

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



**February 15, 2022- 7 p.m.**  
**1481 East College Avenue, State College, PA 16801**  
[www.collegetownship.org](http://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

**GUESTS:** Mark Torretti, P.E., Penn Terra Engineering  
Chad Stafford, P.E., Penn Terra Engineering  
Doug Hill, P.E., Transportation Engineer, Wooster and Associates

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**CALL TO ORDER:** Mr. Forziat called the meeting to order at 7:00 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 February 1, 2022, meeting minutes. Mr. Darrah seconded the Motion. Motion carried.*

**OLD BUSINESS:** Nothing presented.

**NEW BUSINESS:**

**P-1 Stocker Preliminary/Final Subdivision Plan**

Mark Torretti, P.E., with Penn Terra Engineering accompanied by Corey Stocker, presented the subdivision plan for Lot 3 of T.P. 19-02B-013-0000 to accommodate the construction of the proposed Stocker Auto Body Shop. The subdivision plan submission also included a deferment for the installation of sidewalks at lot 3B along the Benner Pike until future land development is proposed at Lot 3B and that the required sidewalks along Benner Pike be shown on the land development plan when Lot 3B is developed. An additional deferment from the requirements of Chapter 175 of the College Township Code for Parcel 2B-13 was requested. As part of the land development plan for Stocker Body Shop, concurrently submitted with this subdivision plan, a storm water management design for the development of both lots and the proposed sidewalks was included. Therefore, the developer requested a deferment of Chapter 175 at this time.

It was confirmed to PC members that Ellis Place was a private drive. Majority of Planning Commission members were not in favor of granting the sidewalk deferment, as no hardship was presented. The storm water requirements were waived at this time, in light of the submission of the full land development plan for the auto body shop.

*Mr. McKibbin moved to recommend to Council to approve the Preliminary/Final Subdivision Plan Lot 3 T.P. 19-02B-013-0000, dated January 17, 2022, last revised February 7, 2022, 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. Failure to meet the ninety (90) day recordation time requirement will render the plan null and void.*
- 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. Denial of the requested sidewalk waiver recommended.*
- 6. The requested deferral of Chapter 175 Storm water submission requirements recommended for approval.*

*Mr. Hoffman seconded.*

*Motion carried 4-1 with Mr. Darrah voting nay.*

**P-2 Stocker Auto Body Shop Preliminary/Final Land Development Plan**

Mark Torretti, P.E., with Penn Terra Engineering presented the Stocker Auto Body Shop preliminary/final land development plan to PC members for consideration. The 24,000 square foot shop, which was presented prior, as a sketch plan, will be constructed with 24 bays, and a lounge. The property owner proposes a sidewalk along Premier Drive. The dumpster area, as recommended by Centre Region Refuse and Recycling was added to the plan.

Storm water will be managed with an existing berm easement with an added basin on the parcel. The basin will meet specs for maximum build-out. The landscaping plan included headlight screening.

Cut through traffic was discussed. Doug Hill of Wooster and Associates discussed the possibility of cut through traffic but he did not anticipate any impact. He will be addressing Trans Associates traffic

comments shortly. Bike parking was discussed. It was confirmed that the fire director had no issues with the plan.

*Mr. McKibbin moved to recommend to Council to approve the Stocker Auto Body Shop Preliminary/Final Land Development Plan dated January 17, 2022, last revised February 7, 2022, 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. Failure to meet the ninety (90) day recordation time requirement will render the plan null and void.*
- 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 as approved by the Township Engineer.*

*Mr. Darrah seconded.*

*Motion carried unanimously.*

### **P-3 Evergreen Heights Preliminary/Final LDP**

Chad Stafford, P.E., with Penn Terra Engineering presented the Evergreen Heights apartment complex plan to PC members for consideration. The proposed apartments will be an income-based, three-story, 40-unit apartment building on the parcel adjacent to the existing Pleasant Point development off Trout Road. The parcel was rezoned at the beginning of 2021 to accommodate this apartment complex.

Storm water detention was designed to accommodate full build-out. With this project being workforce, housing no open space is required, but there are recreational areas planned for the development, i.e. community garden, gazebo, bikeway, and benches. The sewer has been approved and they are awaiting the NPDES permit. The College Township Water Authority vault will be installed, per their instruction.

Tree-lined boulevard access was suggested; maybe evergreens. The wellhead protection ordinance was discussed briefly. Mr. Stafford confirmed that there is a bus stop nearby.

*Mr. McKibbin moved to approve the Evergreen Heights Preliminary/Final Land Development Plan, dated January 17, 2022, last revised February 4, 2022, 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. Failure to meet the ninety (90) day recordation time requirement will render the plan null and void.*
- 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 as approved by the Township Engineer.*

*Mr. Darrah seconded.*

*Motion carried unanimously.*

### **OB-1 Pedestrian Facilities Master Plan (Section 5)**

*Mr. Hoffman moved to table discussion of Section 5 of the Pedestrian Facilities Master Plan until the March 1, 2022 meeting. Mr. McKibbin seconded. Motion carried.*

**NB-1 2021 Planning Commission Annual Report**

The draft 2021 Planning Commission Annual Report was presented to PC for review and comment. The report will be presented to Council at the March 3, 2022 meeting.

*Mr. Darrah moved to approve the 2021 Planning Commission Annual Report. Mr. Hoffman seconded. Motion carried unanimously.*

**REPORTS:** Mr. Forziat submitted a written Centre Regional Planning Commission update, which was discussed briefly. Mr. Darrah reported on the February 3, 2022, Council meeting. At that meeting, the Historically Significant Properties ordinance was discussed and a public meeting was set. The wireless communications facilities ordinance revisions were discussed. A resident spoke up to Council about the dangers of 5G to the public. Council discussed LTAC discussion a proposal to close Squirrel Drive. Council voted against that proposal. The issue was remanded back to LTAC.

**STAFF INFOMATIVES:** PC members received the February 9, 2022, Planning and Zoning Update and approved Council minutes.

**OTHER MATTERS:** Nothing presented.

**ANNOUNCEMENTS:** Nothing presented.

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

Meeting adjourned at 8:48 p.m.

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Linda L. Magro  
Recording Secretary