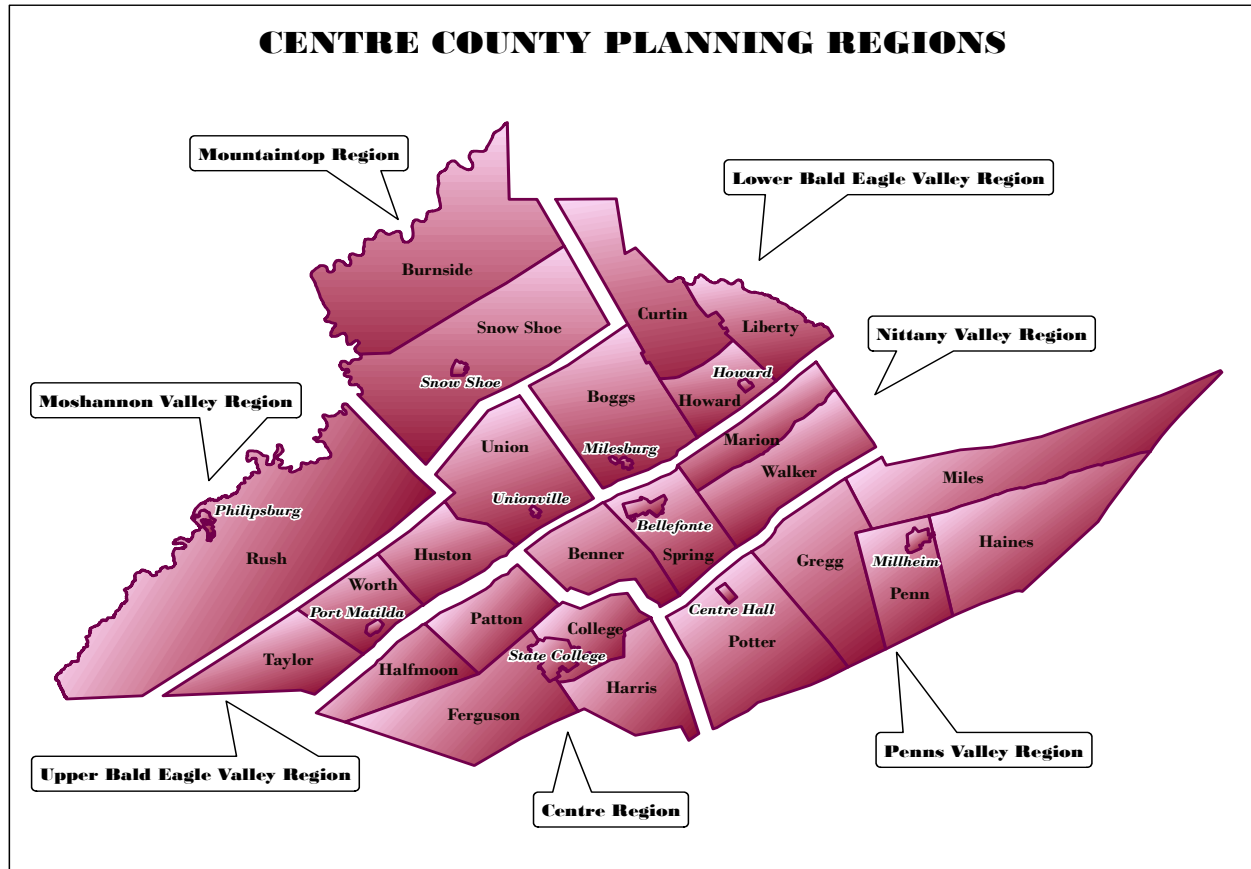


Centre County Subdivision and Land Development Activity Report 2010



Centre County Planning Commission Centre County Planning and Community Development Office

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Angelica "Mimi" Wutz	Upper Bald Eagle Valley Region

Centre County Planning and Community Development Office - 2010

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Susan B. Hannegan, *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. Rider, *Senior Environmental Planner (Resigned August, 2010)*
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Stacy J. Mann, *Secretary III*
Elizabeth A. Lose, *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. Lose

Released: February, 2011

- 2010 -

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 municipalities within the *2010 County and Municipal Planning Controls* chart located on page 3 for further details). Presently, there are ten (10) municipalities within the County that administer their own subdivision and land development ordinances, with the remaining twenty-five (25) municipalities under the jurisdiction of the County's Ordinance. Also, in cooperation with the County Recorder of Deeds Office, the Planning Office monitors all subdivision and land development plans to verify if they have been properly approved by the appropriate municipal officials prior to recording.

The Centre County Planning 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 2010 totaled \$29,343.00 (reference page 16 for additional information).

This report is a summary of subdivision and land development activity in Centre County over the past several years and an analysis of the distribution of activity throughout the County's thirty-five (35) municipalities during 2010.

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– General Summary –

- Of the 198 New Files generated in 2010, 112 files (57 percent) were created in those municipalities that fall under the jurisdiction of the Centre County Subdivision and Land Development Ordinance (SALDO) and the remaining 86 New Files (43 percent) were for subdivision or land development activity located within the ten municipalities that administer their own local SALDO.

