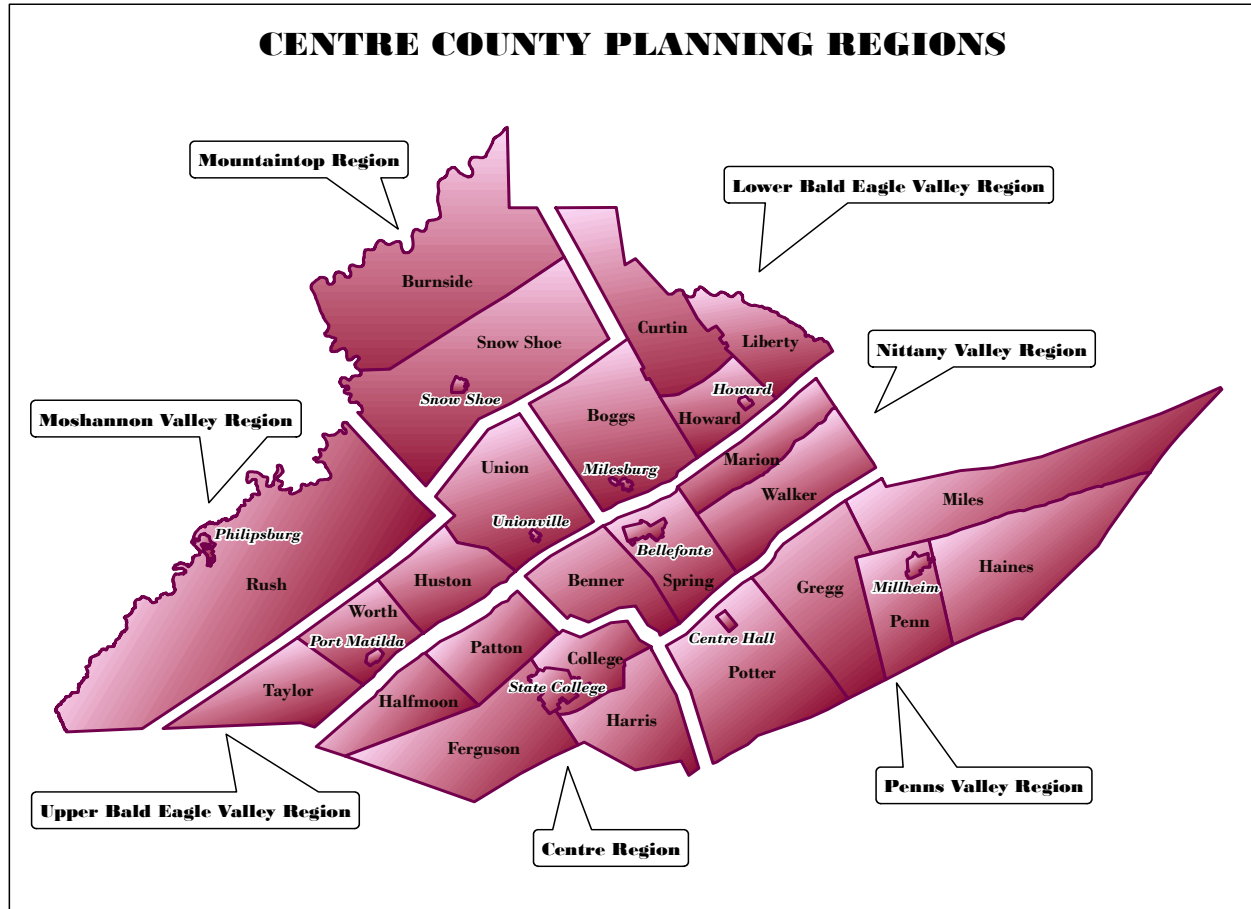


Centre County Subdivision and Land Development Activity Report 2007



**Centre County Planning Commission
Centre County Planning and Community Development Office**

Willowbank Office Building, 420 Holmes Street, Bellefonte, PA 16823
Telephone: (814) 355-6791 Fax: (814) 355-8661

www.co.centre.pa.us

Centre County Board of Commissioners - 2007

C. Chris Exarchos, *Chairman*
Steven G. Dershem, *Commissioner*
John T. Saylor, *Commissioner*

Centre County Planning Commission Members - 2007

| | |
|--|--------------------------------|
| Robert L. Corman, <i>Chairman</i> | Penns Valley Region |
| Elfrieda M. Persic, <i>Vice-Chairman</i> | Centre Region |
| Kevin Abbey, <i>Secretary</i> | Centre Region |
| Jack Shannon | Moshannon Valley Region |
| Thomas E. Hoover | Mountaintop Region |
| Cecil J. Irvin | Centre Region |
| Thomas Poorman | Lower Bald Eagle Valley Region |
| vacant | Upper Bald Eagle Valley Region |
| vacant | Nittany Valley Region |

Centre County Planning and Community Development Office - 2007

Robert B. Jacobs, AICP, *Director*
Christopher M. Price, AICP, *Assistant Director (Resigned November, 2007)*
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. Thoma-Rider, *Senior Environmental Planner*
Norman K. Lathbury, *Ag Land Preservation Program Coordinator*
Linda Marshall, *Senior Planner*
Mike Bloom, *Senior Transportation Planner*
Susan G. Krosunger, *Senior Planner*
Mary L. Wheeler, *Secretary III*
Stacy J. Mann, *Bookkeeper/Clerk*
Elizabeth A. Tuck, *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. Tuck

Released: February, 2008

- 2007 -

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 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 2007 totaled \$35,358.76 (reference page 17 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 2007.

Contact Persons: Anson C. Burwell, Subdivision and Land Development Planner

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– General Summary –

- Of the 291 New Files generated in 2007, 166 files (57 percent) were for those municipalities that fall under the jurisdiction of the Centre County Subdivision and Land Development Ordinance (SALDO) and the remaining 125 New Files (43 percent) were for subdivision or land development activity located within the ten municipalities that administer their own local SALDO.
- Of the 244 Recorded Plot Plans for 2007, 118 record plans (48 percent) were for those municipalities that fall within the administration of the County's SALDO and the remaining 126 record plans (52 percent) were for activity occurring in the ten municipalities having their own SALDO; however, approximately half of those plans fell within the Miscellaneous Plans category (please reference the Definitions section on Page 18 for further information in this regard).
- In the Ten Year Comparison of compiled subdivision and land development activity for 2007, the total number of Subdivision Lots created (421) represents a marked decrease in lots created and depicts a significant drop from the previous year's total of 727 lots.
- In contrast to the above, a ten year comparison of Land Development Units created show a county-wide total of 483 units in 2007. This number represents an increase in land development activity from last year's total of 327 units.
- As of January 1, 2008, South Philipsburg Borough ceased operation as a municipal governing body whereby the citizens of both South Philipsburg Borough and Rush Township elected to allow the former South Philipsburg Borough to be formally annexed by Rush Township.
- Rush Township acted to adopt a local Subdivision and Land Development Ordinance (dated May 24, 2007) and by doing so, their local ordinance automatically superseded the County's SALDO and the Rush Township Supervisors became the governing body for all subdivision and land development activity within Rush Township from that date forward.
- Upon comparing the data compiled for 2007 with previous years' data, it seems evident that the national, state and now local economic conditions have had an effect on the subdivision and land development growth patterns and trends.
- Per the above, we anticipate a general 'wait and see' attitude among the County's developers and this office is projecting a continued easing of activity until lot and unit inventories have been significantly reduced in volume coupled with the signs of a perceived economic rebound.

