

MEETING MINUTES
CENTRE COUNTY PLANNING COMMISSION
May 19, 2020

Members Present: Rich Francke, *Chair*, Chris Kunes, *Vice-Chair*, Bob Dannaker, Denny Hameister, Freddie Persic and John Franek, Jr.

Members Absent: Mimi Wutz, *Secretary*, Michele Barbin

Staff Present: Ray Stolinias, Chris Schnure, Anne Messner, Liz Lose, Stacy Mann

Others Present: None

1. Call to Order – Pledge of Allegiance

Chairman Mr. Francke welcomed everyone to the Planning Commission meeting held in the BlueJeans virtual meeting platform and called the meeting to order at 6:09 p.m. The meeting was recorded and will be posted on the Centre County Planning and Community Development Office webpage for future reference.

2. Citizen Comments

None.

3. Approval of Minutes

A motion was made by Mr. Kunes and second by Mr. Franek to approve the minutes of April 21, 2020. Motion carried.

4. Planning Commission Member Updates

None.

5. New Business

• **Subdivision / Land Development**

Subdivisions:

None submitted for this planning cycle.

Land Developments:

1. Centre Hall Fire Company
Final Plan
1-Building (Fire Station)

A motion was made by Mr. Hameister and second by Mr. Dannaker to recommend Conditional Final Plan Approval for the above mentioned land development plan subject to the completion of items noted and the approval signatures of the Centre Hall Borough Planning Commission and Borough Council. 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:

- Powdr-Woodward PA, LLC (Phase VIII) Land Development (CPA) File No. 158-17
Haines Township..... 10th Request (\$350.00 Fee Required)

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

A motion was made by Ms. Persic and second by Mr. Hameister to approve the above-mentioned Time Extension. Motion carried.

Major Subdivision and Land Development Plan Sub-Committee Meeting: The meeting date will be Thursday, May 28, 2020.

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

Centre County MPO Update

May is Bike Month

Ms. Messner reminded everyone that May is Bike Month.

Public Final Draft 2021-2024 Transportation Improvement Program (TIP)

There will be a public meeting tomorrow evening May 20, it is not too late to register if you would like to participate. Adoption is scheduled for June.

Long Range Transportation Plan (LRTP) 2050

The Plan has been delayed multiple times but they are continuing to work to develop a plan that meets performance measures that are federally mandated. It will have to address safety, asset management and reliability of freight travel.

Centre County Bridge Bundle

They are working to become a registered business partner with PennDOT so they can be part of the consultant process with the 5 bridges selected.

Please see *Attachment #2 - CCMPO Update for more information.*

6. Director's Report and Other Matters to Come Before the Commission

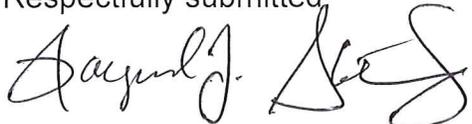
The Director's report was previously emailed. Mr. Stolinas briefly went over individual items in the report.

- Benner Township Act 537 Sewage Facilities Plan Special Study & Proposed Sewer Extension to Shiloh Road – County Planning Review (4/7/2020)
- Benner Township Zoning Ordinance and Map Amendment Review (4/27/2020)
- Senior Planner 1 – Housing & Community Development Coordinator

Please see *Attachment #3 – County Planning Director Update for more information.*

With no further business to come before the Commission, a motion was made by Mr. Hameister and second by Mr. Franek to adjourn at 6:32 p.m. Motion carried.

Respectfully submitted,



Raymond J. Stolinas, Jr., AICP, Director

**THESE MINUTES WERE APPROVED AT THE JUNE 16, 2020
CENTRE COUNTY PLANNING COMMISSION MEETING.**

SUBDIVISION & LAND DEVELOPMENT
May 19, 2020

Subdivisions:

None submitted for this planning cycle.

Land Developments:

- 1. Centre Hall Fire Company
Final Plan
1-Building (Fire Station)
Centre Hall Borough
CCPCDO File #130-13

Tabled Plans (no action):

G. M. McCrossin, Inc. -- Phase 2 Land Development
Final Plan
1-Building (Commercial / Office)
Benner Township
CCPCDO File #145-17

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:

- Powdr-Woodward PA, LLC (Phase VIII) Land Development (CPA) File No. 158-17
Haines Township.....10th Request (\$350.00 Fee Required)

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

Time Extension Requests:

- Powdr-Woodward PA, LLC (Phase VIII) Land Development (CPA) File No. 158-17
Haines Township.....10th Request (\$350.00 Fee Required)

This office acknowledges receipt of a written request from the above-referenced applicant asking the Commission to favorably consider the granting of a ninety (90) day time extension for the completion of the remaining conditions pending plan approval.

