

MINUTES  
Cambria County Planning Commission  
August 21, 2014

The regular monthly meeting of the Cambria County Planning Commission was held on Thursday, August 21, 2014, at 12 noon, at Kosta's Restaurant, Ebensburg, Pennsylvania.

The meeting was called to order by Chair, Mr. Belz.

PRESENT

David L. Belz  
Tim Whited  
Toni Renee Anderson  
Lonnie Batdorf  
Russell Kiel  
Ronald Rovanseck  
Eric Wolf

ABSENT

Robert E. Fisher, Jr.  
Joseph McAneny

STAFF

Ethan C. Imhoff  
Christopher D. Allison  
Shanna M. Murphy  
Colleen A. Bukowski

GUESTS

Don Hultberg, The EADS Group

PUBLIC COMMENTS

No public comments were received at this time. However, Mr. Belz suggested that the regular order of business be modified to allow Mr. Don Hultberg of The EADS Group to present a proposed land development plan in Westmont Borough.

At this time, Mr. Hultberg provided brief background and status information regarding the CVS subdivision and land development being proposed in Westmont Borough. He explained that the proposed plan involves the merger of two lots at the corner of Menoher Boulevard and Goucher Street and the construction of a CVS pharmacy at the site. Mr. Hultberg stated a Consent Order and Agreement between the Westmont Borough Zoning Hearing Board, Westmont Borough, and CVS outlines mutually-agreed upon stipulations pertaining to traffic patterns, signage, and delivery schedules with regard to the proposed project. Mr. Hultberg indicated that due to the project's location in a predominately residential area, the 13,225 sq. ft. building will be constructed in a colonial style vs. CVS standard style, will utilize only one drive-thru lane, and truck deliveries will be kept to a minimum. He stated that a minimal amount of trees will be cut down during the construction/landscaping process, and \$100,000 will be placed in escrow to relocate an existing playground which will be built elsewhere in the Borough. Those present reviewed site plans of the proposed project and in response to several questions, Mr. Hultberg detailed the ingress and egress being proposed for the development. He noted that the proposed traffic patterns are detailed on CVS' Highway Occupancy Permit application, which must be approved by the PA Department of Transportation before construction on the project can begin.

Mr. Imhoff thanked Mr. Hultberg for his presentation and stated that the board members would discuss the project and provide written advisory comments regarding the proposed subdivision to Westmont Borough.

#### APPROVAL OF MINUTES

On a motion by Mr. Wolf, seconded by Mr. Kiel, the June 19, 2014 meeting minutes were approved. The motion passed unanimously.

#### TREASURER'S REPORT

The Treasurer's Report was read by Mr. Imhoff and reviewed by those present. He noted that details of the Commission's Money Market Account appear on this report and will continue to be reported on the monthly financial statement. Mr. Kiel made a motion that the August Treasurer's Report and the bills listed for payment be approved. The motion was seconded by Mr. Batdorf and passed unanimously.

#### CORRESPONDENCE

Mr. Imhoff stated that there was no significant correspondence to be read at this meeting.

#### STATUS REPORTS

##### Executive Director

Mr. Imhoff stated that he had attended several meetings with planning directors from the Southern Alleghenies region (Blair, Huntingdon, Fulton, Bedford, and Somerset) and Southern Alleghenies Planning and Development Commission staff to discuss the possibility of development of a regional comprehensive plan and long range transportation plan. He commented that development of a region-wide comprehensive plan would be economically advantageous and could increase the potential to garner federal and state grant funding for the development of such a plan. However, Mr. Imhoff expressed concern about the development of a regional long range transportation plan due to each county's unique transportation needs and funding scenarios. Mr. Imhoff noted that he would keep the Commission members apprised of any further discussions in this regard.

Noting that the windshield and online commuter survey undertaken at the Cresson and Gallitzin interchanges along U.S. Route 22 has been completed, Mr. Imhoff stated that staff will begin to analyze the data collected, sharing the results in an effort to determine the feasibility of establishing a park-and-ride lot in that area.

Mr. Imhoff noted that he has been called by the District Attorney's office to testify regarding demographic data published by the U.S. Census Bureau pertain to Cambria County. He explained that this information will facilitate the jury selection process in an upcoming trial.