COUNTY AND MUNICIPAL PLANNING CONTROLS

2007

| | 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 |
| 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 |
| 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 |
| MOSHANNON VALLEY REGION | | | | | | | | | | |
| Phillipsburg Borough | X | X | | X | X | | X | X | | |
| Rush Township | X | X | X | | | | X | X | | |
| MOUNTANTOP REGION | | | | | | | | | | |
| Snow Shoe Borough | X | | X | | X | | X | X | | |
| Burnside Township | X | | | X | | | X | X | | |
| Snow Shoe Township | X | | | X | | | X | X | | |
| PENNS VALLEY REGION | | | | | | | | | | |
| Centre Hill Borough | X | X | | X | X | | X | X | | |
| Millheim Borough | X | 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 | X | |
| Penn Township | X | | | X | | | X | X | X | |
| Potter Township | 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 | |
| Taylor Township | | | | X | | | X | X | X | |
| Union Township | X | | | X | | | X | X | | |
| Worth Township | X | | X | | X | | X | X | X | |

2007 Data
RECORDED SUBDIVISION / LAND DEVELOPMENT PLANS FOR 2007
(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 | 12 | 12 | 0 | 0.00 | 0 | 10 | 0.50 | 35 | 2 |
| # | College Township | 22 | 24 | 2 | 69.55 | 41 | 10 | 23.37 | 19 | 12 |
| # | Ferguson Township | 25 | 23 | 5 | 268.74 | 48 | 8 | 5.96 | 11 | 10 |
| # | Halfmoon Township | 8 | 6 | 4 | 174.42 | 45 | 0 | 0.00 | 0 | 2 |
| # | Harris Township | 9 | 12 | 2 | 70.91 | 5 | 3 | 72.46 | 227 | 7 |
| # | Patton Township | 22 | 29 | 6 | 36.24 | 37 | 8 | 29.20 | 51 | 15 |
| Regional Total | | 98 | 106 | 19 | 619.86 | 176 | 39 | 131.49 | 343 | 48 |
| Lower Bald Eagle Valley Region | | | | | | | | | | |
| | Howard Borough | 2 | 2 | 2 | 4.21 | 4 | 0 | 0.00 | 0 | 0 |
| | Milesburg Borough | 2 | 1 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 1 |
| | Boggs Township | 8 | 4 | 3 | 113.80 | 4 | 0 | 0.00 | 0 | 1 |
| | Curtin Township | 2 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 |
| | Howard Township | 1 | 4 | 3 | 227.08 | 9 | 0 | 0.00 | 0 | 1 |
| # | Liberty Township | 3 | 1 | 1 | 2.00 | 5 | 0 | 0.00 | 0 | 0 |
| Regional Total | | 18 | 12 | 9 | 347.09 | 22 | 0 | 0.00 | 0 | 3 |
| Nittany Valley Region | | | | | | | | | | |
| # | Bellefonte Borough | 4 | 1 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 1 |
| | Benner Township | 31 | 18 | 9 | 95.13 | 34 | 4 | 9.80 | 6 | 5 |
| | Marion Township | 5 | 5 | 5 | 698.04 | 11 | 0 | 0.00 | 0 | 0 |
| # | Spring Township | 15 | 14 | 3 | 12.73 | 6 | 5 | 2.01 | 60 | 6 |
| | Walker Township | 12 | 11 | 6 | 128.21 | 64 | 1 | 7.78 | 56 | 4 |
| Regional Total | | 67 | 49 | 23 | 934.11 | 115 | 10 | 19.59 | 122 | 16 |
| Moshannon Valley Region | | | | | | | | | | |
| | Philipsburg Borough | 2 | 2 | 0 | 0.00 | 0 | 1 | 8.26 | 0 | 1 |
| # | Rush Township ¹ | 8 | 8 | 2 | 12.49 | 3 | 1 | 1.10 | 1 | 5 |
| Regional Total | | 10 | 10 | 2 | 12.49 | 3 | 2 | 9.36 | 1 | 6 |

2007 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 | 2 | 2 | 2 | 185.29 | 3 | 0 | 0.00 | 0 | 0 | |
| Snow Shoe Township | 5 | 7 | 3 | 280.70 | 27 | 1 | 0.90 | 1 | 3 | |
| Regional Total | 9 | 9 | 5 | 465.99 | 30 | 1 | 0.90 | 1 | 3 | |
| Penns Valley Region | | | | | | | | | | |
| Centre Hall Borough | 0 | 1 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 1 | |
| Millheim Borough | 3 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| Gregg Township | 9 | 7 | 3 | 120.39 | 13 | 1 | 0.92 | 2 | 3 | |
| Haines Township | 9 | 5 | 2 | 60.68 | 8 | 1 | 0.37 | 1 | 2 | |
| Miles Township | 13 | 3 | 1 | 97.74 | 4 | 0 | 0.00 | 0 | 2 | |
| Penn Township | 7 | 7 | 6 | 476.77 | 19 | 0 | 0.00 | 0 | 1 | |
| Potter Township | 26 | 16 | 6 | 551.88 | 17 | 3 | 1.47 | 5 | 7 | |
| Regional Total | 67 | 39 | 18 | 1,307.46 | 61 | 5 | 2.76 | 8 | 16 | |
| Upper Bald Eagle Region | | | | | | | | | | |
| Port Matilda Borough | 0 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| Unionville Borough | 1 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| Huston Township | 5 | 4 | 0 | 0.00 | 0 | 1 | 4.70 | 5 | 3 | |
| Taylor Township | 10 | 8 | 6 | 188.11 | 12 | 0 | 0.00 | 0 | 2 | |
| Union Township | 4 | 3 | 1 | 23.93 | 2 | 0 | 0.00 | 0 | 2 | |
| Worth Township | 2 | 4 | 0 | 0.00 | 0 | 1 | 0.16 | 3 | 3 | |
| Regional Total | 22 | 19 | 7 | 212.04 | 14 | 2 | 4.86 | 8 | 10 | |
| County Totals | 291 | 244 | 83 | 3,899.04 | 421 | 59 | 168.96 | 483 | 102 | |