- Of the 201 Recorded Plot Plans for 2010, 82 record plans (41 percent) were for those municipalities that fall within the administration of the County's SALDO and the remaining 119 record plans (59 percent) were for activity occurring in the ten municipalities that administer their own SALDO; however, almost half of the plans subject to local regulation fell within the Miscellaneous Plans category (please reference the Definitions section on Page 17 for further information in this regard), thus inflating the statistical percentage in this category accordingly.

- In the Ten Year Comparison of compiled subdivision and land development activity for 2010 (reference data on page 11), the total number of Subdivision Lots (206) represents a 66% increase in the number of lots created and depicts a significant gain from the previous year's total of 124 lots (which was cautiously predicted in last year's report).

- Similar to the above, a ten year comparison of 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 expected, but not to that great of extent percentage-wise).

- 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 continued negative effect on Centre County's subdivision and land development growth pattern (development activity is around 30% of the totals compiled in 2005); however, the numbers show the beginnings of a rise in the creation of new lots and land development units.

- Per the trends and indicators, we anticipate a continued 'wait and see' attitude among the majority of the County's developers. However, last year's projection of a bottoming-out and a leveling-off of subdivision and land development activity has been proven true. And optimistically, there is evidence to indicate that both lot and unit inventories are being reduced, coupled with tangible signs of an economic rebound. If our observations are correct, we predict the 2011 numbers will reflect a modest but upward growth pattern. We'll continue to monitor and report.

COUNTY AND MUNICIPAL PLANNING CONTROLS
2010

CENTRE COUNTY	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
	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		
Milesburg Borough	X	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
NITTANY 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
MOSHANNON VALLEY REGION										
Phillipsburg Borough	X	X		X	X		X	X		
Rush Township	X	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	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		
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		
Worth Township	X	X		X	X		X	X	X	

2010 Data
RECORDED SUBDIVISION / LAND DEVELOPMENT PLANS FOR 2010
(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	7	12	0	0.00	0	8	6.80	118	4
#	College Township	11	21	1	19.11	2	13	14.27	19	7
#	Ferguson Township	24	27	1	74.96	2	6	3.93	12	20
#	Halfmoon Township	2	5	1	110.77	2	1	0.04	1	3
#	Harris Township	5	10	4	284.38	19	1	1.25	0	5
#	Patton Township	10	16	0	0.00	0	7	18.72	18	9
Regional Total		59	91	7	489.22	25	36	45.01	168	48
Lower Bald Eagle Valley Region										
	Howard Borough	0	0	0	0.00	0	0	0.00	0	0
	Milesburg Borough	0	0	0	0.00	0	0	0.00	0	0
	Boggs Township	8	6	3	87.12	5	0	0.00	0	3
	Curtin Township	2	3	0	0.00	0	0	0.00	0	3
	Howard Township	2	1	1	1.11	1	0	0.00	0	0
#	Liberty Township	5	5	4	118.61	8	1	0.03	1	0
Regional Total		17	15	8	206.84	14	1	0.03	1	6
Nittany Valley Region										
#	Bellefonte Borough	4	2	0	0.00	0	1	0.97	3	1
	Benner Township	13	7	3	218.31	31	2	3.53	3	2
	Marion Township	1	2	0	0.00	0	0	0.00	0	2
#	Spring Township	12	15	5	161.07	32	6	17.09	161	4
	Walker Township	7	10	4	112.84	31	0	0.00	0	6
Regional Total		37	36	12	492.22	94	9	21.59	167	15
Moshannon Valley Region										
	Philipsburg Borough	2	1	1	3.44	3	0	0.00	0	0
#	Rush Township	6	6	2	9.52	4	0	0.00	0	4
Regional Total		8	7	3	12.96	7	0	0.00	0	4

