

# 2012 Annual Report

## Huntingdon County Planning Commission

### MISSION STATEMENT

March 2013

It is the mission of the Huntingdon County Planning Commission to develop and implement a positive vision for Huntingdon County; one that reflects economic prosperity, a rural and small-town atmosphere, protection of natural resources, centers-focused development, greenway corridors, improved highway and communication access, and a high standard of excellence in both personal and community development.

## Stahl Retires As Planning Director

December 21st marked the end of an era in Huntingdon County as Planning Director, Richard Stahl retired. He started work as Huntingdon County's third Planning Director on July 21, 1980, serving for thirty-two years.

"I am proud of my accomplishments as Planning Director, but am sorry to leave many things undone," he said. "I have thoroughly enjoyed working with the County Commissioners, Planning Commission members, local elected officials and, especially, the fine staff at the Planning and Development Department."

Among his accomplishments, he feels particularly gratified about providing planning assistance to local municipalities and maintaining an up-to-date comprehensive plan. July 2000 marked the first complete update of the Huntingdon County Comprehensive Plan, *Continuity through Conservation II* since 1980. This coincided with Richard achieving recognition as a member of the American Institute of Certified Planners.

Under Richard's leadership, a Supplement updating several chapters of the Comprehensive Plan was completed in 2007, and, in 2010, a process was begun that would lead to

the 2012 completion of updates to several chapters of the Plan.

One event that Richard will always remember is the April 24, 1992 fire that began within the walls of the Planning Department. While the fire was contained within the Department, the entire Courthouse sustained damage. As traumatic as this event was, Richard stated that "the phoenix out of the ashes in this case was that it led to the start of our County's GIS system. Within a year, we'd contracted with IUP using some of our insurance coverage and started the GIS."

Being involved with the development and sustainability of Leadership Huntingdon County, in cooperation with the Huntingdon County Chamber of Commerce and the Penn State Cooperative Extension, was a highlight for Richard. This program, begun in 2004, teaches participants to become motivated community members working for the betterment of their hometowns. According to Richard Huntingdon County needs leaders who look at a community's strengths, weaknesses, opportunities and threats and find ways to turn the weaknesses and threats into strengths and opportunities.

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Another joint effort between the Planning Commission and the Huntingdon County Chamber of Commerce is the Huntingdon County Community Improvement Awards. Richard is proud to have been involved with choosing projects that are good examples of the work people do to enhance their communities.



Richard Stahl with  
Senator John Eichelberger

Richard's retirement was marked by numerous recognitions by groups such as the Huntingdon County Commissioners and Planning Commission, Huntingdon County Chamber of Commerce, Huntingdon County Business and Industry, the County Association of Township Officials, the Pennsylvania Senate and the Pennsylvania House of Representatives.

For the thirty-two years that Richard worked for Huntingdon County, he was an advocate for the County, guided by the Planning Commission's Mission Statement to work for excellence in both personal and community development. According to Planning staff and members of various organizations, Richard has been a valuable asset to Huntingdon County.

## Colussy Hired As County's Fourth Planning Director

In the 50 year history of the Huntingdon County Planning Commission, there have been three County Planning Directors. On December 17, 2012, Mark Colussy began his career as the fourth County Planning Director.

When long-time Planning Director, Richard Stahl announced his pending retirement in July, the County Commissioners began a search for his replacement. "I am pleased with the Commissioner's selection," said Richard.

While this is Mark's first experience as Planning Director, he previously worked as an associate planner for both Mifflin and Juniata Counties. In a January 2013 interview, Mark stated that "the role is very similar to the role I will be conducting for Huntingdon County as a hands-on planner. My previous experience was extremely valuable". He also feels that his previous and current duties are similar and that the regions are much alike, allowing a smooth transition for his work in Huntingdon County.

In addition to Mark's work in Mifflin and Juniata Counties, he is familiar with a rural setting having grown up near Prince Gallitzin State Park in northern Cambria County. He stated that "Lake Glendale is the second biggest lake in the State, behind Raystown Lake. Small town atmosphere and rural recreation is in my blood. Finding a position in the field that I am the most passionate about is a win-win situation for me. I love it here and find myself settling very nicely into this community for years to come".

Mark originally studied architecture at the University Park Campus of Penn State University. After three years, he realized that his interest was in site design and the context of architecture in a community. He then turned to geography to gain an understanding about how

environment affects communities. Mark explains that geography is more than learning state and capitals; it studies how people interact with where they live.

In 2007, Mark earned a bachelor of science degree in geography with minors in architectural studies, architectural history and geographic information systems. His background in architecture allows him to discuss design with contractors and helps him envision the motivations behind land development. He has noted that understanding the basics of human interaction and why people live the way they do helps guide land use planning to meet the health, wealth and safety needs of citizens.

As Huntingdon County's new Planning Director, Mark envisions developing the County's under-utilized resources. He has learned that Huntingdon County has many great assets and that there is potential for even more richness. He wants more people to learn about the County's assets and to use existing resources to do so. Mark has stated that "the more people see the beauty of Huntingdon, the more likely people will want to spend money here, possibly move here and maybe even start a business here".

Mark is looking forward to updating the heritage portion of the County Comprehensive Plan and focusing on historic buildings in local downtowns. Doing so will produce an explanation of those historical assets and will allow Mark to discover more about the human geography that has shaped Huntingdon County, providing knowledge that will assist him in guiding Huntingdon County into the future.

# HCPC CELEBRATES 50 YEARS

Fifty years ago community leaders in Huntingdon County were concerned that the impending development of the Raystown Dam might have negative impacts on the County. This concern led to the formation of the Huntingdon County Planning Commission.

During the late 1950's, the staff of the Huntingdon County Cooperative Extension had become worried that farmers needed some kind of planning protection in light of plans for Raystown Dam and the acquisition of thousands of acres of private property for the project. Many meetings were held with both public and private community leaders. In 1961, the County Commissioners and Agricultural Extension representatives traveled to Warren County to discuss the Kinzua Project with their Planning Director. Following a series of more formal meetings, the Planning Commission met for the first time on November 13, 1962 and the County Commissioners adopted Ordinance 62-1 on November 13, 1962. The Commissioners in office at the time were Gordon Haverstock, Donald Broadbent and Charles Klingler. The initial members of the nine-member Planning Commission were Dr. Morley Mays, Hiram Reynolds, Ed Harry, Ira Shaffer, William Hicks, Horace Ross, A. Lynn Corcelius, Ed Harry, and C. Roy Wilburn.

After a year of getting organized, the Planning Commission suspended its meetings for a year when it appeared that the Raystown Project might not

become a reality. Later, they again met regularly and began to consider the idea of a comprehensive plan for the County. After securing grant funding and evaluating four consultant proposals, the County hired the firm of Wilson, Polakowski, Heine & Simpson to develop the plan. The Comprehensive Plan, titled "Continuity Through Conservation," took two and a half years to complete, with the two-volume study being completed in

provided strong leadership and support to both County and municipal governments to plan for and manage the changes brought about, at least in part, by Raystown Lake.

Since the Planning Commission's formation, sixty-two people have served as Planning Commission members. In 2012, the members of the Huntingdon County Planning Commission included: Ron Rabena,



At the 50th Anniversary Celebration on November 14, 2012, Steve Heine (Wilson, Polakowski, Heine & Simpson), Mark Colussy and Richard Stahl examined the original Huntingdon County Comprehensive Plan.

1967. The Comprehensive Plan was adopted in March 1971 following extensive public involvement.

During the 1960's, the U.S. Army Corps of Engineers acquired 29,300 acres of land, relocated hundreds of homes and began construction of Raystown Dam in 1968. The completed Dam was dedicated by Vice President Gerald R. Ford on June 6, 1974.

As predicted, the Raystown Project has been the catalyst for considerable growth and development over the past forty years. The Huntingdon County Planning Commission and the Huntingdon County Planning and Development Department have

Union Township, Chairman; Larry Mutti, Porter Township, Vice Chairman; Ginny Gill, Huntingdon Borough, Secretary; Ann Kyper Reynolds, Walker Township; Earl Martin, Penn Township; Horace Mower, West Township; Bryan Yingling, Clay Township; Todd Griest, Dublin Township and Paul Politza, Warriors Mark Township.

Two members of the Planning Commission, Ann

Reynolds and Ginny Gill, each have over twenty years of service.

The first Planning Director, James Lodge, was hired in 1971. He was succeeded by Harry Knudson, who served from 1977 until 1980. Richard Stahl, hired in 1980, retired in 2012 and Mark Colussy was hired prior to Richard's retirement.

Fifty-two people have served in various staff capacities since 1962, and an additional sixty-five people have served as short-term planning interns.

