

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



**March 21, 2023 7:00 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  
Peggy Ekdahl, Secretary  
Matthew Fenton  
Robert Hoffman  
Noreen Khoury  
Ash Toumayants, Alternate

**EXCUSED:** Bill Sharp

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

**GUESTS:** Mark Saville, Herbert Rowland & Grubic Inc.  
Michael Pratt, Keller Engineers  
Joe Siekirk, Plante Moran  
Bryan Roach, Mount Nittany Health  
James Routh, Stantec  
Allayn Beck, State College Area Food Bank  
Nick Schaefer, Trans Associates  
Stephen Spoonamore, Parks & Recreation Committee  
Jude Simpson, Parks & Recreation Committee  
Paul Simpson  
Halie Kines

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**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. Meyers reviewed Zoom protocol.

**ROLL CALL:** Mr. Forziat confirmed Mr. Sharp was excused from the meeting.

**OPEN DISCUSSION:** None presented.

**CONSENT AGENDA:**

*Mr. Darrah moved to approve the March 7, 2023 meeting minutes as written. Mr. Fenton seconded. Motion carried unanimously.*

**PLANS:**

**P-1 Mount Nittany Medical Center Bed Tower Project**

Ms. Schoch introduced the plan with a brief powerpoint presentation then introduced Mr. Routh whose presentation included renderings both at a distance and close-up. The renderings showed use of a similar facade to tie into the existing structure and lots of windows to utilize views and natural light.

The Planning Commission discussed the parking situation at the hospital and questioned the reduction in parking being proposed. Mr. Hoffman asked that signage scale and graphics be considered to help visitors and patients navigate the campus and various entrances. Mr. Darrah questioned the temporary parking during construction. Mr. Siekirk stated the temporary parking will be eliminated post construction and will be reseeded to the previous pasture land. The medical center also intends to provide a valet service during construction for ease for patients and visitors. Mr. Fenton asked if there will be designated parking for patients and visitors. Mr. Siekirk confirmed the new parking deck will be patient and visitor parking only.

There was some discussion about the consideration of a connector of the bike path to the sidewalk along Hospital Drive. Mr. Franson stated the project would need a highway occupancy permit from PennDOT as Park Avenue is a state owned road. Mr. Saville further explained the sidewalk and bike path connector.

*Mr. Hoffman moved to recommend that Council approve the Preliminary/Final Land Development Plan for Mount Nittany Medical Center Bed Tower Project dated February 20, 2023 and last revised March 12, 2023 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 deadline will render the plan null and void.*
- 2. Pay all outstanding review fees.*
- 3. Address, to the satisfaction of the 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 prior to recordation.*
- 6. Provide an Intent to Serve Letter from the University Area Joint Authority.*
- 7. Provide NPDES approval.*
- 8. Provide proof of Traffic Impact Study (TIS) approval.*
- 9. Work with College Township Zoning Officer to establish formal addressing. Applicant shall have new addressing in place prior to occupancy of all new structures.*
- 10. Provide an area to be designated for future parking as reduction in parking is proposed. Reserved area shall meet the total parking area requirement and shall be included in stormwater calculations.*
- 11. Parking to be satisfied by the Township Engineer and Township Consulting Traffic Engineer.*
- 12. Provide proof of Penn State approval of use of lands during construction.*
- 13. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.*

*Mr. Darrah seconded. Motion carried unanimously.*

**P-2 State College Area Food Bank**

Ms. Schoch introduced the plan with a brief powerpoint presentation then introduced Mr. Pratt, the project engineer. Mr. Pratt stated that he has returned with the preliminary/final plan for the food bank which had been brought to the College Township Planning Commission as a sketch plan in February. Mr. Pratt discussed the truck traffic in the area and that it would increase minimally due to the occupancy of the food bank. He also talked about the considerations taken from the Planning Commission's recommendations of the sketch plan.

Mr. Toumayants questioned the increase in truck traffic and how it would affect the traffic daily in the area around the proposed food bank. Mr. Pratt stated that the traffic impact would be minimal with an increase of box trucks and delivery vans of maybe nine per month and an increase of up to one or two semi-trucks per month. Mr. Fenton asked that the developer consider signage to encourage larger truck traffic take a certain route. Overall the Planning Commission had no objections to the semi-truck accessibility to and around the building.