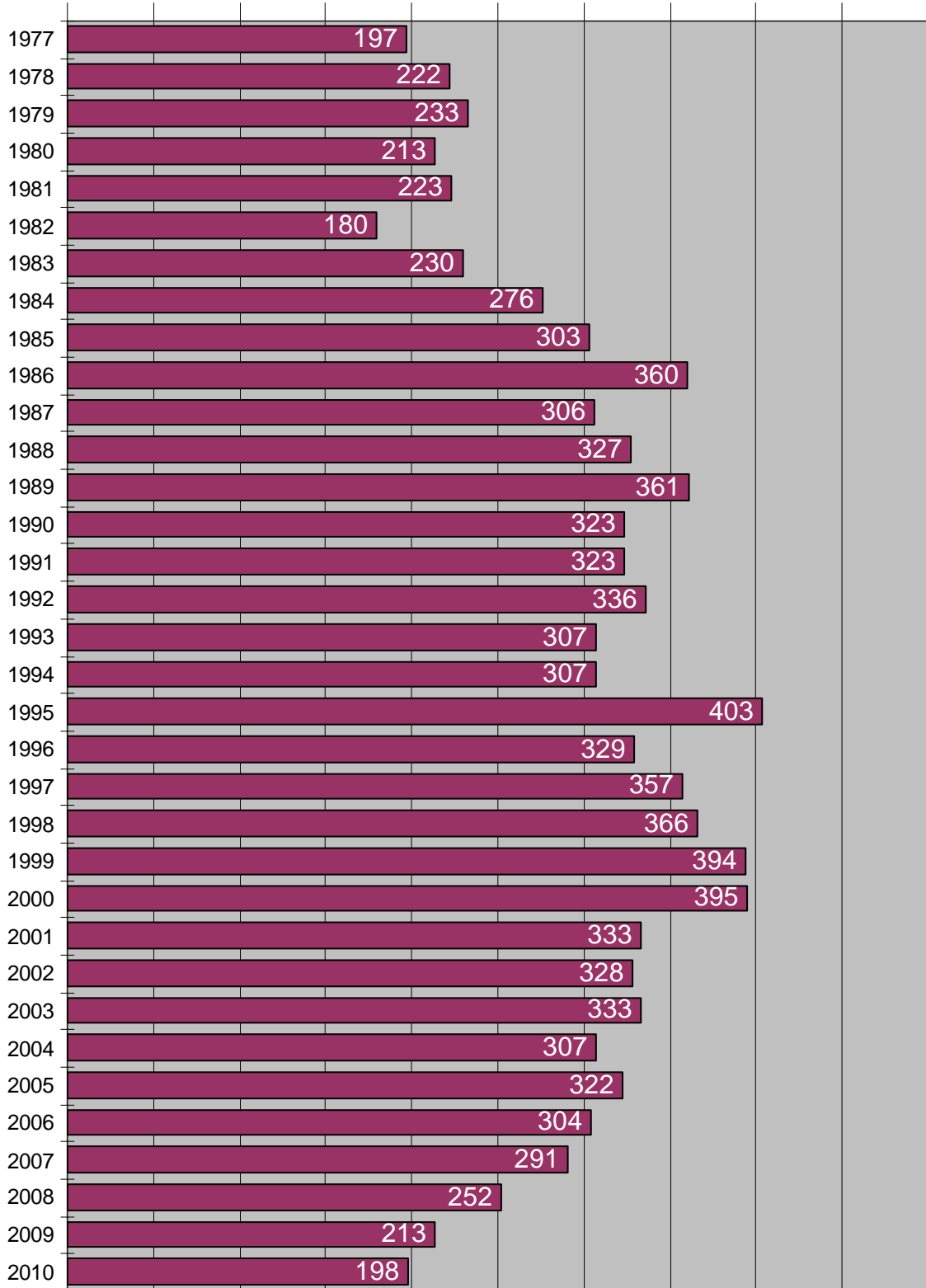
2010 Data -- continued

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	2	0	0	0.00	0	0	0.00	0	0	
Burnside Township	0	2	2	61.48	9	0	0.00	0	0	
Snow Shoe Township	6	5	2	26.66	2	0	0.00	0	3	
Regional Total	8	7	4	88.14	11	0	0.00	0	3	
Penns Valley Region										
Centre Hall Borough	0	0	0	0.00	0	0	0.00	0	0	
Millheim Borough	0	1	0	0.00	0	0	0.00	0	1	
Gregg Township	2	4	2	19.65	3	0	0.00	0	2	
Haines Township	8	4	2	208.26	4	0	0.00	0	2	
Miles Township	13	8	5	434.39	10	0	0.00	0	3	
Penn Township	9	5	2	232.73	5	0	0.00	0	3	
Potter Township	15	9	6	281.75	13	0	0.00	0	3	
Regional Total	47	31	17	1,176.78	35	0	0	0	14	
Upper Bald Eagle Region										
Port Matilda Borough	0	1	1	0.42	2	0	0.00	0	0	
Unionville Borough	0	0	0	0.00	0	0	0.00	0	0	
Huston Township	9	5	3	220.45	7	0	0.00	0	2	
Taylor Township	4	3	3	68.75	6	0	0.00	0	0	
Union Township	7	4	2	119.03	3	1	0.32	2	1	
Worth Township	2	1	1	2.59	2	0	0.00	0	0	
Regional Total	22	14	10	411.24	20	1	0.32	2	3	
County Totals	198	201	61	2,877.40	206	47	66.95	338	93	

* = 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.