# COUNTY PLANNING TIMELINE

## County Events

## Planning Activities

<b>1962</b>			
1961	Huntingdon Industrial Park	1962	HCPC Formed
1965	New Westab Plant	1967	Continuity Through Conservation, First Comprehensive Plan
1968	Redevelopment Authority Formed	1970	Tuscarora Land Company, Proposed Major Subdivision
1968	Raystown Dam Construction Begun	1971	First Planning Director - James Lodge
		1971	Region IV Comprehensive Plan, Community Business District
		1971	Region IV Comprehensive Plan Part I
		1971	Region IV Comprehensive Plan Part II
<b>1972</b>			
1972	Tropical Storm Agnes	1972	Huntingdon Borough Zoning Ordinance Adopted
1972	Redevelopment Plan, Huntingdon, Mount Union and Smithfield	1973	Smithfield Township Zoning Ordinance Adopted
1972	Grant City Plaza	1974	Alexandria Borough Zoning Ordinance Adopted
1972	J. C. Blair Hospital Expansion	1975	Raystown Impact Study Phase I
1974	Raystown Dam Completed	1975	Bedford, Fulton, Huntingdon County Solid Waste Authority Created
1975	McDonald's	1977	Raystown Impact Study Phase II
1977	New Portstown Arch, PA 26	1977	Second Planning Director - Harry Knduson
		1978	Hydropower Controversy, Proposed Pump Storage Facility
		1980	Third Planning Director - Richard Stahl
<b>1982</b>			
1983	Woodland Retirement Center	1983	Huntingdon Main Street Program Established
1984	Lake Raystown Resort	1987	Downtown Huntingdon Revitalization and Design Study
1987	Orbisonia Elderly Housing	1989	Walker Township Zoning Ordinance Adopted
1988	SCI Smithfield Completed	1989	Bedford, Fulton, Huntingdon County Solid Waste Management Plan
1988	Raystown Hydroelectric Project William F. Matson Generating Station		
1989	The Highlands Subdivision		
1989	Bedford, Fulton, Huntingdon County Landfill		
<b>1992</b>			
1992	Blair House Development	1989	Drop Off Recycling Started in Bedford, Fulton and Huntingdon Counties
1992	Westminster Woods	1991	The Broad Top Area Comprehensive Plan
1992	Major Courthouse Fire	1992	Comprehensive Plan developed for Huntingdon Borough
1994	Lake Raystown Shopping Center	1992	Warriors Mark Comprehensive Plan
1995	Riverview Business Center	1993	GIS Mapping Begun
1996	Sandy Ridge Station	1994	Oneida Township Comprehensive Plan
1996	Winter Flooding	1996	Comprehensive Plans developed for Orbisonia and Rockhill Boroughs
1996	Berg Electronics Opened	1996	Huntingdon County Heritage Plan
2001	Raystown Field Station, Shuster Hall	1997	Continuity Through Conservation II, Part I, Background Studies
		1999	Continuity Through Conservation II, Background Studies Supplement
		1999	Oneida Township Zoning Ordinance Adopted
		1999	Orbisonia Borough Zoning Ordinance Adopted
		2000	Continuity Through Conservation II, Part II, The Plan
		2001	Huntingdon County Intergovernmental Action Plan
		2001	9-1-1 Addressing Started
		2001	Walker Township Comprehensive Plan
<b>2002</b>			
2000	VonLiebig Center for Science, Juniata College	2003	A Comprehensive Economic Analysis for Huntingdon County
2003	Valley Rural Electric Office, Dublin Township	2004	Huntingdon County Natural Heritage Inventory
2004	Flooding - Hurricane Ivan	2004	Warriors Mark Township Comprehensive Plan Update
2005	Smithfield Towne Center	2004	Comprehensive Economic Analysis
2006	Mutual Benefit Expansion	2005	Warriors Mark Township Zoning Ordinance Update
2006	Lake Raystown Resort, Conference Center	2007	9-1-1 Addressing Completed
2009	Alleghippis Trail	2007	Huntingdon Borough Zoning Ordinance Update
		2007	Continuity Through Conservation II, 2007 Supplement
		2007	Infrastructure Investment Strategy and Water Supply Plan
		2007	Southern Alleghenies Greenways and Open Space Network Plan
<b>2012</b>			



# Huntingdon County Economic Study 2012

Consultant Wade VanLandingham completed the “Huntingdon County Economic Study 2012”, which updates the economic section of the Huntingdon County Comprehensive Plan and focuses principally on employment by place of work. However, it also analyzes the resident labor force of the County and presents findings and conclusions which can be derived from the data. The place of work data provides an analysis of the data from 2001 to 2010.

Huntingdon County is relatively small in population and workforce. In 2011, it had 12,941 total employees, just two-tenths of one percent of Pennsylvania employment.

However, over the long-term it is growing and, unlike Pennsylvania, it did not decline below the 2001 level during the Recession of 2009.

## Findings and Conclusions

Huntingdon County employment, in the first decade of the 21st Century, was quite volatile. The first part of the previous decade showed real growth in employment. Led by transportation, retail and wholesale trade as well as manufacturing and construction the County added almost five percent to its job base. See chart of employment by sector. After 2006 the County gave up most of the gains it had made.

Job loss in manufacturing accounts for most of the declines in employment after 2006. The County lost 853 manufacturing jobs between 2006 and 2011. The County ended with a net gain of 78 jobs across all sectors.

The following service sectors gained employment: Health and Social Services, Educational Services, Professional Services, and Administrative Services. Two sectors were part of the tourism cluster: Accommodations and Food Service and Arts, Entertainment and Recreation. Only one sector, Transportation and Warehousing, was primarily a blue collar industry. The Government, Retail Trade and Wholesale Trade sectors stayed essentially constant. All of the five sectors showing declines were declining in the State as well. These sectors include: Finance, Information, Manufacturing, Construction, and Other Services.

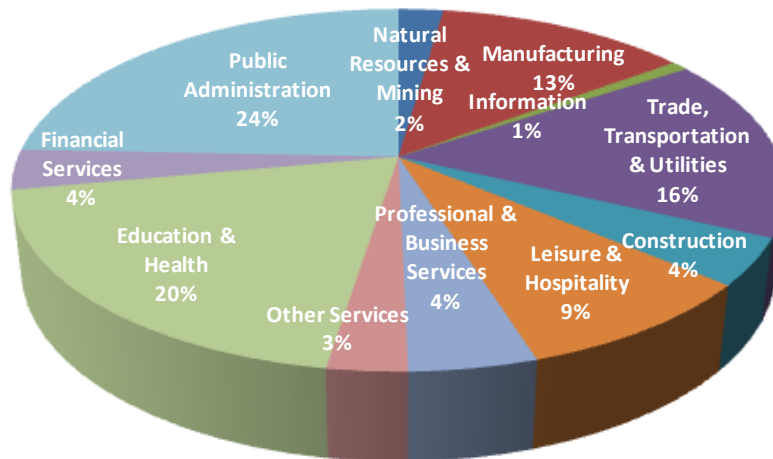
College metropolitan areas provides significant job opportunities for County residents.

Incomes in Huntingdon County are about 85% of the State average. However, the average wage is just 70%. One explanation of the difference between wages and income is that those who commute earn a higher average wage out of County than they would in Huntingdon. Another partial explanation is that transfer payments (Social Security, pensions, and the like) are the same in Huntingdon as they are in urban areas.

Many of the major concerns for the future of the Huntingdon County economy revolve around the Labor force. The age of the labor force is one major concern. The median age in the County is quite high and many members of the current labor force are nearing the end of their working years. There are fewer residents in all the age cohorts below 40 to take the place of the retiring workers. The expectation is that over the next two decades the potential labor force will decline by more than 10%.

Many of the young people in the County, those 18 to 34, have, in previous decades, left the area for better job prospects. This not only reduces the potential labor force; often this out-migration takes the best of the potential labor force entrants.

The education and skill-sets of the Huntingdon County workforce are not competitive with the urban areas in Pennsylvania and elsewhere. Skills and education appropriate for a blue-collar, manufacturing oriented, are not in high demand for new growth industries.



**Figure 1: Employment by Sector**

Overall, the past decade shows that the economy of Huntingdon County is changing. It is becoming a more self-sufficient area, i.e. providing many more of services locally than have previously been purchased from other, more urban areas.

## Census Results

Like most rural counties, a significant portion of the workforce is employed in adjacent counties. In fact, approximately 30% of the employed workforce works in adjacent counties, principally Centre and Blair Counties. The proximity of the Altoona and State

# Huntingdon County Housing Study

The Housing Study seeks to update the housing element of the Huntingdon County Comprehensive Plan, an element required by the Pennsylvania Municipalities Planning Code. Adequate housing is vital to the health and welfare of the residents of Huntingdon County. The number of housing units must be adequate to avoid overcrowding, and the quality of housing must be adequate to avoid an unhealthy living environment. The draft Housing Study was developed by consultant Wade VanLandingham in cooperation with Planning and Development Department staff.

The housing element evaluates the housing stock in Huntingdon County in comparison with the State of Pennsylvania. The primary data sources for this part of the Study are the Census of Population and Housing, 2010 and 2000 and the American Community Survey, 2010. These Census data sources are not a complete picture of housing. While they provide insight to several housing concerns: age, size, type, purpose, financial affordability, etc., they do not contribute much to understanding housing condition, neighborhood blight, special needs housing and other critical aspects of the housing problem. Those are dealt with elsewhere in the Study.

The following findings and conclusions are derived from the *Census of Population and Housing* and the *American Community Survey*:

## Housing Change 2000 – 2010

Better than the Pennsylvania average total housing unit growth: 6.2% versus 6.0%.

- Most growth occurred in seasonal homes, over 19%;
- Most growth in central and northern parts of County; and

- Lowest growth in southern and eastern area.

## Very different housing situations in County and State

- Multi-family only 9.4% in County versus 20.5% in State (46% less);
- Mobile homes 13.9% in County and 4.3% in State (more than 3 times as many);
- Seasonal homes 16.9% of County, 3.0% in State (5.6 times as many);
- Homes built before 1939, 31.9% in County, 28.3% in State (13% more); and
- Median value of owner occupied \$105,800 in County \$159,300 in State (66% of State).

## Housing is less expensive in County than in Pennsylvania

- Median mortgage payment is just 71% of State median;
- Median rent is about 67% of the State rate;
- However, incomes are about 82.6% of State median, and
- Homeowners paying more than 30% in County are just 28.7%; in State 32.8%.
- Renters paying more than 30% in County are 39.9%; in State (47.7%); and
- Overall, the County fares well on the “affordability” question.

