1. CALL TO ORDER – Mr. Watson will convene the meeting

2. APPROVAL OF MINUTES – August 7, 2014 regular meeting of the CRPC

3. CITIZENS’ COMMENTS – For items not on the agenda

4. REGIONAL INTEREST ITEMS – Commission members report on activities

5. CRPA ACTIVITY REPORT – Mr. Jim May will report on items of interest from the CRPA Activity Report.

6. CONSENT AGENDA
   a. Conditional Uses in the R-1 Zoning District – Patton Township
   b. Amended Stormwater Ordinance – College Township

7. GUEST PRESENTATIONS
   a. Ms. Jennifer Shuey, Executive Director, Clearwater Conservancy – no staff report

8. ACTION AGENDA
   a. Keeping of Chickens in Residential Areas Ordinance – College Township
   b. Recreational Resort Ordinance – Harris Township

9. POLICY AGENDA
   a. Draft Scope of Work – Redevelopment Capacity Report – Centre Region
   b. Request from the UAJA Board of Directors to Update the Act 537 Plan – Centre Region
10. COMMITTEE AND LIAISON REPORTS
   a. **Centre County Metropolitan Planning Organization (CCMPO) Report** – Mr. Eich will report on activities of the CCMPO Coordinating Committee.
   b. **Water Liaison’s Report** – Mr. Homan will report on recent activities of the State College Borough Water Authority.
   c. **Millbrook Marsh Nature Center Advisory Committee** – Ms. Domico will report on recent activities of the Millbrook Marsh Nature Center Advisory Committee.
   d. **University Area Joint Authority (UAJA) Liaison’s Report** – Ms. Sulzer will report on recent activities of the UAJA.

11. OTHER BUSINESS
   b. **Matter of Record** – CRPC Comment Letters on municipal items from the August meeting.
      - [College Township Hilltop Rezoning]
      - [Ferguson Township Stormwater Ordinance]
      - [Ferguson Township Tree Ordinance]
   c. **Matter of Record** – The next CRPC meeting is the Peer-to-Peer Event on Thursday, October 2, 2014 at 5:30 p.m. in the COG Forum Room.
   d. **Matter of Record** – The November 4, 2014 meeting will be a joint meeting of the CRPC and the COG TLU Committee, starting at 7:30 p.m. Agenda items for this meeting will include, 2015 detailed budget review, follow up to the Peer-to-Peer Event, status of active CHIP projects, and solicitation of future CHIP projects.

12. ADJOURNMENT
ITEM 6.a

PROPOSED AMENDMENT R-1 (RURAL RESIDENCE) ZONING DISTRICT
CONDITIONAL USES – PATTON TOWNSHIP – presented by Eric Vorwald

This item provides information related to a proposal to amend conditional uses in the R-1 (Rural Residence) Zoning District.

THE ISSUE

One of the items identified as a work task for the Patton Township Planning Commission in 2013 was a review of the existing conditional uses in Township zoning districts. Conditional uses are a class of uses for which additional regulatory controls are in effect beyond those of permitted uses. The Pennsylvania Municipalities Planning Code (MPC) provides the legal basis for regulating conditional uses. For the past several months, the Patton Township Planning Commission has been working on the conditional uses for the R-1 (Rural Residence) Zoning District. Included with tonight’s agenda is a draft amendment to the conditional use requirements for the R-1 district that will be considered by the Township Board of Supervisors.

OTHER INFORMATION

Since late in 2013, the Patton Township Planning Commission has been working on updating and amending their conditional use regulations. This has included adding new conditional uses, removing conditional uses that are not appropriate for the specific zoning district, or including additional minimum conditions to certain uses. In some cases, the use was maintained however, the definition was changed or added. The Patton Township Planning Commission began by reviewing the A-1 Rural Zoning District and plans to continue working through each zoning district to ensure the conditional uses are up-to-date and appropriate for the specific zoning.

The Patton Township Planning Commission reviewed the proposed changes to the R-1 Zoning District at their regular meeting on August 11, 2014 and recommended the Patton Township Board of Supervisors approve the proposed amendments. The Patton Township Board of Supervisors initially reviewed the proposed amendment at their regular meeting on August 20, 2014 and recommended that input from potentially affected residents be solicited before scheduling a public hearing to take action on the proposed amendments.

RECOMMENDATIONS

The CRPC should review the proposed amendments to the conditional uses in the R-1 zoning district and provide any comments and a recommendation to the Patton Township Board of Supervisors.

ATTACHMENTS

1. Overview of Proposed Changes to Patton Township’s R-1 Conditional Use Regulations
The stated intent of the R-1 Rural Residence District is to, “Encourage residential development which will blend with existing agricultural uses and perpetuate the rural atmosphere of the area. With such restrictions it will be possible for limited residential uses to develop while preserving natural features and scenic landscapes. It is also the purpose of this section to provide sufficient space for on-lot sewage disposal which will not create any menace to public health. In this manner, sufficient open space will be retained thus reducing the need for such municipal facilities.”

For conditional uses within the R-1 – Rural Residence District, the existing area and bulk regulations should be adequate to address any conditional uses that are proposed. In some cases however, it may be appropriate to increase specific area and bulk regulations such as minimum lot size, setbacks, or impervious coverage. Table 1 outlines the existing area and bulk regulations for the R-1 zoning district. Any additional requirements related to the area and bulk regulations for conditional uses are specifically identified with the conditional use as identified in Table 2.

<table>
<thead>
<tr>
<th>TABLE 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1 AREA AND BULK REGULATIONS</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>REGULATION</th>
<th>CRITERIA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size</td>
<td>One acre minimum</td>
</tr>
<tr>
<td>Lot width at building setback line</td>
<td>150 feet, minimum</td>
</tr>
<tr>
<td>Lot coverage</td>
<td>20%, maximum</td>
</tr>
<tr>
<td>Setback</td>
<td>30 foot minimum, 40 feet on collector streets</td>
</tr>
<tr>
<td>Side yards</td>
<td>30 feet minimum per side</td>
</tr>
<tr>
<td>Rear yards</td>
<td>75 feet minimum</td>
</tr>
<tr>
<td>Maximum building heights</td>
<td>35 feet building, 50 feet structure</td>
</tr>
<tr>
<td>Lot width at street line</td>
<td>100 feet minimum</td>
</tr>
</tbody>
</table>

