

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



August 15, 2023 7:00 p.m.
1481 East College Avenue, State College, PA 16801
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, Assistant Township Manager
Don Franson, P.E., P.L.S., Township Engineer
Jere Northridge, Assistant Township Engineer
Mark Gabrovsek, Zoning Officer
Sharon Meyers, Senior Support Specialist – Engineering/Planning

GUESTS: Mike Vaow, Stahl Sheaffer
Robert Myers, Hawbaker Engineering
Steven Beattie, SEDA-COG
Ray Bilger, resident

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 Mr. Bloom reviewed Zoom protocol.

ROLL CALL: Mr. Forziat verified Mr. Sharp was excused.

OPEN DISCUSSION: None presented.

CONSENT AGENDA:

Mr. Darrah moved to approve the August 1, 2023 meeting minutes as written. Mr. Fenton seconded. Motion carried unanimously.

PLANS:

P-1 PSU – Medlar Field – Weight Room and Hitting Tunnels Land Development Plan

Mr. Franson gave a brief presentation of the plan and introduced the project manager, Mr. Vaow from Stahl Sheaffer. Mr. Vaow gave more details of the plan and discussed the outstanding comments. Mr. Forziat asked about the amount of impervious the proposed plan would add to the area. Mr. Vaow explained that the Bathgate Basin calculations will be added to the next revision of the plan and that this project is adding a minimal percentage to the basin. There were no further questions or comments from the Planning Commission or members of the public.

Mr. Darrah moved to recommend that Council approve the Medlar Field – Weight Room and Hitting Tunnels Preliminary/Final Land Development Plan dated June 23, 2023 and last revised July 28, 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 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 the Township Engineer, any outstanding plan review comments.*
- 4. Fully, comply with College Township Code Section 180-12.*
- 5. Provide NPDES approval.*
- 6. 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.

P-2 Summit Park Subdivision Plan

Mr. Franson gave a brief presentation of the plan and introduced the project manager, Mr. Myers from Hawbaker Engineering. Mr. Myers stated that the proposed plan is a Subdivision and not a Land Development Plan and there is not development being proposed at this time. He added that Summit Industrial Drive will be dedicated to the Township upon completion. Mr. Myers also pointed out there has been a deferral request submitted to postpone the construction and installation of sidewalks and street trees until the lots are 80% developed or within five years of plan approval, whichever comes first. Mr. Franson added that the deferral requested is similar to the process the Township uses for residential development.

Mr. Hoffman expressed concern for the proposed delay of planting street trees and opined they should be planted at the same time for the street to be aesthetically consistent. Mr. Fenton asked about the sidewalk matrix and agreed with the proposed deferral. Mr. Darrah found the deferral request to be agreeable. He stated that a note should be added to the preliminary plan that explicitly calls out the minimum 51% industrial and maximum 49% nonindustrial development which may occur in the IRA. Mr. Darrah added that the notation of the old landfill should be expanded to include the area is to remain “open space” and not to be developed for recreation. He added that a demolition schedule should be added to the final plan, specifically for lots 2 and 3.

Mr. Toumayants asked about the potential traffic impact may be on College Avenue and Summit Industrial Drive, as well as if a traffic signal may be warranted. Mr. Franson stated that it is difficult to predict the potential impact at this time since there are no development requests or submissions at this point. He added that as development is proposed a traffic study will be triggered.

Mr. Forziat asked if a missing link in pedestrian facilities is being created along Stewart Drive. It was verified that there is currently a missing link which would potentially be closed with other development of vacant lots along Stewart Drive.

Mr. Bilger, a resident in the area of the proposed subdivision expressed concern for target demographic for development. Mr. Franson stated there is no one in mind at this time and the Township

would not refuse anyone so long as they meet the IRA regulations. Mr. Bilger asked what the anticipated residential property tax impact will be for homes in the area. It was determined that there shouldn't be any based on the allowable uses in the IRA. There was also a discussion about the potential for traffic enforcement increase with the possible increase in traffic at an already hazardous intersection.

Mr. Beattie from SEDA-COG, representing the adjoining property of the railway, stated that the proposed public right-of-way to be turned over to the Township should be extended across the railway to Route 26. Mr. Franson stated that the intent is that the Township right-of-way will meet the PennDOT right-of-way. Mr. Northridge asked if comments from SEDA-COG will be put in writing. Mr. Beattie stated it won't be necessary as PUC dictates the process and will walk those involved through the process.

Mr. Darrah moved to recommend that Council approve the Summit Park Preliminary Subdivision Plan dated July 14, 2023 and last revised August 7, 2023 subject to the following conditions:

- 1. Within ninety (90) days from the date of approval by Council, all conditions must be satisfied and final signatures must be obtained.*
- 2. Pay all outstanding review fees.*
- 3. Address to the satisfaction of the Township Engineer, any outstanding plan review comments from staff.*
- 4. Post surety as approved by the Township Engineer.*
- 5. Recommend Council approve the sidewalk and tree planting deferral request.*
- 6. Provide proof of NPDES approval.*
- 7. Add a note to the plan that the public right-of-way for Summit Industrial Drive must extend to SR 26, College Avenue, by agreement between the Township, Railway, Developer, and PennDOT as approved by PUC and must be obtained prior to final Plan approval.*
- 8. 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.

Chair Forziat offered a five minute recess before starting the next topic.
The meeting reconvened at 8:00pm.