* = Miscellaneous Plans:

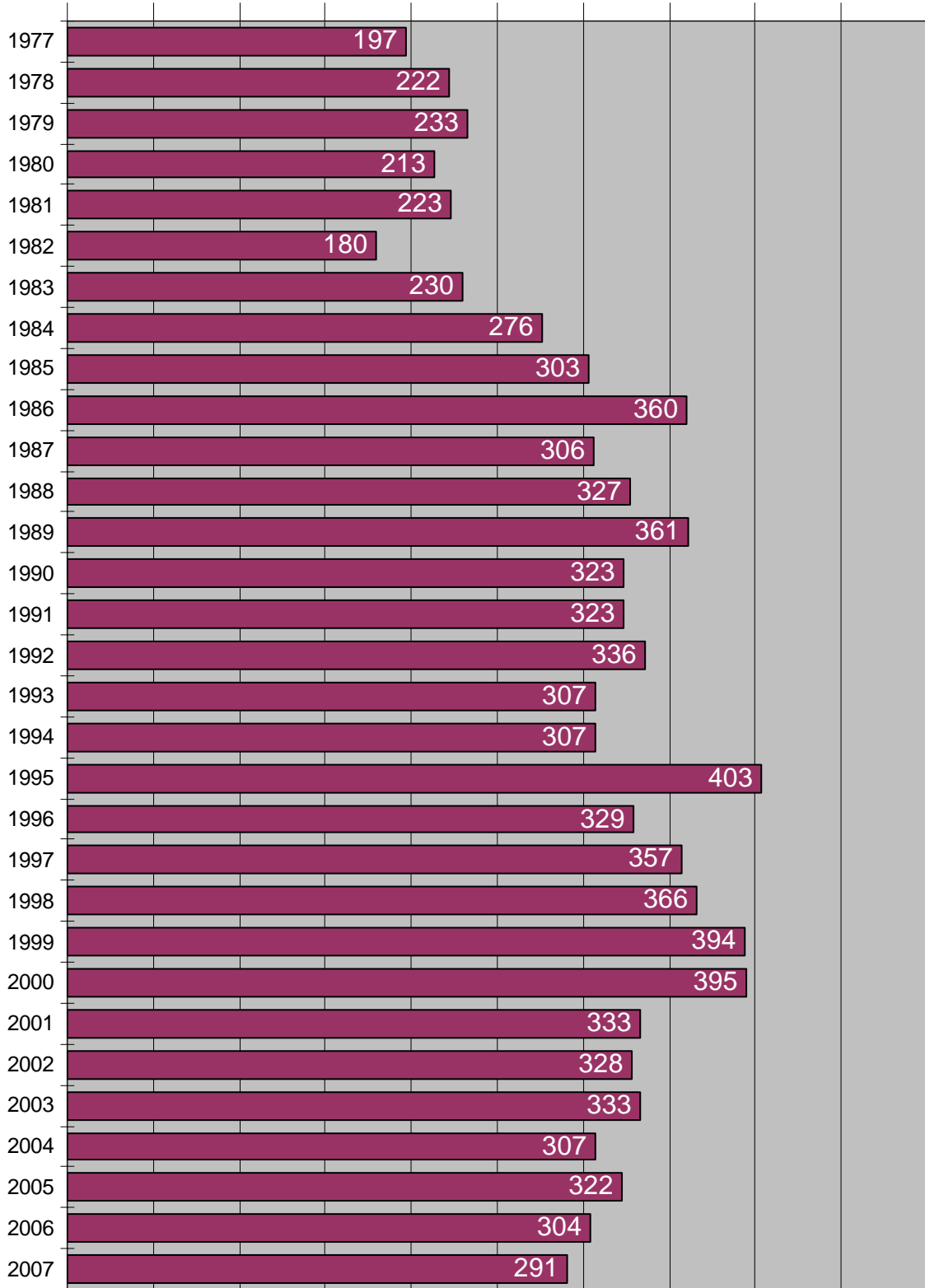
Replotted Lots, Lot Additions, Reclassifications, and Plans "For Recording Purposes Only" (e.g., Tract Surveys, Survey Corrections, etc.)

= Municipalities having their own Subdivision/Land Development Regulations.

1 = Rush Township adopted their Subdivision and Land Development Ordinance on May 24, 2007. Five (5) new files were created with four (4) plans being approved under Rush Township's Subdivision and Land Development regulations. All four plans were classified as "Miscellaneous Plans".