The following is an update of the R-1 conditional use discussion that occurred at the May 5, 2014 planning commission work session. One consideration that has been included in the additional criteria for conditional uses for R-1 zoned properties is whether or not they are located inside or outside of the Regional Growth Boundary and Sewer Service Area. The 2013 update to the Centre Region Comprehensive Plan recommends directing growth to properties within the Regional Growth Boundary and Sewer Service Area therefore additional conditions are identified for properties located outside of the Regional Growth Boundary and Sewer Service Area. This criteria is intended to allow certain uses to occur while still meeting the intent of the R-1 Zoning District as noted above.
<table>
<thead>
<tr>
<th>USE</th>
<th>PROPOSED RECOMMENDATION</th>
<th>ADDITIONAL CRITERIA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Churches</td>
<td>Keep with conditions</td>
<td>For properties located outside of the Regional Growth Boundary and Sewer Service Area:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>-Minimum lot size of 3 acres</td>
</tr>
<tr>
<td></td>
<td></td>
<td>-Maximum Lot Coverage 25%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>-Minimum Setbacks – 75 feet (all setbacks)</td>
</tr>
<tr>
<td>Hospitals</td>
<td>Remove from the R-1 District</td>
<td>Other zoning districts are better suited for this use</td>
</tr>
<tr>
<td>Sanitariums</td>
<td>Keep with conditions and provide a definition</td>
<td>For properties located outside the Regional Growth Boundary and Sewer Service Area:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>-Minimum lot size of 5 acres and a maximum lot size of 10 acres</td>
</tr>
<tr>
<td></td>
<td></td>
<td>-Minimum Setbacks – 75 feet (all setbacks)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>For properties located inside the Regional Growth Boundary and Sewer Service Area:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Minimum lot size of 2 acres</td>
</tr>
<tr>
<td>Penal or Corrective Institutions</td>
<td>Remove from the R-1 District</td>
<td>Other zoning districts are better suited for this use</td>
</tr>
<tr>
<td>Clinics</td>
<td>Keep with conditions</td>
<td>Clinics are not permitted outside of the Regional Growth Boundary and Sewer Service Area</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Note: small medical offices as a home occupation would not be included in this exclusion.</td>
</tr>
<tr>
<td>Golf Courses</td>
<td>Keep with conditions</td>
<td>-Minimum lot size of 150 acres</td>
</tr>
<tr>
<td></td>
<td></td>
<td>-Maximum lot coverage of 5% <em>(Impervious Surface)</em></td>
</tr>
</tbody>
</table>
**TABLE 2**
**CONDITIONAL USE REGULATIONS**
**FOR THE R-1 – RURAL RESIDENCE DISTRICT**

<table>
<thead>
<tr>
<th>USE</th>
<th>PROPOSED RECOMMENDATION</th>
<th>ADDITIONAL CRITERIA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cemeteries</td>
<td>Keep as a use</td>
<td>No additional conditions required beyond the minimum area and bulk regulations</td>
</tr>
</tbody>
</table>
| Public or Private Schools| Keep with conditions        | For properties located outside of the Regional Growth Boundary and Sewer Service Area:  
|                         |                             | -Minimum lot size of 5 acres                                                       |
|                         |                             | -Minimum Setbacks – 75 feet (all setbacks)                                         |
|                         |                             | -No more than 50 students may be enrolled at any one time                           |
| Public Recreation       | Keep with conditions        | -Minimum lot size of 5 acres *(CRPR will not maintain any parks under 4 acres in size)* |
|                         |                             | -Maximum lot coverage of 5% *(Impervious Surface)*                                 |
| Public Recreation Facilities | Remove from the R-1 District as it is redundant with Public Recreation | Covered under Public Recreation                                                   |
| Public Uses             | Keep with conditions        | For properties located outside of the Regional Growth Boundary and Sewer Service Area:  
|                         |                             | -Minimum lot size of 3 acres                                                       |
| Semi-Public Uses        | Remove from the R-1 District | Consider removing this category as the uses are individually listed in this section |
| Nursing Homes           | Keep with conditions        | For properties located outside of the Regional Growth Boundary and Sewer Service Area:  
|                         |                             | -Minimum lot size of 5 acres                                                       |
|                         |                             | -Minimum Setbacks – 75 feet (all setbacks)                                         |
ITEM 6.b

COLLEGE TOWNSHIP STORMWATER MANAGEMENT ORDINANCE AMENDMENTS
- presented by Kent Baker, Ferguson Township Director of Public Works

This item provides information regarding changes to the College Township Stormwater Management Ordinance to comply with new federal and state requirements for MS4 and National Pollution Discharge and Elimination (NPDES) permits. If the CRPC wants to provide additional comments, this item should be removed from the consent agenda, discussed and additional comments provided for staff to include in the comment letter.

THE ISSUE

College Township has amended their Stormwater Management Ordinance for review by the CRPC. The amendments to the Stormwater Management Ordinance bring it into compliance with new federal and state requirements for NPDES and Municipal Separate Storm Sewer System permits (MS4 permits).

OTHER INFORMATION

College Township has submitted their Stormwater Ordinance for review by the CRPC because portions of their Subdivision and Land Development Ordinances (SALDO) are affected by the amendments. The Articles of Agreement between the COG municipalities and the Municipal Planning Code (MPC) require that the CRPC have the opportunity to review and comment upon amendments to SALDOs.

Other Centre Region municipalities that have Municipal Separate Storm Sewer System permits (MS4 permits) include Ferguson, Harris, and Patton Townships and State College Borough. Each municipality has revised their stormwater ordinances to comply with recent changes in the PA Department of Environmental Protection (DEP) administration of the NPDES permit and MS4 permit.

RECOMMENDATION

The CRPC should review the proposed ordinance, provide any comments and consider a recommendation to the College Township Council. Any comments will be added to the draft letter prepared by the CRPA.
ITEM 8.a

KEEPING OF CHICKENS IN RESIDENTIAL AREAS – COLLEGE TOWNSHIP – presented by Mark Holdren

This item provides information regarding a revision to the College Township Code to permit residents to have chickens and requests that the CRPC review the ordinance and provide comments and a recommendation to the College Township Council.

THE ISSUE

College Township had received numerous requests from residents to amend the Township Code to permit chickens and associated coops and runs in their yards. CRPA staff has reviewed similar ordinances throughout the region and drafted an ordinance to permit chickens. The ordinance proposes to limit the number of chickens to no more than four hens (roosters prohibited) for the first acre of land and one additional chicken hen for each additional quarter acre of land. There is no minimum lot size but the coop and run will be required to be located in the rear yard, within the buildable area and no closer than 40 feet to a primary structure on an adjoining property.

PREVIOUS ACTIONS

There has been no previous action by the CRPC on this item.

