A motion was made by Mr. Dannaker and second by Ms. Wutz to recommend Conditional Preliminary 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.

Subdivisions:

- 1. The Horizon at Brush Valley – Phase 1
 Final Subdivision Plan
 37 Lots (34-Residential; 2-Stormwater Management; 1-Open Space)
 Potter Township, CCPCDO File #200-19

A motion was made by Mr. Kunes and second by Mr. Hameister to recommend Conditional Final Plan Approval for the above mentioned subdivision plan subject to the completion of items noted and the approval signatures of the Potter 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:

- Skytop Wedding Event Center Land Development (CFA) File No. 164-16
 Worth Township.....12th Request (\$450.00 Fee Required)

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

A motion was made by Ms. Wutz and second by Ms. Barbin to approve the above-mentioned Time Extensions. Motion carried.

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

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

Centre County MPO Update

2021-2024 Preliminary Draft TIP

Ms. Messner said they are hopeful the TIP will not be messed with too much due to the funds that are available and District 2 is doing their best to keep the projects on track. The draft TIP contains a list of projects that they are hopeful will remain in the final TIP such as Route 26 Betterment, Route 64/550 Intersection, Route 26/45 Intersection, SR 3014 Atherton Street Section 153 and 10 carryover bridge projects. The typical cycle that has to be followed is: review of the final draft with CCMPO committees in February/March, holding a public comment period in April/May, and adoption of the TIP in June.

Fee for Local Use Update- End of Year Reporting

The end of year summary was presented and showed what the revenues and expenditures were for the fee for local use funds. Since 2017 when the commissioners enacted the fee for local use, there have been 12 projects that received a total project allocation of \$968,454.00. The unallocated balance is currently at \$177,023.17.

7. 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.

- State College Borough Planning & Community Development requested review of the proposed petition to vacate Fox Alley, Norma Street and North Gill Street.
- Staff reviewed multiple interchange zoning district language and came up with a list of permitted and conditional uses within the Marion Township Zoning Ordinance within the vicinity of the proposed interchange.
- Staff are working on examining various municipal short-term rental ordinance templates to develop recommendations for a model ordinance addressing short-term rentals.
- All Complete Count Committees met in January in anticipation of Census Day on April 1, 2020.
- Ms. Erika Anseloni, a resident interested in community engagement, approached the Planning Office to discuss local projects.
- PA DEP announced the Phase 3 Chesapeake Bay Watershed Implementation Plan, Healthy Waters, Healthy Communities. A grant was submitted by staff on behalf of the County Commissioners and received an award of \$100,000 for a Clean Water Action Plan Coordinator.

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

Respectfully submitted,

Raymond J. Stolinas, Jr., AICP, Director

**THESE MINUTES WERE APPROVED AT THE APRIL 21, 2020
CENTRE COUNTY PLANNING COMMISSION MEETING.**