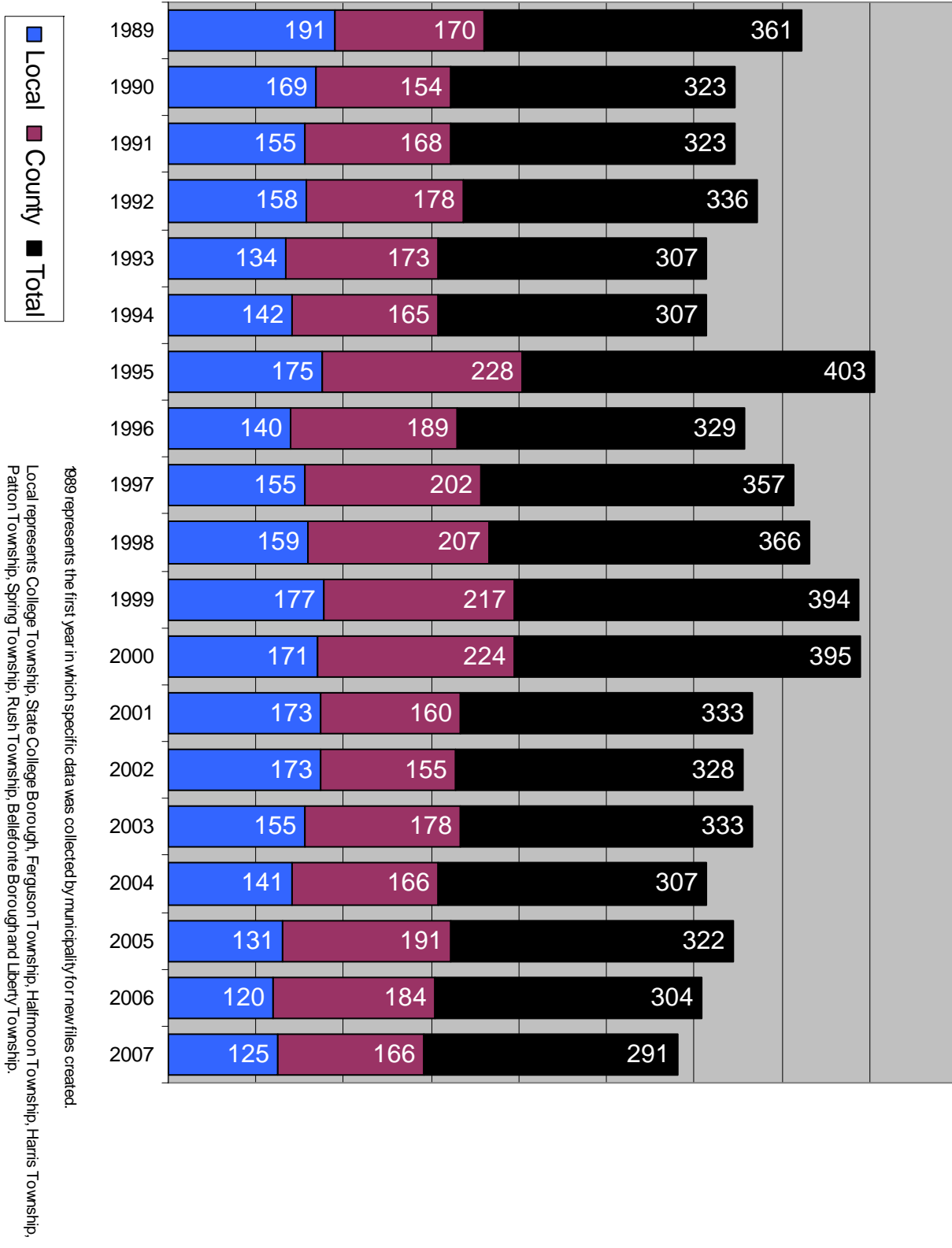
Number of Files

0 50 100 150 200 250 300 350 400 450 500



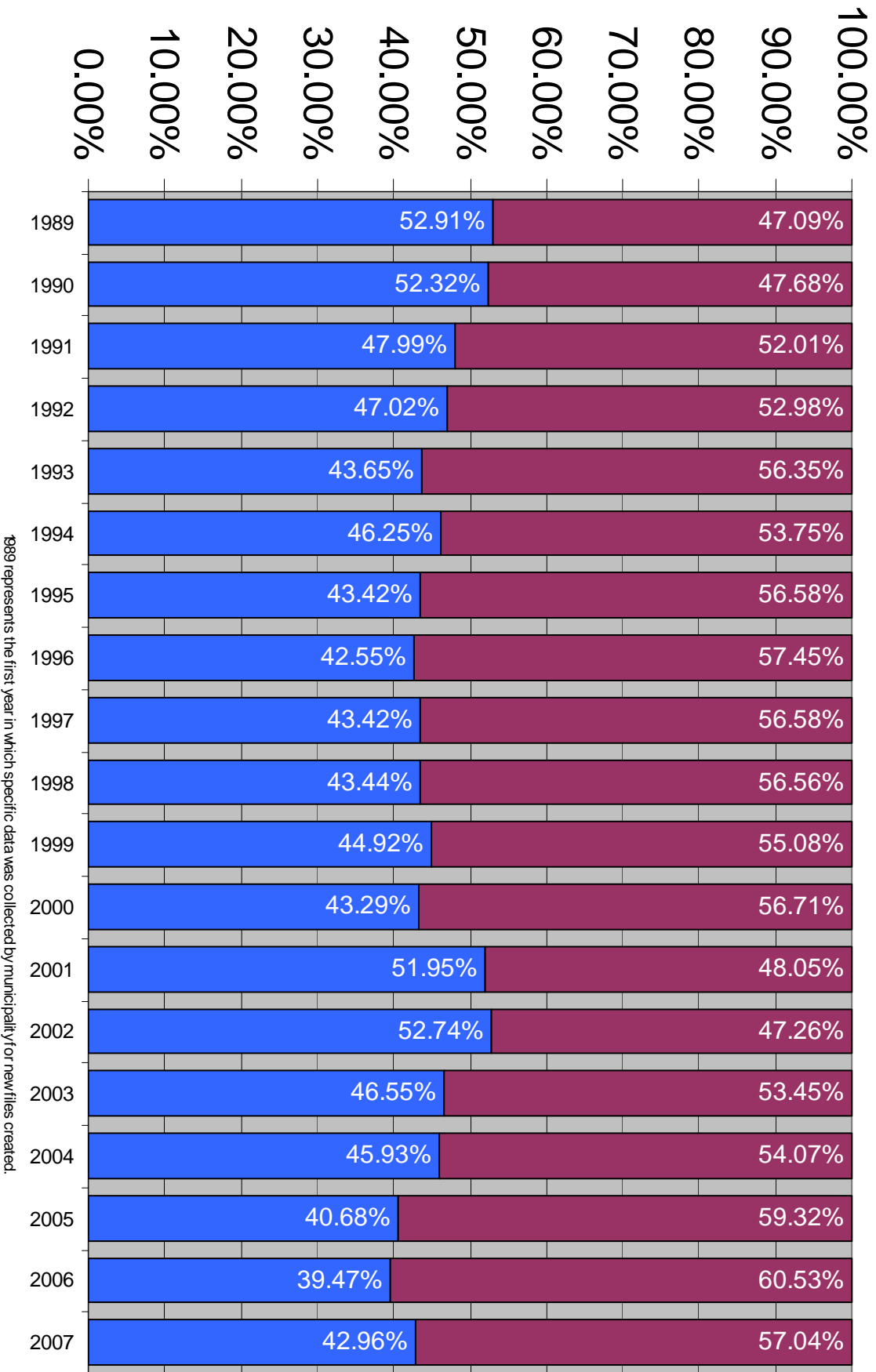
Total Number of Files

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