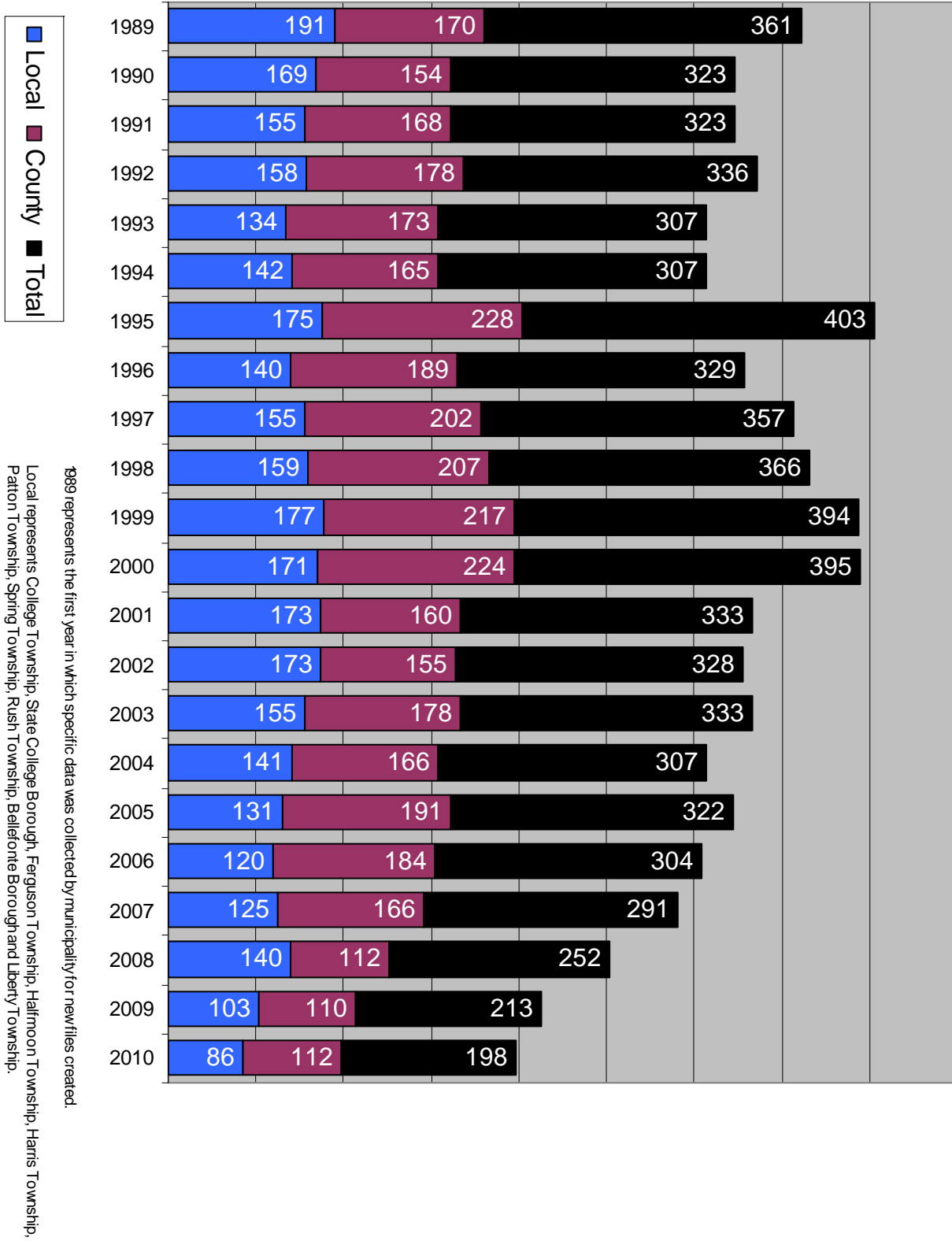
Number of Files

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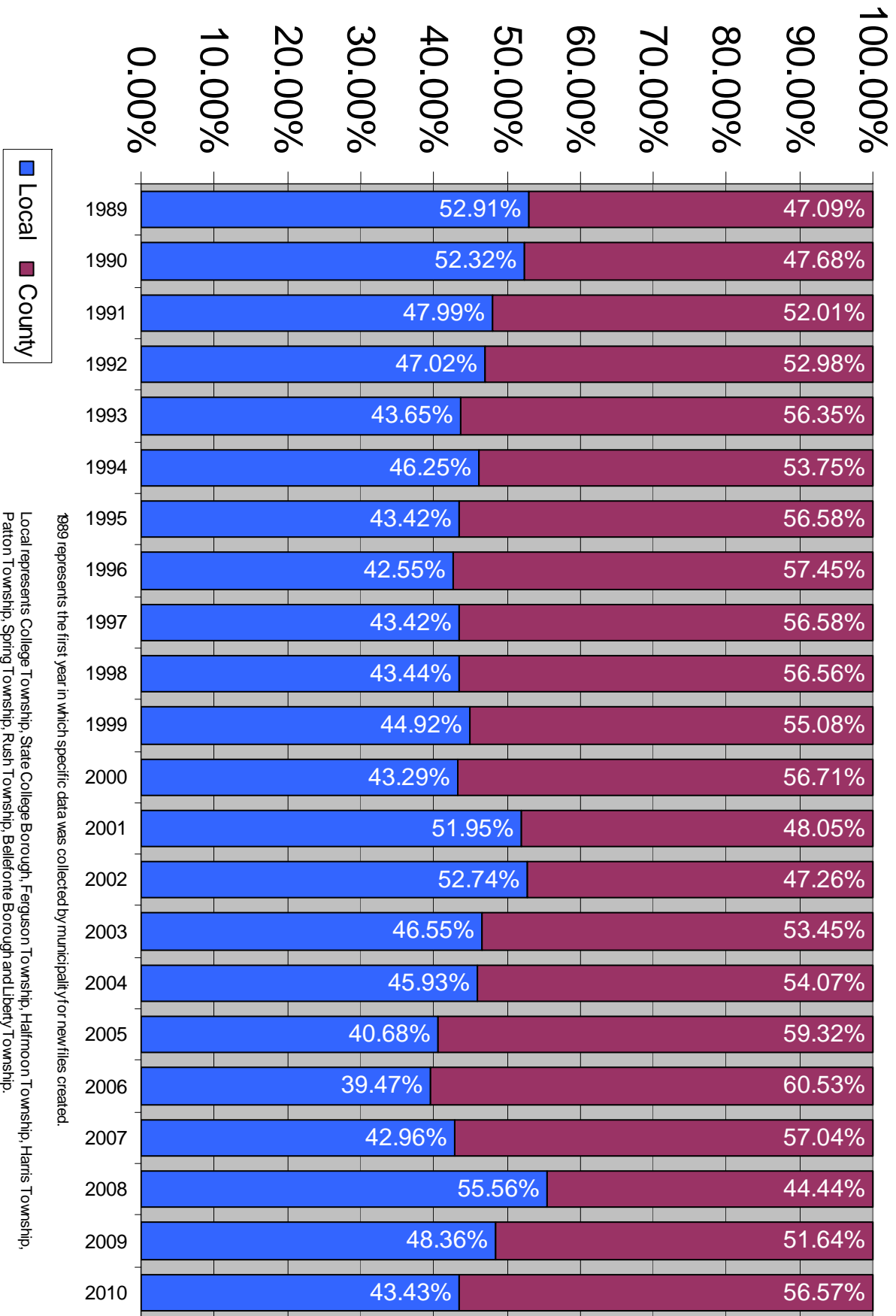
Total Number of Files

