



CENTRE COUNTY PLANNING & COMMUNITY DEVELOPMENT OFFICE

ANNUAL REPORT 2010

Dear Centre County Residents,

On behalf of the Centre County Planning Commission, we are pleased to present the *2010 Centre County Planning Commission Annual Report*. For over 40 years the Planning Office has been providing a wide range of planning and community development services.

This past year, several important projects were completed including the *Centre County Recreation and Greenway Plan* and the *Centre County Long Range Transportation Plan 2040*. These plans will help guide the planning and development of our recreational and transportation networks which are vital to our continued economic growth.

In 2010, the Centre County Board of Commissioners authorized the Planning Office to form the Centre County Natural Gas Task Force in response to the increased Marcellus Shale gas exploration in the northern section of the County. The mission of this citizen volunteer group is *“to address public and private sector impacts and opportunities of natural gas drilling in Centre County”*. This dedicated group of citizens has been very active this past year producing guidance documents that are popular with our residents and with other counties across the Commonwealth of Pennsylvania experiencing increased natural gas exploration.

Although development activity in the County increased slightly from 2009, we understand the current economic conditions and needs of our residents. The Planning Office will continue to look for the most cost effective ways to deliver the important services. In that regard, we appreciate the support of the Board of Commissioners and are pleased to serve the citizens of Centre County.

Sincerely,
Robert B. Jacobs, AICP
Planning Director

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SUBDIVISION / LAND DEVELOPMENT ACTIVITY

One of the many important tasks performed by the Planning & Community Development Office is the administration and enforcement of the Centre County Subdivision and Land Development Ordinance. This aspect of County Planning is done to help ensure that the benefits realized by development activity outweigh any negative impacts that might result from an increase in the demand on local facilities and services and to address developer compliance with applicable local, state and federal land use controls.

To achieve this goal, the Planning & Community Development Office staff is charged with administering the County's Ordinance, applicable throughout much of Centre County, and to receive, review or monitor all plans originating from those municipalities that have adopted their own local subdivision and land development ordinances. The administration of the County's Subdivision and Land Development Ordinance is the direct responsibility of

staff members Anson Burwell and Chris Schnure.

In the comparison of compiled subdivision and land development activity data for 2010, the total number of Subdivision Lots created (206) represents a 66% increase in the number of lots created from the previous year's total of 124 lots (which was cautiously predicted in last year's report).

Similar to the above, the comparison of compiled Land Development Units show a county-wide total of 338 units created in 2010. This number represents a 130% increase in land development activity from last year's total of 147 units (which was also predicted, but not to that great of extent).

Upon comparison of the data compiled for 2010 with previous year's numbers, it is evident that the national, state and local economic conditions are still having a negative effect on growth patterns. For example, the 2010 development activity

is still only approximately 30% of the totals compiled in 2005; however, the 2010 compiling does show the beginnings of a modest resurgence in local development action.

Per the indicators we monitor, it seems evident that a leveling-off and modest resurgence of subdivision and land development activity has proven true from last year's prediction.

Optimistically, there is evidence to indicate that both lot and unit inventories are being reduced, coupled with tangible signs of an economic rebound. And, if our observations are correct, we predict the 2011 numbers will reflect a modest but continued increase in activity.

If you would like to review additional information regarding development activity, please reference the 2010 Centre County Subdivision and Land Development Activity Report on file at the following website:
www.co.centre.pa.us/planning

UNDERUTILIZED PROPERTY INVENTORY

As part of its ongoing community revitalization efforts, the CCPCDO launched the Underutilized Property Inventory (UPI) in summer of 2010. The primary intent of this project is to inventory and map underutilized sites that lie within reach of available utility and transportation infrastructure. With this information, strategies addressing the reuse and productivity of these properties can be further developed. These strategies may include improved housing stock and affordable housing, commercial and industrial redevelopment, and possible expansion of infrastructure. The first step in the UPI is the identification of all candidate properties throughout the county.