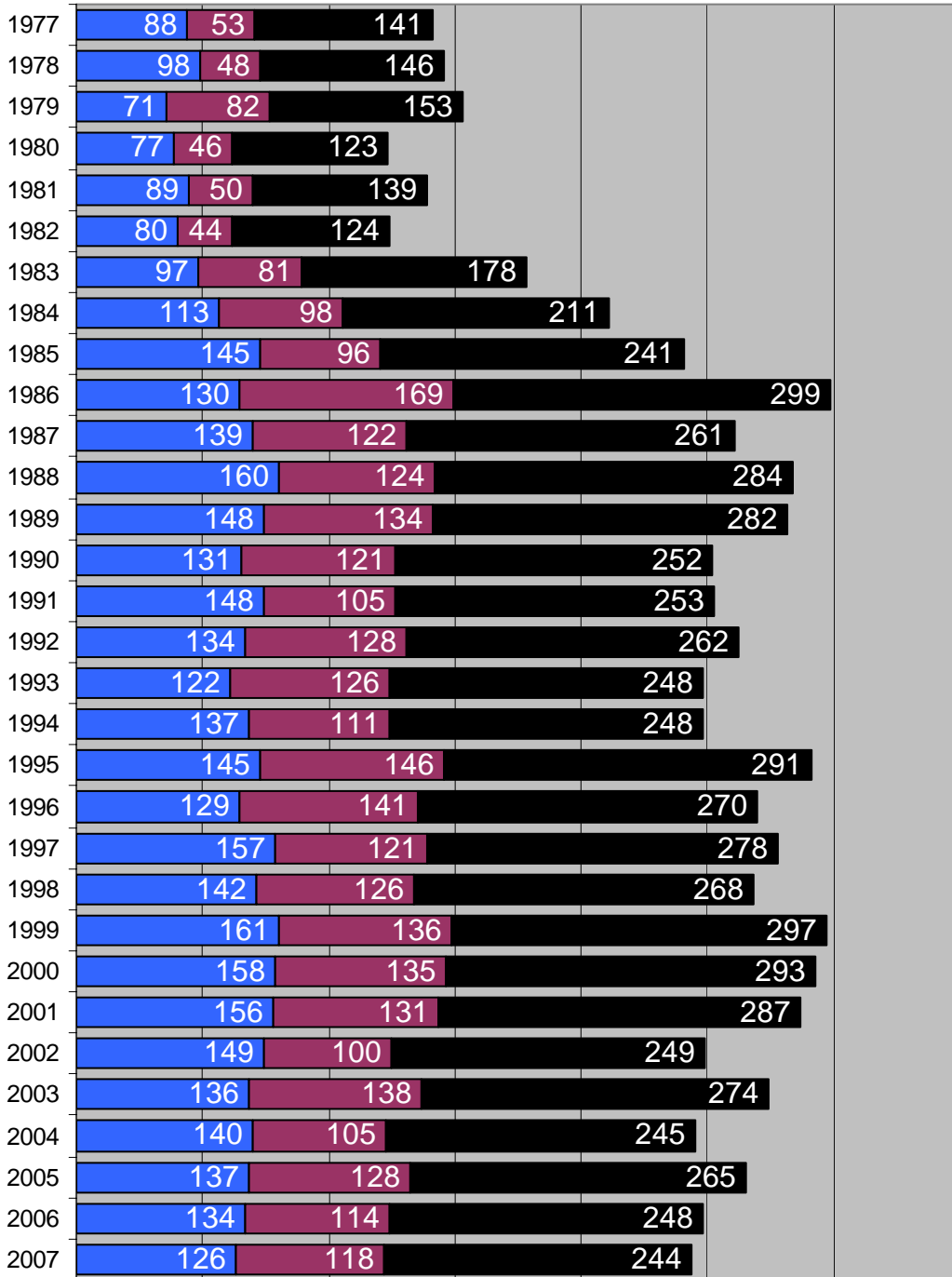
■ Local
■ County

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.

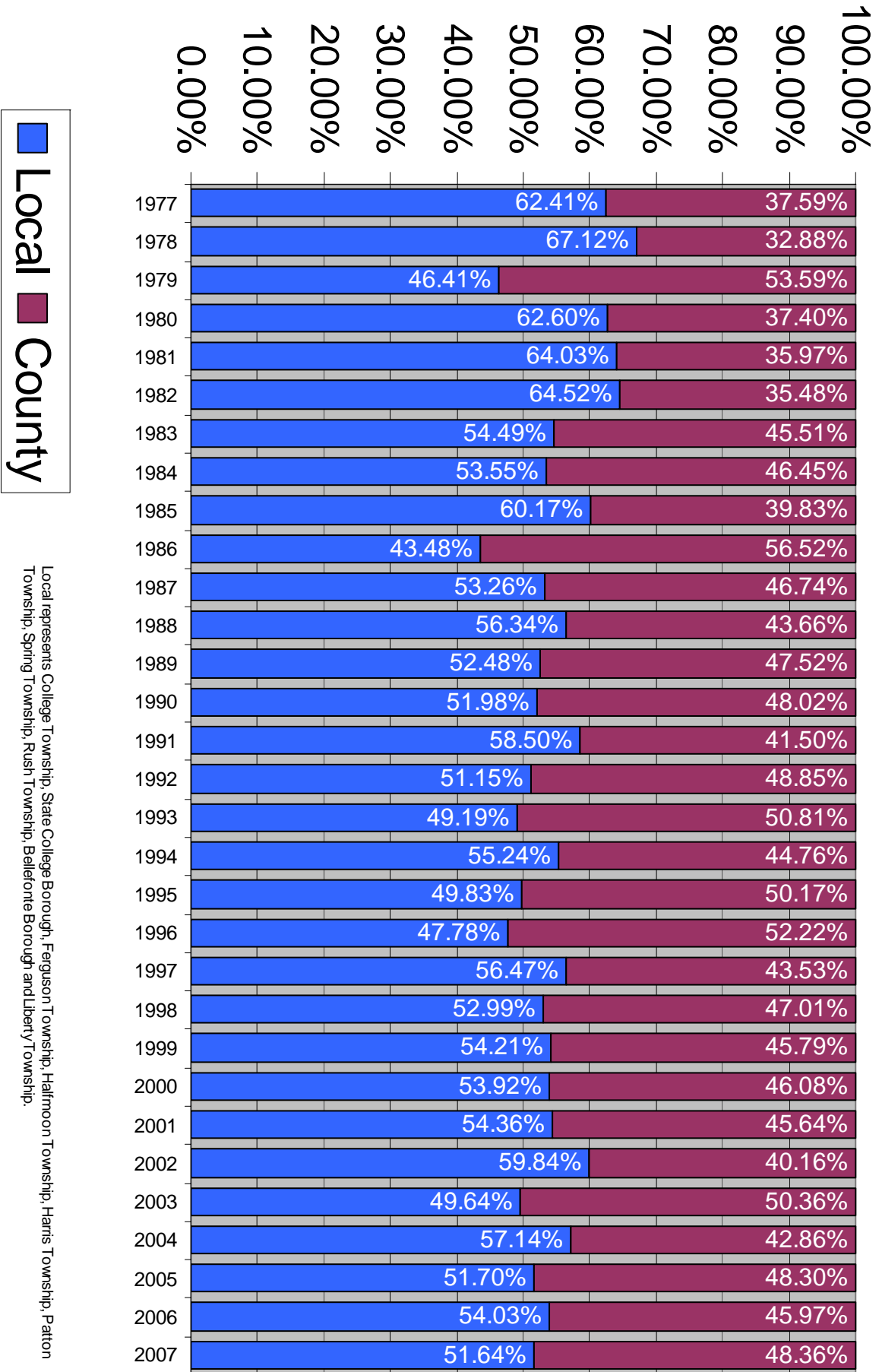
Number of Recorded Plot Plans

■ 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.

