MEETING MINUTES
CENTRE COUNTY PLANNING COMMISSION
March 20, 2018

Members Present: Bob Dannaker - *Chair*, Rich Francke - *Vice-Chair*, Mimi Wutz – *Secretary,* Denny Hameister, Jack Shannon, Freddie Persic, Chris Kunes and Michele Barbin

Members Absent: Pamela McCloskey

Staff Present: Robert Jacobs, Mike Bloom, Chris Schnure, Liz Lose and Jennifer Grove

Others Present: Mark Higgins- *County Commissioner*

1. Call to Order – Pledge of Allegiance

Chair Bob Dannaker welcomed everyone to the Planning Commission meeting and called the meeting to order at 6:00 p.m.

2. Citizen Comments

None.

3. Approval of Minutes

A motion was made by Mr. Hameister and second by Ms. Persic to approve the minutes of February 20, 2018. Motion carried.

4. Planning Commission Member Updates

Mr. Hameister mentioned that on April 19, the Spring Creek Watershed Commission is hosting a community forum about the water issue, which is being coordinated by the Penn State Law School. The meeting will be held at the CPI building at 6:30 pm.

Ms. Wutz asked when the spring cleanup day is and was told there is a flyer she can get that info on.

5. New Business

- **Comprehensive Plan**

Community Facilities and Services: Ms. Lose passed out the chapter on community facilities and services. Members were asked to review the chapter and get comments back to Ms. Lose by the April 17, 2018 planning commission meeting.

Please see *Attachment #1- Community Facilities and Services* and *Attachment #2- Milesburg Boro Comp Update* for more information.

- **Centre County MPO Update**

  - Bellefonte to Milesburg Trail Feasibility Study: The first public meeting was held on February 22 and was well attended. Most comments received that night were pretty positive with one negative comment which was that someone will not walk around the waste water treatment plant. The county website is where you can find the presentation material. On March 6th, at the Bellefonte Borough Council meeting, three Bellefonte residents offered opposing comments on the conceptual alignment plans; particularly the Gamble Mill parking lot and the crossing over Spring Creek. Borough Council took action that night and agreed with the residents. Mr. Bloom will be doing a field view with these residents to better understand their concerns and to determine what alternative exist.

  - PennDOT Connects: There have been two meetings in the last month; one dealing with the SR 26 Jacksonville Road Betterment and the other dealing with Atherton Street Phase 3. Both projects will be very intensive. The SR 26 Jacksonville Road Betterment is contingent on the I-80/I-99 Interchange project; PennDOT should have an answer on the INFRA grant submitted for the Interchanges project in June.

  - Multimodal Transportation Fund: There are currently two programs open. PennDOT has their program open until March 30 and DCED has their program open until July 31. Staff is aware of at least 5 candidate projects that are going in. The County is submitted a $1.95 million Local Bridge Bundle to repair 3 structurally deficient bridges under both grant programs.

Please see *Attachment #3-CCMPO Update* for more information.

- **Review of Subdivision and Land Development Plans**

Subdivisions:

1. Happy Valley Stables, LLC Subdivision
   Final Plan
   5-Lots (Residential)
   Potter Township

A motion was made by Mr. Hameister and second by Ms. Persic to grant conditional final plan approval on the above mentioned Subdivision proposal subject to the completion of pending items and the approval signatures of the Potter Township Planning Commission and Board of Supervisors. Motion Carried.

Land Developments:

2. Nittany Express, Inc. Land Development
   Final Plan
   1-Unit (Commercial/Office – taxi service/spillover parking for airport car rental companies)
   Benner Township

A motion was made by Mr. Kunes and second by Mr. Francke to grant conditional final plan approval for the above mentioned Land Development proposal subject to the completion of pending items and the approval signatures of the Benner Township Planning Commission and Board of Supervisors. Motion Carried.

3. Keystone Payroll Land Development
   Final Plan
   2-Units (Office Building and Accessory Garage)
   Benner Township

A motion was made by Mr. Francke and second by Ms. Wutz to grant conditional final plan approval for the above mentioned Land Development proposal subject to the completion of pending items and the approval signatures of the Benner Township Planning Commission and Board of Supervisors. Motion Carried.

4. All Storage Solutions, LLC Land Development – Phase One
   Final Plan
   2-Units (Self-Storage / Mini-Warehousing)
   Benner Township

A motion was made by Mr. Hameister and second by Ms. Barbin to grant conditional final plan approval for the above mentioned Land Development proposal subject to the completion of pending items and the approval signatures of the Benner Township Planning Commission and Board of Supervisors. Motion Carried.

5. Bellefonte / State College KOA Land Development
   Final Plan
   30-RV Camp Sites (Commercial)
   Marion Township

A motion was made by Ms. Persic and second by Mr. Kunes to grant conditional final plan approval for the above mentioned Land Development proposal subject to the completion of pending items and the approval signatures of the Marion Township Planning Commission and Board of Supervisors. Motion Carried.

Time Extension Requests

- Stoltzfus Storage Sheds Land Development (CFA) File No. 109-17
  Miles Township.....2nd Request (No Fee Required)

- The Village of Nittany Glen Land Dev. Phases III-B.2, III-C, III-D-1 & III-D-2 (CFA) File No. 51-17
  Benner Township.....3rd Request (No Fee Required)

- Sullivan's Mini Storage – Phase VII (Building #8) Land Development (CFA) File No. 17-17
  Benner Township.....4th Request ($50.00 Fee Required)

- Dunkin Donuts at Eagle Point Land Development and Subdivision (CFA) File No. 177-16
  Benner Township.....4th Request ($50.00 Fee Required)

- Jersey Shore State Bank – Centre Hall Branch Land Development (CFA) File No. 67-16
  Potter Township.....7th Request ($200.00 Fee Required)

- Pennsylvania State Police (Rockview Station) Land Development (CFA) File No. 61-16
  Benner Township.....7th Request ($200.00 Fee Required)

- Superior Appalachian Pipeline – Compressor Station Land Development (CFA) File No. 4-16
  Snow Shoe Township.....8th Request ($250.00 Fee Required)

- Mammoth Restoration & Construction Land Development (CFA) File No. 92-15
  Benner Township.....10th Request ($350.00 Fee Required)

- SCI-Rockview Land Development – Restricted Housing Unit Additions (CFA) File No. 50-03
  Benner 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 Mr. Francke to approve the above-mentioned Time Extensions. Motion carried.

Please see *Attachment #4-Subdivision & Land Development* for more information.

Major Subdivision and Land Development Plan Sub-Committee Meeting: With no plans submitted for consideration, the committee cancelled their March 29, 2018 sub-committee meeting.

6. <u>Director's Report and Other Matters to Come Before the Commission</u>

1. The April planning commission meeting is cancelled.

2. Mr. Jacobs requested the board appoint Mr. Bloom as the new assistant director to replace Ms. Hannegan; pending approval by the board of commissioners on Thursday.

3. Mr. Dannaker mentioned that he went to the first Nestle meeting and that he was impressed how well the community attended it.

With no further business to come before the Commission, a motion was made by Mr. Shannon and second by Ms. Wutz to adjourn at 7:07 p.m. Motion carried.

Respectfully submitted,

Robert B. Jacobs, Director

THESE MINUTES WERE APPROVED AT THE JUNE 19, 2018 CENTRE COUNTY PLANNING COMMISSION MEETING WITH ONE CORRECTION ON PAGE TWO WITH THE MOTION FOR THE HAPPY VALLEY STABLES, LLC SUBDIVISION CHANGING THE WORD GRAND TO GRANT.