RECOMMENATION

Staff recommends that the CRPC provide comments regarding the ordinance to College Township Council.

ATTACHMENTS

1. Keeping of Chickens in Residential Areas - Ordinance O-14-08
COLLEGE TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA

ORDINANCE O-14-08  

KEEPING OF CHICKENS IN RESIDENTIAL AREAS

AN ORDINANCE OF THE TOWNSHIP OF COLLEGE  
PERMITTING THE KEEPING OF CHICKEN HENS IN  
RESIDENTIAL AREAS IN LIMITED QUANTITIES AND UNDER  
CERTAIN CONDITIONS BY AMENDING CHAPTER 200, ZONING,  
AND CHAPTER 95, DOGS AND CATS

BE IT RESOLVED AND ORDAINED, by the College Township Council, Centre County, Pennsylvania and the authority of the same, does hereby adopt, made this 18th day of September, 2014, the following:

*Bold italics* = additions  
*Strikethrough* = deletions

**SECTION 1 INTENT**

The intent of this Ordinance is to permit the keeping of chicken hens in residually zoned areas by the citizens of College Township.

**SECTION 2 USE REGULATIONS**

Add the following to § 200-11A:

(9) "The keeping of chicken hens shall be allowed by right as an accessory use to a lot containing a single-family home provided the following conditions are met:

   (a) Applicability. The restrictions contained herein regarding chickens shall not apply to those lots ten acres or greater in size which are located in a district where agricultural uses are a permitted use.

   (b) Yard Setbacks. Chicken coops and outside runs shall be located on a lot as follows:

      [1] No chicken coop and outside run shall be permitted within the side or front yards of a lot.

      [2] The chicken coop and outside run shall be no closer than 40 feet to an existing occupied building on an adjoining property."
[3] The chicken coop and outside run shall be placed so that it is closer to the owner’s occupied building than that of an adjoining property owner’s occupied building.

[4] In all instances, whether there is an adjoining occupied building or not, the chicken coop and outside run shall be located outside of the building setback area established by the zoning district in which the chicken coop and outside run is located.

(c) Number of Chickens. No more than four (4) chicken hens shall be kept per lot that is less than one (1) acre. For lots one (1) acre or greater in size, one additional chicken hen shall be permitted for each quarter acre above one (1) acre in lot area.

(d) Types. A rooster may only be kept in College Township on tracts of land that are at least 10 acres in size and are zoned for agricultural uses.

(e) Chicken coop and runs.

[1] All chicken hens shall be housed in a roofed coop that is secure and enclosed in a way that contains the chickens. Coops and runs may be moved given that all regulations contained herein can be continued to be met including but not limited to setbacks, landscaping, and/or screening.

[2] The minimum coop size shall be three (3) square feet per chicken.

[3] An outside run is permitted when attached to the coop.

[4] If an outside run is provided, it shall be no bigger than 10 square feet per chicken and shall be enclosed in a way that contains the chickens.

[5] All coops and runs shall be screened from the view at ground level from adjacent lots by using fencing, landscaping, or a combination thereof.

(f) Administration and Enforcement. All violations of the provisions noted above, as well as requirement for obtaining a permit for the keeping of chicken hens, shall be in accordance with Article X, Administration and Enforcement, of this Chapter. In addition, chickens, their coops, and runs shall be maintained in accordance with Chapter 95, Dogs, Cats and Chickens”

SECTION 3 ADDITIONAL REQUIREMENTS

Amend Chapter 95, Dogs and Cats, as follows:

Rename Chapter 95, Dogs and Cats, to read Chapter 95 Dogs, Cats and Chickens.
Amend Chapter 95, Dogs, Cats and Chickens, with the following amendments:


The following provisions shall apply to all residentially zoned properties of less than 10 acres that are keeping chickens as set forth in § 200-11Y of the College Township Zoning Ordinance.

A Unlawful to Allow Chickens to Run at Large. It shall be unlawful for the owner or owners of any chickens to allow the same to run at large upon any of the common thoroughfares, sidewalks, passageways, play areas, parks, streets, alleys, or public highways or any place where people congregate or walk, or upon any public or private property without an approved coop and run in College Township. Any chicken not contained within an approved coop or run shall be deemed “at large” with the following regulations:

(1) Chickens found at large shall be returned to their rightful owner, if they can be identified through a tag or band found on the chicken(s), which provides the name, address, and/or phone number of the owner(s) of the chicken(s).

(2) Owners of chickens deemed to be at-large shall be subject to fines established below in § 95-10.

(3) College Township shall, at its discretion, deem a chicken(s) at-large abandoned and take possession of said chicken(s) if it has no tags, bands, or other marking providing information to determine its owner or owners.

B Sanitary Requirements for Housing Chickens. Any owner or owners of chickens within the limits of the Municipality shall be required to house the same at all times under sanitary conditions so that the keeping of chickens shall not become either a public or private nuisance. The following provisions apply.

(1) All chicken feces accumulated on private property shall be removed by using the approved sanitary method of double bagging and placing in the trash for collection, unless composted as provided for below.

(2) Chicken feces on private property shall not be allowed to accumulate to the degree that it becomes a public health nuisance or hazard. In cases where chicken feces accumulates on private property, the Ordinance Enforcement Officer and/or Local Health Department or his designee may conduct an investigation, after which the accumulation may be declared a public health hazard or nuisance and the owner shall be ordered to remove and dispose of the accumulated feces in an approved manner. The order to remove such accumulated feces shall be given personally to the owner or shall be sent by registered mail, and the owner shall be given a period of 48 hours from the date and time of receipt of the order to clean the property and remove the accumulated feces.
(3) **Composting.** It shall be unlawful for any person to spread or cause to be spread or deposited upon any ground or premises within College Township any chicken manure. However, chicken manure may be composted on the property where the chickens are housed and the composted material then applied to gardens or yards.

(4) **Slaughtering or Butchering.** Slaughtering or butchering of chickens shall be strictly prohibited.

(5) **Proper Storage of Feed.** All feed, water, and other items associated with the keeping of chickens shall be protected in a way that prevents infestation by rats, mice, or other rodents or vectors. Failure to keep all feed, water, and other items associated with the keeping of chickens in a clean and sanitary condition constitutes a violation of this ordinance.

C **Noise.**

(1) It shall be unlawful for any owner or keeper to harbor any chicken which clucks, squawks or otherwise makes audible sounds repetitively during any given one-hour period, or which makes such noise continuously for a period of 15 consecutive minutes or more, and which is audible on any adjacent property or public right-of-way.