| 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 | | |
| 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 | |
| 2000 | 395 | 293 | 118 | 7,148.81 | 622 | 69 | 82.68 | 365 | 106 | |
| 1999 | 394 | 297 | 147 | 12,766.06 | 683 | 68 | 192.68 | 899 | 82 | |
| 1998 | 366 | 268 | 120 | 6,405.10 | 618 | 59 | 73.42 | 773 | 89 | |

* = 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*)
2004 - 2007**

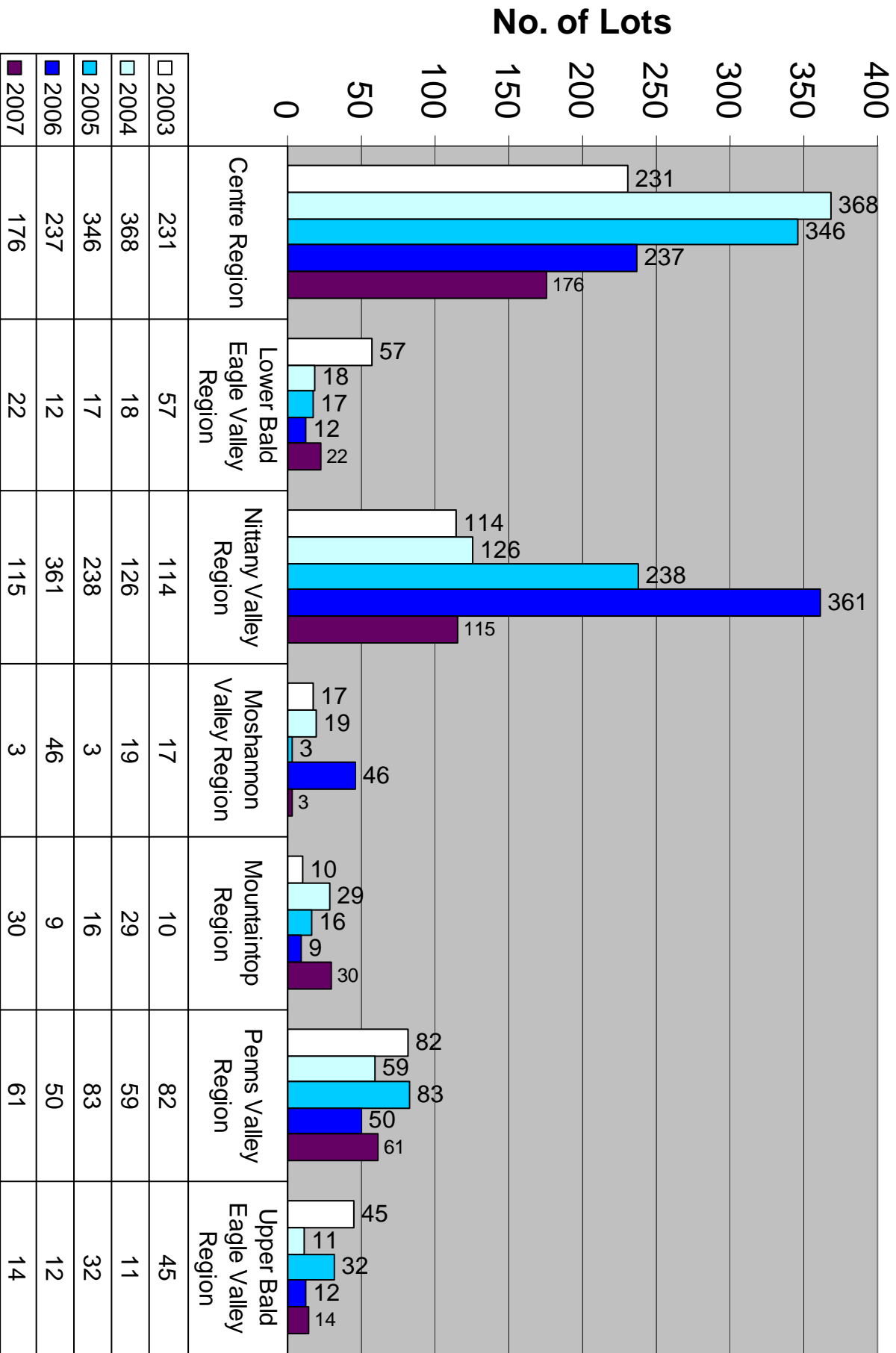
| Year | New Files Created | Total Record Plans | -- SUBDIVISION / LAND DEVELOPMENT DATA -- | | | | | | Misc. Plans* | |
|---------------------------------------|-------------------|--------------------|---|------------------|--------------|-----------------|-----------------|---------------|--------------|--|
| | | | Sub. Plans | Acres Subdivided | Lots Created | Land Dev. Plans | Acres Developed | Units Created | | |
| Centre Region | | | | | | | | | | |
| 2004 | 121 | 117 | 30 | 907.32 | 368 | 57 | 38.86 | 229 | 30 | |
| 2005 | 110 | 124 | 25 | 497.94 | 346 | 40 | 92.78 | 690 | 59 | |
| 2006 | 89 | 109 | 19 | 833.51 | 237 | 37 | 69.16 | 93 | 53 | |
| 2007 | 98 | 106 | 19 | 619.86 | 176 | 39 | 131.49 | 343 | 15 | |
| Regional Total | 418 | 456 | 93 | 2,858.63 | 1,127 | 173 | 332.29 | 1,355 | 157 | |
| Lower Bald Eagle Valley Region | | | | | | | | | | |
| 2004 | 18 | 13 | 8 | 398.41 | 18 | 3 | 4.34 | 4 | 2 | |
| 2005 | 14 | 13 | 5 | 68.66 | 17 | 1 | 3.31 | 17 | 7 | |
| 2006 | 26 | 9 | 5 | 97.23 | 12 | 0 | 0.00 | 0 | 4 | |
| 2007 | 18 | 12 | 9 | 347.09 | 22 | 0 | 0.00 | 0 | 3 | |
| Regional Total | 76 | 47 | 27 | 911.39 | 69 | 4 | 7.65 | 21 | 16 | |
| Nittany Valley Region | | | | | | | | | | |
| 2004 | 53 | 36 | 15 | 349.74 | 126 | 9 | 11.25 | 78 | 12 | |
| 2005 | 75 | 44 | 20 | 2,013.38 | 238 | 7 | 38.36 | 148 | 17 | |
| 2006 | 63 | 47 | 21 | 1,003.11 | 361 | 15 | 68.64 | 111 | 11 | |
| 2007 | 67 | 49 | 23 | 934.11 | 115 | 10 | 19.59 | 122 | 16 | |
| Regional Total | 258 | 176 | 79 | 4,300.34 | 840 | 41 | 137.84 | 459 | 56 | |
| Moshannon Valley Region | | | | | | | | | | |
| 2004 | 12 | 15 | 7 | 1,143.92 | 19 | 3 | 10.60 | 3 | 5 | |
| 2005 | 18 | 6 | 2 | 24.91 | 3 | 2 | 3.00 | 2 | 2 | |
| 2006 | 14 | 19 | 9 | 203.67 | 46 | 3 | 3.22 | 26 | 7 | |
| 2007 | 10 | 10 | 2 | 12.49 | 3 | 2 | 9.36 | 1 | 6 | |
| Regional Total | 54 | 50 | 20 | 1,384.99 | 71 | 10 | 26.18 | 32 | 20 | |

