

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



September 20, 2022 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
Bill Sharp
Matthew Fenton
Noreen Khoury, Alternate
William McKibbin

EXCUSED: Robert Hoffman

STAFF PRESENT: Lindsay Schoch, AICP, Principal Planner
Mark Gabrovsek, Township Zoning Officer
Sharon Meyers, Senior Support Specialist – Engineering/Planning

CALL TO ORDER: Mr. Forziat called the meeting to order at 7:02 p.m.

ZOOM MEETING PROTOCOL: Mr. Forziat verified there was one person present via Zoom and Ms. Schoch reviewed Zoom protocol.

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

OPEN DISCUSSION: Nothing presented.

CONSENT AGENDA:

Mr. Sharp moved to approve the September 6, 2022 meeting minutes. Mr. McKibbin seconded. Motion carried unanimously.

PLANS: None presented.

OLD BUSINESS:

OB-1 Maxwell Zoning Staff Analysis

Ms. Schoch gave a brief powerpoint presentation which covered the memo disbursed in the packet. Ms. Schoch reviewed the general information of the proposal which included existing conditions of the site and the proposed rezoning. Ms. Schoch pointed out that during her analysis of the property

she made a list of the adjacent tax parcels and how those parcels are zoned, as these properties will need to be notified should the proposal of rezoning move forward.

Mr. Forziat questioned if the Centre Region Planning Agency (CRPA) had reviewed the proposal. Ms. Schoch confirmed that CRPA has not reviewed this as it is not to that point yet. Ms. Schoch continued and reviewed the actions that have taken place thus far. The proposal for rezoning was presented to College Township Council on August 4, 2022, at which time was remanded to Planning Commission. Following the presentation to Planning Commission on September 6, 2022 there were concerns of not having a restroom on site and it was suggested the applicant reach out to Centre Region Code Agency (CRCA) to confirm the requirement of restrooms in an industrial building. After the presentation on September 6, 2022 the Planning Commission made a motion to *recommend to Council that the request to rezone a three acre tract which is now existing forest district to general industrial zone subject to a satisfied DRI study by CRPA and additional staff analysis.* The motion carried unanimously.

Ms. Schoch stated upon further staff analysis it was concluded that staff does not foresee any major impact this proposal may have to the surrounding area, therefore staff is in favor of Planning Commission keeping the positive recommendation to Council.

The Planning Commission discussed that there had been a motion made at the prior meeting to recommend the proposal move forward to Council contingent to the satisfactory completion of a DRI study. Mr. Gabrovsek recommended an affirmation of the prior motion as opposed to a new motion.

All present affirmed that the motion from the September 6, 2022 Planning Commission meeting stands as written.

NEW BUSINESS: No new business presented.

REPORTS:

R-1 RFQ Review Committee Update

Ms. Schoch stated that she will send a doodle pool to the committee members by the end of the week for initial interview times. All consultants have been contacted and it was specified that the Township will accept a complete submission until Friday, September 23, 2022, as some proposals were missing information and this will make all proposals consistent. Ms. Schoch stated interviews should begin in mid to late October. Mr. Forziat requested an email be sent to Mr. Hoffman as he was not present for the update and is a member of the RFQ Review Committee.

STAFF INFORMATIVES:

SI-1 CT Council Minutes from September 1, 2022 Meeting

Mr. Forziat asked if there are any questions, thoughts or concerns pertaining to the minutes. Mr. Darrah questioned the Council discussion of the lawsuit from the other bidder in the Casino project. Mr. Darrah questioned if Council is planning to make a decision in their upcoming October meeting. Ms. Schoch stated the State is holding their hearing in October and that she is uncomfortable fielding such questions as she is not sure how to answer not being a Council member. Ms. Schoch specified, as a result of the most recent Council meeting, Council has decided to hold an executive session with the Township's solicitor to review next steps.

Mr. Darrah questioned why Council would want to write a letter to the state and give up possible tax revenue of \$1.6 million in the first year. Mr. Darrah opined it makes no sense as a College Township resident, to give up the new found revenue and possible development of the Dale Summit area. Mr. Forziat stated that he believes the Planning Commission should not ask staff to try and speculate what Council may want or not want to do during an executive session. Mr. Darrah stated he is asking as a resident of College Township. Mr. Forziat suggested Mr. Darrah speak from the podium on the matter and not as a Commission member.

There was discussion of the legal process and the next steps for Council. Mr. Forziat stated that the Planning Commission and Council have an obligation to put the Township in a legally defensible position and that the issue is out of our hands at this point.

Mr. Darrah asked *a business question of, why be swayed by emails that come from Philipsburg and Rush Township and Lock Haven that have no merit of what's going on in College Township and the bulk of the complaints have nothing to do for the residents who live in the Township who's going to benefit from the revenue source that may come here if the state approves the license.*

Mr. Forziat asked if this was a rhetorical question that Mr. Darrah would like to be in the record. Mr. Darrah confirmed it is.

Ms. Schoch stated the Casino project was recently placed on the Council agenda in order to discuss the Frequently Asked Questions (FAQ), which are available on the Township website. There was further discussion of the Casino project and Mr. Forziat suggested questions be referred to the CT Council meeting and public hearing.

Mr. Sharp stated that the Council has done a good job listening to the residents and agreed personal considerations need to be brought to Council. Mr. Forziat suggested that the College Township residents be highlighted in the Council minutes, so as to be able to compare the amount of College Township residents to the amount of nonresidents. Mr. Forziat's suggestion was noted.

SI-2 Zoning Bulletin

Mr. Forziat stated the zoning bulletin has been provided for Planning Commission's perusal and suggested this is a great educational document. Mr. Forziat informed the Planning Commission that he asked staff to add, under other matters, a discussion about the Zoning Hearing Board. He has supplied staff with informatives on the zoning hearing board and what do they do/what is the process. Mr. Forziat stated the other matters section of the meeting is there to help educate the Planning Commission members and keep engaged in the history and process of how and why this Planning Commission works in this way. Mr. Forziat also noted he shared the Regional Growth Boundry/Sewer Service Area provided by CRPA with staff so it can be distributed and discussed at the October 4, 2022 meeting.

ANNOUNCEMENTS: Mr. Forziat announced the next meeting will be Tuesday, October 4, 2022 at 7:00 p.m.

OTHER MATTERS: Nothing presented.

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

Meeting adjourned at 7:40 p.m.

Sharon E. Meyers
Senior Support Specialist - Engineering