To begin this process, each municipality was contacted and asked for any and all properties that may fit the parameters of this survey. Properties must be within reach of public utilities and a viable transportation network and may include vacant land or buildings, underutilized buildings, and Brownfield sites with real or perceived contamination. Detailed site data that is being collected includes: address and /or parcel number, owner's name and contact information, building and /or land specifications, available utilities, current and past uses, zoning and adjacent land uses. To date, county staff has identified approximately 50

underutilized and vacant buildings. These sites have been compiled by region and will be posted on-line through the CCPCDO's website among other economic development efforts in Spring 2011.



The Pennsylvania Match Factory

COUNTY AND MUNICIPAL PLANNING CONTROLS

2010

	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
CENTRE COUNTY	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		
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
NIITTANY VALLEY REGION										
Bellefonte Borough	X	X	X		X		X	X		X
Benner Township	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
MOSHANON VALLEY REGION										
Phillipsburg Borough	X	X		X	X		X	X		
Rush Township	X	X	X				X	X		
MOUNTAINTOP REGION										
Snow Shoe Borough	X	X		X	X		X	X		
Burnside Township	X			X			X	X		
Snow Shoe Township	X			X	X		X	X		
PENNS VALLEY REGION										
Centre Hall 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	X
Haines Township	X	X		X			X	X		
Miles Township	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		
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	X

Centre County Marcellus Shale Gas Drilling: 2010

Exploration of the Marcellus Shale in Centre County increased significantly in 2010 with a focused interest in the Mountaintop and Moshannon Valley regions of the county. The majority of activity was concentrated in Burnside and Snow Shoe Townships, with lesser activity in Boggs, Curtin and Rush Townships.

Much of the drilling activity in the county occurred on state-owned lands and in relatively close proximity to large transmission pipelines. Placement of well pads near existing pipelines has made it possible for four (4) of the county's Marcellus Shale gas wells to go "on line" with transmission to the Leidy underground storage fields, located in northern Clinton County.

In addition to the millions of dollars invested by the drilling companies in order to extract the natural gas, the local economy saw an increase in dollars generated by lease agreements, royalties, business expansion and development, increased retail sales, and overnight accommodations. Local products and services directly and indirectly related to the industry included stone from local quarries, fencing and portable restroom facilities for drilling sites, hotel services, food and beverage sales, water sales, and concrete sales.

The chart below summarizes the activity of the five drilling companies actively working in Centre County in 2010:

Centre County Drilling Activity		
Company	Wells Drilled 2009	Wells Drilled 2010
Anadarko	3	25
Carrizo	1	1
Enerplus Resources	0	0
EXCO- North Coast	5	23
Range Resources	0	2
Williams Appalachia	0	0
TOTAL:	9	51

Given the outlook for continued drilling activity, the known impacts occurring here and elsewhere throughout the State, and the court's involvement in several related areas, the Centre County Board of Commissioners in December 2009, authorized the staff of the Centre County Planning and Community Development Office to proceed with the formation of a natural gas task force which would be charged with studying and formulating recommendations that would minimize the negative impacts of the drilling activity while maximizing the economic benefit.



View of the Little 1H / Little 2H well site location in Snow Shoe Township, Centre County, showing the on-site activity just prior to completing the hydraulic fracturing process (commonly referred to "fracing"). Two Marcellus Shale wells are located here. The depth of the wells is approximately 8000 feet.

Centre County Natural Gas Task Force

The Centre County Natural Gas Task Force was formed by the Board of Commissioners in January 2010 to address public and private sector impacts and opportunities of natural gas drilling in Centre County. The Task Force is comprised of 12-15 voting members representing business and industry, education, local municipalities, and landowners. An additional 16+ individuals comprise sub-committees to address specific issues related to economic development, education, environmental/infrastructure and/or well development, and planning/public policy and legal issues. Other contributors to the Task Force are Liaison members from PA DEP, PA DCNR, PA Game Commission, and Susquehanna River Basin Commission and also ex-officio members that are all local state elected officials. In 2010, the Task Force accomplished the establishment of bylaws, a position statement on taxation, 9-1-1, well pad addressing, and a prototype road use maintenance agreement.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

The Centre County CDBG program has been a source of versatile and comprehensive funding to help local rural municipalities meet their community development needs by funneling over \$8.4 million of Federal HUD Funds into facilities and services in Centre County since its inception in 1984.

