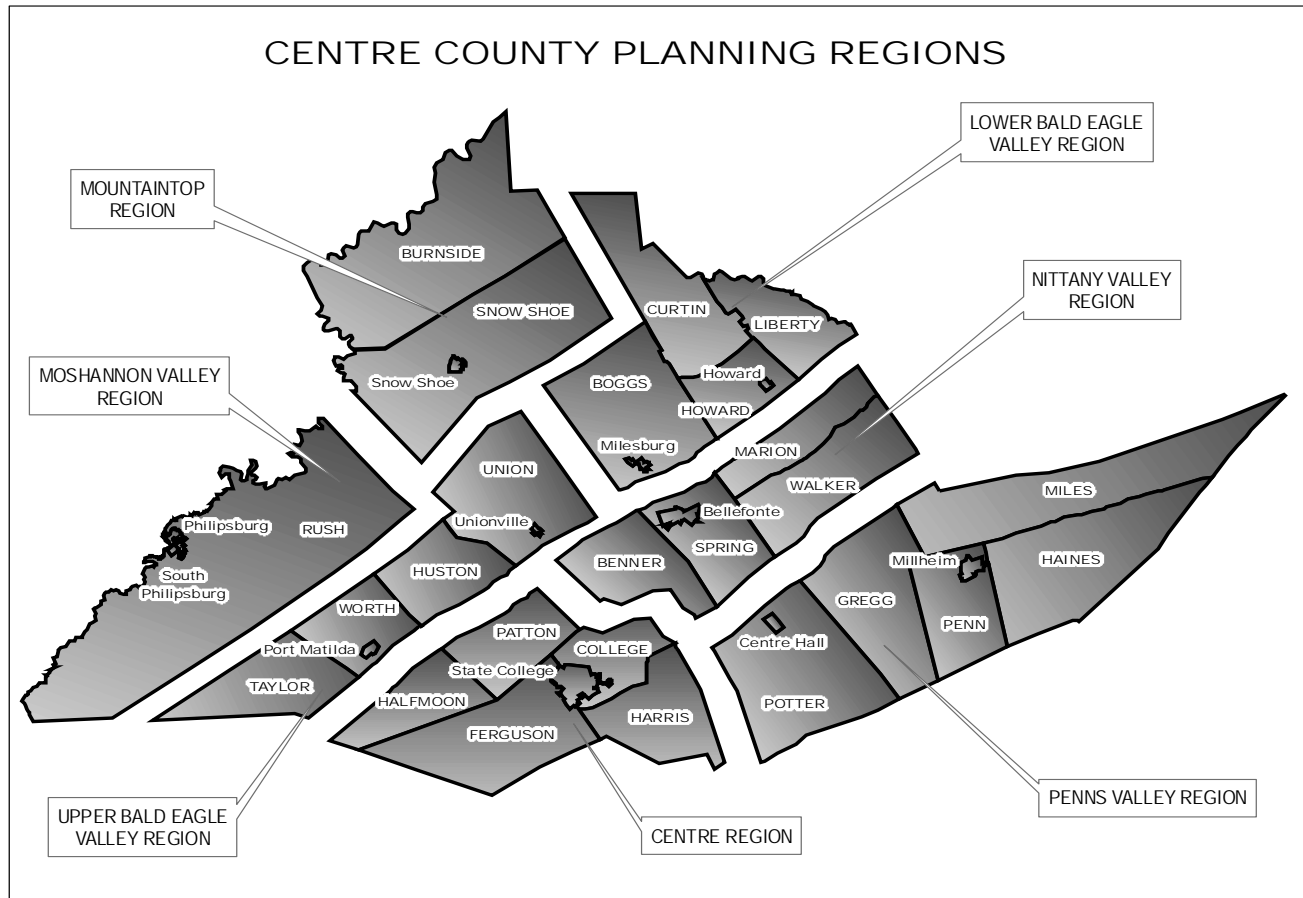


Centre County Subdivision and Land Development Activity Report - 2005 -



Centre County Planning Commission Centre County Planning Office

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Centre County Board of Commissioners - 2005