## Transportation Planning

Mr. Allison apprised those present of transportation planning activities undertaken during the past two months. He noted that the 2015-2018 Transportation Improvement Program (TIP), including the air quality conformity analysis, was approved by the MPO on June 18, 2014. Mr. Allison stated that the 2015 Transportation Improvement Program (TIP) update and supporting documentation had been finalized, approved by the JATS committees, and forwarded to the PennDOT central office for final approval. He noted that, as part of the TIP public comment process, the Laurel Highlands Biking Club had submitted comments regarding the update. Mr. Allison also commented that Native American Tribes with native homelands in the region were notified of the TIP update and invited to comment on any projects included therein.

Mr. Allison noted that Keller Engineers was officially approved as the County Engineer of Record for projects commencing over the next five years. He noted that he has met with Keller Engineers staff to discuss the initial work to be undertaken once an official agreement between the County Commissioners and Keller Engineers is executed.

Regarding the County's Interchange Lighting Agreement with Barclay Electric, Mr. Allison reported that staff coordinated the inspection, cleaning, and general maintenance of all of the County-owned interchange lighting systems and reviewed several invoices from the contractor. In a related matter, Mr. Allison stated that during a recent audit of County liquid fuels expenditures, it was determined that an advertisement for proposals for the interchange lighting service contract was not published by the Tribune Democrat. He explained that although the advertisement had been submitted to the newspaper, it was never published. Even though the bid packet was sent to five local engineering firms, the auditor determined that because it was not advertised in a publication of general circulation, the contract was not properly bid and the County may be required to pay back liquid fuels funds associated with the contract. In light of this situation, Barclay Electric was ordered to stop any work relating to the contract. Mr. Allison stated that after contacting PA DOT staff regarding clarification of bid specifications and consultant selection procedures, he is in the process of preparing and advertising an RFP for the County's interchange lighting service. The County Commissioners will then select a contractor based on any new proposals submitted. Mr. Allison also noted that the County Commissioners are optimistic that in-kind county maintenance services will be accepted as an alternative to refunding liquid fuels funds to the state.

## Community Development Planning

Ms. Murphy reported that field data collection, as well as review of GIS data, for the local roads data inventory is continuing on schedule. She explained that as part of this work task, information such as mileage, cartway width, and surface type for local roads throughout the county is collected and entered into PennDOT's data base.

Ms. Murphy noted that the response rate to the windshield commuter survey undertaken at the Cresson and Gallitzin interchanges was excellent. She explained that in addition to the hard copy mail-back surveys prepared by Planning Commission staff, a web version was also circulated by e-mail from the Centre Area Transportation Authority

(CATA), which offers carpooling options to commuters working in the State College area.

Ms. Murphy stated that the following LTAP courses are being offered in Cambria County in October: Bridge Maintenance and Inspection; Worker and Equipment Safety; and Drainage: The Key to Roads that Last. She indicated that Commission staff designed promotional fliers for these courses, which were posted on the CCPC website and will be mailed to each municipality in September.

Those present briefly reviewed the application and project reviews completed by CCPC staff during the past month.

#### OLD BUSINESS

Mr. Belz stated that there was no "Old Business" to discuss at this meeting.

#### NEW BUSINESS

At this time a discussion ensued regarding the CVS Zoning and Land Development Review for Westmont Borough. Based on the information submitted by CVS and today's presentation by Mr. Hultberg of The EADS Group, Mr. Imhoff was requested to submit the following comments to Westmont Borough:

- If the property at the corner of Mehoher Boulevard and Goucher Street is not developed at the present time, the vacant building (Stutzman School) should be considered for another use or demolition in order to alleviate the potential for future codes violations.
- The feasibility of relocating the playground to an adjacent lot at 1502 Goucher Street should be investigated, since a vacant residential dwelling on this site is currently for sale.
- It should be noted that the parcels being considered for the CVS commercial development are zoned residential and that consideration should be given to the update of both the Borough Zoning Ordinance and the Borough Comprehensive Plan.

There being no further business, the meeting was adjourned on a motion by Mr. Rovansek, seconded by Mr. Wolf. The motion passed unanimously.