

**COLLEGE TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
In Person and Via Zoom**



January 18, 2022- 7 p.m.
1481 East College Avenue, State College, PA 16801
www.collegetownship.org

PRESENT: Ray Forziat, Chair
Ed Darrah, Vice Chair
Robert Hoffman
Bill Sharp
William J. McKibbin
Jenn Landry

EXCUSED: Peggy Ekdahl, Secretary

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

CALL TO ORDER: Mr. Forziat called the meeting to order at 7:03 p.m.

ZOOM MEETING PROTOCOL: Ms. Magro read the zoom meeting protocol.

ROLL CALL:

OPEN DISCUSSION: _Nothing presented.

APPROVAL OF MINUTES: *Mr. Hoffman moved to approve the January 4, 2022, meeting minutes. Ms. Landry seconded the Motion. Motion carried.*

OLD BUSINESS: OB-1 FBC Update/Outcome/Recommendation

Ms. Schoch recapped the Form Based Code (FBC) work sessions in which the PC participated to discuss the possibility of implementing FBC as a result of the Dale Summit Area Plan. She provided a memo outlining the details of the work sessions and asked the PC for a formal recommendation to Council regarding moving forward with implementing FBC in a portion of the overall boundary of the Dale Summit Area Plan. Ms. Schoch thanked the PC for their time in reviewing the information on FBC and participation in the webinars and the work sessions. The PC undertook the request from Council to become "Subject Matter Experts" on FBC and come to a consensus regarding the question: Will FBC be a Successful Tool to Implement the Dale Summit Area Plan. The PC came to a consensus on the question at hand and believes that the concept of FBC could be a successful tool to implement the Dale Summit Area Plan. (with caveats)

Mr. Darrah moved that the regulating plan should encompass a smaller geographical area within the established Plan Boundary, provide opportunities for interim zoning changes to advance the concept of form-based early in the process, so long as the zoning change does not undermine FBC, ensure any interim changes are a step forward and complimentary to form-based code and not a continuation of status quo, and requested Council approve a joint work session for the PC and Council to further discuss the concept of FBC. Mr. Forziat seconded. Motion carried.

NEW BUSINESS: NB-1 WCF Ordinance Revision (Remand from Council)

Council remanded review of the Wireless Communication Facility Ordinance. Public comment was received by Gene Bazan (notes attached to these minutes, and made of part hereof). Mr. Bazan had grave concerns regarding the dangers of the 5G towers and the frequency emitted from such. He stated that the radiation emitted from these towers is a threat to public health. He indicated that the FCC has not updated their research on these 5G towers. He also mentioned that the FAA had concerns about the 5G tower activation and its possible effects on air travel.

Mr. Forziat thanked Mr. Bazan for his comments. He indicated that the Planning Commission cannot control the powers of the FCC and FDA approve/disapproved relative to the towers. PC discussed Cohen Law's role in the revision of the ordinance. Mr. Darrah added that in reviewing the ordinance revisions, they all comply with Act 50.

Mr. Darrah moved that the Planning Commission is mindful of the time and effort that has gone into the process in preparing an update to the zoning ordinance in order to comply with Act 50 Small Wireless Communication Facilities (WCFs) in the Township rights-of-way. Those efforts include, but are not limited to, staff time, previous experience with updating this same section of the zoning ordinance in 2016, the decision to hire outside legal counsel, and consideration of citizen input. PC feels prepared to confidently recommend the Township follow the guidance set forth by outside legal counsel and move forward with the process to enact the ordinance as presented. Mr. McKibbin seconded. Motion carried.

REPORTS: None.

STAFF INFOMATIVES: PC received Zoning Bulletin. The sign ordinance was discussed briefly.

OTHER MATTERS: Mr. Forziat would like to see Other Matters brought back to the table for future PC meetings.

ANNOUNCEMENTS: Nothing presented.

ADJOURNMENT:

Mr. Hoffman moved to adjourn. Ms. Landry seconded. Motion carried.

Meeting adjourned at 8:08 p.m.

Linda L. Magro

Linda L. Magro
Recording Secretary