## Community Survey: Housing Problems

The following are derived from the Huntingdon County Community Survey conducted in 2010.

- “Quality of housing” only housing problem identified as a countywide problem;
- “Costs of buying a home” identified as main community housing problem;
- “Houses in disrepair” second community problem;

- “Rental housing costs” got only one-half the respondents as buying a home; and
- “Homes being converted into apartments” got three mentions.

## Community Survey: Housing Priorities

- “Elderly housing” and “Affordable housing” top list;
- “Code enforcement” and “Rehabilitation” essentially tied, but well below top two; and
- “Rental housing” only about one-half of top programs.

## Local market indicators of housing market change

The following are derived from the local housing statistics compiled by area realtors:

- For the first four years of the past decade all housing indicators were up;
- Since 2005, deed transfers are down by 30%;
- Since 2004, new housing starts are down by 45%; and
- Since 2004, subdivision activity has declined by 38%.

## Significant Problems and Concerns

The following housing issues were identified in the Study:

- Areas and groups in the County have significant housing problems;
- Affordability;
- Insufficient public and subsidized rentals;
- Lack of market rate multi-family rentals;
- Lack of codes and code enforcement; and
- Special groups have needs that are different from the general population.

# AGENCY ORGANIZATION AND MANAGEMENT

## PLANNING COMMISSION

**The Huntingdon County Commissioners created the Huntingdon County Planning Commission in 1962 and hired the first Planning Director in 1971. The County Commissioners have directed the Planning Commission to prepare and maintain a comprehensive plan to guide growth and development in the County and to promote public interest in and understanding of planning and the *Comprehensive Plan*. Volunteers, staff, money and equipment are the resources needed to achieve the objectives of the Huntingdon County Planning Commission.**

## STAFFING

Until December 21, 2012, the Planning and Development Department was headed by Richard Stahl, AICP, Planning Director. In addition to the Planning Director, the staff included Planner/Grant Administrator, Maureen Safko; Bookkeeper, Rose Rahman; and Secretary, Laurie Nearhood.

Mark Colussy was hired to replace Richard Stahl as Planning Director. Mark officially assumed his duties on December 17, 2012.

Planning and Development staff attend workshops and seminars to stay current with the latest planning and community development trends. During 2012, training activities included the Pennsylvania Planning Association Annual Conference and grant-specific webinars.

## 2013 WORK PROGRAM

### County Assistance

Staff will continue to assist the Board of Commissioners with managing projects such as the Courthouse renovation and HVAC project and managing the County website.

### Community Development

Staff expects to focus on implementing CDBG discretionary grant funding for County projects in 2013, including the Dudley-Barnettstown Water System Project. Applications are anticipated for housing rehabilitation and additional water and sewer projects.

### Municipal Assistance

Staff will continue to work with municipalities on ordinance updates upon request.

### Comprehensive Plan

Staff will continue the process of updating the *Huntingdon County Comprehensive Plan* in 2013, focusing on updating the land use and heritage Plan elements.

### Public Education

Municipal planning workshops are planned on topics such as floodplain management and subdivision and land development.

### Regional Main Street/Downtown

Staff and Interns will work on establishing a Main Street Downtown Improvement Committee to research and determine the feasibility to establish a Regional Main Street and Downtown Program.

### Heritage Plan Update

Huntingdon County last updated the Heritage Plan in 1996. The purpose of the Plan was to examine important remnants of the County's history, suggest resources that can be preserved, and to offer strategies for turning heritage sites into opportunities for economic development. PHMC funding was requested to update the Plan and to add "intangible" cultural elements to the Plan. If funding is approved, this plan will be the foundation to update future goals and objectives sections of future Comprehensive Plan updates.

## Community Improvement Awards

The seventh annual Community Improvement Awards were presented at the Planning Commission's Annual Meeting on March 14, 2012. Recipients of the 2011 awards were Avalon of Shade Mountain, Commercial; Juniata River Walk (Allegheny Street), Public/Non-Profit; Shirley Home Energy Project, Residential; East Broad Top Railroad Machine Shop Restoration, Special Merit; and Huntingdon County Mobile Crew, Community Spirit.

Thomas and Linda McMath purchased and restored a vacant stone farmhouse to become eligible for the National Register of Historic Places. The building is now used as a bed and breakfast.

Huntingdon Borough conducted a phased improvement project to enhance historic Allegheny Street.

The Huntingdon County Commissioners and Shirley Home for the Aged, Inc. were recognized for their investment in energy saving measures.

The volunteer organization, Friends of the East Broad Top Railroad, Inc., completed a preservation and restoration project of the Machine Shop complex at Rockhill.

Huntingdon Career Link's Mobile Crew worked with local governments and non-profit organizations on projects to enhance the beauty and attractiveness of the County.

Presented at the Commission's Annual Meeting, the Community Improvement Awards are sponsored by the Huntingdon County Planning Commission, the Huntingdon County Chamber of Commerce and Kish Bank.

## FINANCIAL REPORT

During 2012, the operation of the Planning Department was funded through the County General Fund (\$110,295.00) and through several State and Federal government grant programs (\$83,239.00).

The 2013 General Fund budget decreased by 20.7% from 2012; and the 2012 budget for Grants and Special Projects increased by 0.8%. Overall, the 2013 budget is 11.5% less than it was in 2012.

### General Fund Budget Report

	2012 Budget	2012 Expenditures	2013 Budget
Personnel	\$94,345.00	\$94,294.98	\$72,994.00
Services	\$12,950.00	\$12,709.77	\$12,450.00
Materials & Supplies	\$2,000.00	\$1,332.81	\$1,500.00
Capital Outlay	\$1,000.00	\$944.05	\$500.00
Total	\$110,295.00	\$109,281.61	\$87,444.00

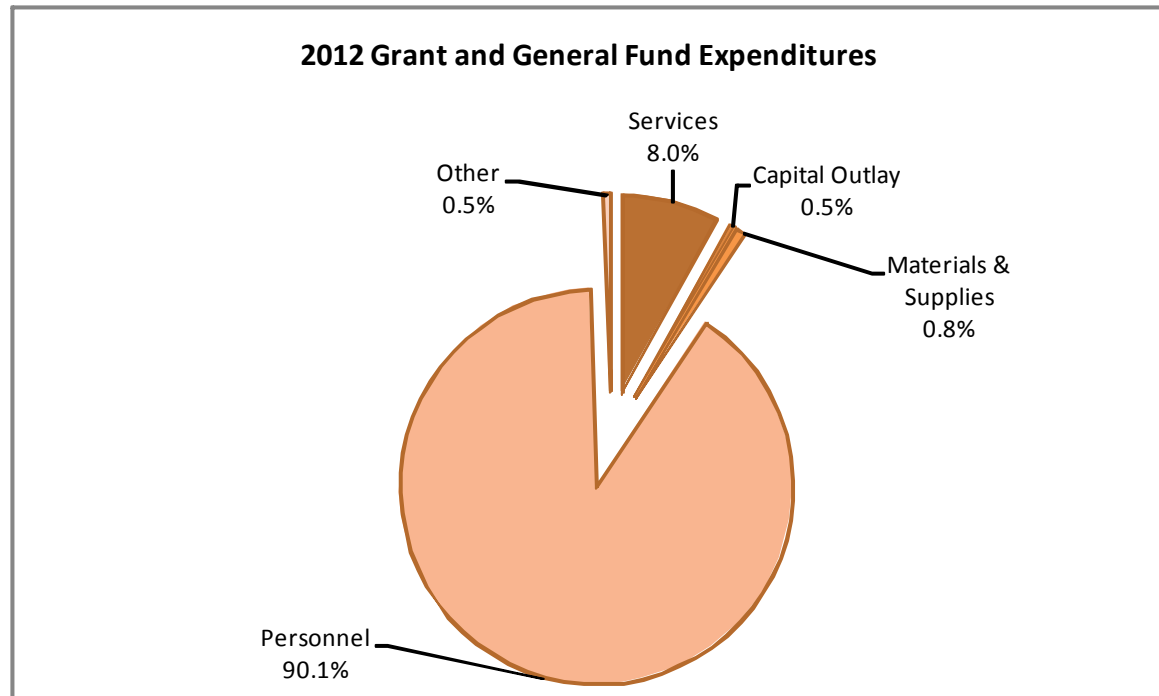
### Grants and Special Projects Budget Report \*

	2012 Budget	2012 Expenditures	2013 Budget
Personnel	\$78,039.00	\$78,468.57	\$80,539.00
Services	\$3,350.00	\$2,645.61	\$2,150.00
Materials & Supplies	\$350.00	\$294.35	\$200.00
Other	\$1,500.00	\$969.29	\$1,000.00
Total	\$83,239.00	\$82,377.82	\$83,889.00

### Grant & General Fund Totals

2012 Budget	2012 Expenditures	2013 Budget
\$193,534.00	\$191,659.43	\$171,333.00

\*Grants and Special Projects include Community Development Block Grant funds used for administrative purposes and Solid Waste and Recycling.





## PUBLIC EDUCATION AND INFORMATION

It is a goal of the Planning Commission to provide information to the public concerning planning and development issues as well as local trends in growth and development. The various methods listed below are ways Staff fulfills this responsibility.

### HUNTINGDONCOUNTY.NET

Department staff continued to maintain the County web site with the support of the County Commissioners Association of Pennsylvania (CCAP).