**Subdivision and Land Development Data by Planning Region, continued
(Including Miscellaneous Plans*)
2004 - 2007**

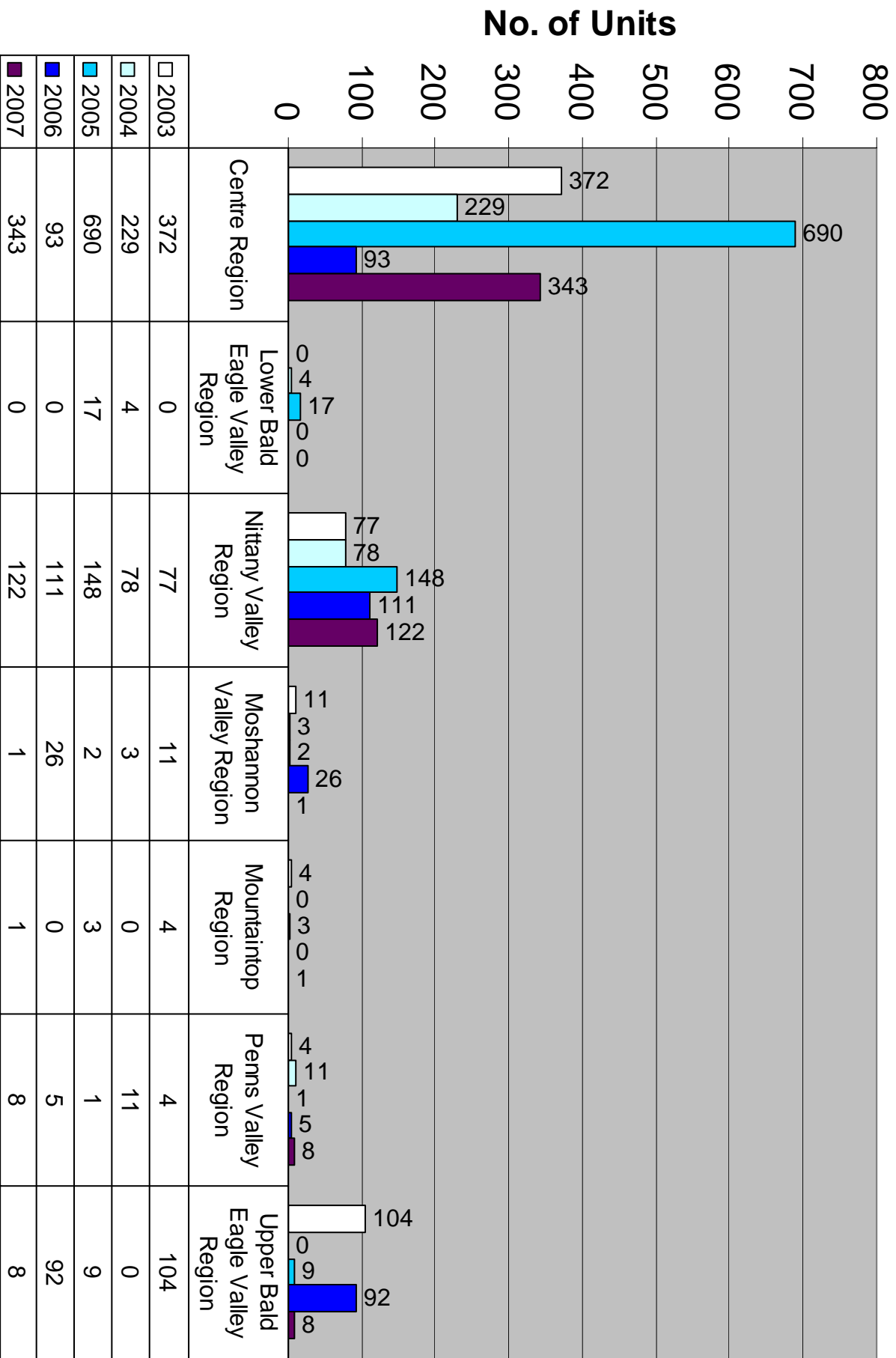
| Year | New Files Created | Total Record Plans | -- SUBDIVISION / LAND DEVELOPMENT DATA -- | | | | | | | Misc. Plans* |
|--------------------------------|-------------------|--------------------|---|------------------|--------------|---------------------|-----------------|---------------|-----|--------------|
| | | | Sub. Plans | Acres Subdivided | Lots Created | Land Develop. Plans | Acres Developed | Units Created | | |
| Mountaintop Region | | | | | | | | | | |
| 2004 | 13 | 11 | 10 | 932.44 | 29 | 0 | 0.00 | 0 | 1 | |
| 2005 | 26 | 17 | 7 | 314.46 | 16 | 2 | 11.48 | 3 | 8 | |
| 2006 | 16 | 12 | 4 | 150.37 | 9 | 0 | 0.00 | 0 | 8 | |
| 2007 | 9 | 9 | 5 | 465.99 | 30 | 1 | 0.90 | 1 | 3 | |
| Regional Total | 64 | 49 | 26 | 1,863.26 | 84 | 3 | 12.38 | 4 | 20 | |
| Penns Valley Region | | | | | | | | | | |
| 2004 | 55 | 38 | 21 | 1,064.44 | 59 | 3 | 3.08 | 11 | 14 | |
| 2005 | 54 | 32 | 21 | 1,110.96 | 83 | 1 | 3.57 | 1 | 10 | |
| 2006 | 69 | 36 | 15 | 715.83 | 50 | 5 | 7.40 | 5 | 16 | |
| 2007 | 67 | 39 | 18 | 1,307.46 | 61 | 5 | 2.76 | 8 | 16 | |
| Regional Total | 245 | 145 | 75 | 4,198.69 | 253 | 14 | 16.81 | 25 | 56 | |
| Upper Bald Eagle Region | | | | | | | | | | |
| 2004 | 35 | 15 | 6 | 140.18 | 11 | 0 | 0.00 | 0 | 9 | |
| 2005 | 25 | 29 | 15 | 559.12 | 32 | 2 | 5.60 | 9 | 12 | |
| 2006 | 27 | 16 | 6 | 125.11 | 12 | 1 | 2.75 | 92 | 9 | |
| 2007 | 22 | 19 | 7 | 212.04 | 14 | 2 | 4.86 | 8 | 10 | |
| Regional Total | 109 | 79 | 34 | 1,036.45 | 69 | 5 | 13.21 | 109 | 40 | |
| County Totals | 1,224 | 1,002 | 354 | 16,553.75 | 2,513 | 250 | 546.36 | 2,005 | 365 | |