C. Chris Exarchos, *Chairman*
Steven G. Dershem, *Commissioner*
H. Scott Conklin, *Commissioner*

Centre County Planning Commission Members - 2005

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

Centre County Planning Office - 2005

Robert B. Jacobs, *Director*
Christopher M. Price, *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. Thoma-Rider, *Senior Environmental Planner*
Norman K. Lathbury, *Ag Land Preservation Program Coordinator*
Linda Marshall, *Senior Planner*
Mike Bloom, *Senior Transportation Planner*
Jacqlyn Smith, *Junior Planner, Comprehensive Plan (Resigned June, 2005)*
Susan G. Krosunger, *Junior Planner (Started July, 2005)*
Mary L. Wheeler, *Secretary III*
Stacy J. Mann, *Bookkeeper/Clerk*
Greg G. Luna, *GIS Technician (Contracted from Penn State using "in-kind" funds) Resigned June, 2005*
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, 2006

- 2005 -
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. Presently, there are nine (9) municipalities within the County that administer their own subdivision and land development ordinances, with the remaining twenty-seven (27) 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 *Sewage Facilities Planning Modules* (per the *Pennsylvania Sewage Facilities Act*). Accordingly, processing and review fees received in 2005 totaled \$61,424.23.

This report is a summary of the subdivision and land development activity in Centre County throughout the County's thirty-six (36) municipalities during 2005.

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- General Summary -

- Out of the 322 New Files generated in 2005, 191 files (60 percent) were for those municipalities that fall within the jurisdiction of the Centre County Subdivision and Land Development Ordinance (SALDO) and the remaining 131 files (40 percent) were for activity located within the remaining nine municipalities that administer their own local SALDO's. Further, there was a 15 percent increase in New File activity under the Jurisdiction of the County's SALDO.

- Out of the 265 Recorded Plot Plans for 2005, 128 record plans (48 percent) were for those municipalities that fall within the County's SALDO and the remaining 137 record plans (52 percent) were for activity occurring in the nine municipalities having their own local SALDO. This computes to an eight percent increase in activity.

- In the Ten Year Comparison of compiled county-wide subdivision and land development activity, the total number of subdivision lots created (735) represents the greatest number created in the last ten years and represents a 17 percent increase from 2004.

- Similar to the above, a ten year comparison of land development units created shows a county-wide total of 870 units. This number represents a substantial 168 percent increase in land development activity and is surpassed in number only in the 1999 and 2002 yearly totals.

- A consistent upward trend in is also noted when a comparing the total number of subdivision and land development plans brought before the Centre County Planning Commission in 2005 (which equate to those plans defined as "major" subdivisions and land developments) versus the previous year; almost an 80 percent increase from the 2004 totals.

- As noted above, the compilation and analysis of subdivision and land development activity for the various categories all show a high level of activity suggesting a continued and steady growth pattern.

COUNTY AND MUNICIPAL PLANNING CONTROLS

2005

	Adopted Comprehensive Plan	Planning Commission	Municipal SALDO Applies	County SALDO Ordinance Applies	Zoning Ordinance	Zoning Hearing Board	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	X		
Milesburg Borough	X	X		X	X	X	X	X		
Boggs Township	X			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
NITTANY VALLEY REGION										
Bellefonte Borough	X	X	X		X	X	X	X		X
Benner Township	X	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	X		
South Phillipsburg Borough				X			X	X		
Rush Township		X		X			X	X		
MOUNTAINTOP REGION										
Snow Shoe Borough	X		X		X		X	X		
Burnside Township	X			X			X	X		
Snow Shoe Township	X			X	X	X	X	X		
PENNS VALLEY REGION										
Centre Hall Borough	X	X		X	X	X	X	X		
Millheim Borough		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	
Potter Township	X			X	X	X	X	X		X
UPPER BALD EAGLE REGION										
Port Matilda Borough	X	X		X	X	X	X	X		
Unionville Borough				X	X	X	X	X		
Huston Township		X					X	X	X	
Taylor Township				X			X	X	X	
Union Township	X			X			X	X		
Worth Township	X			X			X	X	X	