### PUBLIC SPEAKING

The Planning Director spoke to a variety of organizations in 2012:

- participated in a panel discussion on Marcellus Gas issues held by the Emergency Management Agency
- gave demographic trends presentations to Huntingdon County Business & Industry and the Board of Realtors
- presented a public workshop titled "By the Numbers", reviewing the

results of the 2010 Census and American Community Survey; and

- attended the annual Township Convention to provide information about planning and CDBG topics.

LouAnn Shontz, Recycling Coordinator, gave "Reduce, Reuse, Recycle" presentations at several school districts, senior centers, and health fairs; and distributed recycling information at the Huntingdon County Fair and Huntingdon Borough's May Fest.

The Planning and Mapping Departments participated in the Home and Outdoor Show providing information regarding planning, addressing and mapping. Several Planning Commission members also took part in this event.

### WALK-IN REQUESTS FOR INFORMATION

The Department receives an average of four inquiries per day concerning:

- ⇒ Municipal Contacts and Ordinances
- ⇒ Census Data
- ⇒ Flood Plain Data
- ⇒ Planning Studies
- ⇒ Grant Availability

Most of these requests are from municipal officials, realtors, professional market analysts, residents of Huntingdon County, and those interested in relocating to Huntingdon County.

### PUBLICATIONS

In 2012, the Planning and Development Department published several documents, including:

- *Huntingdon County Demographic Analysis 2012;*
- *Huntingdon County Economic Study 2012;*
- *2011 HCPC Annual Report ; and*
- *2012 Huntingdon County Land Development Guide.*

### ST. MARY'S BRIDGE FLUVIAL GEOMORPHOLOGY PROJECT

Department staff and the County's Bridge Engineer are working on this project, the last project to be funded through the County's \$1,000,000 environmental initiative. By the end of 2012, engineering design was nearing completion and DEP permitting approval was expected in early 2013. The goals and objectives of this project include the preservation of the St. Mary's Covered Bridge, reduction of long term maintenance costs, elimination of environmental impacts caused by frequent stream dredging, and demonstration of the benefit of this type of project to other bridge owners . Project completion is expected by the end of 2013.

### RIVERVIEW BUSINESS CENTER EXCEPTIONAL VALUE STREAM DESIGNATION

In 2012, Huntingdon County Business and Industry (HCBI) learned that the drainage ditch running through the Business Center was designated as an exceptional value stream under DEP's regulations. Since this designation conflicts with plans for development of the Business Park, Department staff contacted Juniata College regarding an environmental study. The Department of Environmental Science agreed to conduct such a study and the information was forwarded to HCBI to finalize arrangements.

### 2013-2027 SOUTHERN ALLEGHENIES RURAL PLANNING ORGANIZATION (RPO) LONG RANGE TRANSPORTATION PLAN

In November of 2012, Southern Alleghenies RPO adopted its Long Range Transportation Plan (LRTP). Southern Alleghenies Planning and Development Commission (SAP&DC) acts as an RPO, and thereby is responsible for developing a project specific 20-year minimum plan referred to as the LRTP. This Plan is financially constrained and is a precursor to identifying and recommending projects to be included in the State's 12-Year Transportation Program and the Statewide Transportation Improvement Program (TIP). The TIP lists the Federally funded projects to be completed during the first four-year period of the plan. The LRTP delineates how transportation funds will be spent over a 20-year period. The LRTP outlines the vision with goals and objectives, describes projects, outlines financial plans, tests projects, describes updates, and provides for comments from the public.

## MUNICIPAL PLANNING AND DEVELOPMENT ASSISTANCE

With the approval of the Huntingdon County Commissioners, the Planning and Development Department may provide assistance to municipalities upon request. Such requests typically involve development of subdivision, zoning and building permit ordinances; preparation and administration of grant applications; requests for proposals for professional services; and various planning studies.

### MUNICIPAL ASSISTANCE

**Alexandria Borough** - Staff met with Council to review the National Flood Insurance Program requirements for a new floodplain ordinance.

**Henderson Township** - Staff assisted the Supervisors with the development and adoption of a Zoning Ordinance and Map.

**Hopewell Township** - Staff met with the Supervisors to discuss the Model Subdivision Ordinance.

**Huntingdon Borough** - Staff assisted the Borough with updates to [www.huntingdonboro.com](http://www.huntingdonboro.com).

**Logan Township** - Staff submitted the Model Subdivision Ordinance to the Supervisors for review.

**Marklesburg Borough** - Staff submitted a draft Subdivision Ordinance to Council for consideration.

**Mapleton Borough** - Staff worked with Council to revise the Riverside Park C2P2 design to add parking beyond the baseball field.

**Miller Township** - Staff assisted the Supervisors with customization of the Model Subdivision Ordinance and attended a public hearing on the revised Ordinance.

**Warriors Mark Township** - Staff met with the Planning Commission to update the Township's Zoning Ordinance and Map. Staff also provided assistance with website updates to [www.warriorsmark.net](http://www.warriorsmark.net).

**West Township** - Staff met with the Supervisors and Planning Commission to discuss efforts to update the Township's Subdivision and Land Development Ordinance.

### FLOODPLAIN ORDINANCES

Staff assisted twenty-four municipalities in updating their floodplain management ordinances. FEMA made revised Flood Insurance Rate Maps (FIRMs) official as of October 16, 2012, necessitating ordinance revision by that date. Staff

customized the Model Development Permit Ordinance for the following municipalities: Alexandria, Coalmont, Mapleton, Marklesburg, Mill Creek, Orbisonia, Petersburg, Rockhill and Shirleysburg Boroughs and Barree, Brady, Cass, Dublin, Henderson, Hopewell, Jackson, Lincoln, Morris, Porter, Shirley, Tell, Todd, Walker and West Townships.

### GRANT ASSISTANCE

The Department assists municipalities and non-profit organizations in meeting community development needs by applying for and administering various State and Federal grants, including the Community Development Block Grant (CDBG) Entitlement Program.

Projects substantially completed in 2012 include: Porter Township Sewer Laterals and Tap Fees, Bailey Building Accessibility Improvements, and Mount Vernon Avenue Sewer Line Replacement, as well as the rehabilitation and sale of one house in Mapleton Borough through HOME and NSP funds, and providing operating assistance to Huntingdon House domestic violence facilities through ESG funds.

## MOUNT VERNON AVENUE SEWER LINE REPLACEMENT

Driving conditions along Mount Vernon Avenue significantly improved as Smithfield Township used \$193,000 in Township Entitlement CDBG funds to replace sagging and leaking sewer pipes that had caused the pavement to sink in various locations.

Investigations by project engineer Herbert, Rowland & Grubic determined that the wastewater pipes had sagged and cracked. The leaking sanitary sewer pipes caused the paved street to sink in various locations between Spruce and Eighth Streets, resulting in a rollercoaster effect for drivers and

hazardous winter driving conditions when standing stormwater would freeze and create icy patches.



The project also included replacement of approximately 250 feet of 12 inch sewer main, seven sewer service laterals, one sewer manhole pit, as well as replacement of all disturbed sidewalks and curbing, and an overlay of pavement to restore the driving surface on this main thoroughfare in the Village of Smithfield.

## Municipal Zoning Ordinance Assistance

Two significant municipal assistance projects in 2012 involved the development and update to municipal zoning ordinances for Henderson and Warriors Mark Townships.

A Zoning Ordinance was developed for Henderson Township in 1989 by consultant Richard C. Sutter and Associates. At that time, residents of Henderson and Oneida Townships were concerned about a planned private juvenile treatment facility being proposed along Ponderosa Road. Both Henderson and Oneida Townships adopted zoning ordinances to implement the Comprehensive Plan and to protect the community from unplanned development. Problems with retention of municipal records caused the Solicitor for Henderson Township to question the validity of the adopted Ordinance. In Pennsylvania, the courts have frequently invalidated local ordinances due to procedural flaws.

In early 2012, the Board of Supervisors of Henderson Township approached Planning staff to request

assistance in properly adopting a zoning ordinance. Planning Director, Richard Stahl met with the Supervisors and their Solicitor to review the steps necessary to properly adopt a zoning ordinance. The Zoning Map was updated with the assistance of Mapping Director, Brian Young and the Ordinance was thoroughly revised and updated. After several meetings, public advertisement and a public hearing, a new Henderson Township Zoning Ordinance was adopted on December 11, 2012.

Warriors Mark Township developed a Comprehensive Plan in 1992 with the assistance of consultant, Richard C. Sutter and Associates. This Plan was updated and a Zoning Ordinance was prepared by Thomas R. Dean and Associates in 2005. The Zoning Ordinance included strong agricultural land preservation language as well as measures to protect Warriors Mark Run and Spruce Creek. The Warriors Mark Supervisors requested planning

assistance to review the Ordinance and Map in 2011. They were concerned that the Zoning Map did not reflect sufficient areas for residential growth.

Planning Director, Richard Stahl met with the Warriors Mark Planning Commission many times over the past year to review proposed changes to the Map and Ordinance. The revised Map, prepared with the assistance of the Mapping Department, allocates additional land along Pennington Road for residential development, creates a Limited Commercial Zoning District and changes considerable area along Dry Hollow Road back to Agricultural. The Ordinance was revised to clarify the distinction between special exception and conditional use, to add the Limited Commercial District and to add sign regulations. A public hearing on the draft Ordinance was held on December 4, 2012. At years end, the revised Ordinance had not been adopted.