(2) Upon the first and second offenses, the chicken owner or keeper shall be given written warning notices by personal service or certified mail, return receipt requested. It shall be a condition precedent to any enforcement proceeding to show that two written warnings were issued to the chicken owner or keeper within the previous twelve-month period.

§ 95-9, §95-10. Enforcement; violations and penalties.

A The Ordinance Enforcement Officer of the Township of College, any police officer or dog officer empowered to enforce the laws of the Commonwealth of Pennsylvania within the jurisdictional boundaries of the Township of College shall hereby be authorized to enforce the provisions of this chapter.

B Any person who shall violate any provision of § 95-4, 95-5, 95-6, 95-7, or 95-8 or 95-9 of this chapter shall, upon conviction thereof before a District Justice, be subject to a civil fine as set forth in the schedule below plus all costs of prosecution, including court costs and reasonable attorney fees incurred by the municipality in accordance with Section 1601(c) of the Second Class Township Code, as amended November 9, 1995 (Public Law 350, No. 60), as amended. The range of fines shall be as follows:

(1) First violation: $25.

(2) Second violation: $50.

(3) Third and subsequent violations: $600.
SECTION 4 SEVERABILITY

If any sentence or clause, section, or part of this ordinance is found to be unconstitutional, illegal or invalid, such findings shall not affect or impair any of the remaining parts of this ordinance. It is hereby declared to be the intent that this ordinance would have been adopted had such part not been included.

SECTION 5 EFFECTIVE DATE

This ordinance shall take effect five (5) days after enactment.

ENACTED AND ORDAINED, this 18th day of September of 2014, by the College Township Council, Centre County, Pennsylvania.

ATTEST:  COLLEGE TOWNSHIP COUNCIL:

________________________________  ___________________________________
Secretary                           Council Chair
ITEM 8.b
PROPOSED RECREATIONAL RESORT ORDINANCE –
HARRIS TOWNSHIP – presented by Mark Boeckel

This item provides information regarding an ordinance amendment that would permit the establishment of outdoor recreational facilities and recreational resorts in the Agricultural, Forest, and Rural Zoning Districts in Harris Township. The CRPC should review the proposed ordinance and provide any comments to the Harris Township Board of Supervisors.

THE ISSUE

Representatives of Tussey Mountain and the Mountain View Country Club have approached the Harris Township Board of Supervisors on numerous occasions over the past few years about future plans for their respective facilities. Representatives of both businesses have indicated that they would be interested in constructing a hotel on their properties to support their facilities and to be able to offer lodging and recreation packages to their clientele. The Harris Township Board of Supervisors directed the Planning Commission to research resort hotels and to draft an ordinance if the Commission supported the concept.

OTHER INFORMATION

After several months of research and discussion, the Harris Township Planning Commission drafted an ordinance that would permit outdoor recreational facilities and recreational resorts in all rural zoning districts (Agricultural, Forest, and Rural Commercial). Currently, the township permits a variety of outdoor recreational facilities in the rural zoning districts but these facilities have a variety of definitions and differing development standards. The Harris Township Planning Commission sought to simplify the zoning ordinances by creating a new definition for outdoor recreational facilities that would replace several existing permitted uses. Based on the proposed ordinance, an outdoor recreational facility could be established on any parcel in the Agricultural, Forest, or Rural Commercial districts so long as the parcel is at least 10 acres in size. Such facilities include uses such as equestrian centers, ski slopes, golf courses and driving ranges, etc. The Planning Commission felt that these types of facilities are consistent with the purpose and intent of the rural zoning districts since they preserve large amounts of open space and tend to be consistent with the rural character of the area.

In order to address the request to permit hotels in conjunction with large-scale outdoor recreational facilities, the proposed ordinance also includes a definition for “recreational resorts”. Recreational resorts are defined as an outdoor recreational facility which also has a limited amount of visitor oriented facilities and accommodations. Visitor oriented facilities include uses such as a restaurant, hotel, and personal services. The Planning Commission supported the concept of large-scale facilities having flexibility in providing a limited amount of commercial services onsite. The Commission also raised concerns about recreational resorts being established throughout the Township’s rural areas. The proposed ordinance includes several development standards to address these concerns. The Planning Commission also created standards to ensure that recreational resorts,
and particularly the visitor-oriented facilities associated with them, would not impact adjacent properties.

The Ordinance proposes the following standards for recreational resorts:

- Permitted in the Agricultural, Forest, and Rural Commercial Zones
- Can only be established on parcels that are 50 acres or larger
- Can only be established within the Regional Growth Boundary and Sewer Service Area
- Can only be established on parcels with direct frontage on an arterial or collector street
- 90 percent of a recreational resort parcel must be used for outdoor recreation purposes and associated structures
- 10 percent of a recreational resort parcel can be used for visitor-oriented facilities and associated parking. Visitor oriented facilities must be located adjacent to one another.
- Visitor oriented facilities and parking can only cover a maximum of 5 percent of a recreation resort parcel.
- Visitor oriented facilities must be located a minimum of 250 feet from any adjacent parcel, with the exception of public roadways.

The Township Planning Commission forwarded the proposed ordinance to the Board of Supervisors for review and possible action. The Board of Supervisors has scheduled a public hearing for adoption of the proposed Ordinance for September 8, 2014.

PREVIOUS ACTIONS

There has been no previous action by the CRPC on this item.

RECOMMENDATION

Staff recommends that the CRPC provide comments regarding the proposed recreational resort ordinance to the Harris Township Board of Supervisors.

ATTACHMENTS

1. Proposed Ordinance #311
ORDINANCE NO. 311

AN ORDINANCE OF THE TOWNSHIP OF HARRIS, CENTRE COUNTY, PENNSYLVANIA AMENDING CHAPTER 12, ZONING ORDINANCE, ARTICLE III, RURAL DISTRICTS, SECTION 1 AGRICULTURAL DISTRICT

Be it ENACTED AND ORDAINED by the Board of Supervisors of the Township of Harris, and it is hereby enacted and ordained by authority of the same, as follows:

SECTION 1: The following section hereby is added to Harris Township Code Chapter 12, Article II, Section 4

4.24 It is the intent of this ordinance to provide for the orderly development of recreational resorts within specified areas of the Agricultural District(s) within Harris Township.

4.24.1 Recreational resorts must operate in conformance with all applicable local, state and federal laws, rules and ordinances.

4.24.2 The minimum parcel size required to operate a recreational resort shall be fifty (50) acres.

4.24.3 Recreational resorts shall only be permitted to operate on parcels that are located adjacent to an arterial or collector street.

