

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 2004 totaled \$51,336.47.

This report is a summary of the subdivision and land development activity in Centre County throughout the County's thirty-six (36) municipalities during 2004.

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COUNTY AND MUNICIPAL PLANNING CONTROLS
2004

	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		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	X
MOSHANNON VALLEY REGION										
Philipsburg Borough	X	X		X	X	X	X	X		
South Philipsburg Borough				X			X	X		
Rush Township		X		X			X	X		
MOUNTAINTOP REGION										
Snow Shoe Borough	X	X		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	X	X	X	X
Miles Township				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	X		
Unionville Borough				X	X	X	X	X	X	
Huston Township		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

2004 Data
RECORDED SUBDIVISION / LAND DEVELOPMENT PLANS FOR 2004
(Including Miscellaneous Plans*)

Municipalities		New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --						
				Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed	Units Created	Misc. Plans*
Centre Region										
#	State College Borough	16	17	0	0.00	0	13	-0.23	17	4
#	College Township	33	31	6	141.46	90	15	15.71	54	10
#	Ferguson Township	27	29	7	229.09	107	14	12.21	50	8
#	Halfmoon Township	10	9	4	99.12	45	2	0.52	3	3
#	Harris Township	4	3	1	106.42	2	1	0.02	1	1
#	Patton Township	31	28	12	331.23	124	12	10.63	104	4
Regional Total		121	117	30	907.32	368	57	38.86	229	30
Lower Bald Eagle Valley Region										
	Howard Borough	3	1	0	0.00	0	0	0.00	0	1
	Milesburg Borough	0	0	0	0.00	0	0	0.00	0	0
	Boggs Township	12	8	5	214.12	10	3	4.34	4	0
	Curtin Township	1	1	0	0.00	0	0	0.00	0	1
	Howard Township	1	0	0	0.00	0	0	0.00	0	0
#	Liberty Township	1	3	3	184.29	8	0	0.00	0	0
Regional Total		18	13	8	398.41	18	3	4.34	4	2
Nittany Valley Region										
#	Bellefonte Borough	3	4	1	0.33	2	0	0.00	0	3
	Benner Township	10	8	2	62.32	12	4	5.83	10	2
	Marion Township	5	3	2	48.81	15	0	0.00	0	1
#	Spring Township	16	16	6	115.81	45	4	5.25	67	6
	Walker Township	19	5	4	122.47	52	1	0.17	1	0
Regional Total		53	36	15	349.74	126	9	11.25	78	12
Moshannon Valley Region										
	Philipsburg Borough	0	3	3	1.20	10	0	0.00	0	0
	South Philipsburg Boro.	0	0	0	0.00	0	0	0.00	0	0
	Rush Township	12	12	4	1,142.72	9	3	10.60	3	5
Regional Total		12	15	7	1,143.92	19	3	10.60	3	5

2004 Data -- continued

Municipalities	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --						
			Sub. Plans	Acres Subdivided	Lots Created	Land Develop. Plans	Acres Developed	Units Created	Misc. Plans*
Mountaintop Region									
Snow Shoe Borough	3	3	2	44.39	6	0	0.00	0	1
Burnside Township	0	2	2	226.46	13	0	0.00	0	0
Snow Shoe Township	10	6	6	661.59	10	0	0.00	0	0
Regional Total	13	11	10	932.44	29	0	0.00	0	1
Penns Valley Region									
Centre Hall Borough	1	1	0	0.00	0	0	0.00	0	1
Millheim Borough	2	1	1	1.37	2	0	0.00	0	0
Gregg Township	10	2	1	2.00	1	0	0.00	0	1
Haines Township	13	8	4	196.62	8	0	0.00	0	4
Miles Township	10	5	2	115.39	3	1	0.14	1	2
Penn Township	8	10	7	498.58	23	0	0.00	0	3
Potter Township	11	11	6	250.48	22	2	2.94	10	3
Regional Total	55	38	21	1,064.44	59	3	3.08	11	14
Upper Bald Eagle Region									
Port Matilda Borough	0	1	0	0.00	0	0	0.00	0	1
Unionville Borough	0	0	0	0.00	0	0	0.00	0	0
Huston Township	12	4	0	0.00	0	0	0.00	0	4
Taylor Township	4	2	1	49.40	2	0	0.00	0	1
Union Township	14	5	5	90.78	9	0	0.00	0	0
Worth Township	5	3	0	0.00	0	0	0.00	0	3
Regional Total	35	15	6	140.18	11	0	0	0	9
County Totals	307	245	97	4,936.45	630	75	68.13	325	73

* = 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.

– PROCESSING FEES –

Subdivision & Land Development Review Fees Received	2001	2002	2003	2004
County Jurisdiction	\$27,810.00	\$30,785.00	\$39,475.00	\$42,857.00
Local Jurisdiction	\$1,480.00	\$1,136.50	\$1,077.50	\$1,200.00
SUB-TOTAL	\$29,290.00	\$31,921.50	\$40,552.50	\$44,057.00
DEP Planning Module Review Fees Received	\$1,000.00	\$925.00	\$1,400.00	\$1,125.00
Engineer Review/Inspection Fees Received*	\$8,071.92	\$7,749.37	\$6,722.37	\$5,654.47
Subdivision Land Development Ordinances	\$575.00	\$225.00	\$425.00	\$500.00
TOTALS	\$38,936.92	\$40,820.87	\$49,099.87	\$51,336.47

*** 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).