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

Centre Hall Fire Company

**Final Land Development Plan
1-Building (Fire Station)
Centre Hall Borough**

Location: Located along North Witmer Avenue and at the terminus of East Locust Street, approximately 550 feet east from its intersection with Pennsylvania Avenue (State Route 0144) located in Centre Hall Borough.

Surveyor/Engineer: Nittany Engineering & Associates; Centre Hall, Pa.

Tract History: a) The parent tract, containing 10.2954 acres, is owned by the Centre Hall Fire Company.

b) This proposal represents a final plan submission showing the development of a 14,400 square foot building, which will be the new home of the Centre Hall Fire Company, and corresponding infrastructure (i.e., lighting, stormwater facilities, public water, public sewer, internal access roads, etc.).

Plan Requirements Pending:

ARTICLE VII -- LAND DEVELOPMENT

719. **Additional Supplemental Requirements**

A. **Supporting Data**

A.2. Provide written confirmation from Centre Hall Borough indicating their willingness and ability to provide water service for this proposal.

A.6. This office acknowledges receipt of the following for staff review:

- Declaration of Stormwater Access Easement and Maintenance Agreement; and,
- Declaration of Waterline Easement.

Once found acceptable, the applicant will be instructed to execute, record, and note source of title (where recorded) for each on the plot plan. Provide this office with a recorded copy of each instrument.

B. **Improvements**

B.1. & B.2. Upon satisfactory completion of the above plan requirements (per subsequent written concurrence from this office), the applicant shall construct all required improvements as a condition pending final plan approval; or in lieu of, post adequate surety to guarantee same. Note: In either case, the applicant shall request a final site inspection (in writing) by the County Engineer and Planning Staff, with written correspondence noting approval to be generated by the County Engineer upon satisfactory completion of all required improvements.

C. Certificates

- C.1. Execute the Stormwater Design Engineer Certification Block.
- C.4. Obtain the original signature of the owner of the property being developed and execute the Certification of Ownership Block.
- C.4. (cont) Execute the Owner Stormwater Certification Block.
- C.2. Obtain the approval signatures of the Centre Hall Borough Planning Commission and the Centre Hall Borough Council.
- C.3. Upon completion of the above, obtain the approval signatures of the Centre County Planning Commission.

Staff recommends Conditional Final Plan Approval subject to the completion of the items noted above and the approval signatures of the Centre Hall Borough Planning Commission and Borough Council.

CCMPO UPDATE

May 2020

Technical Committee
No May Meeting

Coordinating Committee
No May meeting

May is Bike Month

Below are a few things to keep in mind when riding a bike.

PENNSYLVANIA LAW REQUIRES THAT BICYCLISTS ...



WEAR a helmet if you are under 12 years of age. This law also applies to children who are passengers in a bike seat or bike trailer.



USE lights between sunset and sunrise. If you ride at night your bike must be equipped with a white front light that illuminates at least 500 feet and a rear facing red reflector that is visible from 500 feet.



PROVIDE an audible signal while passing others on a path or sidewalk. An audible signal can be a bell or you can call out "Passing on your left."



YIELD the right-of-way to pedestrians while riding on a shared use path.



IT IS AGAINST THE LAW to use HEADPHONES while riding a bike.

MPO Work Program

Public Final Draft 2021-2024 Transportation Improvement Program (TIP)

The 2021-2024 TIP is on schedule to be adopted by the CCMPO in June. The virtual public meeting is schedule for May 20, 2020 at 6 pm. If you would like to participate please contact Marcella Laird at mlaird@crog.net. More information can be found here: https://www.crcog.net/index.asp?Type=B_BASIC&SEC={B3B86E3E-E9B4-468F-988E-CEF6F72BB4D0}

Long Range Transportation Plan (LRTP) 2050

Staff continues to work on the elements of the new LRTP, including goals and objectives, existing conditions, performance measures and resiliency to develop candidate projects. The plan development continues to evolve as more information is gathered. It is hoped in the next month a virtual LRTP Sub-Committee meeting will be scheduled to obtain feedback on draft concepts for the plan. The focus of the plan is how to develop a plan that includes federally mandated performance measures for safety, asset management and reliability of freight travel and a plan toward resiliency.