4.24.4 Recreational resorts shall only be permitted on parcels located within the Regional Growth Boundary and Sewer Service Area.

4.24.5 Parking areas shall not be permitted in the required front, side, or rear building setback areas.

4.24.6 Outdoor Recreational Facility Requirements. A minimum of ninety (90) percent of a parcel containing a recreational resort shall be designated and used as an outdoor recreational facility as defined by the Harris Township Zoning Ordinance.

4.24.6.1 The portion of the parcel to be used as an outdoor recreational facility shall be identified on the associated land development plan.

4.24.6.2 No more than ten (10) percent of the land area used as an outdoor recreational facility shall be covered by the ground floor area of primary and accessory buildings.

4.24.7 Visitor Oriented Facilities Area. A maximum of ten (10) percent of a parcel containing a recreational resort may contain visitor oriented facilities. Visitor oriented facilities include but are not limited to overnight lodging, personal services, restaurants, and meeting facilities.
4.24.7.1 The portion of the parcel that will contain visitor oriented facilities shall be identified on associated land development plans.

4.24.7.2 The visitor oriented facilities area shall consist of one contiguous portion of the parcel. Visitor oriented facilities are not permitted on portions of the parcel identified for use as an outdoor recreational facility.

4.24.7.3 All required parking for visitor oriented facilities shall be provided within the visitor oriented facilities area identified on the land development plan.

4.24.7.4 No more than 50% of the visitor oriented facilities area shall be covered by primary and accessory structures, parking areas, driveways, and other impervious surfaces.

4.24.7.5 A visitor oriented facilities area shall be set back a minimum of two hundred and fifty feet (250) feet from all parcel lines, except those that are adjacent to a public street.

SECTION 2: Harris Township Code Chapter 12, Article III, Section 1 is hereby amended as follows:

1.2 (1).5 Public parks

1.2 (1).12 Outdoor Recreational Facility

<table>
<thead>
<tr>
<th>LOT REQUIREMENTS</th>
<th>YARD SETBACK REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following lot requirements shall be met for each primary use.</td>
<td>The following yard requirements shall be met.</td>
</tr>
<tr>
<td><strong>MINIMUM SIZE</strong></td>
<td><strong>MINIMUM WIDTH</strong></td>
</tr>
<tr>
<td>10 acres</td>
<td>300 feet</td>
</tr>
</tbody>
</table>

1.2 (1).13 Recreational Resort (only permitted on parcels located within the Regional Growth Boundary and Sewer Service Area)

<table>
<thead>
<tr>
<th>LOT REQUIREMENTS</th>
<th>YARD SETBACK REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following lot requirements shall be met for each primary use.</td>
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</tr>
<tr>
<td><strong>MINIMUM SIZE</strong></td>
<td><strong>MINIMUM WIDTH</strong></td>
</tr>
<tr>
<td>50 acres</td>
<td>300 feet</td>
</tr>
</tbody>
</table>

2.2 (1).3 Game and wildlife and hunting and gun clubs, camps and camping grounds, and horse riding stables and academies
SECTION 3: Harris Township Code Chapter 12, Article XI, Section 2 hereby is amended as follows:

2.1.94 Outdoor Recreational Facility – The primary use of open land for active and passive recreational activities, including but not limited to: driving ranges, golf courses, ski and toboggan slopes, biking trails, equestrian centers, swimming pools, ice skating rinks, and amphitheaters. This use excludes shooting ranges; campgrounds; RV parks; motorized vehicle race tracks; and animal racing tracks.

2.1.109 Recreational Resort – A parcel that is developed as an outdoor recreational facility but also contains a limited amount of visitor oriented facilities and accommodations. Visitor oriented facilities and accommodations may include overnight lodging, personal services, restaurants, and meeting facilities.

SECTION 4: Harris Township Code Chapter 12, Article II, Section 4 hereby is amended as follows:

4.24.8: Any Ordinance or parts of Ordinances of the Township of Harris, Centre County Pennsylvania, conflicting with this Ordinance or any part thereof is hereby repealed insofar as the same affects this ordinance.

SECTION 5: Harris Township Code Chapter 12, Article II, Section 4 hereby is amended as follows:

4.24.9: The effective date of this Ordinance shall be five (5) days after the date of enactment thereof.

ENACTED AND ORDAINED this ______ day of __________________, 20__

HARRIS TOWNSHIP
BOARD OF SUPERVISORS

_________________________________
Charles E. Graham, Chair

_________________________________
Nigel Wilson, Vice-Chair

_________________________________
Dennis Hameister, Supervisor

_________________________________
Christopher Lee, Supervisor
Paul Rittenhouse, Sr., Supervisor

ATTEST:

Amy Farkas, Secretary
ITEM 9.a

REDEVELOPMENT CAPACITY ANALYSIS – CENTRE REGION – presented by Eric Vorwald and Autumn Radle

This item provides information on the Redevelopment Capacity Analysis that will measure redevelopment capacity and identify locations suitable for potential redevelopment or infill projects inside the Regional Growth Boundary and Sewer Service Area. This is a priority project as identified in the Comprehensive Plan Implementation Program (CHIP).

THE ISSUE

Based on initiatives, studies, and reports that have been completed in recent years, there is a continuing acknowledgement that certain locations within the Regional Growth Boundary and Sewer Service Area are more suitable for redevelopment. Redevelopment projects should balance the amount of new development with existing and planned infrastructure capacity to ensure there is existing capacity or upgrade infrastructure to accommodate new development. To this end, early identification of redevelopment areas and analysis of existing infrastructure can better position the municipalities to accommodate redevelopment opportunities as they are proposed.

OTHER INFORMATION

One of the projects identified as a draft priority project for 2014-2015 in the CHIP and endorsed by the COG General Forum, COG Transportation and Land Use Committee, and the Centre Regional Planning Commission is an analysis of possible redevelopment opportunities within the Regional Growth Boundary and Sewer Service Area. During the update to the Regional Development Capacity Report, a need was identified to address redevelopment potential for properties within the Regional Growth Boundary and Sewer Service Area. This was most specifically noted in the Borough of State College as there is limited undeveloped land; however this project will be applicable to any of the municipalities that have underutilized properties with redevelopment potential. This includes areas such as West College Avenue in Ferguson Township, East College Avenue in College Township, or antiquated shopping plazas in College and Patton Townships.