## Route 22 Planning Study

In September of 2012, McCormick Taylor, a consulting firm from Pittsburgh, completed it's Final U.S. 22 Corridor Study for the area between Duncansville, Blair County, to Mount Union, Huntingdon County. PennDOT and the Federal Highway Administration (FHWA) issued the U.S. 22 Corridor to be studied to understand the needs of the 41 mile stretch of road starting with the PA 764 and U.S. 22 intersection in Allegheny Township, Blair County and ending at the U.S. 522 - U.S. 22 intersection near Mount Union, Huntingdon County. Currently, Route 22 is a mixture of two, three, and four lane sections that traverse the corridor. It is the main east to west access in Huntingdon County.

The purpose of the Study was to evaluate the current needs and problems in the corridor, and to assess short term (less than 5 years), mid term (5 to 10 years), and long term

(over 10 years) projects to address the needs. Since PennDOT and it's planning partners have seen reductions in funding, a need to focus first on basic needs was developed (safety and maintenance). PennDOT developed their "Core Principles", which focus on high value projects and safety. The Study followed these principals to focus first on safety and maintenance needs.

The traffic and safety analysis that was conducted to complete the Study included vehicle counts and an orientation and destination study, a crash history analysis, a pedestrian/bike facility analysis, and a land use analysis. After the traffic and safety analysis study was conducted, a solutions/alternatives analysis was conducted. This consisted of an environmental overview, an existing roadway overview (traffic, geometric, and safety), public involvement, concept

development, land use recommendations, and an ADHS Corridor M Analysis.

Following the analyses and public involvement, conceptual improvements were developed along with a cost estimate. The Plan also offers a prioritized project list of thirteen unfunded projects based upon a public meeting hosted by PennDOT. Of the concepts developed in the Study, ten are currently unfunded. In addition, three projects developed in other studies remain unfunded.

The Final Plan concentrated on the short, mid, and long term fundable safety and lower-cost improvement projects that have been developed in the study. Possible funding sources for the prioritized projects were then considered. After an overall prioritization was developed, a "Top 5" project list was compiled and recommended to be implemented as funding becomes available.

## COORDINATION

Coordinating the implementation of the *Huntingdon County Comprehensive Plan*, with public and private organizations, is achieved through the following four processes: Agency Liaison, County-Municipal Project Review, Federal-State Project Review and Subdivision and Land Development Review.

### SUBDIVISION AND LAND DEVELOPMENT REVIEWS

Section 502 of the *PA Municipalities Planning Code* gives the Planning Commission authority to review and comment on subdivision and land development proposals submitted to local municipalities. The Commission also comments on consistency with *Act 537, the PA Sewage Facilities Act*.

Information regarding subdivisions and land developments reviewed in 2012 is provided on page 17.

### AGENCY LIAISON

The Planning Commission and its staff coordinate the implementation of planning recommendations with many agencies and units of government. This includes staff participation in many committees and attendance at numerous meetings.

### Agricultural Land Preservation Board

The Huntingdon County Agricultural Land Preservation Program was created by the Board of Commissioners in 2001. Planning staff works closely with the staff of the Huntingdon County Conservation District, who administer the program.

### County Planning Directors Association

The County Planning Directors Association (CPDAP) is an affiliate of the County Commissioners Association of Pennsylvania. The CPDAP provides input on State

policy on environmental and land use issues to both the County Commissioners of Pennsylvania and to the Commonwealth.

### Boomtown Committee

The Planning Director serves on the Boomtown Committee, chaired by Huntingdon Mayor Dee Dee Brown. The Boomtown Committee was formed to implement a strategy to make Huntingdon a 'boomtown.'

### Southern Alleghenies Planning and Development Commission (SAP&DC)

The Planning Director represents the County on several Southern Alleghenies committees - Planning Advisory Committee (PAC) and Transportation Technical Committee (TTC). The County Commissioners sit on the Executive Committee.

The TTC plays a key role in development of the Transportation Improvement Program.

### Huntingdon County Business and Industry (HCBI)

The Planning Director serves on the HCBI Infrastructure Committee. Two principle goals of this Committee are development of the Riverview Business Center and completion of Appalachian Corridor M. The Planning Director also serves as an ex-officio member of the Enterprise Zone Revolving Loan Committee.

### Juniata College Center for Entrepreneurial Leadership (JCEL)

Staff works closely with JCEL to implement the *Huntingdon County Economic Development Strategy*.

Juniata College has taken a proactive approach to business and community development through JCEL, partnering with the County Commissioners and HCBI.

### COUNTY-MUNICIPAL PROJECT REVIEW

Section 303 of the *PA Municipalities Planning Code (Act 247)* gives the Planning Commission the authority to review and comment on various public facility projects, zoning, subdivision and other land development ordinances. In addition, Acts 67 and 68 of 2000 provide an opportunity for local municipalities and counties to comment on the consistency of State funded projects with county and municipal planning and zoning.

Local government and State agencies submitted 17 projects to the Commission for review and comment in 2012, including 8 DEP permit requests, 3 letters of support, 2 Transportation Enhancement applications, 1 PENNVEST review, 1 DCNR C2P2 application, 1 municipal Act 537 Plan and 1 review of proposed State legislation.

Additionally, Act 14 requires those applying for water obstruction permits, water quality permits or air quality permits to notify County Commissioners and municipal officials of all requests for State permits. The Commission received 10 State permit activity notices in 2012.

### FEDERAL-STATE PROJECT REVIEW

The Planning Commission reviews projects that use federal funds for consistency with the *County Comprehensive Plan*, under the authority of Executive Order #12372.

Under the State-based Intergovernmental Review Process (IRP), the Commission received 23 review requests in 2012.

## COUNTY PLANNING AND DEVELOPMENT ASSISTANCE

Many Department activities are Countywide in nature and benefit all municipalities equally. Some activities are done to assist the County Commissioners in non-planning areas. Major planning projects in 2012 included:

### RECYCLING AND SOLID WASTE

The Recycling Coordinator provides educational programs for all Huntingdon County schools and major events that occur within Huntingdon County.

Since 2008, SKILLS has agreed to allow residents to drop off electronics at their S. 5th Street office in Smithfield Township free of charge.

In 2011, SKILLS recycled 12.64 tons or 25,287 pounds of electronics from Huntingdon County residents.

During 2012, the Recycling Coordinator prepared several reports and grant applications: the County's Solid Waste Annual Report, a DEP 903 Grant for Recycling Coordinator expenses, a 902 Grant for new recycling equipment, and a DEP 904 Grant for materials that were recycled in 2012 through the Bedford-Fulton-Huntingdon County Recycling Program.

The Tri-County Drop-Off recycling program marketed 1,105.52 tons of recyclables with only 15% contamination. Huntingdon County Drop Off sites collected 543.6 tons, 50% of the total. The Huntingdon County Voluntary Curbside recycling program collected 278.48 tons.

County residents continued to strongly support the collection of Household Hazardous Waste, with the fall collection bringing 10,146 pounds or 5.08 tons. In addition, 8.27 tons of office paper were recycled from various County offices.

The Recycling Coordinator continues to be an active member of the Professional Recyclers of Pennsylvania (PROP), serving on their Educational Committee; and is an active member of the Solid Waste Advisory Committee and Keep Huntingdon County Beautiful.

### BAILEY BUILDING ELEVATOR

A Chamber After-Hours and Public Open House were held in early December to celebrate the completion of an elevator in the Bailey Building, the last phase of the renovation of the former Elks Lodge. An estimated one hundred people attended both events. Due to cost considerations, an elevator had initially been left out of plans for renovation. Commissioners initiated plans for the elevator by budgeting Community Development Block Grant (CDBG) funds for the elevator early in 2011. Later that year, architect James Kasun was hired and the project bid awarded to C.E. Wood Construction, Inc.

The project was not without challenges, principally groundwater seeping into the elevator pit. After several remedial plan changes, the pit was dry and the elevator passed all State inspections. The Bailey Building Elevator Project was the third handicap accessibility project completed for the County using CDBG funds. The first was the 1988 construction of an elevator in the Courthouse, followed by the 2000 construction of an elevator in Annex II. The exterior stair tower and elevator located on the east side of the Bailey Building replace a previous stairway. Brick and windows were carefully chosen to match existing materials. \$372,000 in CDBG funds were matched with an additional \$500,000 in County funds for a total project cost of \$872,000. The completed project makes all levels of the Building fully accessible for persons with disabilities.

### PARTNERSHIP FOR ECONOMIC PROGRESS (PEP)

Huntingdon County PEP developed goals as part of a strategic planning process. These goals include:

- Create a Third Prison or Rebuild SCI Huntingdon;
- Capital Fund Drive for Business Development;
- Cell Phone/Broadband Connectivity;
- Build Secondary Education Programs to Meet Employer Needs;

- Targeted Market Campaigns – Promoted Outside the Alleghenies;
- Target Efforts to Help Grow Crossover Businesses;
- Improve Visibility of Huntingdon County in Local/Regional Media; and
- Lobby for Roadway Improvements.

The Planning Director and Secretary continued to provide support for PEP, a committee chaired by the County Commissioners.

PEP's Strategic Plan states that "It is the vision of the Huntingdon County Partnership for Economic Progress to improve the economic health and the quality of life of Huntingdon County residents by fostering and enhancing community education and innovation, agency communication and coordination and promotion of a positive image of the County".

### LOCAL GOVERNMENT GRANT

While the Local Governmental Grant program was eliminated by the State, municipal and County contributions totaling \$2,700.00 were administered for the Huntingdon County Arts Council in 2012.

### GRANT ADMINISTRATION

In 2012, the Planning and Development Department administered a total of \$1,628,991 in State and Federal grants, including \$306,579 in Smithfield Township Entitlement CDBG funds.