2005 Data
RECORDED SUBDIVISION / LAND DEVELOPMENT PLANS FOR 2005
(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	15	17	1	0.81	2	10	8.55	157	6
#	College Township	31	38	5	56.15	108	14	24.06	175	19
#	Ferguson Township	25	30	9	358.45	150	7	7.51	82	14
#	Halfmoon Township	2	2	0	0.00	0	1	0.22	3	1
#	Harris Township	9	8	3	15.58	8	1	21.43	85	4
#	Patton Township	28	29	7	66.95	78	7	31.01	188	15
Regional Total		110	124	25	497.94	346	40	92.78	690	59
Lower Bald Eagle Valley Region										
	Howard Borough	1	3	1	24.14	9	0	0.00	0	2
	Milesburg Borough	2	0	0	0.00	0	0	0.00	0	0
	Boggs Township	8	7	3	3.83	5	1	3.31	17	3
	Curtin Township	0	0	0	0.00	0	0	0.00	0	0
	Howard Township	2	0	0	0.00	0	0	0.00	0	0
#	Liberty Township	1	3	1	40.69	3	0	0.00	0	2
Regional Total		14	13	5	68.66	17	1	3.31	17	7
Nittany Valley Region										
#	Bellefonte Borough	3	1	0	0.00	0	1	2.31	1	0
	Benner Township	27	12	4	141.99	26	4	29.56	98	4
	Marion Township	5	3	3	270.39	36	0	0.00	0	0
#	Spring Township	17	9	2	44.32	37	1	1.05	1	6
	Walker Township	23	19	11	1,556.68	139	1	5.44	48	7
Regional Total		75	44	20	2,013.38	238	7	38.36	148	17
Moshannon Valley Region										
	Philipsburg Borough	4	1	0	0.00	0	0	0.00	0	1
	South Philipsburg Boro.	1	0	0	0.00	0	0	0.00	0	0
	Rush Township	13	5	2	24.91	3	2	3.00	2	1
Regional Total		18	6	2	24.91	3	2	3.00	2	2

