REGIONAL PLANNING ACTIVITIES

Demographic Fact Book – CRPA staff compiled a factbook of demographic data that will be available through the recently completed online data center. This factbook provides additional analysis on demographic trends and their impacts to the Region. The factbook compares regional statistics to those of larger geographic areas as well as trends within the Region’s boundaries. Staff is making final edits to the factbook which will be available online in late February.

Analysis for Sharing Land Uses between the Centre Region Municipalities – CRPA staff has begun work on an analysis to identify land uses that could be shared between the Centre Region municipalities and the mechanisms necessary to do so. Staff is researching existing agreements that have been used to formalize shared land uses both in the Region and throughout the State. Staff is also working on a land use GIS database that can be utilized to show where uses are allowed throughout the Region to identify the municipalities that could be vulnerable to exclusionary or fair-share zoning challenges.

Planning Commissioner Training – The CRPA will be holding an “Introduction to Planning in the Centre Region” course for new municipal planning commission members on March 18, 2017. The course will be held at the Millbrook Marsh Nature Center’s Spring Creek Education Building. The course is intended to help new planning commission members become acquainted with the basics of serving on a planning commission as well as provide an overview of both local and regional planning in the Centre Region. CRPA staff, along with planning staff from Ferguson Township and State College Borough, will be providing presentations on a variety of topics, including the Municipalities Planning Code (MPC), the Comprehensive Plan, Subdivision and Land Development Ordinances, and Zoning Ordinance administration.

Potential Expansion of the Beneficial Reuse Water System – The draft report Potential Expansion of the Beneficial Reuse Water System presents areas where Beneficial Reuse water provided by the University Area Joint Authority (UAJA) could potentially be utilized for economic use or environmental projects and offers a set of recommendations for how the Region could plan for expansion of the system and develop a Beneficial Reuse Policy as an amendment to the Act 537 Sewage Facilities Plan. The Agency has received comments from the Region’s water authorities and Penn State University related to a number of potential impacts, and follow up meetings were held in early January 2017 to discuss these concerns in detail. Input received from the CRPC, COG Public Services & Environmental (PSE) Committee, UAJA, water authorities, and Penn State University will be incorporated into the final report prior to formal adoption.

Extension of a Beneficial Reuse Waterline into College and Harris Townships – In February 2016, the COG General Forum recommended that the University Area Joint Authority (UAJA) prepare an Act 537 Special Study to potentially extend a Beneficial Reuse waterline into College and Harris Townships. The UAJA recently received approval from the Pennsylvania Department of Environmental Protection (DEP) on the specific tasks required to complete the Study. The CRPA is assisting with demographics, land use and zoning issues, public participation, mapping,
and editing the Study, in conjunction with the UAJA and its consultants. The general alignment of the reuse waterline is from the existing end of service at the Centre Hills Country Club along the existing right of way of Route 322. At this time, the anticipated use is for irrigation at the Mountain View County Club, with potential expansion to Tussey Mountain for snow-making in the winter.

On January 6 and January 10, 2017, the CRPA met with representatives of the College Township Water Authority, the State College Borough Water Authority, and Penn State University. These public water providers expressed some concerns about this project and the larger report, Potential Expansion of the Beneficial Reuse Water System that the CRPA is currently finalizing. The public water providers’ concerns generally revolve around potential short- and long-term environmental impacts, including sourcewater protection, the rigor of water quality testing and monitoring, and financial impacts. These issues will be discussed with the Centre Regional Planning Commission (CRPC) and the COG Public Services & Environmental (PSE) Committee at their March meetings.

The College Township Council and Harris Township Board of Supervisors also held a joint meeting on February 22, 2017 at the Boalsburg Fire Company to discuss the proposed Beneficial Reuse waterline extension and the proposed alignment of the line. The CRPA did not provide a presentation at this meeting but was in attendance to answer questions.

