

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



February 21, 2023 7:00 p.m.
1481 East College Avenue, State College, PA 16801
www.collegetownship.org

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

EXCUSED: Peggy Ekdahl, Secretary

STAFF PRESENT: Don Franson, P.E., P.L.S., Township Engineer
Lindsay Schoch, AICP, Principal Planner

GUESTS: Multiple Penn State Students via Zoom

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 Ms. Ekdahl was excused from the meeting.

OPEN DISCUSSION: None presented.

CONSENT AGENDA:

Mr. Hoffman moved to approve the February 7, 2022 meeting minutes as written. Mr. Darrah seconded. Motion carried unanimously.

PLANS:

P-1 Rhodes Lane Land Development Plan

Mr. Forziat stated that prior to the meeting the developer requested the plan be tabled.
Mr. Darrah moved to table the Rhodes Lane Land Development Plan until future plans are to be presented by the developer. Mr. Fenton seconded. Motion carried unanimously.

OLD BUSINESS:

OB-1 Official Map

Ms. Schoch introduced the topic and asked the commissioners to list two or three of their recommendations to add to a master draft official map. She anticipated this portion of the meeting to be more interactive than usual.

Mr. Sharp asked for clarification on the investment corridors, particularly the municipal and state primary and secondary corridors. Ms. Schoch and Mr. Franson explained the Official Map and how projects such as sidewalks, shared-use paths, roads, etc., would be developed and who would pay for these projects. Mr. Sharp suggested all investment corridors, state and municipal, include bike and pedestrian paths, especially the East College Avenue Corridor to Dale Summit and on to the Gateway. He explained the continued effort to electrify pedestrian and bicycle transportation and that he believes shared-use paths should be added to the Official Map along all primary and secondary corridors.

The width of pedestrian and shared-use paths was discussed. It was concluded that the typical eight foot width is not the standard anymore and there could be a notation made on the map to propose a wider path than regulation allows or note a minimum width. One notation to be considered for the map is as follows: ten foot minimum in accordance with American Association of State Highway and Transportation Officials(AASHTO) bicycle facility standards.

Ms. Schoch stated what staff is asking of the Parks and Recreation Committee pertaining to the Official Map. Mr. Darrah stated the Township needs to look at liability, maintenance costs, and ongoing expenses, and it may not be beneficial to the Township to have a bunch of little areas dedicated that the Township will be liable for and need to maintain.

Mr. Fenton suggested connecting existing paths in Dalevue area. Mr. Darrah suggested adding connector roads in the Premier Drive/ Ellis Place/ Drive-In area. He explained this area is currently zoned as commercial and suggested the area could be put to better use if rezoned. Mr. Franson stated this area may also be changed with the proposed form-based code.

The following are suggestions made by the members of the Planning Commission during the meeting:

- Extend down Gerald Street, from College Avenue to Dreibelbis Street (pedestrian and bike paths)
- Extend Summit Road to College Avenue (road)
- Extend Greenway from Dreibelbis Street to Gerald Street (greenway)
- Connect Gerald Street to Trout Road through Township Non-Recreation Property (shared-use)
- Extend Stewart Drive to Transfer Road (road)
- Connect Mayberry Lane to Dalevue Park and through the park to the Bike Path (sidewalk)
- Connect Charles Street and Edward Street (path/greenway)
- Connect Ivy Hill Drive and Farmhill Drive (road)
- Innovation Park Connections
- East Branch Road (pedestrian improvement)
- South Atherton from Panorama to East Branch Road should be added as state investment road (pedestrian improvement)
- Boalsburg Road Bike Path must be widened
- Brush Valley Road Bike Path
- Connect trail head at Lions Paw Alumni Association to Struble Road and continue to Carolean Industrial Drive (shared-use)
- Connect Lions Paw Alumni through Municipal Authority Land to Struble Road by water authority (shared-use)
- Connect from East College Avenue up Squirrel Drive over to Slab Cabin Park (bike path, greenway, shared-use)
- Connect Cottonwood Avenue to Train Lane by going over Slab Cabin Run (road)
- Connect Rolling Ridge Drive to Atherton (bike path/ shared-use path)
- Locate fly/no-fly zones nearing the airport

- Connect Spring Lea Drive and Wild Rose Way (shared-use, road)
- Add quadrants to the map for ease of finding particular areas when discussing, i.e. this road in A4
- Connect various streets in Winfield Heights area, according to land development or subdivision plans and add pedestrian uses (shared-use, road)

NEW BUSINESS: None presented

REPORTS:

R-1 February 16th Council Meeting

Mr. Hoffman gave an update of the Council meeting from February 16th, and added that Ms. Khoury will be attending the March Council meetings. The Planning Commission discussed the future of the Township based on some topics from the Council meeting.

STAFF INFORMATIVES:

SI-1 Council Meeting Minutes

Not discussed further.

OTHER MATTERS: None presented.

ANNOUNCEMENTS:

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

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

Meeting adjourned at 8:55 p.m.

Sharon E. Meyers

Sharon E. Meyers
Senior Support Specialist – Engineering/Planning