Tables on page 15 detail each miscellaneous grant awarded and CDBG usage and planned allocations.

Miscellaneous grants received in 2012 included Housing Preservation funds from the U. S. Department of Agriculture Rural Housing Services Program; Emergency Shelter Grant funds from the Pennsylvania Department of Community and Economic Development; Historic Preservation Funds from the Keystone Recreation, Park and Conservation Fund; and Energy Efficient Lighting funds from the Southern Alleghenies Planning & Development Commission.



## FEMA MANDATED MUNICIPAL ORDINANCE UPDATE

The Department assisted twenty municipalities in meeting the October 16, 2012 deadline for updating their floodplain management ordinances. Planning Director, Richard Stahl customized the Model Development Permit Ordinance to meet the requirements of DCED and FEMA. Of the forty-eight municipalities in the County, forty-five have identified flood prone areas.

In April 2012, all flood prone municipalities received notification that they must update their existing floodplain management ordinances to reference the new Flood Insurance Rate Maps (FIRM's) taking effect in October. The Department encouraged local municipalities to adopt the Model Development Permit Ordinance that had previously been reviewed and approved by the Department of Community and Economic Development. Staff customized each Ordinance, provided it to the State for review and provided a liaison between the municipality and DCED. Secretary, Laurie Nearhood, tracked each Ordinance to assure that the proper steps were followed.

The customized Development Permit Ordinance goes beyond the models provided by DCED, incorporating 9-1-1 addressing and building setbacks into the Ordinance regulations.

The National Flood Insurance Program was established by Congress in 1968 due to escalating costs to taxpayers for flood disaster relief. The Program is based on the premise that, if a community implements sound floodplain management, the Federal government will make flood insurance available to residents in that community.

## PORTER TOWNSHIP SEWER LATERAL AND TAP FEE PROJECT

Competitive CDBG funding allowed Huntingdon County to assist 69 low and moderate income households with the cost of connecting to the newly expanded sewer system operated by the Alexandria Borough – Porter Township Joint Municipal Authority. Expansions were located in the areas of Barree Road, Juniata Valley Pike, Loop Road, River Road and William Penn Highway.

The average assistance per household was \$4,137 and included the tap fee, septic tank decommissioning, and construction of a connection of the home to the main sewer line. A total of \$166,400 was paid to the Authority for tap fees, including paying the full \$2,600 tap fee for 59 income eligible homeowners, as well as paying \$1,300, or half of the tap fee, for an additional 10 tenant occupied homes. A total of \$127,618 was paid to 14 different excavating contractors that worked on the project. Staff processed an additional 23 applications that were not income eligible and coordinated a project to build an indoor bathroom at one house that only had an outhouse.

Homeowners gathered quotes from at least three excavators approved by the Authority. Staff reviewed the quotes and issued payment of the lowest amount directly to the contractors. Inspection of work was performed by an inspector from Gwin, Dobson & Foreman, Inc. and by Authority staff.

## STIMULUS FUNDS AND PARTNERSHIPS SPUR REDEVELOPMENT



Photo courtesy of *The Daily News*

Reservoir Street, Mapleton – The vacant, dilapidated and foreclosed home was purchased with CDBG funds, demolished with NSP funds and a new, energy efficient home was constructed by Habitat For Humanity. This home is nearly ready for purchase and is the first new home constructed in Mapleton in over forty years.



Grant Street, Mapleton – Weatherization, Inc. partnered with Huntingdon County to purchase and rehabilitate this home using NSP and HOME funds. The home sold for \$54,600 fair market value to a single mother with two children.



Kitchen before and after

West Garber Street, Mount Union – A partnership with Center for Community Action made possible the purchase and rehabilitation of this home through the NSP and HOME programs. The home is under a lease to purchase agreement with a single mother with two children.

## Planning and Community Development Grant Summary

<b>Miscellaneous Grants</b>		
Neighborhood Stabilization Program*	2009 - Mapleton and Mount Union Boroughs	\$171,000
Smithfield Township Entitlement	2009 - Entitlement CDBG	\$102,015
New Communities Program	2010 - Enterprise Zone Basic Grant	\$50,000
Smithfield Township Entitlement	2010 - Entitlement CDBG	\$109,942
Competitive Community Development Block Grant	2011 - Porter Township Sewer Laterals and Tap Fees	\$500,000
Housing Preservation Grant	2011 - Emergency Moderate Home Repair	\$42,397
Emergency Shelter Grant	2011 - Huntingdon House	\$44,515
Smithfield Township Entitlement	2011 - Entitlement CDBG	\$94,622
Competitive Community Development Block Grant	2012 - Dudley Area Water System Rehabilitation	\$500,000
Keystone Historic Preservation Project Grant	2012 - Courthouse Clock Tower Preservation Strategy	\$6,500
Lighting Efficiency Improvement Program	2012 - Courthouse 1st Floor, Jail and Sheriff's Office Energy Efficient Lighting (Retrofit and New)	\$8,000

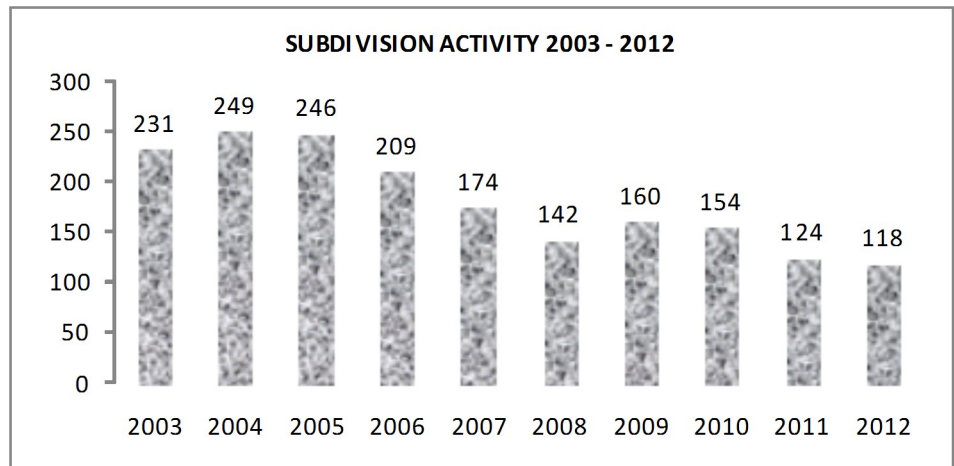
\*funds originating from American Recovery and Reinvestment Act (stimulus funds)

<b>CDBG Usage - Past Three Years</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
Mapleton Borough Revitalization **	35,276.00	0	0
Mount Union Borough Building Accessibility	0	0	9,50000
Mapleton Borough Revitalization **	50,000.00	0	0
Bricktown Senior Citizen Center Rehabilitation	0	0	72,000.00
Huntingdon County Bailey Building Accessibility *	60,000.00	49,193.000	82,000.00
Wood Township Stormwater Improvements	0	0	25,000.00
Cromwell Township Sewer Laterals and Tap Fees	92,000.00	0	0
Orbisonia Rockhill Joint Municipal Authority *	0	157,607.00	0
<b>Past Three Years Totals</b>	<b>\$237,276.00</b>	<b>\$206,800.00</b>	<b>\$188,500.00</b>
* activity underway      ** activity complete			
<b>CDBG Usage - Next Three Years</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
Birmingham Borough Water Line Replacement	180,000.00	0	0
Mary Alexander Outreach Shelter	0	90,000.00	0
Mapleton Borough Water Line Replacement	0	45,000.00	0
Petersburg Borough and Other Spot Blight Remediation	0	45,000.00	0
Alexandria Borough Water Intake Replacement (Tentative)	0	0	84,000.00
Wood-Broad Top-Wells Water System Control Panel (Tentative)	0	0	76,000.00
<b>Next Three Years Totals</b>	<b>\$180,000.00</b>	<b>\$180,000.00</b>	<b>\$160,000.00</b>

## DATA MANAGEMENT AND ANALYSIS

Proper maintenance and implementation of the *Huntingdon County Comprehensive Plan* requires continuous data collection and analysis. Data collected by the Planning Staff includes:

- ◆ Building and Subdivision Activity
- ◆ Deed Transfers
- ◆ Municipal Contacts
- ◆ Municipal Land Use Ordinances
- ◆ Population and Socio-Economic Characteristics



