

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



**June 7, 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  
Peggy Ekdahl, Secretary  
William McKibbon  
Robert Hoffman  
Bill Sharp  
Jennifer Landry  
Matthew Fenton, Alternate  
Noreen Khoury, Alternate

**STAFF PRESENT:** Donald M. Franson, P.E., P.L.S, Township Engineer  
Mark Gabrovsek, Township Zoning Officer  
Lindsay Schoch, AICP, Township Principal Planner  
Sharon Meyers, Senior Support Specialist – Engineering

**GUESTS:** Cindy Ross from Dale Street in Lemont

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

**ZOOM MEETING PROTOCOL:** Mr. Forziat deemed it unnecessary to review zoom protocol, as no one was present via Zoom.

**ROLL CALL:** Ms. Schoch performed roll call, all members and alternates present.

**CHAIRMAN'S COMMENTS:** Mr. Forziat stated the Planning Commission meetings need to be professional and organized. He requested there be no sidebars and everyone wait to be recognized by the chair as a point of order before speaking, as diversity of opinions is important. Mr. Forziat also explained the Planning Commission has the responsibility to follow the written ordinances and use Township staff as a resource. That being said, Planning Commission is to make recommendations to Council and Council is the deciding party.

**OPEN DISCUSSION:** None

**CONSENT AGENDA:** *Mr. Hoffman moved to approve the May 18, 2022 meeting minutes. Mr. Darrah seconded. Motion carried unanimously.*

**PLANS:** Nothing presented.

**OLD BUSINESS:**

**OB-1 Conditional Use Application – 127 Dale Street**

Mr. Gabrovsek summarized the conditional use application and memo, then asked the Commission to discuss, re-evaluate, and make a recommendation to Council. Mr. Gabrovsek explained the ordinance allows for reconstruction of the original layout which the applicant must provide proof. Mr. Gabrovsek stated his interpretation of the original porch being 8'x 25' would be in compliance with the ordinance. However, the property owner's proposal of 8.5'x 26' would not be in compliance.

Mr. Darrah clarified Village and R-1 setbacks. Mr. Gabrovsek stated the ordinance does not follow Village specifications however, it does state a structure must be built to original specifications.

Mr. Sharp stated the recommendations by staff he believes to be reasonable.

Mr. Hoffman stated that there should be a recommendation on the vertical dimensions of the porch, not just the length and depth. Mr. Gabrovsek stated the ordinance does address this matter by stating the new structure must be in the general appearance of the original. Mr. Hoffman stated he supports the staff recommendation.

Ms. Ekdahl indicated she was unsure of the matter at hand as she has not been in attendance during the last two Planning Commission meetings. Mr. Forziat clarified the difference between the ordinance, R-1 zoning, and Village zoning. Ms. Ekdahl stated the ordinance should be followed.

Ms. Landry stated she would have to agree to support the staff recommendation but, would be interested to hear from the property owner. Specifically the reason for the hardship the home owner is experiencing over the depth of the porch.

Mr. Fenton stated that he supports the staff recommendation.

Ms. Khoury asked for an explanation as to why this hasn't moved to Council yet. Ms. Schoch explained the process. She also mentioned the Planning Commission needs to make a recommendation to the Council and although the Planning Commission did vote in February, staff felt more facts should be provided to the Planning Commission so they can make the most informed recommendation. Mr. Gabrovsek stated the goal is to form a recommendation for Council, with or without additional reasonable conditions.

Mr. Forziat clarified the zoning officer's interpretation of the information provided and the staff recommendation. At which time Mr. Forziat asked Ms. Ross if she had any comments.

Ms. Ross explained how she arrived at the measurement of 8.5' for the depth of the porch. Ms. Landry purposed a recommendation to Council of 8'6"x 25' which would combine the various dimensions from the numerous documents provided as proof of the original size.

Mr. McKibbon stated he supports staff recommendation depth of 8' and believes the depth of 8'6" to be circumstantial. Mr. Hoffman agreed and stated there needs to be more evidence of the porches lining up when originally built. Mr. Hoffman stated the property owner should have had the property surveyed, which would provide evidence of the other two porches being in line with each other and give a definite measurement of depth for the porch in question.

*Mr. Darrah moved to recommend to Council for approval of 8.5' deep porch by 25' wide which should be within the ordinance based on documentation provided to the Township at various times since 1970. Mr. Sharp seconded. Motion carried by vote of five to two. Mr. Forziat, Mr. Darrah, Ms. Ekdahl, Mr. Sharp, and Ms. Landry were for the motion. Mr. McKibbon and Mr. Hoffman were opposed.*

**NEW BUSINESS:** Nothing presented

**REPORTS:**

Mr. Forziat stated the Centre Region Planning Commission had a limited agenda at the last meeting, as there was a training session which took up a bulk of the meeting. Mr. Sharp opined the Centre

Region has done a good job with the trainings. Mr. Forziat agreed and added the trainings being provided by the Centre Region provide a lot of knowledge when looking at planning. Mr. Forziat also stated should anyone need further explanation or believe expansion of a topic is needed, they can reach out to himself and/or staff to let the Centre Region Planning Commission know.

Mr. Sharp asked about the land development plan at Lincoln Place. Mr. Gabrovsek stated that it is a work in progress.

Mr. Hoffman asked about the Pike Street project. Mr. Franson stated it is currently running on track.

**STAFF INFORMATIVES:**

**SI-1 Council Meeting Minutes May 5, 2022**

Mr. Forziat stated the minutes from College Township Council Minutes from the May 5, 2022 meeting are available for everyone to refer to. No comments.

**SI-2 College Township Engineering Zoning Planning Update from June 2022**

Mr. Forziat stated the update of the Engineering Zoning and Planning staff meeting is available as an attachment for the Planning Commission the review. No comments.

**SI-3 Zoning Bulletin Vol. 16 Issue 6**

Mr. Forziat stated the Zoning Bulletin is available for everyone to peruse. No comments.

**OTHER MATTERS:**

**OM-1 Fire Marshal Attendance at Upcoming PC Meeting**

Mr. Hoffman has reached out to the fire marshal and confirmed that the second Planning Commission meeting of the month would be the best for his schedule. Ms. Schoch and Ms. Meyers will coordinate with Mr. Hoffman and the Fire Marshal and plan for his attendance at the July 19<sup>th</sup> and/or August 16<sup>th</sup> meeting(s).

**ANNOUNCEMENTS:**

Mr. Forziat announced that he will not be in attendance during the Planning Commission meeting on June 21, 2022, and Mr. Darrah will be acting chair for that meeting.

Mr. Forziat also announced the Chairman's Comments added to the agenda for this meeting will not be a permanent addenda and will be removed from future agenda.

Ms. Landry announced the June 7<sup>th</sup> meeting will be her last meeting as she has chosen to resign her seat on the College Township Planning Commission effective immediately. Commissioner's and staff thanked Ms. Landry for her service.

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

Meeting adjourned at 8:22 p.m.

*Sharon E. Meyers*

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Sharon E. Meyers  
Senior Support Specialist - Engineering