

**COLLEGE TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES**



**August 17, 2021 - 7 p.m. via Zoom/In-Person
1481 East College Avenue, State College, PA 16801**

www.collegetownship.org

PRESENT: Robert Hoffman, Chair
Peggy Ekdahl, Secretary
Bill Sharp, Vice Chair
William J. McKibbin
Jenn Landry
Ed Darrah

EXCUSED: Ray Forziat

STAFF: Donald M. Franson, P.E., P.L.S, Township Engineer
Mark Gabrovsek, Township Zoning Officer
Lindsay Schoch, Township Principal Planner
Linda Magro, Senior Support Specialist | Engineering/
Planning Commission Recording Secretary

CALL TO ORDER: Mr. Hoffman called the meeting to order at 7:00 p.m.

ZOOM MEETING PROTOCOL: Ms. Schoch read the protocol.

OPEN DISCUSSION: Mr. Pat Vernon, township resident, addressed Planning Commission regarding Aspen Heights and the lack of affordable housing in the area.

APPROVAL OF MINUTES:

Mr. Darrah moved to approve the July 20, 2021 meeting minutes. Ms. Landry seconded the motion. Motion carried.

PLANS:

P-1 Nittany Casino Preliminary/Final Land Development Plan

Chad Stafford, P.E. with Penn Terra Engineering presented the plan for a new casino at the former Macy's site at the Nittany Mall. Access was discussed. A waiver was requested for a sidewalk along College Avenue. Instead the developer would like to provide ADA accesses at the entrance across from Benner Pike, and other in-parking lot ADA improvements. Infiltrating raingardens would be installed in the islands of the parking lot. Bike parking spaces (44) would be provided as part of the parking lot plan.

Mr. Darrah was supportive of this project. Ms. Landry was concerned about the ADA path through the parking lot. Mr. Sharp clarified that providing less walkway and more inside paths was acceptable to staff. He was also curious about the traffic impact on the stop light. Mr. Stafford explained that the trips would be no different than a Saturday afternoon at the mall when Macy's was open for business. The lighting in the parking lot would not be modified at this time. Lighting on the building was discussed, i.e. lit up casino sign. PC was agreeable to the sidewalk waiver request. Mr. Hoffman was curious as to how the development would look at night due to the 24-hour nature of the casino. He would like to see some new trees along Benner Pike to replace dead ones, and new LED cutoff lights in parking. The overflow parking agreement was discussed briefly.

Mr. McKibbin moved to recommend to Council to approve the Nittany Casino Preliminary Final Land Development Plan dated July 19, 2021 and last revised August 11, 2021 subject to the following conditions:

1. Within ninety (90) days from the date of approval by Council, all conditions must be satisfied, final signatures must be obtained and the plan must be recorded with the Centre County Recorder of Deeds Office.
2. Pay all outstanding review fees.
3. Address, to the satisfaction of Township Engineer, any outstanding plan comments from staff
4. Fully comply with College Township Code Section 180-12.
5. Post surety in an amount as approved by the Township Engineer.

Mr. Darrah seconded the motion. Motion carried unanimously.

P-2 Rearden Steel LLC Preliminary/Final Land Development Plan

Mike Brinkash, P.E. with Brinkash and Associates presented the plan for a private garage at 1255 Benner Pike. The garage would be for personal use only, to be used to store some classic cars. There would be no need for parking spaces. He would be providing some wall lighting. No buffering would be required as there was no detention pond present on the site. The northern area of the driveway was hugging the property line and an encroachment agreement would be needed from the abutting property owner. An HOP application for a driveway was submitted to PennDOT. No utilities were planned for the garage.

Mr. Hoffman stated that Centre Region Code may require rest rooms and floor drains. And recommended that the developer contact Centre Region as to building and site utility

requirements before re-submitting The encroachment agreement was discussed briefly. Landscaping requirements were discussed.

Mr. McKibbin moved to table this plan. Mr. Darrah seconded the motion. Motion carried unanimously.

OLD BUSINESS: Nothing presented.

REPORTS: Ms. Schoch gave an update on the Small Area Plan. Mr. Sharp gave a brief report on the Spring Creek Watershed Commission's presentation of the One Water Plan to various municipalities.

Palmer Museum parking was discussed briefly. The Stuckey dealership plan sidewalk was discussed briefly. Penn State vaccination mandates were discussed as well.

ADJOURNMENT:

Mr. Sharp moved to adjourn. Mr. Darrah seconded. Motion carried. Meeting adjourned at 8:27 p.m.

Linda L. Magro

Linda L. Magro
Recording Secretary