Project	Municipality	Community	2010 CDBG Funding
Sewer Treatment Plant Upgrades	Port Matilda Boro.	Port Matilda	\$82,000
Water Main Replacement	Benner Twp.	Peru	\$100,000
Water Main Replacement	Unionville Boro.	Unionville	\$117,000
Sewer Lateral Assistance	Burnside Twp.	Pine Glen	\$60,000

Water and sewer infrastructure projects received the most attention in previous years. That trend continued in 2010 as indicated in the table and is expected to continue into the foreseeable future. Continuing changes in water and sewer

regulations, along with aging infrastructure, places a heavy burden on small, rural utilities with small customers bases onto which to spread over capital improvement costs.

Sanitary water and sewer system extensions and upgrades are a category of infrastructure improvements that have received a significant allocation of CDBG funds. The expenditure of these funds is tied to meeting one of three primary National Objectives. These are: Benefit to Low and Moderate Income (LMI) Families; Elimination of Slum & Blight; Urgent Threats to Public Safety. Centre County’s program has primarily funded projects that benefit LMI families. The CCPCDO maintains a close working relationship with the municipalities in the County and seeks the input of these local leaders in determining how to allocate the County’s annual allocation of CDBG Funds. Overwhelmingly, local officials support continued infrastructure funding in the low income sections of the County. Often, the County CDBG funds are used to assist the local communities to leverage other funds to help address the large financial demands for infrastructure upgrades. The funding philosophy of the Centre County Commissioners is that water and sewer infrastructure enhancement contributes both to the health of a community and fosters long term economic development potential.

Grant Assistance / Administration

Elm Street

CCPCDO provided assistance to the Philipsburg Revitalization Committee (PRC) on the development of the Elm Street Plan in Philipsburg Borough. The Plan is designed for Philipsburg to apply for designation as an Elm Street Community. The Commonwealth created the Main Street and Elm Street programs in an effort to revitalize older downtown areas and neighborhoods. Philipsburg’s future designation as an Elm Street Community will compliment its current designation as a Main Street Community by allowing the rehabilitation of the neighborhoods in walking

distance to Philipsburg’s downtown.

Philipsburg HP Plan

Staff conducted resource inventory work for the Philipsburg Historic Preservation Plan funded by the Preserve America Grant. The Plan is to be completed June 2011.

GG CEI Grants

The County Environmental Initiative (CEI) Growing Greener Plan Grant awarded by the State to Centre County involved four projects in 2010. These projects included Bellefonte’s Parkview Heights Park, the Talleyrand Park Bridge Project, Millheim’s Community Park, and Spring

Township’s Pleasant Gap Community Park.

Clinton County Greenway

CCPCDO worked with Clinton County in the development of the Clinton County Greenway Plan. Contents of the Clinton County Greenway plan include a multi-use trail connecting Centre and Clinton Counties. This multi-use trail will traverse the historic alignment of the Bald Eagle and Spring Creek Navigation Canal.

LUPTAP

Centre County was awarded the Land Use Planning and Technical Assistance (LUPTAP) grant by PA DCED to develop model policies to

promote the creation of affordable housing. The document Inclusionary Housing: Model Policies for Centre County was developed by CCPCDO with the guidance of the Centre County Housing Cabinet, an advisory body to the Centre County Board of Commissioners. Additional financial support was provided by the Centre County Housing Trust Fund and in-kind contributions from the CCPCDO. More information on the project is found in the Housing section in later pages of this report.

TRANSPORTATION PLANNING

CCPCDO staff continues to take a proactive approach to the coordination of land use and transportation infrastructure development. In conjunction with the Centre Regional Planning Agency (CRPA), the CCPCDO provides staff support to the federally governed Centre County Metropolitan Planning Organization (CCMPO).

Long Range Transportation Plan 2040

In September 2010, the CCMPO adopted its new Centre County Long Range Transportation Plan 2040 (LRTP), which serves as the official plan for the Centre County metropolitan area, and direct long term transportation decision making.

As part of the LRTP development process, a countywide solicitation of candidate projects was undertaken with 117 candidate projects being received for consideration. These projects

were then reviewed and prioritized using the CCMPO’s adopted Project Ranking Criteria and PennDOT’s Bridge Risk Assessment Tool.