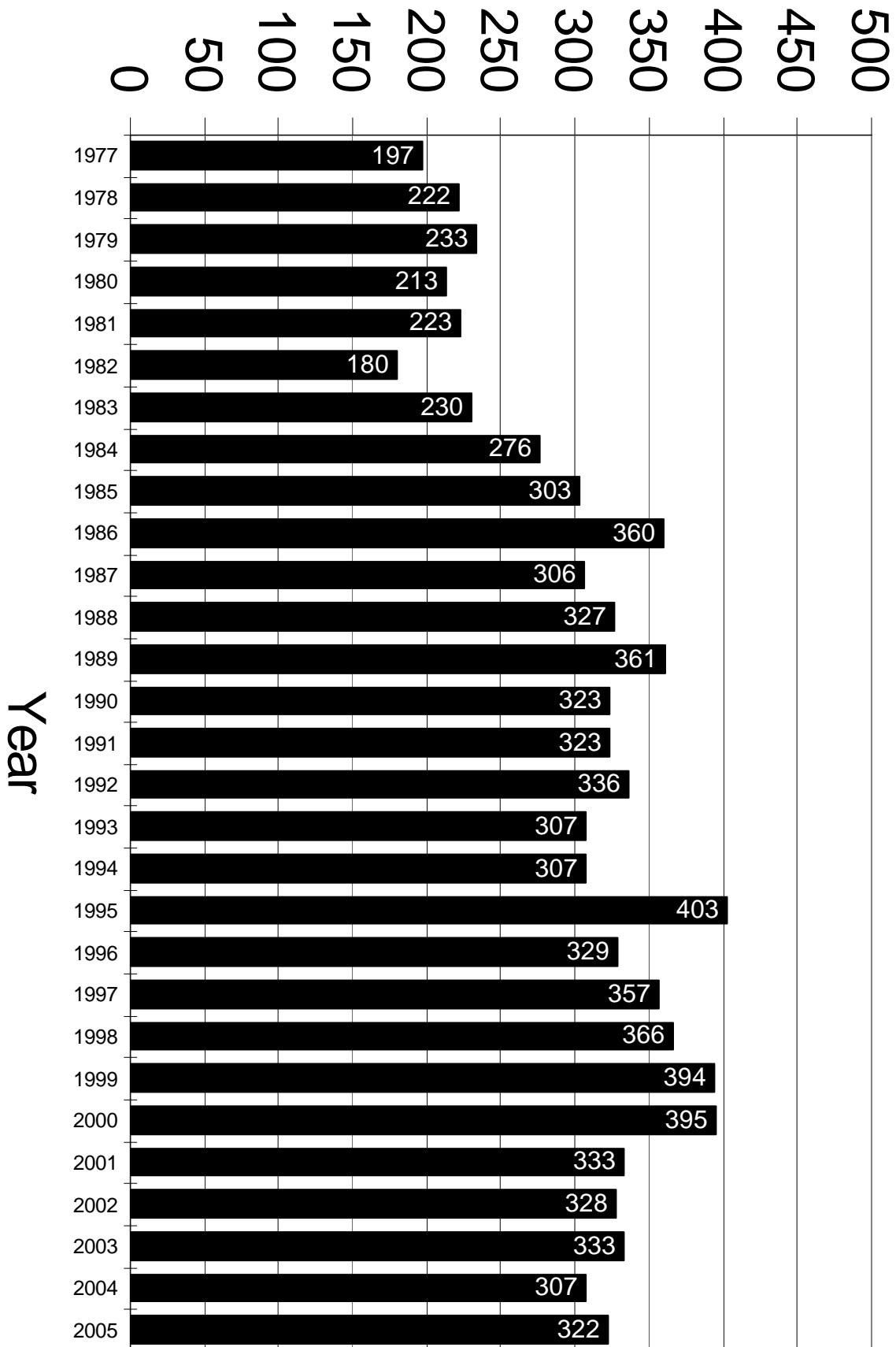
2005 Data -- continued

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	4	1	1	2.37	2	0	0.00	0	0	
Burnside Township	5	5	1	67.10	3	0	0.00	0	4	
Snow Shoe Township	17	11	5	246.99	11	2	11.48	3	4	
Regional Total	26	17	7	316.46	16	2	11.48	3	8	
Penns Valley Region										
Centre Hall Borough	0	0	0	0.00	0	0	0.00	0	0	
Millheim Borough	1	1	1	0.89	2	0	0.00	0	0	
Gregg Township	8	8	5	370.51	10	0	0.00	0	3	
Haines Township	6	3	1	88.44	2	0	0.00	0	2	
Miles Township	15	8	4	199.62	7	0	0.00	0	4	
Penn Township	12	5	3	32.81	13	1	3.57	1	1	
Potter Township	12	7	7	418.69	49	0	0.00	0	0	
Regional Total	54	32	21	1,110.96	83	1	3.57	1	10	
Upper Bald Eagle Region										
Port Matilda Borough	2	1	1	1.54	1	0	0.00	0	0	
Unionville Borough	0	0	0	0.00	0	0	0.00	0	0	
Huston Township	9	11	6	137.56	15	1	0.18	1	4	
Taylor Township	1	3	1	1.98	1	1	5.42	8	1	
Union Township	7	9	6	407.67	13	0	0.00	0	3	
Worth Township	6	5	1	10.37	2	0	0.00	0	4	
Regional Total	25	29	15	559.12	32	2	5.60	9	12	
County Totals	322	265	95	4,591.43	735	55	158.10	870	115	

* = Miscellaneous Plans:
 Replotted Lots, Lot Additions, Reclassifications, and Plans "For Recording Purposes Only" (e.g., Tract Surveys, Survey Corrections Condominium Declarations, etc.)
 # = Municipalities having their own Subdivision/Land Development Regulations.