OLD BUSINESS:

OB-1 Shiloh Road Rezoning

Mr. Bloom introduced the topic and pointed out the packet presents staffs understanding of the direction which Planning Commission was headed during the last meeting. He asked the Planning Commission the keep in mind that Council was looking for a deliberative process to be given through Conditional Use. Mr. Bloom also verified with the chair that the intent of the Planning Commission from their August first meeting has been captured.

Mr. Fenton expressed his objection to making any changes in the PRBD and added that he read a market study online which resulted in the potential need for the expansion of PRBD's in the future. Mr. Bloom clarified that the changes being proposed to the PRBD ordinance do not preclude 100% PRBD development in the district.

Mr. Toumayants stated he appreciates what staff has prepared and requested that Places of Assembly, to include religious gathering spaces, be added to the ordinance wherever Civic Spaces appear within the proposed ordinance. The Planning Commission had a discussion about giving developers options which will help develop the area faster than if mandatory requirements are set in the ordinance.

The Planning Commission worked methodically through the proposed PRBD ordinance.

Mr. Darrah moved to recommend that College Township Council amend Chapter 200, Zoning, specifically the section pertaining to PRBD to allow Duplexes, Townhouses, and Multi-Family Residences as a use-by-right in the District with the following specific requirements:

Any proposed residential development in the PRBD shall be developed as a PRD with the following conditions:

- In a planned residential development, there shall be no minimum area requirements for individual lots or building sites.
- A minimum of 30% of the land in the development shall be designated by a plan for nonresidential uses. Land devoted to nonresidential uses shall be deemed to include driveways, parking areas, and yards which primarily service nonresidential uses but shall not, for purpose of calculation, include common open space.
- Nonresidential buildings may not be located closer than 50 feet to residential buildings.
- Spacing shall be provided between buildings to ensure privacy and sufficient light and air. Each development shall provide reasonable visual and acoustical privacy for dwelling units. Fences, insulations, walks, and landscaping shall be used, as appropriate, for the protection and aesthetic enhancement of property, the privacy of its occupants, the screening of objectionable views or uses and the reduction of noise.
- A building shall be setback a minimum of 5 feet from the edge of right-of-way.
- Nonresidential uses shall provide a 10 foot wide sidewalk.
- All planned development surrounded by public right-of-way on all sides shall incorporate a block structure in its design.
- Each block may have a maximum perimeter of 1,400 feet measured along the street right-of-way perimeter.
- On-street parking shall be provided along streets with a minimum of 15 spaces per 500 linear feet of a public street.
- Block faces may exceed 500 feet in length. Block faces that exceed 500 feet, shall provide a pedestrian path of no less than 10 feet wide.
- One block face may be bound by a non-vehicular pedestrian street. If provided, the pedestrian streets may have a dedicated right-of-way of no less than 25 feet.
- The PRD shall be designed to avoid adverse influences and impacts on surrounding properties.
- Buildings shall be oriented so that the principal façade addresses the principal street it faces.
- Surface parking lots are not permitted along street facing frontages between the right-of-way/property line and principal building face. Surface parking lots shall be provided in the rear of the lot.
- Surface parking lots shall be screened in accordance with Chapter 200 Zoning, Landscape and Buffer Requirements.
- Street-facing townhouses may be rear loaded.
- Sites may be reserved for Civic Buildings and Places of Assembly.
- A minimum of 30% of the gross area of the planned residential development shall be devoted to public or common open space.
- A least 50% of the required public and common open space shall include open space fronted by public streets on a least 2 sides.

With the following statements needing clarification and rewritten:

- A minimum 5 feet wide sidewalk is required along both sides of all public streets. A building **shall-may** be located further from the street so long as the sidewalk increases in width, 1 foot for each additional 5 feet of setback until reaching a maximum sidewalk width of 10 feet.
- Development **shall-may** not exceed the maximum height permitted in the adjoining residential district.
- When a building is located within 120 feet or more of more than one adjoining zoning district, the height **shall-may** not exceed the lowest maximum height allowed in either district.

Mr. Hoffman seconded. Motion passed with a vote of 5 – 1 with Mr. Fenton voting nay.

Mr. Toumayants opined the importance of the need for places of assembly with the densities being proposed for future development.

NEW BUSINESS: None presented

REPORTS:

R-1 DPZ CoDesign Update

No further discussion.

R-2 Council Meeting Update

Mr. Hoffman gave a brief update on the most recent Council meeting.

STAFF INFORMATIVES:

SI-1 Council Meeting Minutes

No further discussion.

SI-2 Zoning Bulletin

No further discussion.

SI-3 EZP Report

No further discussion.

OTHER MATTERS:

OM-1 Correspondence received August 8, 2023 from Daniel Materna

No further discussion.

OM-2 Correspondence received August 8, 2023 from Daniel Materna

No further discussion.

ANNOUNCEMENTS:

Mr. Forziat announced the next meeting will be Tuesday, September 5, 2023 at 7:00 p.m. and added that there was a CPRC report distributed and the referenced attachments will be distributed and discussed at the next Planning Commission meeting.

ADJOURNMENT: Mr. Hoffman moved to adjourn. Mr. Fenton seconded. Motion carried.

Meeting adjourned at 10:25 p.m.

Sharon E. Meyers

Sharon E. Meyers
Senior Support Specialist – Engineering/Planning