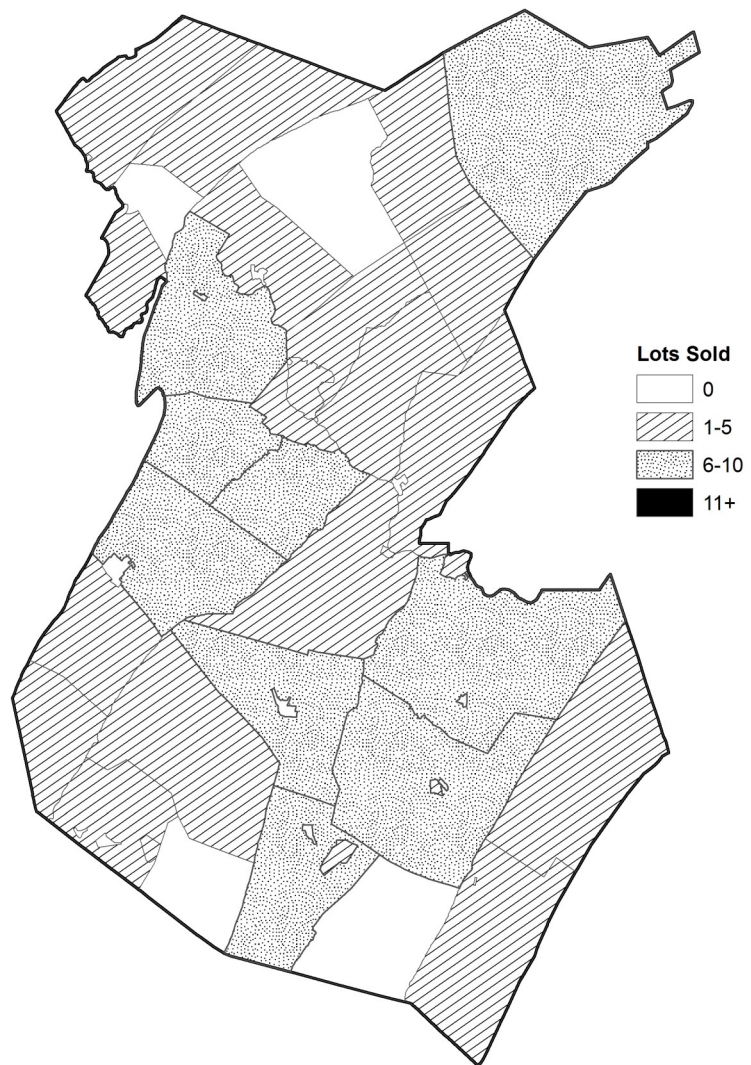
### SUBDIVISION ACTIVITY

The number of new subdivision lots recorded indicates the level of land development occurring within the County. This information is valuable when determining the need for public services. Subdivision activity reflects the actual number of deeds recorded in the Courthouse (sale of lots) rather than the platting of lots referenced on page 17.

During 2012, 118 new lots were recorded in Huntingdon County. This is a decrease of 4.8% from the 124 lots created in 2011.

In 2012, the highest level of activity, 10 new lots, occurred in Porter Township. The table below shows the highest levels in 2012 and the map on this page illustrates the intensity of development experienced in each municipality in 2012.

Municipality	New Lots
Porter Township	10
Juniata Township	9
Penn Township	9
Shirley Township	8
Cromwell Township	7
Walker Township	7
Cass Township	6
Clay Township	6
Jackson Township	6



### Subdivision Activity 2012

Huntingdon County, Pennsylvania

Huntingdon County Mapping Department - January 2013

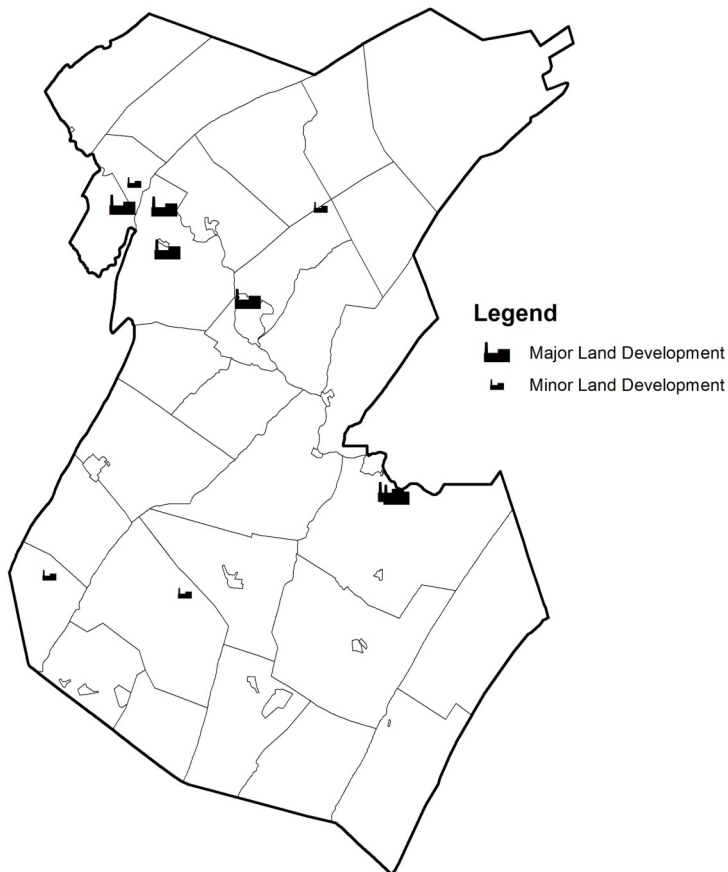
## SUBDIVISIONS REVIEWED

The Planning Commission reviewed 78 subdivisions in 26 municipalities in 2012, up by 4 since 2011. These included 1 major subdivision, 67 minor subdivisions, 6 major land developments and 4 minor land developments encompassing 75 lots and 2,368.5 acres. The maps shown below illustrate distribution of these proposals.

The major subdivision reviewed in 2012 was the Clifford S., Jr. and Kimbra L. Kerstetter Subdivision with 188.4574 acres and 6 lots in Union Township.

The six major land development reviews conducted in 2012 included:

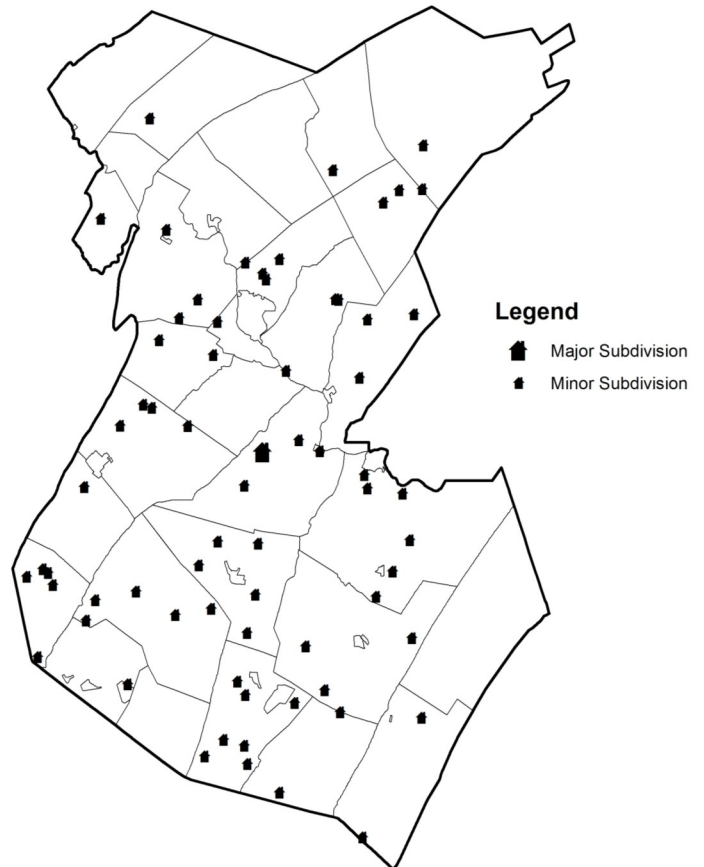
- Alexandria Borough - Porter Township Joint Municipal Authority Revision, Porter Township - wastewater treatment plant upgrades;
- Westminster Woods Community Center, Huntingdon Borough - expansion of an existing three-story apartment building to include fitness center, offices and community rooms;
- Emily Estates Revision, Morris Township - construction of a 62 site senior cottage development;
- Bonney Forge Warehouse Expansion, Shirley Township - construction of a 144,000 square foot addition to existing 60,000 square foot warehouse;
- HomeWaters Condominium, Spruce Creek Township - creation of 4 lots/units, (formerly Spring Ridge Club); and
- Edward D. and Tammy J. Carolus, Porter Township - construction of a 12 unit mobile home park



HCPC Land Development Review 2012

Huntingdon County, Pennsylvania

Huntingdon County Mapping Department - January 2013



HCPC Subdivision Review 2012

Huntingdon County, Pennsylvania

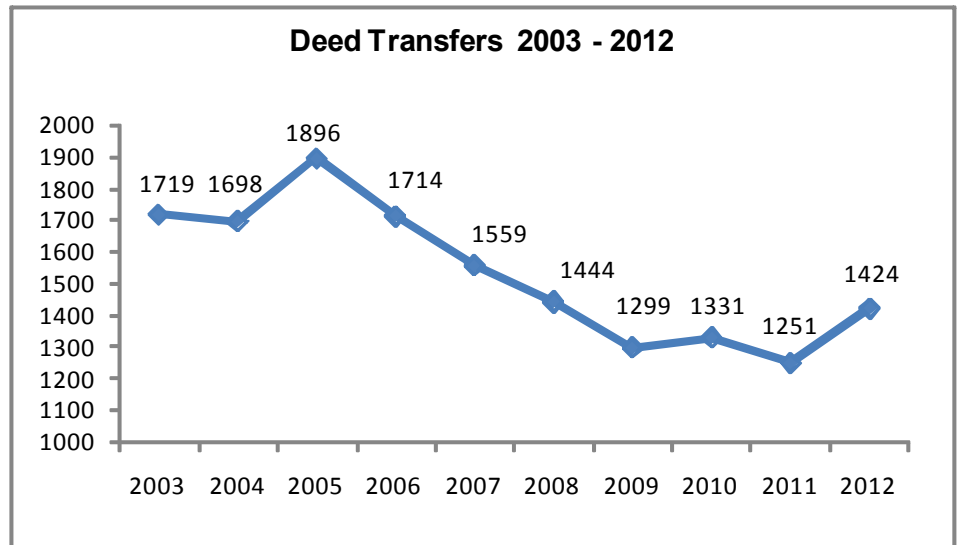
Huntingdon County Mapping Department - January 2013



## DEED TRANSFERS

The number of deeds transferred for both new and existing properties is monitored as an indicator of the economic well being of the County. The chart on this page illustrates the number of deeds transferred over the past ten years.