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

% of New Files Created



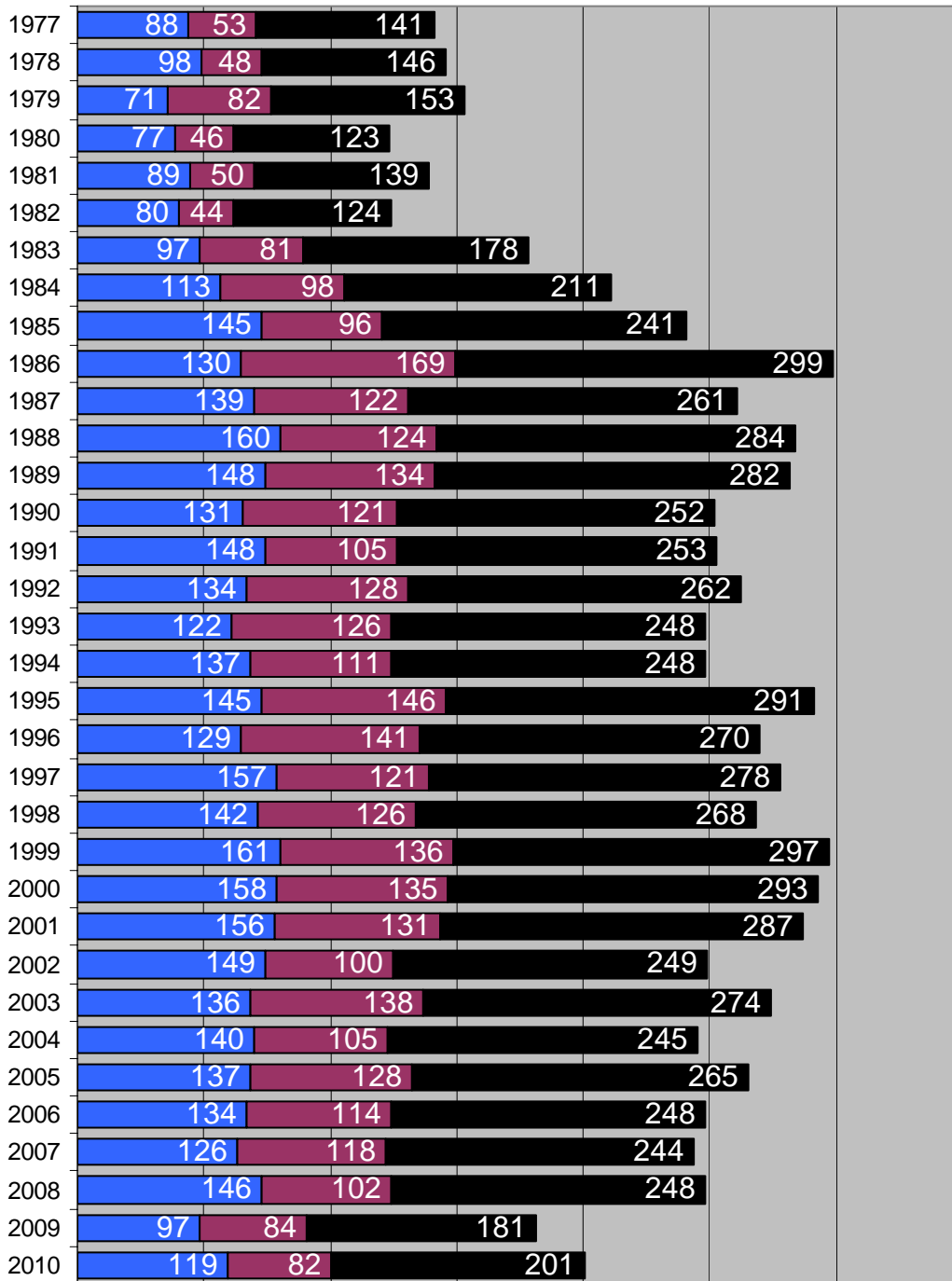
1989 represents the first year in which specific data was collected by municipality for new files created.