Another major component of the LRTP was the development of the estimated available funding. Working closely with PennDOT, the MPO projected available funding over the 30 year life of this LRTP. As required by federal law, the MPO must also ensure that the programs and projects that it presents for funding in the LRTP are constrained within those available funding limits. This required the MPO to make strategic, often very difficult decisions, related to allocating funding toward projects.

A Look Ahead To 2011

The CCMPO will once again have a full agenda in 2011. One of the major undertakings in the year to come is the implementation of the new

Linking Planning and the National Environmental Policy Act (NEPA) initiative (LPN). This initiative is intended to improve the efficiency of the project implementation and make the most effective use of transportation funding through PennDOT’s Smart Transportation philosophy by advancing projects with the most effective scope and accurate cost estimates.

Under this work task, staff will complete trainings and pilot studies for LPN-related activities, in an effort to prepare an update to LRTP 2040. This LRTP update will include the implementation of a new project screening system that is currently under development by PennDOT and its Planning Partners. Additional efforts to transpire as part of this update include the development of LRTP performance measures and a local transportation system asset inventory.

Staff will also be working closely with PennDOT and the Centre Area Transportation Authority to develop and adopt the 2013-2016 Centre County Transportation Improvement Program (TIP). The TIP, which is updated every two years, details proposed expenditure of federal funds and some state capital funds for specific projects over the four-year time period, within the specified limits of financial constraint. In order for projects to advance for funding on the TIP, they must first be included in the LRTP.

To Learn More

To review the new LRTP 2040 or to learn more about the other initiatives being undertaken by the CCMPO, please visit www.crcog.net and click on the Centre County Metropolitan Planning Organization link in the menu on the left side of the page.

Transportation Enhancements

When the guidance for development of the 2011-2014 Centre County Transportation Improvement Program (TIP) was prepared in 2009, PennDOT indicated that a statewide application cycle for Transportation Enhancements (TE) projects would not be held in 2010. However, in MPO/RPO areas where all previously-approved projects have advanced, TE funds from the 2011-2014 TIP may be utilized for new projects, as determined by the MPO/RPO.

CCMPO committees approved funding for three projects including, a bicycle/pedestrian trail through Howard Borough, the restoration of a Bellefonte Historical Rail Society owned diesel-powered rail car and a bicycle/pedestrian path along Circleville Road in Patton Township, under the following funding schedule:

Year	Project	Funding
FY 2012		\$318,000 available
	Howard Borough Bicycle/Pedestrian Trail	\$267,950
	PennDOT Inspection Howard Project	\$10,000
	TE Line Item FY 2012	\$40,050
FY 2013		\$331,000 available
	BHRS Rail Passenger Car Restoration	\$295,000
	PennDOT Inspection BHRS Project	\$0
	Circleville Road Path (Partial funding)	\$17,498
	TE Line Item FY 2013	\$18,502
FY 2014		\$344,000 available
	Circleville Road Path (Partial funding)	\$334,000
	PennDOT Inspection Circleville Project	\$10,000
	TF Line Item FY 2014	\$0
Outside of Fiscal Constraint		
Number 4 Ranked Project - If funding becomes available		
N/A	Pine Grove Mills Streetscape Phase 2, Option 2	\$229,000

HOUSING

Centre County offers a First Time Home Buyer Program to eligible County residents providing down payment and closing costs assistance in the amount of \$10,000 or 10% of the purchase price, whichever is less. The assistance is in the form of a zero percent, deferred loan that is made payable when the house is sold or when the mortgage is paid off, or no longer used as a principal residence, or is refinanced for more than 100% of the purchase price.

In 2010, the County, through its participating lenders, assisted four home buyers. Since the inception of the program, 301 home buyers have taken advantage of the program. For more information visit <http://www.co.centre.pa.us/> or call the Centre County Planning Office at 355-6791.

CENTRE COUNTY FIRST TIME HOME BUYER PROGRAM Participation by Planning Region 1996-2010

	# of UNITS	ASSISTANCE
Centre County	301	\$2,387,448
Centre Region	94	\$784,612
Lower Bald Eagle Valley Region	38	\$306,812
Moshannon Valley Region	14	\$97,896
Mountaintop Region	18	\$115,589
Nittany Valley Region	81	\$655,850
Penns Valley Region	41	\$327,551
Upper Bald Eagle Valley Region	15	\$99,138



Model Inclusionary Regulations and Policies

The Centre County Planning and Community Development Office with the guidance of the Centre County Housing Cabinet, an advisory body to the Centre County Board of Commissioners, has developed model policies to promote affordable housing development.