**UAJA Sewer Service to the Penn State Campus** – CRPA staff is working with the PSE Committee on a policy to provide clarity on wastewater collection and treatment for three areas of the Penn State University campus where the UAJA currently provides service. Staff is preparing a data sheet to quantify the amount of sewage conveyance and treatment that will be needed from the UAJA upon full build-out of these areas of campus. Anticipated development and corresponding sewage needs have been estimated based on the University Park Master Plan and the CRPA’s Regional Development Capacity Report (REDCAP). The data will be presented to the PSE Committee in early 2017 and will guide the development of the policy on future UAJA sewer service to the Penn State University Campus.

**TRANSPORTATION PLANNING ACTIVITIES**

**Bicycle Friendly CommunitySM Status** – In November 2016, the League of American Bicyclists named the State College-Centre Region a Bronze level Bicycle Friendly CommunitySM (BFCSM). The CRPA received the League’s full feedback report in late January and presented information in the report to the COG Transportation and Land Use (TLU) Committee in February. The TLU Committee provided input to CRPA about actions that could be taken to address some of the League’s comments. A follow-up discussion will be held in mid-2017. Bicycle Friendly CommunitySM is a service mark of the League of American Bicyclists and is used with permission.

**Repurposing of Federal Earmarked Funding Transportation** – The new Fixing America’s Surface Transportation (FAST) Act included a provision to “repurpose” unexpended earmarked funds authorized in previous federal transportation bills. PennDOT and the CCMPO continue to work toward the repurposing of $2.1 million for a project(s) in Centre County. The CCMPO Technical
Committee provided a recommendation to the Coordinating Committee that will be discussed on February 28, 2017. The Coordinating Committee will then take final action about where to redirect the funds.

**Route 322/144/45 Corridors Data Refresh** – The Route 322/144/45 Corridors project is intended to be a successor to the former South Central Centre County Transportation Study (SCCCTS). In late January, the PennDOT Central Office committed $3 million in discretionary (“spike”) state funds to update and “refresh” the foundation data originally collected for SCCCTS in the late 1990s and early 2000s. SCCCTS was terminated in March 2004 because of a statewide transportation funding shortfall.

In May 2014 the CCMPO requested that PennDOT allocate funding for the data refresh. The CCMPO is expected to take action on February 28, 2017 to add the funding to the Centre County Transportation Improvement Program (TIP). The funding is only for the data refresh, and funds are not being committed for an evaluation of alternative solutions to address transportation needs.

**Supplemental Transportation Planning Funds** – PennDOT is making $20,000 in additional federal transit planning funds available to the CCMPO. CRPA and CATA staff have identified a specific use for the supplemental transit planning funds. In addition, the CCMPO requested supplemental highway planning funds from PennDOT to research and purchase automatic bike counters. The supplemental highway planning funds were subject to a statewide competitive process. On February 10, 2017, PennDOT announced the funding awards, and the CCMPO’s project was not approved for funding. CRPA will research other options for purchasing bike counters.

**TRANSIT PLANNING ACTIVITIES**

**Articulated Bus Utilization Study** – CRPA staff participated with the consultant team and CATA staff in a project kick-off meeting to discuss the scope, schedule, and budget; review data requests; and discuss the literature and peer community reviews in further detail. CRPA staff facilitated a service area tour for representatives of the consultant team, including high-density residential corridors served by CATA, and a separate site visit for the project sub-consultant responsible for maintenance analysis. CRPA staff forwarded responses to individual data requests from the responsible CATA staff members to the consultant team; assisted in preparing a table of high-density residential complexes currently served by CATA and proposed for future development; and reviewed the peer community selection and proposed survey questions from the consultant team and forwarded these to CATA staff for review.

**CATA/CCOT Travel Training Project** – CRPA staff incorporated comments and questions received from Centre County staff and the CATA Board of Directors into a final project report; worked with the CRPA’s GIS Planner to develop a formatting scheme and prepare the final report; and reviewed the final project report for suitability, completeness, and visual appeal.

**Supplemental Transit Planning Funding** – CRPA staff participated in a discussion with CCMPO and CATA staff to evaluate and agree upon potential projects to utilize supplemental transit planning funding.
Geographic Information Systems (GIS) – CRPA staff worked with the CRPA’s GIS Planner and the Centre County GIS Department to compile an assortment of base-level mapping data and files for use by CATA and worked with the CRPA’s GIS Planner to facilitate geo-coding of CATA’s current bus stop shapefile.