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

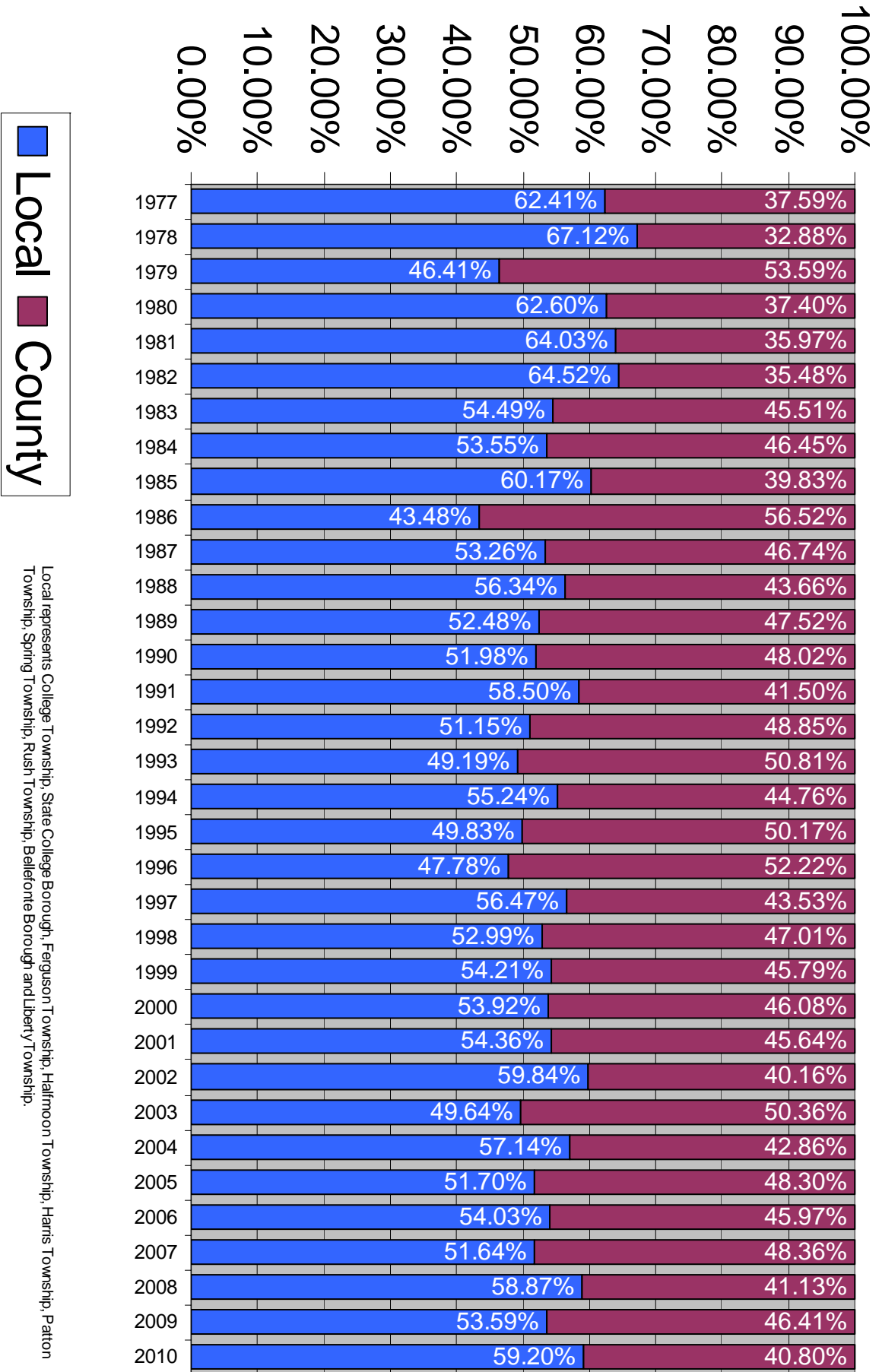
Number of Recorded Plot Plans

■ Local
 ■ County
 ■ Total

Local represents College Township, State College Borough, Ferguson Township, Hallmoon Township, Harris Township, Patton Township, Spring Township, Rush Township, Bellefonte Borough and Liberty Township.



% of Recorded Plot Plans



■ Local
 ■ County

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

— TEN YEAR COMPARISON —
RECORDED SUBDIVISION / LAND DEVELOPMENT PLANS FOR 2001-2010
(Including Miscellaneous Plans*)

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		
2010	198	201	61	2,877.40	206	47	66.95	338	93	
2009	213	181	47	2,748.06	124	36	79.51	147	98	
2008	252	248	72	4,430.61	267	61	74.27	443	115	
2007	291	244	83	3,899.04	421	59	168.96	483	102	
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	

* = 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*)
2007 - 2010**

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										
2007	98	106	19	619.86	176	39	131.49	343	15	
2008	109	116	12	778.08	48	46	38.26	346	58	
2009	82	75	6	413.02	20	24	36.74	53	45	
2010	59	91	7	489.22	25	36	45.01	168	48	
Regional Total	348	388	44	2,300.18	269	145	251.5	910	166	
Lower Bald Eagle Valley Region										
2007	18	12	9	347.09	22	0	0.00	0	3	
2008	17	14	8	60.57	13	2	2.99	30	4	
2009	16	9	5	300.50	8	1	0.77	1	3	
2010	17	15	8	206.84	14	1	0.03	1	6	
Regional Total	68	50	30	915.00	57	4	3.79	32	16	
Nittany Valley Region										
2007	67	49	23	934.11	115	10	19.59	122	16	
2008	45	50	16	677.04	60	10	29.68	62	24	
2009	46	44	11	289.53	20	6	21.81	49	27	
2010	37	36	12	492.22	94	9	21.59	167	15	
Regional Total	195	179	62	2,392.90	289	35	92.67	400	82	
Moshannon Valley Region										
2007	10	10	2	12.49	3	2	9.36	1	6	
2008	10	7	1	773.13	3	1	0.34	1	5	
2009	7	7	3	83.14	8	2	1.73	36	2	
2010	8	7	3	12.96	7	0	0	0	4	
Regional Total	35	31	9	881.72	21	5	11.43	38	17	