A key component to this project will be to provide an analysis of the infrastructure that is currently in place to serve redevelopment projects. This will include, at a minimum, water; sewer; roadway level of service and capacity; proximity to transit facilities; proximity to bicycle and pedestrian facilities; proximity to community facilities such as parks; and similar public infrastructure. Existing infrastructure may also include non-traditional items such as streetscape amenities including street trees, benches, bicycle racks, or similar features if appropriate for the identified redevelopment locations. Identifying and inventoring the existing infrastructure will provide baseline information related to available capacity or needed upgrades to accommodate redevelopment. This inventory will help municipalities identify locations for redevelopment or infill projects and the potential infrastructure upgrades that needed to accommodate redevelopment and infill development.
By establishing a better understanding of future redevelopment potential for properties within the Regional Growth Boundary, the Centre Region municipalities can identify where infrastructural needs are insufficient or where future growth may be concentrated. This inventory may also address the sections of the 2013 Centre Region Comprehensive Plan update that pertain to the preservation of sensitive environmental areas outside the Regional Growth Boundary by focusing development and redevelopment to areas where services and infrastructure already exists.

The Centre Regional Planning Agency has discussed this scope of work internally and with the planning staff’s of Ferguson Township and the Borough of State College. Staff has also discussed redevelopment locations with Ferguson Township, Harris Township, and the Borough of State College.

RECOMMENDATION

The Centre Regional Planning Commission should provide comments on the proposed scope for consideration by the Centre Regional Planning Agency.

ATTACHMENTS

PROPOSED SCOPE OF WORK
FOR
IDENTIFICATION OF REDEVELOPMENT LOCATIONS
WITHIN THE CENTRE REGION

September 4, 2014
Final Draft

OVERVIEW

The Regional Development Capacity Report in 2012 and a subsequent update in 2014, provide an estimate of development capacity for vacant properties inside the Regional Growth Boundary and Sewer Service Area. When the Regional Development Capacity Report was updated, the Borough of State College requested that the Centre Regional Planning Agency consider redevelopment potential in addition to vacant properties when estimating development potential. This project fulfills that request and will be expanded to any of the municipalities that have underutilized properties with redevelopment potential. This includes areas such as West College Avenue in Ferguson Township, East College Avenue in College Township, or antiquated shopping plazas in College and Patton Townships. By establishing a better understanding of future redevelopment potential for properties within the Regional Growth Boundary, the Centre Region municipalities will have an inventory of potential redevelopment and infill sites.

The Centre Region has embraced a long-standing growth management policy that recommends directing growth and development to areas that have the necessary infrastructure to support development. This was most recently affirmed with the 2013 Centre Region Comprehensive Plan update which recommends directing growth and development inside the Centre Region Growth Boundary and Sewer Service Area. By establishing an inventory of redevelopment opportunities within the Regional Growth Boundary and Sewer Service Area, the Centre Region municipalities can work to direct growth in these locations. This inventory also addresses goals, objectives, and policies in the 2013 Centre Region Comprehensive Plan update that pertain to the preservation of sensitive environmental areas outside the Regional Growth Boundary by documenting the location of redevelopment and infill areas where services and infrastructure already exists.

PROCESS

As a complementary document and follow-up on the Regional Development Capacity Report, CRPA staff is proposing an analysis of the redevelopment potential for the Centre Region’s municipalities. This project would seek to identify properties within the Regional Growth Boundary that are being underutilized and have a realistic probability of redevelopment based on location, existing zoning, or other development parameters. This will be based on local knowledge from municipal staffs, but also on existing studies or plans that have been completed including the State College Downtown Master Plan, the State College Neighborhood Plan, the State College Land Area Plan, the West College Avenue Streetscape Plan, and other applicable studies or reports. The intent of this project is to provide a more comprehensive analysis of the potential needs of the community’s resources including water, sewer, public transit, and emergency services based on redevelopment potential for existing properties.
A key component to this project will be to provide an analysis of the infrastructure that is currently in place to serve redevelopment projects. This will include, at a minimum, water; sewer; roadway level of service and capacity; proximity to transit facilities; proximity to bicycle and pedestrian facilities; proximity to community facilities such as parks; and similar public infrastructure. Existing infrastructure may also include non-traditional items such as streetscape amenities including street trees, benches, trash cans, bicycle racks, or similar features if appropriate for the identified redevelopment locations. Identifying and inventorying the existing infrastructure will provide baseline information related to available capacity or needed upgrades to accommodate redevelopment. This inventory may help municipalities identify where future growth should be encouraged or what unforeseen infrastructure upgrades may be needed to accommodate redevelopment and future growth.

TASKS

Task 1: Identify potential properties or sites for redevelopment

- Meet with municipalities to identify redevelopment locations
- Digitize data to allow for digital mapping and analysis
- Provide status reports to the COG Transportation & Land Use Committee and the Centre Regional Planning Commission

*Timeframe: August thru October*

Task 2: Analyze identified redevelopment sites

- Review municipal ordinances for development potential based on existing zoning
- Solicit input from public service providers
- Evaluate sites for redevelopment potential

*Timeframe: October thru March*

Task 3: Review redevelopment site analysis with municipalities

- Provide results of redevelopment analysis to municipal staff for review and comment
- Update site analysis as appropriate
- Provide status reports to the COG Transportation & Land Use Committee and the Centre Regional Planning Commission

*Timeframe: February thru April*
Task 4: **Prepare draft report**

- Provide draft report to the municipalities for their review and input
- Update draft report as appropriate

*Timeframe: March thru May*

Task 5: **Solicit input from municipal authorities, boards, or commissions**

- Provide the draft report to municipal authorities, boards, or commissions for input
- Update draft report based on comments
- Provide the draft report to the COG Transportation & Land Use Committee and the Centre Regional Planning Commission for comments

*Timeframe: April thru July*

Task 6: **Prepare final report**

- Update draft report based on comments from municipal authorities, boards, and commissions
- Update draft report based on comments from the COG Transportation & Land Use Committee and the Centre Regional Planning Commission
- Present the final report to the municipalities

*Timeframe: June thru August*
### PROPOSED TIMELINE FOR TASK COMPLETION

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Note: The above timeline assumes that the final product will be a physical document. It may be more useful to the municipalities for this project to take on a more interactive form. If the final product is more web-based or interactive, additional time may be required to fully develop the final product.
OUTCOMES

There are several outcomes anticipated for this project. These outcomes include:

1. An estimate of redevelopment potential within the Regional Growth Boundary and Sewer Service Area.
   - Specific locations will be identified by the municipalities that may be expected to redevelop over the next five to ten years. This will be based on existing plans or known proposals. Locations may also be selected based on where infrastructure is capable of supporting additional development beyond what currently exists.