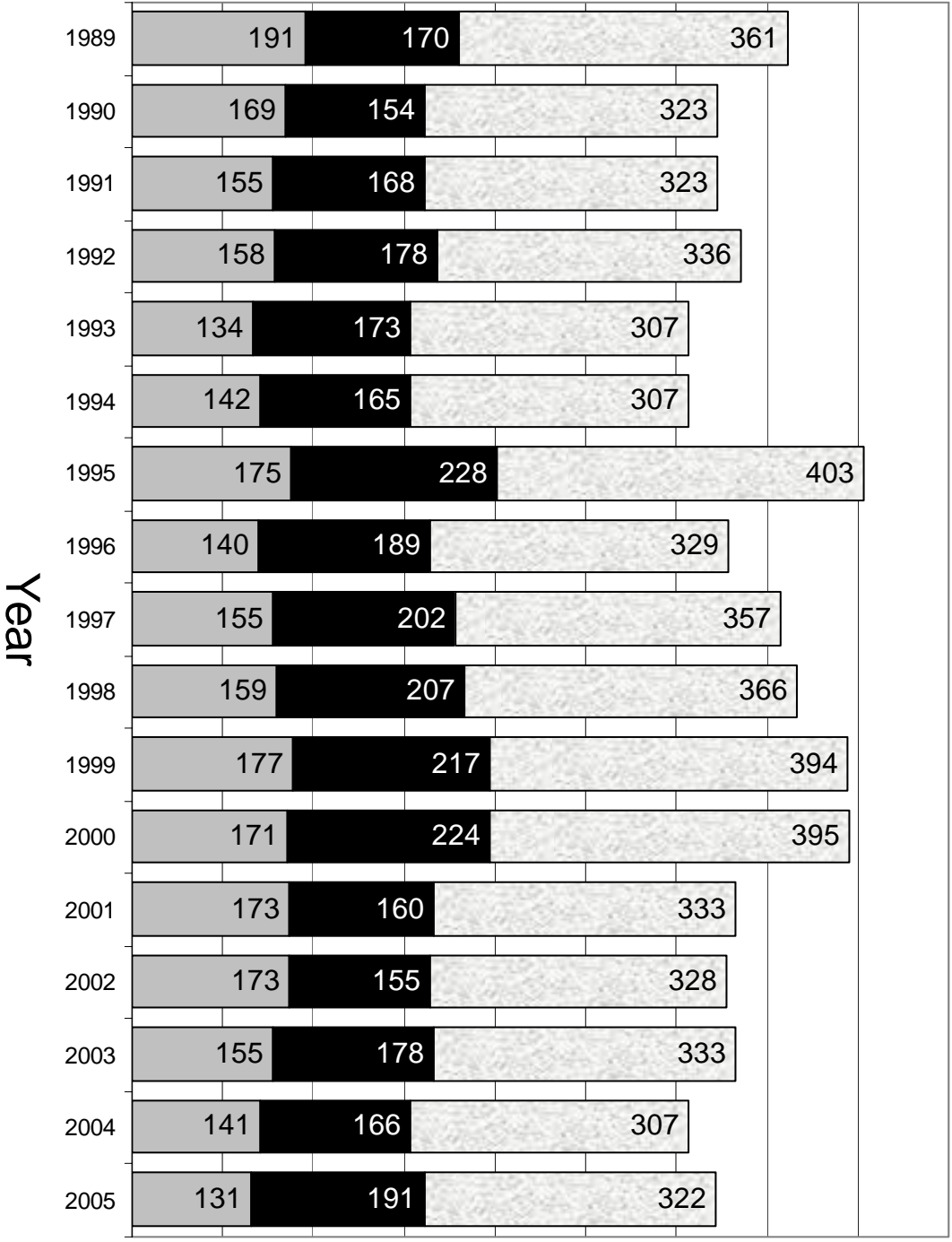
Number of Files

Total Number of Files



Number of Files

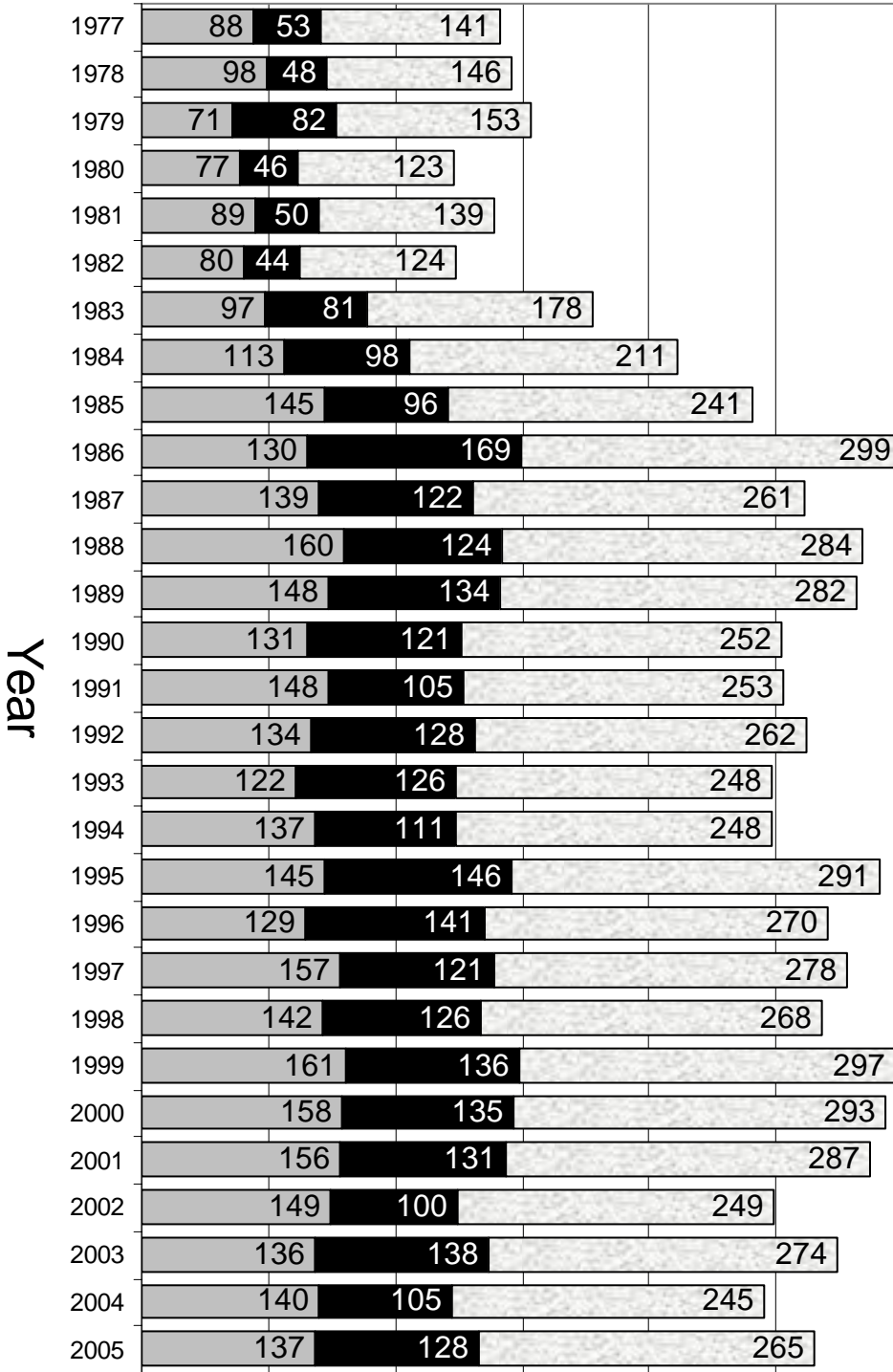
Total Number of Files



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

Number of Recorded Plot Plans

Number of Recorded Plot Plans



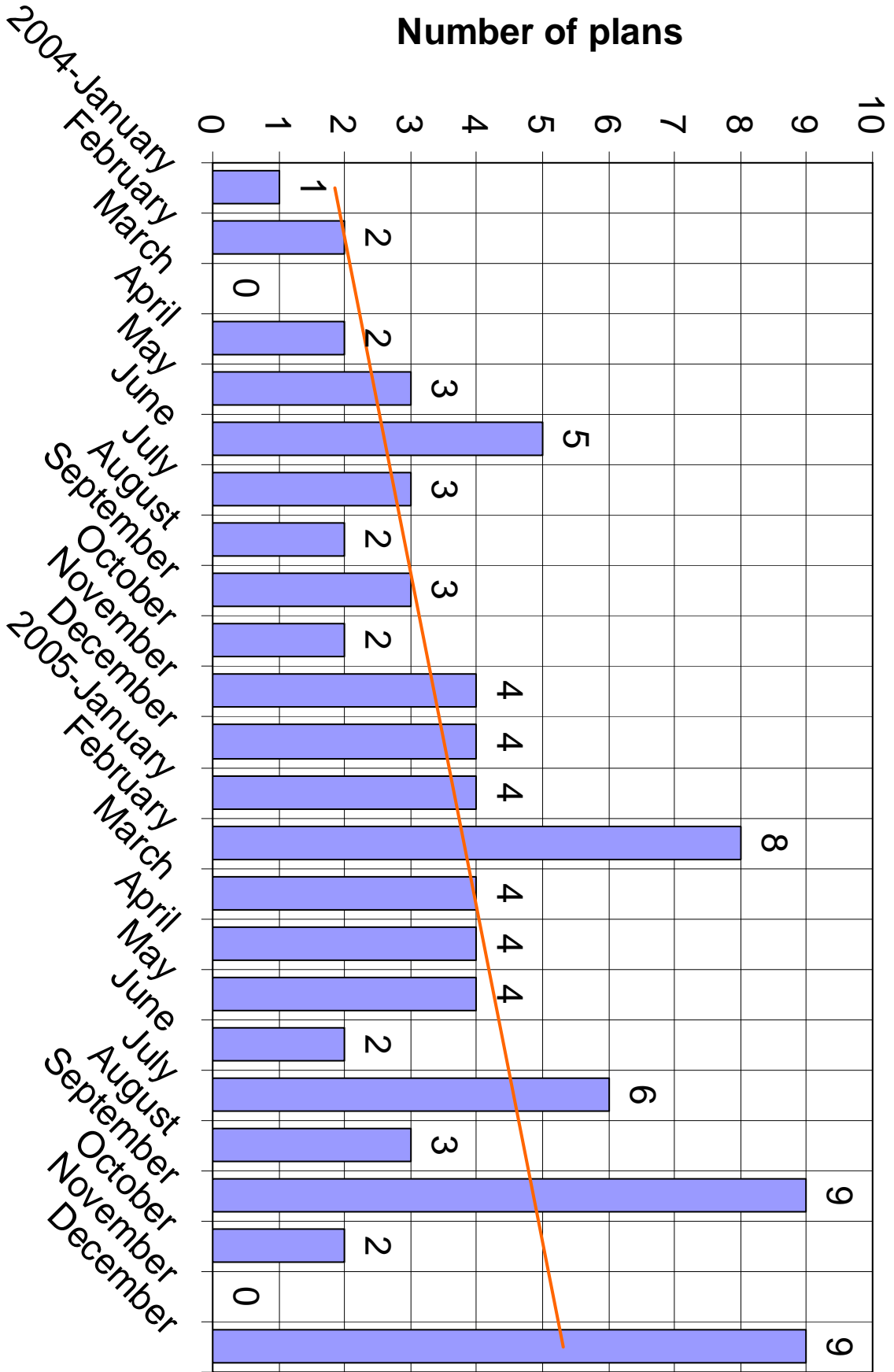
Local
 County
 Total

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		
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	
1997	357	278	138	6,827.16	635	73	90.31	462	67	
1996	329	270	146	5,732.09	529	48	163.16	763	76	

* = Miscellaneous Plans:

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

Plans Brought Before the Centre County Planning Commission (2004-2005)



-- Processing Fees --

	2002	2003	2004	2005
Subdivision and Land Development Plan Review Fees Received				
County Jurisdiction	\$30,785.00	\$39,475.00	\$42,857.00	\$48,520.00
Local Jurisdiction	\$1,136.50	\$1,077.50	\$1,200.00	\$2,652.50
SUB-TOTAL	\$31,921.50	\$40,552.50	\$44,057.00	\$51,172.50
DEP Planning Module Review Fees Received	\$925.00	\$1,400.00	\$1,125.00	\$1,225.00
Engineer Review / Inspection Fees Received*	\$7,749.37	\$6,722.37	\$5,654.47	\$8,401.73
Subdivision / Land Development Ordinances Sold	\$225.00	\$425.00	\$500.00	\$625.00
TOTALS	\$40,820.87	\$49,099.87	\$51,336.47	\$61,424.23

* **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.

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 ordinances, 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.

Note: A category called ‘Minor’ Subdivision and ‘Minor’ Land Development are activities with no required engineering details (i.e., infrastructure) and are subject to staff approval through a ‘fast-tracking’ process, and all ‘Major’ Subdivision and Land Developments follow the standard review and approval process.