* = 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

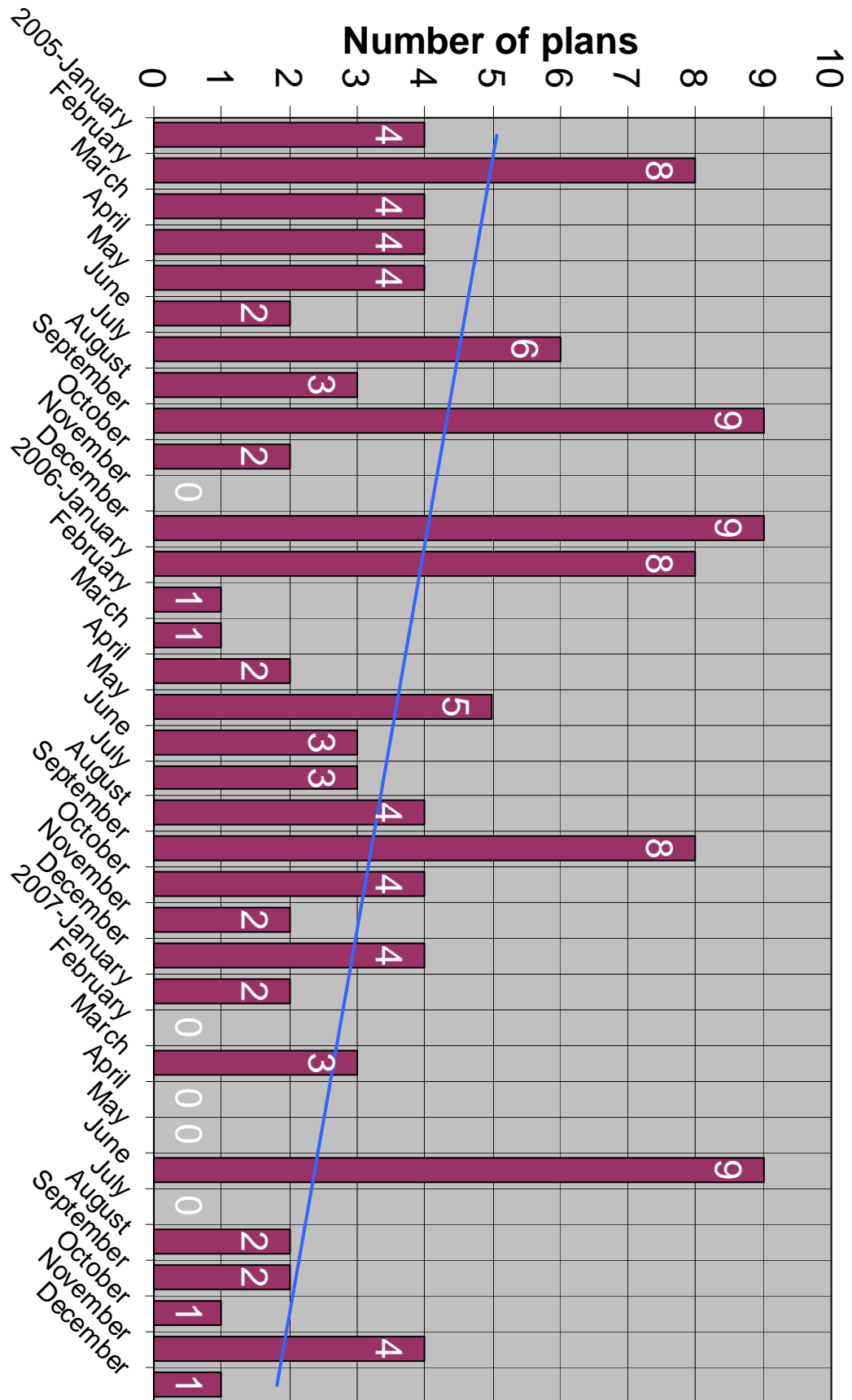


Units Created by Planning Region



New Plans Brought Before the Centre County Planning Commission (2005-2007)

The data represents new plans, it does not reflect plans that were tabled for action by the Centre County Planning Commission.



The graph is showing a linear trendline. A linear trendline is a best-fit straight line that is used with simple linear data sets. Your data is linear if the pattern in its data points resembles a line. A linear trendline usually shows that something is increasing or decreasing at a steady rate.

- PROCESSING FEES -

| | 2003 | 2004 | 2005 | 2006 | 2007 |
|---|-------------|-------------|-------------|-------------|-------------|
| Subdivision and Land Development Plan Review Fees Received | | | | | |
| County Jurisdiction | \$39,475.00 | \$42,857.00 | \$48,520.00 | \$34,640.00 | \$30,020.00 |
| Local Jurisdiction | \$1,077.50 | \$1,200.00 | \$2,652.50 | \$3,250.00 | \$1,085.00 |
| SUB-TOTAL | \$40,552.50 | \$44,057.00 | \$51,172.50 | \$37,890.00 | \$31,105.00 |
| DEP Planning Module Review Fees Received | \$1,400.00 | \$1,125.00 | \$1,225.00 | \$1,175.00 | \$950.00 |
| Engineer Review / Inspection Fees Received* | \$6,722.37 | \$5,654.47 | \$8,401.73 | \$14,766.08 | \$3,203.76 |
| Subdivision / Land Development Ordinances Sold | \$425.00 | \$500.00 | \$625.00 | \$300.00 | \$100.00 |
| TOTALS | \$49,099.87 | \$51,336.47 | \$61,424.23 | \$54,131.08 | \$35,358.76 |

*** 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.