Inclusionary housing is a concept that promotes the creation of housing that is affordable to income eligible households as part of a subdivision or land development proposal. The municipality would require or incentivize the developer to provide 10 to 20 percent of the dwelling units to be affordable.

The units would be integrated throughout the development.

To view the model policies manual visit <http://www.co.centre.pa.us/planning/housing.asp>

Centre County Housing and Land Trust

In November 2010, the Centre County Board of Commissioners signed an agreement with the Centre County Housing and Land Trust to provide 15 hours per week of the Housing Coordinator's staff time to serve as the Housing and Land Trust's Executive Director.

The expanded role of the Housing Coordinator's position will enable the Housing and Land

Trust to further develop its programs to better serve the affordable housing needs of the communities and residents of our County.

Housing Rehabilitation

Centre County Board of Commissioners applied for HOME Program funds in 2010 through the Pennsylvania Department of Community and Economic Development (DCED) to establish a housing rehabilitation program in targeted areas of the County.

DCED announced in early 2011 that the grant was awarded to Centre County.

CENTRE COUNTY 2010 WEST NILE VIRUS SURVEILLANCE AND CONTROL PROGRAM



West Nile Virus is a disease that resides in bird populations and can be transmitted to humans through the bite of a mosquito that has previously bitten an infected bird. While most cases of West Nile Virus in humans are mild or even undetected, in some instances the virus can result in inflammation of the brain or spinal cord, and can result in death.

Since mid year 2000, the Pennsylvania Department of Environmental Protection (PADEP) has made funds available in the form of annual grants to Pennsylvania Counties for the purpose of monitoring the local mosquito population for the presence of West Nile Virus, for the purchase of equipment and pesticide products for controlling mosquito numbers, and for public outreach to teach citizens how to protect themselves from becoming infected by West Nile Virus.

In Centre County the West Nile Virus (WNV) Program is administered by the CCPCDO. In 2010 the staffing consisted of a County Coordinator and two Project Assistants, all of whom are part time County employees. This staff logged 2,370 hours and accumulated 18,975 miles of travel while carrying out the program.

Funding

The Centre County West Nile Virus (WNV) Program expended \$58,019 in grant funding in 2010. Centre County's PADEP funding for the 2011 WNV Program will be \$42,798.

Surveillance and Control

During the surveillance season from mid April until the end of October, larval and adult mosquitoes from 500 test sites throughout the County are captured and sent to PADEP in Harrisburg for identification. The adult mosquitoes are further tested for West Nile Virus if they are found to be a species that can infect humans with the virus. In 2010 there were 1,132 sampling events in Centre County that resulted in 29,658 mosquitoes being shipped for identification and possible testing. There were 735 West Nile Virus tests performed on adult Centre County mosquitoes, with no positive results. The County's WNV program is also responsible for collecting and shipping dead birds for virus testing. Seven birds from Centre County were tested in 2010, with 2 crows found in State College Borough testing positive for West Nile Virus.

The presence of a positive mosquito or the presence of large numbers of a mosquito species that can transmit the virus to humans can result in the application of pesticides to reduce the population of these "target vectors". In 2010, Centre County West Nile Virus staff conducted 149 pesticide applications to control mosquito numbers.

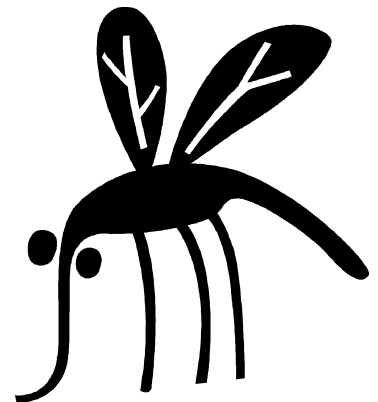
Additionally, County WNV staff responded to 28 citizen requests for information, dead bird collection, or mosquito surveillance and control.