2. Estimates of the capacity of existing infrastructure and any necessary upgrades/improvements based on redevelopment opportunities.
   - Establishing an inventory of the capacity of existing infrastructure will assist the Centre Region municipalities in determining where redevelopment can or should occur. This inventory will better position the municipalities to make decisions on redevelopment and have a better understanding of “unforeseen costs” associated with redevelopment opportunities based on the existing infrastructure in identified locations.

3. Guiding principles that can be utilized by the municipalities to assist in evaluating redevelopment projects or opportunities.
   - Identifying a list of evaluation criteria or general standards will help establish a basis for municipalities to discuss redevelopment projects. This will not be a strict “checklist” that needs to be specifically addressed, but merely a list of general questions to assist municipalities when evaluating redevelopment proposals.

4. Regular reporting of the information to the municipalities and other community organizations.
   - In an effort to ensure the data is up-to-date and available to the municipalities and other interested entities, annual updates will be provided to the municipalities to solicit ongoing input and feedback. The success of this project relies heavily on maintaining current information on redevelopment and future growth areas. Establishing a consistent reporting schedule will help ensure this document remains current. The specific timing of updates may vary depending on how often information changes.

REPORTING/ANALYSIS

The result of this project will include a detailed report that identifies specific locations throughout the Centre Region where redevelopment is encouraged or expected. These locations will include a list of existing conditions such as land use, zoning, and the capacity of infrastructure. Each redevelopment location will also include recommended development patterns (if applicable) such as desired mix of uses and any needed increases in infrastructure capacity to support the identified development pattern. When
possible, the report will include renderings, graphics, and tables to help illustrate the scale, massing, and general redevelopment options for the identified locations.

For consistency with the Regional Development Capacity Report, the redevelopment analysis is intended to look at existing conditions under existing zoning. However, there may be instances where designated redevelopment locations would benefit from a change in zoning to better utilize the characteristics of the site. In these cases, it may be appropriate to consider a change to the existing zoning. While this analysis may note that a change in zoning would benefit redevelopment opportunities, it is not the intent of this analysis to provide specific recommendations to zoning changes. Any specific changes to municipal zoning maps or zoning text would be addressed by the individual municipality.

Updates

Ensuring consistent and accurate updates to the analysis will be key component to the success of this project therefore updates to the report will be done on an annual basis. Establishing a more interactive and proactive way to more consistently update the information in this analysis will be more beneficial to the municipalities and the development community. Establishing a more sophisticated level of updates will involve coordination from multiple groups including the Centre Region municipalities, CRPA staff, the Chamber of Business & Industry of Centre County, and public utility providers such as the University Area Joint Authority, College Township Water Authority, the State College Borough Water Authority, Columbia Gas, West Penn Power, the Centre Area Transit Authority, and others. In this way, the analysis could serve as an additional tool for all of the Centre Region to utilize when planning for capital infrastructure or development opportunities.

CONSISTENCY WITH THE CENTRE REGION COMPREHENSIVE PLAN

This project may address multiple objects and policies of the 2013 Centre Region Comprehensive Plan. Those objectives and policies include:

Land Use

Objective 2.1: Maintain a Regional Growth Boundary within which development is encouraged and urban sprawl is minimized

Policy 3.3.4: Given the adequacy of the existing amount of commercially zoned land, the Centre Region municipalities should encourage the redevelopment of existing commercial property and the development of vacant commercial lands that have appropriate infrastructure.

Objective 3.4: Identify and develop strategies to encourage redevelopment and revitalization of under-utilized commercial properties within the requirements of redevelopment authorities in Pennsylvania.

Policy 3.4.3: Continue to strongly support efforts to direct the majority of growth into the Regional Growth Boundary and potentially incentivize redevelopment projects in the Region.
Objective 4.3: Maintain a strong, diverse, and vital urban core and Downtown State College as the focal point of the Centre Region

Objective 4.4: Encourage mixed-use development opportunities in appropriately identified areas of the Centre Region.

Transportation

Objective 4.2: Consider the transportation system’s capacity to accommodate changes in travel demand when considering land use, zoning, and proposed land-development activities.

Housing

Policy 1.1.3: Evaluate municipal zoning regulations and recommend changes where necessary to ensure that a sufficient amount of land is available and zoned at appropriate locations and densities for residential development, redevelopment, and mixed-use opportunities.

Policy 2.1.2: Identify vacant or underutilized structures that have the potential for redevelopment as medium to high-density housing and explore incentives to encourage redevelopment of such structures.

Objective 3.1: Direct new residential development to sites within the Regional Growth Boundary and Sewer Service Area to facilitate convenient access to schools, jobs, medical facilities, shopping, and public transit services.

Community Services & Facilities

Policy 2.4.3: Direct new development projects to available properties within the Regional Growth Boundary and Sewer Service Area where existing infrastructure is available.

Policy 4.1.2: Work with utility providers to map the location of existing lines and/or service areas and to coordinate infrastructure expansions, upgrades, or replacements to coincide with future development and or maintenance projects, such as road construction.

Policy 5.1.7: Ensure that water systems installed to serve new development have the capacity to provide fire protection.

Sustainability

Policy 1.1.1: Consultation with the relevant public water service providers should be done prior to land-development activity to ensure service is available.

Policy 1.2.2: Evaluate strategies for redevelopment or adaptive reuse that takes advantage of existing water service and infrastructure as an alternative to new development.
Policy 2.3.2: Consider vacant or underutilized properties within the Regional Growth Boundary and Sewer Service Area for development or redevelopment depending on the availability of existing infrastructure.

Policy 2.3.3: Consider redevelopment or adaptive reuse of properties where wastewater service currently existing in lieu of new developments that require services to be extended.
ITEM 9.b
REQUEST TO UPDATE THE CENTRE REGION ACT 537 PLAN - CENTRE REGION – presented by Jim May and Eric Vorwald

This item provides information regarding a request by the UAJA Board of Directors to update the Act 537 Plan.

THE ISSUE

Act 537 requires municipalities to prepare and maintain an up-to-date plan to assess current and future needs for wastewater collection, conveyance, and treatment facilities; and to evaluate alternatives to meet future demand. The Centre Region last completed a full update to the Centre Region Act 537 Plan in 2006. The Pennsylvania Department of Environmental Protection (DEP) does not have an adopted cycle for municipalities to update Plans, but generally recommends they be examined about every ten years to assure they reflect conditions in the Act 537 planning area.