The Planning Commission discussed the request for a fee-in-lieu of a portion of the proposed pedestrian facility. There was a consensus to recommend Council approve the request due to the monetary hardship created by the topography of the land.

Ms. Simpson questioned accessibility for all clients, particularly for people without access to a car. Ms. Beck, a representative from the food bank, stated there are transportation issues at the current location and one reason they chose this location was the proximity to a bus stop. She continued with many clients use the CATA Go service as well as the County Van services, and it is very rare that a client rides a bike to and from the food bank.

*Mr. Darrah moved to recommend that Council approve the State College Area Food Bank Building Addition Preliminary/Final Land Development Plan dated March 1, 2023 and last revised March 7, 2023 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 deadline will render the plan null and void.*
2. *Pay all outstanding review fees.*
3. *Address, to the satisfaction of the 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 prior to recordation.*
6. *Approve request for fee-in-lieu of the forty-seven (47) square yards of pedestrian facilities along Commercial Boulevard.*
7. *Provide approved College Township Highway Occupancy Permit prior to occupancy.*
8. *Provide proof of NPDES approval.*
9. *Work with College Township Zoning Officer to establish formal address.*
10. *Provide intent to serve letter from University Area Joint Authority.*
11. *Provide intent to serve letter from College Township Water Authority.*
12. *All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.*

*Mr. Hoffman seconded. Motion carried unanimously.*

**OLD BUSINESS: OB-1 Draft Official Map**

Ms. Schoch stated the goals for the meeting as well as the next steps in the process. Mr. Bloom clarified that the intent is not eminent domain but to define infrastructure and facilities which would be beneficial to College Township and its residents. After a lengthy discussion of what an official map is there was a consensus that the Planning Commission would like to request a back drop to the map showing areas of interest not owned by College Township. Mr. Hoffman also suggested the addition of wording to the map legend to include "required transfer of ownership/design".

The Commission also discussed the timing when receiving a new set of maps and comments, and felt they did not have enough review time prior to the meeting. Mr. Bloom stated he understands their concerns and is aiming to have a recommendation from the Planning Commission for Council's April 20<sup>th</sup> meeting. Mr. Forziat stated the comments are confusing and need clarification from the Parks and Recreation Committee, then asked Mr. Spoonamore to stand at the podium and clarify some points.

Mr. Spoonamore introduced himself and stated the Parks and Recreation Committee had three things in mind when reviewing and making comments on the Official Map:

1. Watershed protection
2. Expand current park facilities
3. Making non-car connectivity

After some discussion of navigable waters and Spring Creek, Ms. Schoch stated that the Official Map is not exact and should be thought of as aspirational.

The Planning Commission asked the Parks and Recreation representative to clarify some comments which had been presented. Mr. Spoonamore clarified some comments. It was decided staff would reach out to the Parks and Recreation Committee, provide them with the maps PC received at this meeting, and request any additional comments, and clarification/intent of all comments.

Mr. Hoffman started a motion when Mr. Simpson interjected to discuss some past maps and the history of the rail/trail system in Central Pennsylvania.

*Mr. Darrah moved to table the College Township Draft Official Map and corresponding Ordinance discussion for further clarification, to return to Planning Commission on April 4, 2023. Mr. Hoffman seconded. Motion passed unanimously.*

**OB-2 Burkentine Rezoning Update**

Ms. Schoch gave a very brief update and stated a plan will be coming as the developer has been in contact with the Township Consulting Firm DPZ. There was some discussion about the wellhead protection overlay and shielding requirements for lighting in the proposed area for rezoning.

**NEW BUSINESS:** None presented

**REPORTS:**

**R-1 March 16<sup>th</sup> Council Meeting**

Ms. Khoury provided the Planning Commission with a short report and gave a brief description of the business conducted at the March 16<sup>th</sup> College Township Council meeting.

**STAFF INFORMATIVES:**

**SI-1 Council Meeting Minutes** No further discussion.

**SI-2 EZP Report** No further discussion.

**OTHER MATTERS:** None presented.

**ANNOUNCEMENTS:**

Mr. Forziat announced the next meeting will be Tuesday, April 4, 2023 at 7:00 p.m.

**ADJOURNMENT:** *Mr. Hoffman moved to adjourn. Mr. Forziat adjourned the meeting.*

Meeting adjourned at 9:21 p.m.

*Sharon E. Meyers*

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Sharon E. Meyers  
Senior Support Specialist – Engineering/Planning