

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



March 15, 2022- 7 p.m.
1481 East College Avenue, State College, PA 16801
www.collegetownship.org

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

EXCUSED: Jennifer Landry

STAFF PRESENT: 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 7:00 p.m.

ZOOM MEETING PROTOCOL: Mr. Forziat read the zoom meeting protocol.

ROLL CALL: Ms. Schoch confirmed all members present with the exception of Ms. Landry, who was excused.

OPEN DISCUSSION: Nothing presented.

APPROVAL OF MINUTES: *Mr. Darrah moved to approve the March 1, 2022, meeting minutes. Mr. Hoffman seconded. Motion carried.*

PLANS:

P-1: Spring Creek Presbyterian Church Subdivision Plan.

Lee Slusser, AICP presented the plan along with a request to waive sidewalks for the development.

Mr. Darrah made a motion to council to approve the Spring Creek Presbyterian Church Subdivision Plan dated February 21, 2022 and last revised March 10, 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 review comments from staff.
4. Fully comply with College Township Code Section 180-12.
5. Post surety as approved by the Township Engineer.
6. Approve the waiver of requiring sidewalks.

Mr. McKibbon seconded the motion. Motion passed 4:2 with Mr. Forziat and Mr. Hoffman voting not in favor.

P-2: Jake's Fireworks Preliminary/Final Land Development Plan.

Mr. Toretti presented the plans, noting the PC saw similar plans during the Sketch Plan review process. Mr. McKibbon made a motion to council to approve the Jake's Fireworks Preliminary/Final Land Development Plan dated February 21, 2022 and last revised March 10, 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 review comments from staff.
4. Fully comply with College Township Code Section 180-12.
5. Post surety as approved by the Township Engineer.
6. Obtain Intent to Serve letters from both CTWA and UAJA
7. We recommend relocating the dumpster beside the store where the overflow parking area is located.
8. Remove white lines from the yellow cross hatch.

P-3: Beaver Stadium Gate C – Plaza Expansion Preliminary/Final Land Development Plan

Mr. Vaow was present to discuss the proposed changes at Gate C at Beaver Stadium. Mr. McKibbon made a motion to council to approve the Beaver Stadium Gate C Preliminary/Final Land Development Plan dated February 9, 2022 and last revised March 10, 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 review comments from staff.
4. Fully comply with College Township Code Section 180-12.
5. Post surety as approved by the Township Engineer.

OLD BUSINESS:

OB-1 Pedestrian Facilities Master Plan – A Walkable College - Matrix Revisions and Process Flow Chart

Ms. Schoch presented the newly prepared process flow chart and updated matrix to the PC. The Planning Commission suggested changes to the flow chart. The Planning Commission also tested the matrix using the Presbyterian Church example.

Ms. Schoch noted she will make the recommended changes to the flow chart, bring the matrix back for more testing, and present what is “cost prohibitive” concerning the construction of sidewalks and other pedestrian facilities.

NEW BUSINESS: Nothing presented.

REPORTS: Written reports were submitted.

STAFF INFOMATIVES: PC members received the most recent approved Council minutes; the draft official map submitted by Ferguson Township per MPC requirements; and discussed the potential for Centre Regional Planning Agency educational sessions.

OTHER MATTERS: Nothing presented.

ANNOUNCEMENTS: Mr. Forziat reported on an email he received noting the PC minutes will not be as detailed as usual until a staff person is hired who will be responsible for PC minutes.

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

Meeting adjourned at 9:20 p.m.

Lindsay K. Schoch
Lindsay K. Schoch, AICP
Principal Planner / Interim Recording Secretary