

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



June 6, 2023 7:00 p.m.
1481 East College Avenue, State College, PA 16801
www.collegetownship.org

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

EXCUSED: Ray Forziat
Ash Toumayants

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

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

ZOOM MEETING PROTOCOL: Mr. Darrah verified there were no participants present via Zoom.

ROLL CALL: Mr. Darrah confirmed two members were excused from tonight's meeting.

OPEN DISCUSSION: None presented.

CONSENT AGENDA:

Mr. Hoffman moved to approve the May 2, 2023 meeting minutes as written. Mr. Fenton seconded. Motion carried unanimously.

PLANS: None presented

OLD BUSINESS: None presented

NEW BUSINESS:

NB-1 Residential Rental Ordinance

Mr. Darrah clarified the topic of discussion should be the intent and if the Planning Commission feel the updated intent still meets the ordinance language. Ms. Schoch confirmed and continued that the main difference in the intent of the Ordinance is adding the preservation of the single family neighborhoods in the Township. She added that Council is also asking the Planning Commission to review

the Residential Rental Ordinance as it is written and make any recommendations necessary to insure the intent is upheld.

Mr. Hoffman questioned if the intent recommendation was from Council of staff. Ms. Schoch clarified that staff reviewed various versions of a possible intent with Council and what has been presented to Planning Commission is the recommendation from Council.

Mr. Darrah stated that the intent described in the memo to Planning Commission is very similar to the intent in the ordinance presently and clarified that the intent in the ordinance will be removed and replaced with the intent described in the memo should the Planning Commission make that recommendation. He then reviewed each line of the current intent and the proposed intent. Mr. Hoffman stated that the proposed intent is beefing up the ordinance. Ms. Schoch confirmed and stated that the ordinance will be more enforceable for the Township.

Ms. Khoury stated there is confusion with the definition of long-term rental. She opined that the ordinance should be scannably clear and this definition is not. After some discussion it was determined that the long-term rental definition should be changed to "Any dwelling unit, or portion thereof, that is offered for rent or lease as a living facility in increments of fifteen (15) consecutive nights or more".

The Planning Commission also discussed the short-term rental definition and how the no more than 45 total nights per year was determined. There was also some discussion of owner occupied and non-owner occupied, as well as how the State College Borough handles rentals.

Mr. Hoffman moved to recommend Council remove the current intent of the Residential Rental Ordinance (160-2(A-E)) and replace with the intent proposed to the Planning Commission in the memo from Council. Additionally the long-term rental definition (lines 38-40) should be changed to fifteen (15) consecutive nights or more to make the ordinance scannably clear.

Mr. Fenton seconded. Motion passed unanimously.

REPORTS:

R-1 DPZ CoDesign Update & Pre-Charrette Slides

Mr. Darrah stated that Ms. Schoch has provided three weekly updates of the activities with DPZ as well as the slides from the Pre-Charrette powerpoint presentation. Ms. Schoch explained the presentation will also be presented at the opening night of the Charrette and will most likely include some additional findings from continued analysis. She added that she continues to keep in touch and the project is moving forward, and plans for the Charrette week of June 19th through June 23rd to be intense but productive.

The Planning Commission discussed the allowance of R-3 uses in the PRBD and that the Planning Commissions concerns and recommendations may not have been conveyed clearly to staff and therefore to Council either. There was some confusion as to whether a public hearing had been set. Ms. Schoch verified that Council has not set a public hearing for the PRBD Ordinance. Mr. Darrah requested the meeting minutes from the May 4th and June 1st Council meetings. Ms. Meyers made note to add requested minutes to the agenda packet for the next meeting.

R-2 Council Updates

Mr. Hoffman gave a brief update of the June 1st Council meeting. He stated that the chair had given her resignation at the meeting. Centre Hills Traffic Calming bids had been discussed and a bid awarded. Mr. Hoffman stated he enjoyed seeing a local cub scout troop presentation at the beginning of the meeting. He also stated there was some discussion on the Stoney Batter on street parking issue. Mr. Franson clarified that during peak days in the Spring (PSU graduation, etc.) traffic and parking in the area of the Mount Nittany Trail Head is an issue and Council is discussing options to mitigate the matter.

R-3 Centre Region Planning Commission Summary Report

No further discussion.

STAFF INFORMATIVES:

SI-1 Council Meeting Minutes

Council meeting minutes had been reviewed and discussed earlier in the meeting and Mr. Darrah requested May 4th and June 1st minutes be added to the next meeting packet.

SI-2 Zoning Bulletin

No further discussion.

SI-3 What is a Charrette & Charrette Flyer

No further discussion.

SI-4 Memo to Council – Zoning Amendment Consideration

No further discussion.

OTHER MATTERS: None presented

ANNOUNCEMENTS:

Mr. Darrah announced the next meeting will be Tuesday, June 27, 2023 at 7:00 p.m., and he will not be in attendance.

Ms. Schoch announced the Charrette will be held during the week of June 19th.

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

Meeting adjourned at 8:18 p.m.

Sharon E. Meyers

Sharon E. Meyers
Senior Support Specialist – Engineering/Planning