The Huntingdon County Register and Recorder's Office reported that the total number of deeds transferred in 2012, both existing and new, showed a 13.8% increase from 1,251 in 2011 to 1,424 in 2012.



## BUILDING ACTIVITY

The Department uses electrical permits from Valley Rural Electric Cooperative and building permits from municipal permitting agencies to determine new housing starts. In 2012, municipal permitting agencies issued 93 building permits for new homes and Valley Rural Electric issued a total of 67 electric permits for seasonal and year round housing. FirstEnergy issued 20 permits for new electric service, including commercial, within Huntingdon County.

The new home data from building permit and electrical permit sources includes conventional, modular and mobile homes.

The maps on page 19 illustrate the level of building and electrical permit activity in each municipality in 2012. A ten-year building and electrical permit trend is illustrated in the chart on page 19.

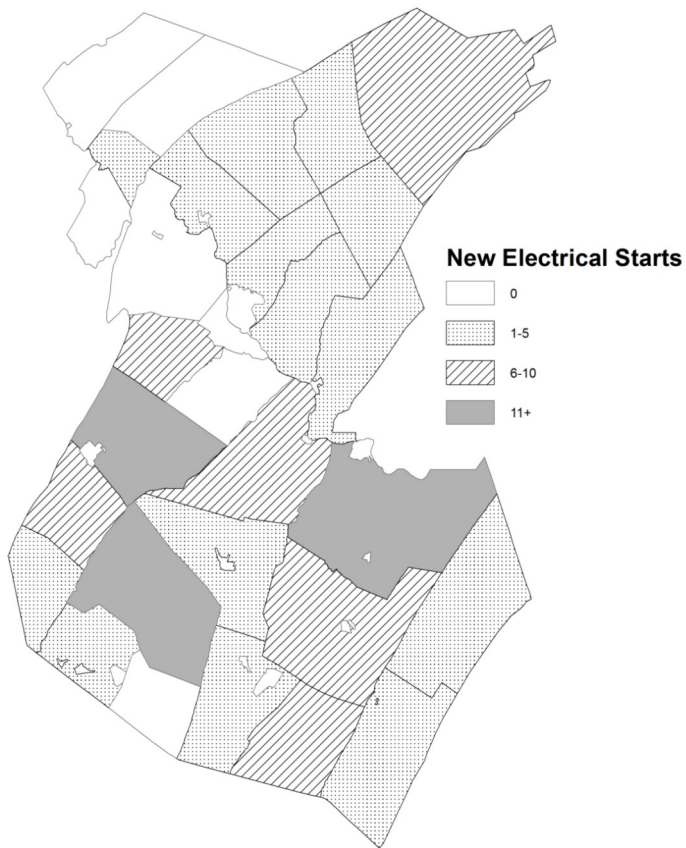
The following table indicates the highest documented levels of building and electrical permit activity in 2012:

Municipality	New Electrical Starts	New Building Permits Issued
Todd Township	8	11
Penn Township	8	8
Shirley Township	7	8
Mount Union Borough	0	8
Springfield Township	5	5
Union Township	4	5
Jackson Township	5	4

According to the Valley Rural Electrical Permit Data, 29 permits were issued for seasonal housing, including 16 conventional and 13 mobile homes. In 2012, the municipalities with the highest documented seasonal housing were:

Municipality	Seasonal Conventional	Seasonal Mobile Home
Shirley Township	2	3
Todd Township	3	1
Cromwell Township	3	0
Penn Township	1	2
Springfield Township	1	2

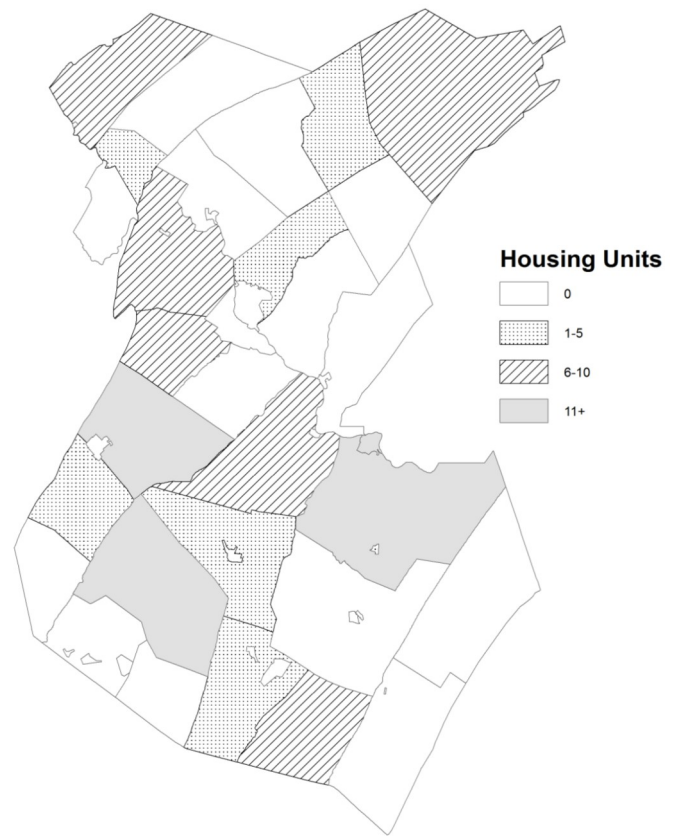




### NEW ELECTRICAL STARTS 2012

Huntingdon County, Pennsylvania

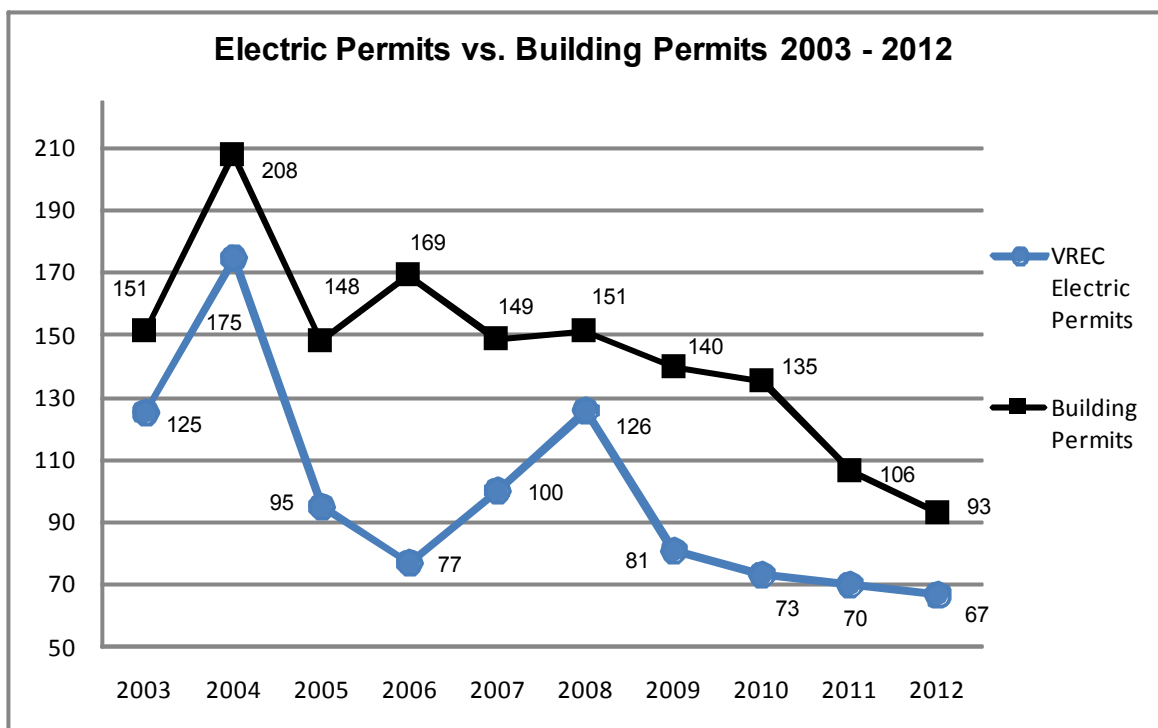
Huntingdon County Mapping Department - March 2013



### NEW HOUSING STARTS 2012

Huntingdon County, Pennsylvania

Huntingdon County Mapping Department - March 2013



## **HUNTINGDON COUNTY COMMISSIONERS**

Gary A. O’Korn, *Chairman*

R. Dean Fluke, *Vice Chairman*

Jeff Thomas, *Secretary*

Michelle Cerett, *Chief Clerk*

## **PLANNING COMMISSION MEMBERS**

Ron Rabena, *Chairman*

Larry Mutti, *Vice Chairman*

Ginny Gill, *Secretary*

Todd Griest

Paul Politza

Ann Kyper Reynolds

Horace Mowrer

Bryan Yingling

## **PLANNING AND DEVELOPMENT DEPARTMENT STAFF**

Mark Colussy, *Planning Director*

Maureen Safko, *Planner/Grant Administrator*

Rose Rahman, *Secretary/Bookkeeper*

Laurie Nearhood, *Secretary*

LouAnn Shontz, *Recycling Coordinator*

Douglas Shontz, *2013 Planning Intern*

Caroline Morgan, *2013 Planning Intern*

## **MAPPING DEPARTMENT STAFF**

Brian Young, *Mapping Director*

Grant Wills, *Addressing Technician*

Melissa Bousum, *Mapper*