Transit Site Plan reviews

- **Sheetz** – Colonnade Boulevard, Patton Township
- **Mountain View Country Club Hotel** – Elks Club Road, Harris Township
- **Decibel Duplexes** – Bernel Road, Patton Township
- **Nittany Valley Sports Centre** – Bernel Road, Patton Township

LOCAL PLANNING ACTIVITIES

**College Township**

**Sign Ordinance** – In light of a recent Supreme Court decision regarding temporary signs, CRPA staff has been reviewing College Township’s sign ordinance and will be proposing a number of revisions to bring the ordinance into compliance with the recent decision. In addition, revisions will be proposed for those signs located at Innovation Park. College Township has reviewed the first two articles in the draft ordinance, which regulate general provisions and exempted and prohibited signs. The College Township Planning Commission will review the next section of the draft ordinance, which regulates freestanding and building signs.

**Transitional Residential Facility Ordinance** – Keystone Correctional Services has met with staff to discuss the possibility of developing a community correctional facility in College Township at the former Rutgers Nease office building. While College Township permits halfway homes and correctional facilities, community corrections facilities don’t quite fit the definition of either use. Therefore, staff has drafted an ordinance that defines halfway homes, community corrections facilities, and correctional facilities. The proposed ordinance would permit halfway homes in the General Commercial, Multifamily Residential, and Rural Residential Districts. Community Corrections Facilities and Correctional Facilities would only be permitted in the Rural Residential District by conditional use. College Township Council will review this ordinance at an upcoming Council meeting.

**Sidewalk Plan** – CRPA staff has been tasked with developing a plan for prioritizing future sidewalk projects. This task includes identifying all existing sidewalks and all sidewalks that will be built in the future as part of approved land development plans. In addition, revisions to the current sidewalk ordinance may be contemplated in relation to the waiving of the sidewalk requirements. This topic will be reviewed by the College Township Planning Commission at a future date.

**Time Extension Ordinance** – CRPA staff has drafted an ordinance which establishes a fee for requesting an extension to the Municipalities Planning Code (MPC)-mandated 90-day deadline for getting an approved plan recorded with the Centre County Recorder of Deeds. The proposed ordinance will go to public hearing on March 16, 2017.
Subdivision and Land Development Plans:

- **331 Innovation Park** – A plan for 76 additional parking spaces adjacent to 331 Innovation Boulevard was approved by College Township Council on February 2, 2017.

**Harris Township**

**Commercial Zoning District Revisions** – One of the primary recommendations of the Boalsburg Small Area Plan is to revise the existing regulations to permit development and redevelopment along the Boal Avenue commercial corridor. In October 2016, the Harris Township Planning Commission finished its discussion of draft regulatory concepts and instructed CRPA staff to begin drafting a new ordinance for the corridor. Over the past several months, draft regulations were prepared based on the Planning Commission’s feedback. The new regulations include a maximum front yard setback, buffer yard planting requirements, and standards for bicycle/pedestrian facilities and bicycle parking. The draft Village Commercial Ordinance was presented to the Planning Commission at its February meeting.

**Conservation Design Subdivision Regulations** – At the Harris Township Board of Supervisor’s January 25 meeting, CRPA staff provided an overview of the Conservation Design Subdivision Regulations that were drafted throughout 2016. These regulations will permit residential development in the proposed Designated Agricultural district, but will require the dedication of open space based upon the desired development density and the existing features of the site. These regulations would replace the existing rural clustering regulations and provide additional development options, while improving the quality of the open space being preserved. The Board of Supervisors provided feedback on the regulations and asked that the Planning Commission work with staff to begin collecting feedback on the draft ordinance from the public.

**Agri-Business and Agri-Tourism Regulations** – One of the Harris Township Planning Commission’s work projects for 2017 is drafting regulations to support agri-business and agri-tourism in the Township’s proposed Designated Agricultural District. This work item is related to the implementation of the Planning Commission’s Designated Rural Areas project. CRPA staff is conducting an agricultural census to identify agricultural lands in the Township. This information, once collected, will provide acreage for agricultural uses by category, along with mapping to show the concentrations of these uses. The results of the agricultural census will be shared with the Planning Commission at a future meeting.