Public Education

Public education is also an important part of the West Nile Virus program. In 2010, the West Nile Virus program maintained an educational booth at the Grange Fair in Centre Hall.

Protect Yourself

Following several years of declining positive mosquito results, in 2010 West Nile Virus made a significant return to Pennsylvania. There were 1,295 positive mosquito results Statewide, versus 279 in 2009. Additionally, 20 birds and 7 horses were found to be infected with WNV. While no human cases were reported in Pennsylvania in 2009, there were 28 cases in 2010, plus one positive blood donor. Residents should take reasonable precautions to avoid mosquito bites, such as wearing long sleeved clothing where mosquitoes are active, and using insect repellants outdoors, especially those containing DEET, Picaridin, or Oil of Lemon Eucalyptus. Elimination of standing water in both natural areas and artificial containers is the single most important thing residents can do to reduce breeding populations. Rain gutters, swimming pool covers, bird baths, wheelbarrows, ornamental ponds, and especially tires are all capable of breeding large amounts of mosquitoes.



GEOGRAPHIC INFORMATION SYSTEMS (GIS) AND MAPPING

The geographic information systems (GIS) and mapping services provided to municipalities, conservation groups, authorities, school districts, landowners, businesses, and other Centre County Government departments is a unique and up-to-date tool which aids the planning process. Staff in the GIS Department, Enhanced 9-1-1, Tax Assessment, and the Planning Office coordinate their efforts to provide Centre County Government with the most current and accurate information as possible. Information includes both spatial data features (where is something located?) and the key characteristics associated with it (name, acreage, use, etc.). Users can access basic information for free on the public GIS website at <http://www.co.centre.pa.us/gis/public.asp>. Users can access more detailed information at the Centre GIS website at <http://www.co.centre.pa.us/gis/centregis.asp> through a WebIA subscription. The departments of Planning, GIS, and Tax Assessment also provide hard-copy maps at minimal costs.



CENTRE COUNTY BUILDING PERMIT REPORT

Each year, CCPCDO compiles a summary of building permits for new development throughout the county. The main focus of the report is to track development patterns at municipal, regional, and county level via data collected for number of permits submitted and approximate amount of square feet added and approximate dollar value of the development. The data is used for reference and growth forecasting purposes. The full report is available on the CCPCDO website at <http://www.co.centre.pa.us/planning/data.asp> under the heading, Building Permit Reports.

2010 BUILDING PERMIT SUMMARY: CENTRE COUNTY TOTALS

Permit Type	# of Permits	Total Square Feet	Total Value of Permits	Average Value
Single Family Home (New)	267	425,160	\$ 52,171,378	\$ 195,398
Duplex (New)	17	17,140	\$ 2,114,000	\$ 124,353
Multi-Family Unit (New)	23	-	\$ 2,988,410	\$ 129,931
Townhouse (New)	33	-	\$ 3,516,404	\$ 106,558
Mobile Home (New)	20	13,740	\$ 623,034	\$ 31,152
Residential Totals:	360	456,040	\$ 61,413,226	\$ 170,592
Agricultural	85	139,815	\$ 1,806,128	\$ 21,249
Commercial (New)	32	120,433	\$ 29,486,506	\$ 921,453
Public (New)	0	-	\$ -	\$ -
Religious (New)	2	-	\$ 4,462,975	\$ 2,231,488
Schools (New)	2	65,330	\$ 13,864,930	\$ 6,932,465
Seasonal (New)	8	6,632	\$ 299,500	\$ 37,438
Additions:				
Commercial Additions	30	19,270	\$ 2,759,625	\$ 91,988
Public Additions	0	-	\$ -	\$ -
Religious Additions	3	96	\$ 1,651,000	\$ 550,333
Residential Additions	237	46,469	\$ 9,351,297	\$ 39,457
Seasonal Additions	3	1,296	\$ 102,000	\$ 34,000
School Additions	5	1,148	\$ 13,514,563	\$ 2,702,913
Municipal Totals:	767	856,529	\$ 138,711,750	\$ 180,850

