

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



February 7, 2023 7:00 p.m.
1481 East College Avenue, State College, PA 16801
www.collegetownship.org

PRESENT: Ray Forziat, Chair
Ed Darrah, Vice Chair
Peggy Ekdahl, Secretary
Matthew Fenton
Robert Hoffman
Noreen Khoury
Bill Sharp

STAFF PRESENT: Don Franson, P.E., P.L.S., Township Engineer
Lindsay Schoch, AICP, Principal Planner
Mark Gabrovsek, Township Zoning Officer
Sharon Meyers, Senior Support Specialist – Engineering/Planning

GUESTS: Michael Pratt, Keller Engineers
Allayn Beck, State College Food Bank

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

ZOOM MEETING PROTOCOL: Mr. Forziat verified there were people present via Zoom and Ms. Schoch reviewed Zoom protocol.

ROLL CALL: Mr. Forziat verified Mr. Fenton were present via zoom.

OPEN DISCUSSION: None presented.

CONSENT AGENDA:

Mr. Hoffman moved to approve the January 17, 2022 meeting minutes as written. Mr. Darrah seconded. Motion carried unanimously.

PLANS:

P-1 Sketch Plan – State College Food Bank

Ms. Beck introduced herself and Mr. Pratt as the representative of the State College Food Bank and the project engineer. Mr. Beck reviewed the proposed plan, including parking, landscaping, stormwater management, and sidewalks. He concluded by stating a formal land development plan will be submitted sometime in early March and asked for comments and questions.

Ms. Khoury asked if the mountable curb was necessary in the area of the plan where it is proposed. Mr. Pratt explained the placement and the reasoning for the mountable curb. Ms. Khoury asked approximately how many semi-truck deliveries does the food bank typically receive. Ms. Beck stated currently there is about one semi-truck delivery per quarter.

Mr. Sharp asked if the parcel would need to be rezoned as the use of the building is being changed. Mr. Gabrovsek stated that the lot will not need to be rezoned as this use would fall under C1, general commercial, which it is currently zoned.

Ms. Schoch offered Council's comments on the plan. She stated that the proposed sidewalk had been discussed and Council would like to see the sidewalk extended to the end of the property line, along Commercial Boulevard. Ms. Schoch continued Council had also discussed bus stops and pedestrian traffic.

Ms. Ekdahl asked about emergency vehicles and the proposed canopies around the building. Mr. Pratt stated the parking lot is twenty feet wide throughout, which allows for larger emergency vehicles to move around the property with ease. He added that the canopies are high enough for to facilitate emergency vehicles if needed.

Mr. Darrah thanked the food bank for what they do in the community and stated any changes to the current building would be an improvement. He added that the food bank will be a welcomed addition to the Township.

Mr. Hoffman congratulated Ms. Beck on the food banks new space and added that he appreciates the hard work and service they provide to the community. Mr. Hoffman stated the mountable curb is needed in certain areas and asked if the existing curbing on the rest of the property will remain. Mr. Pratt stated the rest of the curbing will not remain and is to be replaced. Mr. Hoffman questioned which entrance is the front door. Ms. Beck explained there will be three front doors, one for clients to pick up, one for office staff and volunteers, and one for donations to be dropped off.

Mr. Fenton questioned how many people work at the food bank and would be taking up potential client parking. Ms. Beck stated that there are three full time employees, two part time employees, and twelve to fifteen volunteers per shift.

Mr. Forziat discussed the ADA parking near the delivery entrance and proposed exploring the idea to move that spot closer to the door. He also proposed the idea of encouraging truck traffic to turn left out of the parking lot, so as to not tie up traffic too much by turning right onto Gerald Street.

OLD BUSINESS: None presented.

NEW BUSINESS:

NB-1 Official Map

Ms. Schoch introduced the Official Map with a powerpoint, memo, remand, and a copy of the map. Ms. Schoch informed the Planning Commission of Council's comments and added the Township Manager's comment of including the priority corridors which were determined during the Pedestrian Facilities Master Plan. Ms. Schoch stated that there are large maps for the commissioners to take home and mark as they please. She added this is an opportunity to add possible future roadways, remove proposed roadways, and consider multi use paths and other connectors.

Mr. Sharp noted that the Official Map includes not only transportation and walkways but also stowmwater, floodways, and greenways, and the Planning Commission should keep in mind the Dale Summit Area when looking at the maps.

After some discussion Mr. Darrah suggested the Planning Commission request more time from Council to work on this project. Mr. Gabrovsek suggested the commissioners think of this as a "wish list" of what they would like to see for the future of the Township.

REPORTS:

R-1 February 2nd Council Meeting

Mr. Hoffman gave his report on the February 2nd Council meeting. He added that he and Ms. Khoury were in attendance and once they feel comfortable with the reports to both Council and Planning Commission, they plan to split the meetings and not both attend all Council meetings.

R-2 February 2nd Centre Region Planning Commission Summary Report

Mr. Forziat gave his report on the February 2nd CRPC meeting. He referenced the attachments provided in the meeting packet as possible future discussion points for a meeting with a smaller agenda.

STAFF INFORMATIVES:

SI-1 Council Meeting Minutes

No further discussion.

SI-2 EZP Report Update

No further discussion.

SI-3 Zoning Bulletin

No further discussion.

SI-4 Arize FCU Update

Ms. Schoch stated that the engineer had taken the comments from Planning Commission and updated the plan prior to being presented to Council. She added that the record plan sheet has been included as a staff informative and would not need a new motion prior to going to Council for final approval.

SI-5 Planning Commission Re-Appointment Letters

No further discussion.

OTHER MATTERS:

OM-1 MPO & CRPA Informatives from Chair Forziat

Mr. Forziat had referenced these attachments during his report of the February 2nd CRPC meeting.

ANNOUNCEMENTS:

Mr. Forziat announced the Financial Interest Forms provided for each commissioner this evening must be filled out in their entirety and returned to Jen Snyder or Sharon Meyers as soon as possible.

Mr. Forziat also announced the Planning Commission Annual Report will be presented to Council at their regular meeting on Thursday, March 16, 2023.

Mr. Forziat announced the next meeting will be Tuesday, February 21, 2023 at 7:00 p.m.

ADJOURNMENT: *Mr. Sharp moved to adjourn. Mr. Darrah seconded. Motion carried.*

Meeting adjourned at 8:29 p.m.

Sharon E. Meyers

Sharon E. Meyers
Senior Support Specialist – Engineering/Planning