



**COLLEGE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES**

Tuesday, June 21, 2022

7:00 PM

**1481 E. College Avenue, State College PA 16801
Hybrid Meeting (In-Person or via Zoom)**

PRESENT: Ed Darrah, Acting Chair
Peggy Ekdahl, Secretary
William McKibbin
Robert Hoffman
Matthew Fenton, Alternate
Noreen Khoury, Alternate

EXCUSED: Ray Forziat
Bill Sharp

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: Mark Torretti, Penn Terra Engineering

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

ZOOM MEETING PROTOCOL: No one present at the moment via Zoom. Mr. Darrah stated it was unnecessary to review Zoom protocol at the time.

ROLL CALL: Mr. Darrah verified, Mr. Froziat and Mr. Sharp were both excused and Ms. Khoury would be joining via Zoom shortly.

OPEN DISCUSSION: None

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

PLANS:

P-1 Subdivision of Tax Parcel 19-2B-89 for the Former Sears Service Center Preliminary/Final Subdivision Plan

Ms. Schoch introduced the plan and a brief history of the area. During the introduction Ms. Schoch stated a revision of the existing Declaration of Easements, Covenants and Restrictions (ECR) is required and, there are sidewalk waivers to be considered during this review. Ms. Schoch also spoke about the Pedestrian Facilities Masterplan and Matrix. This particular plan has a score of seventeen (17) on the matrix. Mr. Franson and Ms. Schoch explained what the score means and how staff arrived at that number.

Mr. Darrah asked for open discussion at which time Mr. Torretti introduced himself and his associates. Mr. Torretti thanked Ms. Schoch for her introduction of the plan. Mr. Torretti pointed out the

Nittany Mall area and discussed who owns which areas which led to the ECR. Mr. Torretti stated that when Rural King purchased the Former Sears Department Store a new ECR was established. Mr. Torretti believes the current ECR only needs an addendum, instead of an entirely new agreement. Mr. Franson acknowledged Mr. Torretti's statement and stated an addendum can be researched. Mr. Torretti began to discuss placement of sidewalks and what area might have the maximum benefit. Mr. Torretti stated there are two areas which would benefit from the installation of a sidewalk. The first is the area along College Avenue, which would connect an existing sidewalk installed by Rural King, and a proposed sidewalk to be constructed by the Nittany Casino project. The second area, and perhaps more beneficial to the property owner, is a stretch along Shiloh Road which would connect Rural King to the proposed auto store.

Mr. Hoffman acknowledged the engineer and property owners contribution to the masterplan and stated the Township and Planning Commission would like to see the peripheral gaps in the sidewalks be filled. Mr. Hoffman stated he would tend to support the waiver request along Shiloh Road which is requesting the width of the sidewalk narrow so as to not have a need to relocate the existing guiderail. Mr. Fenton asked for clarification of the narrow area in question. Ms. Schoch shared a photograph of the area in question. Commissioners, Township staff and Mr. Torretti discussed this area and the sidewalk waiver in detail. During this discussion Mr. Franson and Mr. McKibbin discussed the issue of winter maintenance of the proposed sidewalk along Shiloh Road.

Mr. Gabrovsek stated the proposed sidewalk is a safety hazard to the public. Mr. Darrah agreed and stated there are some safety concerns with a sidewalk along Shiloh Road, especially pertaining to the truck traffic along that particular stretch of road. Mr. Fenton opined a sidewalk along College Avenue would be used more than a sidewalk along Shiloh Road, speaking as a former, 25-year mall employee.

Mr. McKibbin moved to recommend that Council approve the Subdivision of Tax Parcel 19-2B-89 for the Former Sears Service Center Preliminary/Final Subdivision Plan dated May 16, 2022 and last revised June 6, 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. Planning Commission recommends that sidewalks be constructed along College Avenue instead of Shiloh Road, and a plan be compiled and reviewed by staff prior to meeting with Council on July 21, 2022.*

Mr. Hoffman seconded the motion. Motion passed unanimously with Mr. Darrah, Mr. McKibbin, Mr. Hoffman, and Ms. Ekdahl voting yay; Mr. Forziat and Mr. Sharp were absent.

Mr. Darrah suggested a five minute break after the prior motion.
Planning Commission meeting reconvened at 8:05 p.m.

OLD BUSINESS: None

NEW BUSINESS: None

REPORTS: None

STAFF INFORMATIVES:

SI-1 Council Meeting Minutes May 19, 2022 and June 2, 2022

Mr. Darrah stated the minutes from College Township Council meetings from the May 19, 2022 and June 2, 2022 are available for everyone to refer to. No comments.

OTHER MATTERS:

OM-1 Consideration for Review Committee for RFQ

Ms. Schoch stated the Request for Qualifications (RFQ) will close on July 30, 2022, at which time a review board will be designated. This board is to be made up of two (2) Council members, two (2) members of Planning Commission, as well as, College Township staff and members of the Centre Region Council of Governments. Mr. Darrah stated this can be discussed at the next meeting.

ANNOUNCEMENTS:

Mr. Darrah announced that the July 5, 2022 Planning Commission meeting has been canceled and the next meeting will be on Tuesday, July 19, 2022 at 7:00 p.m.

Ms. Schoch made an announcement that Steve Bair, CRCOG Fire Director, will be presenting at the August 16 Planning Commission meeting.

ADJOURNMENT: *Mr. Hoffman moved to adjourn. Ms. Ekdahl seconded. Motion carried. With no other matters to discuss, Mr. Darrah adjourned the June 21, 2022, Planning Commission Meeting at 8:08 p.m.*

Respectfully submitted by,

Sharon E. Meyers

Sharon E. Meyers
Senior Support Specialist - Engineering