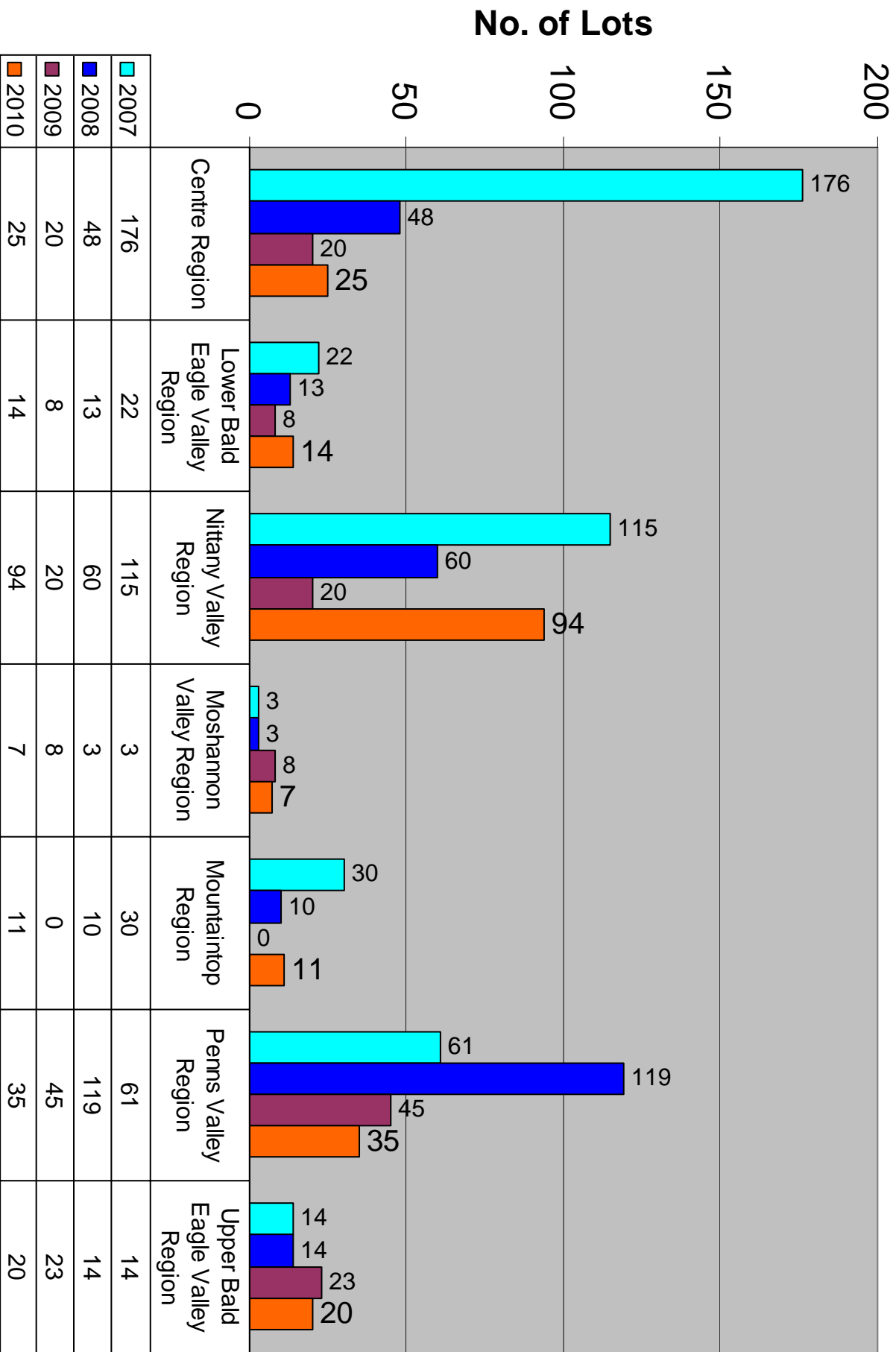
**Subdivision and Land Development Data by Planning Region, continued
(Including Miscellaneous Plans*)
2007 - 2010**

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										
2007	9	9	5	465.99	30	1	0.90	1	3	
2008	9	7	4	155.74	10	1	0.00	2	2	
2009	2	1	0	0.00	0	0	0	0	1	
2010	8	7	4	88.14	11	0	0	0	3	
Regional Total	28	24	13	709.87	51	2	0.9	3	9	
Penns Valley Region										
2007	67	39	18	1,307.46	61	5	2.76	8	16	
2008	40	41	23	1,838.18	119	0	0.00	0	18	
2009	42	31	11	1,087.78	45	2	0.61	3	18	
2010	47	31	17	1,176.78	35	0	0	0	14	
Regional Total	196	142	69	5,410.20	260	7	3.37	11	66	
Upper Bald Eagle Region										
2007	22	19	7	212.04	14	2	4.86	8	10	
2008	22	13	8	147.87	14	1	3.00	2	4	
2009	18	14	11	574.09	23	1	17.85	5	2	
2010	22	14	10	411.24	20	1	0.32	2	3	
Regional Total	84	60	36	1345.24	71	5	26.03	17	19	
County Totals	954	874	263	13,955.11	1,018	203	389.69	1,411	375	