**Agricultural Security Area Update** – As required by State Law, Harris Township will conduct an update to its Agricultural Security Area (ASA) this year. An update can occur every 7 years after adoption. Staff has begun compiling information on the ASA update as well as information on properties currently enrolled in the program.

Subdivision and Land Development Plans:

- **Mountain View Country Club Hotel Preliminary Land Development Plan** – Sweetland Engineering submitted a revised land development plan for a 100-room hotel at the Mountain View Country Club. CRPA staff provided another review of the plan and
identified several substantial outstanding comments. The plan was reviewed by the Harris Township Planning Commission at its January 2017 meeting and was continued to the February meeting. Since that time, a revised riparian buffer plan was submitted and was discussed at the February 2017 Planning Commission meeting.

- **Laurel Meadow Lot #7 Site Plan** – CRPA staff reviewed a revised site plan for a proposed home on lot #7 in the Laurel Meadow subdivision. The property is in the Township’s Ridge Overlay District and is comprised of steep slopes and colluvial soils. Staff is awaiting a revised plan/comment response letter before proceeding.

**Patton Township**

**Self-Storage Facilities in the Planned Airport District** – On January 25, 2017, the Patton Township Board of Supervisors held a public hearing for an ordinance that would allow the use of “self-storage facilities” in the PAD. The proposed ordinance would permit the use in the Mixed-Use and Nonresidential areas of the district and includes a requirement for the owner or operator of the facility to install signage indicating that hazardous materials are prohibited and that outdoor storage areas are not allowed. The proposed ordinance was remanded to the Planning Commission for further review.

**Nursing Homes in the Planned Airport District** – On January 25, 2017, the Patton Township Board of Supervisors held a public hearing for an ordinance that would allow the use of “nursing homes” in the Mixed-Use, Nonresidential, and Residential areas of the PAD. The Township Code defines the use as “an extended or intermediate care facility licensed or approved to provide full-time convalescent or chronic care to individuals who, because of advanced age, chronic illness or infirmity, are unable to care for themselves.” The proposed ordinance was remanded to the Planning Commission for further review.

**Solar Energy Systems Ordinance** – The Patton Township Planning Commission continues to work on the draft Solar Energy Systems Ordinance. CRPA staff has contacted the North Carolina Clean Energy Technology Center, which developed the U.S. Department of Energy’s recommended guidance document, *Template Solar Energy Development Ordinance for North Carolina*, and the Federal Aviation Administration (FAA) Harrisburg Airport District Office for clarification on glare-related items. Upon clarification of these items, a revised draft ordinance will be presented to the Planning Commission.

**Request to Change Occupancy Regulations for Proposed Development in the Toftrees Planned Community** – Patton Township was asked to consider amending the occupancy regulations in the Planned Community (PC) zoning district to allow up to five unrelated persons to occupy a single residential unit, which would enable a proposed multi-family development similar to The Retreat on Waupelani Drive in College Township. Currently, Patton Township’s occupancy limit is three unrelated persons. The Planning Commission discussed the request at its January 2017 meeting and directed staff to draft regulations that would increase the occupancy limit in the Planned Community district for review at its next meeting. The request was presented to the CRPC at its February 2, 2017 meeting. Draft zoning amendments were presented to the Township Planning
Commission on February 6, 2017 and the Board of Supervisors on February 8, 2017. The Board of Supervisors set a March 22, 2017 public hearing, at which time the Board will consider taking action on the zoning amendments.

**Planning Commission Work Tasks** – At its January 9, 2017 work session, the Patton Township Planning Commission reviewed and prioritized a list of work tasks for 2017 and beyond. In addition to ongoing or previously considered tasks, new tasks include the development of a medical marijuana ordinance and a review and possible revisions to the Township’s master plan requirements.

**Subdivision and Land Development Plans:**

- **Nittany Valley Sports Centre, Revised Master Plan #2** – A revised master plan for the Nittany Valley Sports Centre was reviewed by the Planning Commission at its January 9, 2017 meeting and by the CRPC at its February 2, 2017 meeting. CRPC comments were provided to the Planning Commission and Board of Supervisors for consideration prior to approval. At its February 8, 2017 meeting, the Board of Supervisors set a March 22, 2017 public hearing, at which time the Board will consider taking action on the plan.

