

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



July 19, 2022 7:00 p.m.
1481 East College Avenue, State College, PA 16801
www.collegetownship.org

PRESENT: Ray Forziat, Chair
Ed Darrah, Vice Chair
William McKibbon
Bill Sharp
Noreen Khoury, Alternate

EXCUSED: Peggy Ekdahl, Secretary
Matthew Fenton

ABSENT: Robert Hoffman

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

CALL TO ORDER: Mr. Forziat called the meeting to order at 7:03 p.m.

ZOOM MEETING PROTOCOL: Mr. Forziat verified no one was present via Zoom so reviewing protocol was unnecessary.

ROLL CALL: Mr. Forziat verified Ms. Ekdahl and Mr. Fenton were excused.

OPEN DISCUSSION: Nothing presented

CONSENT AGENDA: *Mr. Darrah moved to approve the June 21, 2022 meeting minutes. Mr. McKibbon seconded. Motion carried unanimously.*

PLANS: None presented.

OLD BUSINESS:

OB-1 Consideration for RFQ Review Committee

Mr. Forziat asked staff to explain what the expectations and commitment being on the RFQ Review Committee would require. He also asked if there are any members of the Planning Commission who would prefer to not be nominated. Commissioners stated they would like to know what the requirements of the committee will be before making that decision.

Ms. Schoch stated the committee will be made up of two members from CT Council, two members of CT Planning Commission, a representative from the Centre Regional Planning Agency and two to three members of College Township staff. This committee will work together reviewing proposals and narrowing down the applicants to conduct interviews. The committee will also be present for interviews which will most likely be held during day-time hours.

Mr. Darrah asked what the criteria is. Ms. Schoch stated the Township is looking particularly for consultants with or teams of consultants with expertise with form based code or a hybrid version.

There was some discussion about nominations commencing at the current meeting. Mr. Gabrovsek stated that this committee assignment may be time consuming with a bulk of that time spent reviewing proposals to narrow down the applicants to a more manageable number for interviews. Mr. Gabrovsek recommended Ms. Meyers send an email to all Planning Commission members explaining what the objectives of the committee will be, responsibilities of the members, and nominations.

Ms. Schoch recommended tabling the nominations until a future meeting. Mr. Forziat agreed and added that nominations will need to be at the August 2, 2022 meeting since proposals are due August 1, 2022. Mr. Forziat verified there will be an email sent to the entire Planning Commission with more details of the committee obligations so PC can make the most educated nominations.

Mr. Darrah moved to table OB-1 until the August 2, 2022 meeting. Mr. Sharp seconded. Motion carried unanimously.

OB-2 Pedestrian Plan Implementation

Ms. Schoch presented the Implementation of the Pedestrian Facilities Master Plan, particularly the ordinance changes. The goal is for everyone to agree and rewrite the ordinances with the proper language.

Mr. Forziat stated the fee-in-lieu needs to be based upon inflation and should be reevaluated more often. Mr. Franson stated there is a note at the end of the Pedestrian Facility Fee-In-Lieu section stating, "fees may be evaluated and revised annually by the Township". There was open discussion about how often fee-in-lieu should be reevaluated, the consensus was fee-in-lieu should be reevaluated quarterly. Mr. Franson suggested the change be added to the A203: The College Township Fee Schedule section of Township Code which will provide flexibility desired for reevaluation of fee-in-lieu.

Mr. Darrah suggested the definitions for Primary and Secondary Investment Corridors be added to the System Type section of the document. Ms. Schoch confirmed the minor changes and stated the next step will be to present the Pedestrian Plan Implementation to Council. Next steps include taking the plan and ordinance changes, together through the public process, ultimately adopting/enacting the plan and ordinances concurrently.

NEW BUSINESS: None presented.

REPORTS: None presented.

STAFF INFORMATIVES:

SI-1 Zoning Bulletin Vol. 16 Issue 6

Mr. Forziat stated that the zoning bulletins are a good source to see what is happening in the world of zoning. There was an open discussion about the importance of zoning and uniform enforcement of ordinances.

ANNOUNCEMENTS: Mr. Forziat announced next meeting will be Tuesday, August 2, 2022 at 7:00 p.m.

Mr. Forziat confirmed and announced Mr. Steve Bair will be presenting at the August 16, 2022 meeting.

OTHER MATTERS: None presented.

ADJOURNMENT: *Mr. Darrah moved to adjourn. Mr. Forziat seconded. Motion carried.*

Meeting adjourned at 8:06 p.m.

Sharon E. Meyers

Sharon E. Meyers
Senior Support Specialist - Engineering