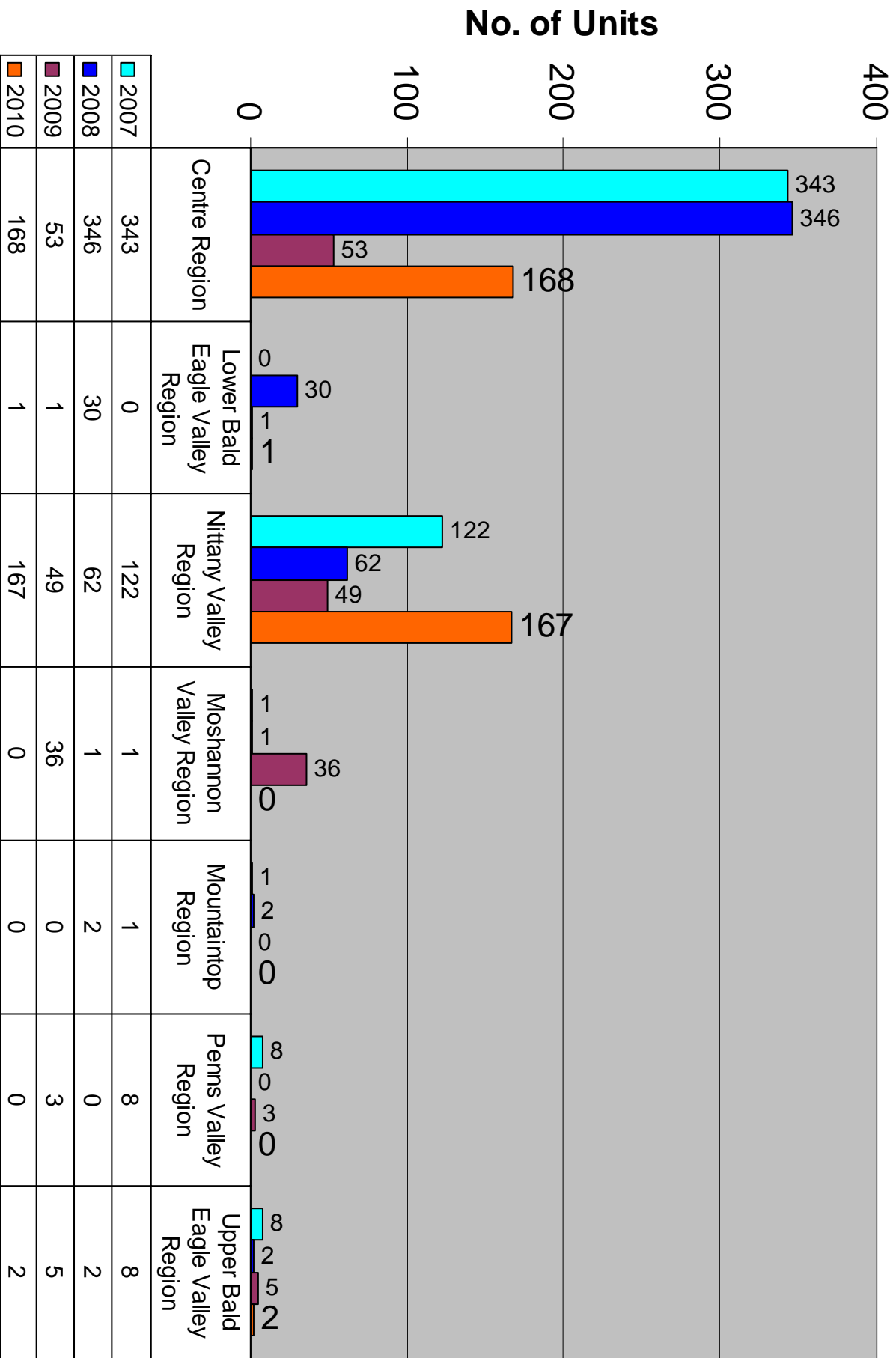
* = Miscellaneous Plans:

Replotted Lots, Lot Additions, Reclassifications, and Plans "For Recording Purposes Only" (e.g., Tract Surveys, Survey Corrections, etc.)

Lots Created by Planning Region



Units Created by Planning Region



- PROCESSING FEES -

	2006	2007	2008	2009	2010
Subdivision and Land Development Plan Review Fees Received					
County Jurisdiction	\$34,640.00	\$30,020.00	\$27,130.00	\$24,300.00	\$25,500.00
Local Jurisdiction	\$3,250.00	\$1,085.00	\$1,037.50	\$1,255.00	\$1,215.00
SUB-TOTAL	\$37,890.00	\$31,105.00	\$28,167.50	\$25,555.00	\$26,715.00
DEP Planning Module Review Fees Received	\$1,175.00	\$950.00	\$825.00	\$450.00	\$500.00
Engineer Review / Inspection Fees Received*	\$14,766.08	\$3,203.76	\$2,699.78	\$3,188.40	\$2,103.00
Subdivision / Land Development Ordinances Sold	\$300.00	\$100.00	\$50.00	\$25.00	\$25.00
TOTALS	\$54,131.08	\$35,358.76	\$31,742.28	\$29,218.40	\$29,343.00

* **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.

