

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



**August 16, 2022 7:00 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 McKibbin  
Bill Sharp  
Robert Hoffman  
Matthew Fenton  
Noreen Khoury, Alternate

**STAFF PRESENT:** Don Franson, P.E., P.L.S., Township Engineer  
Mark Gabrovsek, Township Zoning Officer  
Sharon Meyers, Senior Support Specialist – Engineering/Planning

**GUESTS:** Fred Henry, Henry Surveys  
Mark Torretti, Penn Terra Engineering

---

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

**ZOOM MEETING PROTOCOL:** Mr. Forziat reviewed protocol for the participants of the meeting via Zoom.

**ROLL CALL:** Mr. Forziat verified Commissioners presence.

**OPEN DISCUSSION:** Nothing presented.

**CONSENT AGENDA:** *Mr. Hoffman moved to approve the August 2, 2022 meeting minutes. Mr. Darrah seconded. Motion carried unanimously.*

**PLANS:**

**P-1 Ondik Subdivision Plan**

Mr. Franson introduced the Ondik Subdivision Plan with a brief power point. During the introduction Mr. Franson talked about the proposal for the property and sidewalk and driveway waiver requests then introduced Mr. Fred Henry from Henry Surveys.

Mr. Darrah questioned the proposed cul-de-sac and if/how it may be turned over to the Township. Mr. Henry explained the reasoning behind the proposal and that staff has rejected the cul-de-sac. Mr. Franson explained the Township would not accept a partial cul-de-sac and for that reason this area is now labeled as a private right-of-way and is included as part of Lot 1.

Mr. Sharp asked if a sidewalk would be considered in the future. Mr. Gabrovsek explained that since this property is on a private right-of-way and not a public road sidewalks will not be considered in the future.

There was a discussion of fire safety in the area and would a fire truck/ ambulance be able to reach the residents should the need arise. Mr. Franson stated the area of the private right-of-way at the terminus of Struble Road is large enough for school buses and plow trucks to turn around in. That being said, it is large enough for fire trucks to access as well.

Mr. Hoffman questioned if there was any expectation that a dry-hydrant or holding tank may be installed since there will be a well on the property which is on a private road. Mr. Franson stated there is a sprinkler system proposed for the proposed single-family residence. Mr. Hoffman stated a well may not be able to support a sprinkler system and suggested a dry-hydrant would make a lot of sense. Mr. Hoffman reiterated that his comments are just suggestions and he is not certain if these would be mandatory by zoning or not.

*Mr. Sharp moved to recommend that Council approve the Preliminary/Final 2 Lot Subdivision of Lands of Justin P. Ondik and Jaclyn D. Ondik dated July 12, 2022 and last revised July 27, 2022 subject to the following conditions:*

- 1. Within ninety (90) days from the date of approval by Council, all conditions must be satisfied, 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 reviews fees.*
- 3. Address, to the satisfaction of the 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 prior to recordation.*
- 6. Recommend the approval of the sidewalk waiver request.*
- 7. Recommend the approval of the driveway waiver request.*
- 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. Darrah seconded the motion. Motion passed with Mr. Forziat, Mr. Darrah, Ms. Ekdahl, Mr. Hoffman, Mr. Sharp, Mr. McKibbin, and Mr. Fenton voting yay.*

## **P-2 Altman Subdivision Plan**

Mr. Franson introduced the Altman Subdivision Plan with a brief power point. During the introduction Mr. Franson talked about the proposal for the property and sidewalk waiver request then introduced Mr. Mark Torretti from Penn Terra Engineering.

Mr. Darrah asked about the sewer line and whether the easement had been approved. Mr. Torretti stated the easement has been approved by sewage and the plan has gone to zoning board for a zoning variance request. Mr. Darrah questioned the sidewalk waiver and why there is a request to not build sidewalks in a residential neighborhood. Mr. Torretti verified the sidewalk waiver request and explained the reasoning behind the request. Mr. Torretti stated there are many reasons for the request including existing stormwater infrastructure and other existing utility conflicts.

Mr. Hoffman questioned the proposed location for parking off of Mt. Nittany Road. Mr. Darrah stated that he had noticed the issue as well and asked if it would be possible to access the proposed parking from the privately owned alley on the East side of the property. Mr. Gabrovsek replied that is not an option as the slope is too great from the alley to the property. There was a discussion amongst the Planning Commission discussing the matter. It was concluded that there are split comments about a resident backing out of a driveway onto Mt. Nittany Road, however, they were not all agreeable.

Mr. McKibbin moved to recommend that Council approve the Harold Altman Inc. Subdivision Preliminary/Final Subdivision Plan dated July 18, 2022 and last revised August 5, 2022 subject to the following conditions:

1. Within ninety (90) days from the date of approval by Council, all conditions must be satisfied, 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 reviews 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 prior to recordation.
6. Recommend the approval of the sidewalk waiver request.
7. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.

Mr. Fenton seconded the motion. Motion passed with Mr. Forziat, Mr. Darrah, Ms. Ekdahl, Mr. Hoffman, Mr. Sharp, Mr. McKibbin, and Mr. Fenton voting yay.

**OLD BUSINESS:** None presented.

**NEW BUSINESS:** None presented.

**REPORTS:**

**R-1 RFQ Review Committee Update**

Mr. Hoffman stated that the committee members have received the submissions and have begun reviewing them individually. Mr. Hoffman also stated there is a meeting scheduled for the review committee members on August 29, 2022 from 1:00 pm to 3:00 pm. Mr. Darrah stated there is a worksheet for grading the submissions which has been helpful when reviewing the documents.

**STAFF INFORMATIVES:**

**SI-1 CT Council Minutes from July 21, 2022 Meeting**

Mr. Hoffman stated he was happy to see the resolution of the sidewalk by the Nittany Mall.

**ANNOUNCEMENTS:** Mr. Forziat announced the next meeting will be Tuesday, September 6, 2022 at 7:00 p.m. Mr. Forziat also confirmed Mr. Bair will be presenting at that meeting.

**OTHER MATTERS:** Mr. Darrah requested an update on the Casino project. Mr. Franson explained the current state of the project.

Mr. Fenton spoke about the application and interview process involved with becoming a Planning Commission member. He opined the interview could be more fine-tuned to the position to be filled. Mr. Franson took note of the matter.

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

Meeting adjourned at 8:03 p.m.

*Sharon E. Meyers*

---

Sharon E. Meyers  
Senior Support Specialist - Engineering