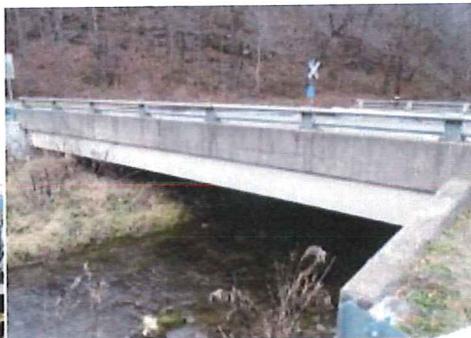
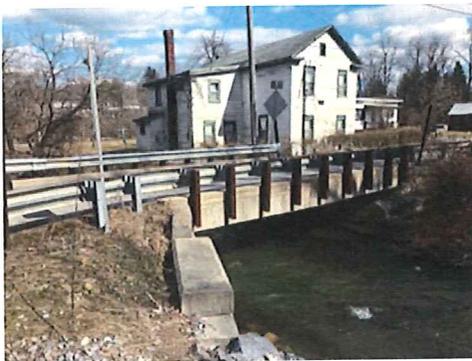
COUNTY UPDATE

CENTRE COUNTY BRIDGE BUNDLE

During the May 12, 2020 Board of Commissioners meeting the Board reviewed the documents to become a PennDOT Registered Business Partner to continue the process for consultant selection, the design and construction phases of the 5 bridges in the county to be replaced or rehabilitated.

The bridges to be replaced or rehabilitated are:

- ◆ Lower Coleville Road, Spring Township
- ◆ Front Street, Curtain Township
- ◆ Fox Gap Road, Miles Township
- ◆ Mill Street, Howard Borough
- ◆ Railroad Street, Bellefonte Borough



It is anticipated that once the Board signs the documents after the May 19, 2020 Board of Commissioner meeting the paperwork will be submitted to PennDOT for processing and the County will be notified of when the advertisement for consultant selection can begin. Planning staff is hopeful this can be started this year.

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MIKE BLOOM

CENTRE COUNTY PLANNING COMMISSION MEETING

May 19, 2020

The following County Planning Director Update consists of summaries of all initiatives or updates completed within the previous month for the purpose of informing County Planning Commission members of their status.

COUNTY PLANNING DIRECTOR UPDATE

1. BENNER TOWNSHIP ACT 537 SEWAGE FACILITIES PLAN SPECIAL STUDY | PROPOSED SEWER EXTENSION TO SHILOH ROAD – COUNTY PLANNING REVIEW (4.7.2020)

Staff reviewed the proposed Special Study by the Spring-Benner-Walker Joint Authority (SBWJA) to evaluate the efficiency of providing public sewer service along Shiloh Road, Spring Valley Road, Rock Road, Big Hollow Road and Walnut Grove Development. The proposed sewer extension area encompasses approximately 190 acres and consists of 76 EDUs as outlined in Figure 2B of the Special Study. The 76 EDUs include 74 residential and two commercial. No community sewage facilities, main intercepting lines, pumping stations or force mains that exist within this area. On-lot sand mound and conventional on-lot systems are primarily used for sewage disposal needs throughout the study area. The selected **Alternative A – Extend the SBWJA sewer collection and conveyance system to meet the needs of the Study Area with Treatment at Bellefonte Borough** is the preferred and technically feasible alternative considering cost effectiveness, viability and affordability along with complying with environmental requirements. Staff outlined plan and Special Study consistency between the following planning documents that include: **Centre County Comprehensive Plan, Phases I (2003) & II (2018), Nittany Valley Region Comprehensive Plan (2004) & Update (2019)**. Warren Miller, Spring-Benner-Walker Joint Authority (SBWJA), presented the Special Study at the April 21, 2020 Centre County Planning Commission meeting.

2. BENNER TOWNSHIP ZONING ORDINANCE AND MAP AMENDMENT REVIEW (4.27.2020)

Benner Township Secretary/Treasurer, Sharon Royer, on behalf of the Township Supervisors, requested the County Planning Office's review and comment related to a proposed Zoning Ordinance and Map Amendments. This was the third review of the draft ordinance and map, as the CCPCDO provided previous review and comment via correspondence dated November 27, 2018 and March 19, 2019. Staff provided an extensive review of each Article, including Definitions, District Boundaries, and various district regulations including the Spring Creek Conservation Overlay, General Use Regulations, Administration and Enforcement.

3. SENIOR PLANNER 1 – HOUSING & COMMUNITY DEVELOPMENT COORDINATOR

On June 1, 2020, Linda Marshall will be retiring from her position as the Housing & Community Development Coordinator with the Centre County Planning Office with over 16 years in the position. Linda has demonstrated a vast knowledge of housing programs and trends within Centre County during her time and delivered the successful implementation of the First Time Home Buyers program since 2006 with a distribution of over \$3,000,000. Linda participated with organizations such as the Centre County Affordable Housing Coalition and the Centre County Housing & Land Trust in her tenure. Linda prided herself on customer service and assistance to others, whether it be an applicant, lender, elected official or her peers. We congratulate Linda for a job well done as we all remember her hard work, dedication and tireless motivation making Centre County one of the best places to own a home.