OTHER INFORMATION

There are two ways to initiate an update to the Act 537 Plan. One is for municipalities in the Act 537 planning area to initiate the request to update the Plan, and the other is for the DEP to initiate an update to the Plan. After review by CRPA staff, the CRPC will review the request in more detail at a future meeting and provide comments and a consider making a recommendation. The municipal governing bodies have the final authority to take action on the request.

The CRPC has an important advisory role in reviewing this request because there is a very close relationship between the goals, objectives, and policies of the Centre Region Comprehensive Plan and the Act 537 Plan. These two plans must be coordinated so that they complement and support each other. In fact, Act 537 Plans must be consistent with the Centre Region Comprehensive Plan. The CRPC (at a future meeting) should evaluate any proposed amendments to the Act 537 to assure that proposed amendments are consistent with the Comprehensive plan. Conflicts between the two plans should be resolved before the CRPC recommends any action on the request.

The COG Public Services and Environmental Committee will review CRPC comments and any recommendations. The COG Finance Committee will also consider the financial impacts of the request in the future. The request will eventually be considered a COG General Forum meeting.

RECOMMENDATION

This item is for information and discussion. No formal CRPC action is required.

ATTACHMENTS

1. UAJA letter requesting amendments the Act 537 Plan
Mr. James Steff  
Centre Region Council of Governments  
2643 Gateway Drive Suite #4  
State College, PA 16801  

RE: Act 537 Planning  

Dear Jim:  

At the August 20, 2014 UAJA Board meeting the Board took action to send a formal request to the Council of Governments for an Act 537 Sewage Facilities Plan update in 2015. There are issues which, if left unaddressed, could cost millions of dollars to UAJA customers and the region.  

Below are the issues identified by UAJA as needing to be addressed. They are listed in priority order.  

1. **Beneficial Reuse – Phase III Environmental Enhancement**  
   
The current Act 537 Plan indicates a “Phase III” extension of the beneficial reuse system to the recharge zone for the Harter-Thomas wellfields of the State College Borough Water Authority. As you are aware, this is in the Slab Cabin Run Basin, which has been designated a Class A Trout stream by the PA Fish and Boat Commission. Eventually, DEP will classify the stream as High Quality Cold Water Fishery. Before that happens, it would be wise for the region and UAJA to obtain all of the water quality management permits and NPDES permits required for any future stream augmentation sites. If these are obtained prior to the designation as HQ/CWF, they would be grandfathered and not subject to the anti-degradation requirements which eliminate stream augmentation as a beneficial use. To obtain water quality management permits, the Act 537 Plan must clearly describe the stream augmentation locations.  

2. **Beneficial Reuse – Service Area**  
   
According to DEP, UAJA can only serve customers directly along the existing reuse water lines without requiring an amendment to the 537 Plan. The reason for this is that beneficial reuse lines are considered sewage facilities by DEP, and thus require Act 537 planning, and water quality management permits. Some customers, in particular industries that may wish to locate in the Centre Region, or those that are here that wish to use reuse water, cannot wait for a 537 Plan revision to be completed. Typically industries want to know that the water is available now, or in the very near future. As an example, if an industry was looking at the Corning site, which would require an extension of the reuse water line to get to the property, they would have to wait until
the region updated the 537 plan, and then UAJA could obtain a water quality management permit, and then the line could be extended, for an elapsed time of more than a year and a half. If the region wishes to facilitate use of reuse water for economic benefit, reuse areas with prospective delivery options will need to be detailed in the Act 537 Plan. This might be as simple as designating a “Beneficial Reuse Service Area” similar to the designation of a Sewer Service Area.

3. Penn State

Penn State is exploring wastewater alternatives and water supply alternatives which will likely cost many millions of dollars. In the past, Penn State was left out of the Act 537 Plan and allowed to handle their wastewater separately. This made sense when UAJA and the Centre Region appeared to be capacity limited. That is no longer the case. It is possible that an integrated plan could save the rate payers of UAJA a lot of money.

4. Nutrient management

There now is a section in each Planning Module that asks about nutrients (Nitrogen and Phosphorus) and how the nutrients from the proposed project will be handled. UAJA, and hence the Region, has a capacity load, which is in total pounds of each nutrient per year, and is based on the existing plant capacity. To adequately answer this section of each planning module, the 537 Plan should include a section to describe the alternatives available to UAJA and the Region to meet the nutrient management requirements. As an example, it may be desirable to handle additions to the sewer service area and/or rezonings to higher density by requiring the developer to dedicate to UAJA or the Region nutrient management facilities that will generate nutrient credits to offset the impact on nutrient capacity.

5. Treatment Capacity

The current Act 537 Plan includes a sewer service area that exceeds 9 MGD in potential capacity demand. The plan also includes a capacity for UAJA’s plant of 9 MGD. The disconnect between these two numbers has been a source of confusion in the past decade. When UAJA is asked if we have capacity for a proposed rezoning to a higher density, our answer has consistently been that as long as the municipalities intend to address this through either removing EDU’s from the sewer service area or by adding capacity to the treatment plant, then capacity can be assumed to be available. While this capacity question is many years away, UAJA must continue to answer the question as we always have. A carefully worded statement to address this capacity disconnect could be added to the Act 537 Plan.

6. Halfmoon Township Sewer Service

The current Act 537 Plan does not include public sewer service to any portion of Halfmoon Township. However, the discussion continues. While the discussion is occurring, more development is happening in Gray’s Woods. The sewer lines being built at the developer’s expense are being designed and built without service to Halfmoon Township being considered. These lines could be built with future service to Halfmoon Township included in the design if the
possibility of future service to Halfmoon Township, regardless of how distant in the future, was included in the Act 537 Plan. Developers would then be building a portion of the future infrastructure needed for service to Halfmoon Township, thus reducing the future cost. Allowing for the possibility of service to Halfmoon Township does not require a decision to actually serve any portion of Halfmoon Township.

7. Grayswoods

Currently Grayswoods is served by a complicated system of pump stations pumping to pump stations pumping to pump stations. Much of this infrastructure is reaching its useful life, and either needs to be upgraded or replaced. Any changes to the system beyond simply replacing the components of the existing stations need to be reflected in the Act 537 Plan. This infrastructure is part of the system that would be required to serve Halfmoon Township in the future, if the possibility of service to Halfmoon Township was included in the Act 537 Plan.

An Act 537 Plan update is a major planning project for the region, requiring significant staff time and public meeting time in addition to the cost of an engineering consultant. In the past, UAJA has paid for a large share of each Act 537 Plan update, and will certainly do so again.

If you have any questions, please call.

Sincerely,

UNIVERSITY AREA JOINT AUTHORITY

CORY R. MILLER
Executive Director