GREENWAY PLANNING



During the past few years CCPCDO has been working on

Recreation and Greenway Plan in August of 2010. The Greenway Plan will be the foremost guiding tool for recreation, conservation, and cultural resources planning. The document, which took two years to complete, identifies key “corridors” or linkages between points of interest, population centers, state-owned lands, and historic resources. These linkages include conservation corridors (e.g. navigable water bodies and fishing streams), recreation corridors (e.g. hiking trails and all-terrain-vehicle roads), and transportation corridors (e.g.

bikeways and pedestrian connections.) The Greenway Plan also provides strategic tools and techniques to assist municipalities in identifying key stakeholders in recreation planning and potential funding sources. To date, 63 out of 67 counties in the Commonwealth have adopted recreation plans. The entire Centre County Recreation and Greenway Plan can be viewed and downloaded from the County’s website at <http://www.co.centre.pa.us/planning/recreational.asp>.

Also completed in 2010 was the Spring Creek & Bald Eagle

Navigational Canal Feasibility Study for a 32.5 mile segment of mixed-use trail with the opportunity to connect Bellefonte, Centre County with Lock Haven, Clinton County. The Centre County trail corridor comprises approximately 25 miles connecting Bellefonte, Milesburg, Curtin Village, Bald Eagle State Park, Howard Boro., and Blanchard in Liberty Twp. The Centre County trail is primarily on-road and off-road bicycling routes; whereas the Clinton County segment is primarily water-based from Beech Creek to Lock Haven.

Recreation Planning efforts consistent with Governor Ridge’s executive order 1998-3, encouraging all PA Counties to have a Countywide Greenway Plan by 2010.

The Centre County Board of Commissioners adopted the

CENTRE COUNTY AGRICULTURAL LAND PRESERVATION BOARD

The mission of the Agricultural Land Preservation Board is to preserve the County’s prime agricultural land. The nine member board was established in 1989 and has purchased Agricultural Conservation Easements on 38 farms in seven townships totaling 6,024 acres. The Board evaluates farms that are enrolled in Agricultural Security Areas of at least 500 acres, have 50 percent of the productive soils in capability classes I through IV and 50 percent of the total acreage in harvested crop land or pasture.

Funding for easement purchases comes from the Bureau of Farmland Preservation, Centre County Government, and the federal Farm and Ranchland Protection Program. Townships also have the option to participate in the easement purchase program. The total amount of funds used to purchase Agricultural Conservation Easements in Centre County now exceeds eleven million dollars. This is an average of 1.9 farms per year at \$2,018 per acre or \$305,950 per farm. On a broader perspective, Pennsylvania leads the nation in farmland preservation with 4,096 farms preserved totaling 444,647 acres in 57 counties.

Centre County Farmland Trust

The Centre County Farmland Trust is a publicly supported, tax exempt, nonprofit organization [501(c)(3)]. The trust is authorized by the Internal Revenue Service and the Pennsylvania Department of State to accept, hold and administer conservation easements. Governed by a 15 member Board of Trustees established in 1996, the Trust has preserved seven farms totaling over 700 acres with seven more farms totaling over 1,500 acres appearing on the waiting list.

Land owners wishing to donate a conservation easement as a charitable gift must meet the minimum criteria established by the Internal Revenue Service and the Trust. Land owners must have a current survey and legal description of the property along with an appraisal by a Certified General Appraiser who determines the easement value. Once approved by the trustees, an easement deed is prepared along with extensive documentation that establishes the condition of the land at the time the easement deed is recorded. Land owners who qualify may be able to claim their donation as a charitable gift and take advantage of federal tax reductions. Eased properties are inspected annually by the Board to ensure that the easement deed is being observed. Conservation easements are permanent and become part of the deed when land is sold or transferred. The land owner still owns the land but has donated the right of present and future land owners to develop the property.

Funding comes from annual memberships of individuals, families and corporate sponsors. Grants to support specific projects have come from the Hamer Foundation, Centre County Community Foundation, The Bureau of Farmland Preservation, Wal-Mart and Sam’s Club.

2010 CENSUS DATA

The following table represents total decennial population, 2010 & 2000 for Centre County by planning region and municipality extracted from data prepared by The Pennsylvania State Data Center.