- **Toftrees Planned Community Revised Master Plan** – At its January 9, 2017 meeting, the Planning Commission reviewed proposed revisions to the approved master plan involving a 22-acre tract in Toftrees East on the north side of Toftrees Avenue. The revisions propose to eliminate a number of single-family and multi-family development lots, and instead create one multi-family development. The plan was reviewed by the CRPC at its February 2, 2017 meeting, and comments were provided to the Township Planning Commission and Board of Supervisors for consideration prior to approval. At its February 8, 2017 meeting, the Board of Supervisors set a March 22, 2017 public hearing, at which time the Board will consider taking action on the plan.

- **Nittany Valley Sports Centre, Phase 1a** – This land development plan proposes the construction of a 68,473 square foot indoor sports facility and an outdoor multi-purpose field on Lot 1R of the Nittany Valley Sports Centre (NVSC) site, located in the Planned Airport District (PAD). Patton Township provided a comment letter to the developer on January 20, 2017. At its February 6, 2017 meeting, the Patton Township Planning Commission recommended approval of the plan but action will not be taken by the Board of Supervisors until the Revised Master Plan has been approved.

- **Decibel Duplexes, Phase 2a** – This subdivision/land development plan proposes to subdivide off a portion of the existing Lot 5 of the NVSC site to create a new Lot 6. Construction on the new lot will involve 12 duplex units and a related clubhouse. Patton Township provided a comment letter to the developer on January 20, 2017. At its February 6, 2017 meeting, the Patton Township Planning Commission recommended approval of the plan but action will not be taken by the Board of Supervisors until the Revised Master Plan has been approved.
Nursing Home on Nittany Valley Sports Centre Lot 3, NVSC Phase 1e – This land development plan proposes the construction of a 20,400 square foot 40-bed nursing home on Lot 3 of the Nittany Valley Sports Centre site. “Nursing homes” are not currently permitted in the Planned Airport District (PAD), but the use is under consideration by the Board of Supervisors. Patton Township provided a comment letter to the developer on January 20, 2017. At its February 6, 2017 meeting, the Patton Township Planning Commission recommended approval of the plan but action will not be taken by the Board of Supervisors until the Revised Master Plan and the use of “nursing home” in the Planned Airport District have been approved.

Windswept Farms Subdivision, Replot of Lots 1, 2 & 8 – This subdivision plan proposes to reconfigure Lots 1, 2, and 8 of the Windswept Farms subdivision to prepare the site for the proposed Re-Farm Café. The site is located in the A-1 (Rural) zoning district near the intersection of PA 550 and Fillmore Road near the Patton Township/Benner Township line. Patton Township provided a comment letter to the project engineer on January 20, 2017. The applicant requested a 60-day time extension, so the plan was not on the Planning Commission’s February 6, 2017 agenda.

Re-Farm Café – This land development plan proposes the construction of a “farm café,” a new land use approved by the Patton Township Board of Supervisors in November 2016. Farm cafés are intended to augment, support, and highlight local agriculture. The site is located in the A-1 (Rural) zoning district near the intersection of PA 550 and Fillmore Road near the Patton Township/Benner Township line. The project will involve renovations and an addition to an existing house, and an accessory greenhouse will also be constructed. The Township provided a comment letter to the developer on January 20, 2017. The applicant requested a 60-day time extension, so the plan was not on the Planning Commission’s February 6, 2017 agenda.

Preliminary/Final Land Development Plan for Gray’s Woods Park – Phase 1 Improvements – This land development plan proposes construction of Phase 1 of the 43-acre Gray’s Woods Park, which is located near the end of the improved section of Gray’s Woods Boulevard in the Gray’s Woods Planned Community. A master plan for the park was completed in 2014, and Phase 1 construction activities include an age segregated playground, picnic pavilion, retaining wall and steps, walking trails, parking area, and site amenities. This plan is currently under staff review, and a comment letter will be provided to the developer in the near future.

State College Borough

Subdivision and Land Development Plans:

No new subdivision or land development plans were received.