Geographic Area	2010	2000	Change: 2000 to 2010	
	Number	Number	Number	Percent
Pennsylvania	12,702,379	12,281,054	421,325	3.4%
Centre County	153,990	135,758	18,232	13.4%
Centre Region	92,096	79,406	12,690	16.0%
College township	9,521	8,489	1,032	12.2%
Ferguson township	17,690	14,063	3,627	25.8%
Halfmoon township	2,667	2,357	310	13.2%
Harris township	4,873	4,657	216	4.6%
Patton township	15,311	11,420	3,891	34.1%
State College borough	42,034	38,420	3,614	9.4%
Lower Bald Eagle Valley	8,528	8,025	503	6.3%
Boggs township	2,985	2,834	151	5.3%
Curtin township	618	551	67	12.2%
Howard borough	720	699	21	3.0%
Howard township	964	924	40	4.3%
Liberty township	2,118	1,830	288	15.7%
Milesburg borough	1,123	1,187	-64	-5.4%
Moshannon Valley Region	6,778	6,960	-182	-2.6%
Philipsburg borough	2,770	3,056	-286	-9.4%
Rush township	4,008	3,904	104	2.7%
Mountaintop Region	2,950	2,941	9	0.3%
Burnside township	439	410	29	7.1%
Snow Shoe borough	765	771	-6	-0.8%
Snow Shoe township	1,746	1,760	-14	-0.8%
Nittany Valley Region	25,502	22,006	3,496	15.9%
Bellefonte borough	6,187	6,395	-208	-3.3%
Benner township	6,188	5,217	971	18.6%
Marion township	1,224	978	246	25.2%
Spring township	7,470	6,117	1,353	22.1%
Walker township	4,433	3,299	1,134	34.4%
Penns Valley Region	12,819	11,382	1,437	12.6%
Centre Hall borough	1,265	1,079	186	17.2%
Gregg township	2,405	2,119	286	13.5%
Haines township	1,564	1,479	85	5.7%
Miles township	1,983	1,573	410	26.1%
Millheim borough	904	749	155	20.7%
Penn township	1,181	1,044	137	13.1%
Potter township	3,517	3,339	178	5.3%
Upper Bald Eagle Valley	5,317	5,038	279	5.5%
Huston township	1,360	1,311	49	3.7%
Port Matilda borough	606	638	-32	-5.0%
Taylor township	853	741	112	15.1%
Union township	1,383	1,200	183	15.3%
Unionville borough	291	313	-22	-7.0%
Worth township	824	835	-11	-1.3%

Source: U.S. Census Bureau, Census 2000 & 2010 Redistricting Data (Public Law 94-171)

2010 CCPCDO STAFF

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WE'RE ON THE WEB!

WWW.CO.CENTRE.PA.US/
PLANNING

2010 PLANNING COMMISSION MEMBERS

The Centre County Planning Commission is comprised of elected officials and interested citizens to represent the regions of the County. The Commission meets on the third Tuesday of each month in the Willowbank Office Building. The Commission provides valuable input on the activities of the CCPCDO.

Many thanks to these individuals for the commitment of their time and energy to the work of the Centre County Planning Commission.

Robert L. Corman, <i>Chairman</i>	<i>Penns Valley Region</i>	<i>Term Expires: 12/31/10</i>
Kevin Abbey, <i>Vice Chairman</i>	<i>Centre Region</i>	<i>Term Expires: 12/31/12</i>
Freddie Persic, <i>Secretary</i>	<i>Centre Region</i>	<i>Term Expires: 12/31/12</i>
Thomas E. Hoover	<i>Mountaintop Region</i>	<i>Term Expires: 12/31/11</i>
Cecil J. Irvin	<i>Centre Region</i>	<i>Term Expires: 12/31/11</i>
Thomas Poorman	<i>Lower Bald Eagle Region</i>	<i>Term Expires: 12/31/12</i>
Jack Shannon	<i>Moshannon Valley Region</i>	<i>Term Expires: 12/31/10</i>
Mimi Wutz	<i>Upper Bald Eagle Region</i>	<i>Term Expires: 12/31/10</i>
Robert P. Dannaker	<i>Nittany Valley Region</i>	<i>Term Expires: 12/31/11</i>

2010 CENTRE COUNTY BOARD OF COMMISSIONERS

Jon W. Eich, *Chairman*

Rich Rogers

Stephen G. Dershem

Denise L. Elbell, *County Administrator*