

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



October 18, 2022 7:00 p.m.
1481 East College Avenue, State College, PA 16801
www.collegetownship.org

PRESENT: Ray Forziat, Chair
Ed Darrah, Vice Chair
Bill Sharp
Matthew Fenton
William McKibbin
Robert Hoffman
Noreen Khoury, Alternate

ABSENT: Peggy Ekdahl

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

GUESTS: Tony Fruchtl, Penn Terra Engineering
Zack Wineland, College Township 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 and asked Ms. Schoch to review Zoom protocol.

ROLL CALL: Mr. Forziat verified the absence of Ms. Ekdahl.

OPEN DISCUSSION: Nothing presented.

CONSENT AGENDA:

CA-1 minutes

Mr. Hoffman moved to approve the October 4, 2022 meeting minutes. Mr. Darrah seconded. Motion carried unanimously.

CA-2 ABC's schedule

The Planning Commission discussed changing the November 7, 2023 meeting to Wednesday, November 8, 2023 due to the conflict with Election Day.

Mr. Darrah moved to approve the schedule with the exception of the November 7th meeting date be moved to November 8th. Mr. Fenton seconded. Motion carried unanimously.

PLAN:

P-1 Canterbury Crossing

Ms. Schoch introduced the plan with a brief powerpoint presentation. During the presentation Mr. Darrah questioned if Sussex Drive was to continue as a private road or would be made public. Then continued to ask if Sussex Drive is to remain private will the home owners association (HOA) have a maintenance agreement in place. Mr. Franson clarified the road will remain private as it does not meet Township standards and a maintenance agreement is up to the HOA to implement.

Ms. Schoch continued her presentation. Mr. Darrah asked if all the townhomes in phase 1C have been built. Ms. Schoch stated that those homes are under construction.

Upon the conclusion of Ms. Schoch's presentation, Ms. Khoury asked if an agreement had been submitted for the stormwater management with the Centre Hills Country Club. Mr. Fruchtl, the project manager from Penn Terra Engineering Inc, introduced himself then proceeded to answer Ms. Khoury's question. Mr. Fruchtl stated Centre Hills Country Club has had an agreement in place for about fifteen years. He was unsure of the exact wording, but verified the agreement is in place.

Ms. Khoury asked staff about the comment they made about red maples along Brandywine Drive. Ms. Schoch stated that the preliminary plan had shown alternating red maple trees and linden trees and she made the comment for clarification as to the change to all red maples, which is within the Township ordinance. Mr. Fruchtl stated the trees planted along the completed portions of Brandywine Drive are all red maple trees and this plan continues with red maples for the remainder of the road to provide consistent aesthetic. Mr. Fruchtl added that the variety of acceptable street trees varies between municipalities and it is sometimes difficult to plan. Ms. Khoury suggested using Ginkgo trees. Mr. Hoffman stated ginkgo's are the oldest trees.

Mr. McKibbin asked about parking on Sussex Drive. Mr. Fruchtl stated each unit will allow for parking of four vehicles, two in the driveway and two in to attached garage. Mr. Fenton asked for clarification of the signs in the construction area on Brandywine Drive which state for private use only. Mr. Fruchtl stated there was some back and forth about the connection as it is now between Brandywine Drive where the townhome construction is occurring, and the area for the connection by the school. The conclusion was to place signs letting people know the area is not intended to be a through street while under construction. Mr. Fruchtl continued and state this plan should fix all of that with the completion and connection of Brandywine Drive.

Mr. Darrah asked for clarification of the maintenance of Sussex Drive. Mr. Franson stated the HOA is to maintain Sussex Drive as it does not meet Township standards. Mr. Darrah asked when the maintenance will be turned over from the developer to the HOA. Mr. Gabrovsek stated the HOA has clarified the maintenance for Sussex Drive. Mr. Darrah stated he wanted to make sure the HOA is fully funded and is able to support any road or stormwater maintenance that may need to occur. Ms. Schoch stated there is a DSAME agreement in place for all developments with stormwater management.

Mr. Sharp stated that the topography of the area is difficult to visualize and asked for clarification of how water will moved throughout the development. Mr. Fruchtl explained where the highpoints of the development are, as well as the catch basins, inlets, and pipes. Mr. Franson stated the original drainage way prior to development is being used. Mr. Sharp questioned if this drainage system will be able to handle a "hundred year storm". Mr. Fruchtl stated the system is built to Township standards.

Mr. Hoffman stated that he had no questions. He opined the presentation was well thought out and had no comments.

The Planning Commission discussed the timeline of the construction of this area. Mr. Fruchtl stated the construction should commence next year.

Mr. Wineland, a resident of College Township in area of Brandywine Drive, asked if there was a way to install speed humps or post signs to slow traffic on Brandywine Drive. He explained traffic moves very fast through that area even though the road has not yet been completed. Mr. Franson stated the Township may be able to set some signs to collect data, which would allow for targeted enforcement. Mr. Franson also stated there are two speed humps which are to be installed upon completion of the project.

Mr. Wineland stated any signage pre or post construction will be appreciated. Mr. Franson thanked Mr. Wineland for bringing the matter to the Townships attention and installation of signage will be taken into consideration.

Mr. McKibbin moved to recommend that College Township Council to approve the Final Land Development Plan of Canterbury Crossing Phases IV & V Lots 32 and 33 Phase 3 & 4 dated September 19, 2022 and last revised October 10, 2022 subject to the following conditions:

- 1. Within ninety (90) days from the date of the 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 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. NPDES approval.*
- 7. Intent to Serve letter from UAJA.*
- 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, Mr. Hoffman, Mr. Sharp, Mr. McKibbin, and Mr. Fenton voting yay. Ms. Ekdahl was absent.

OLD BUSINESS: There was no old business presented.

NEW BUSINESS: There was no new business presented.

REPORTS:

R-1 RFQ Review Committee Update

Ms. Schoch stated the interviews have been established and will commence on Tuesday, October 25th. The interview times are 8:30 am, 10:30 am, and 2:00 pm. Ms. Schoch also asked if anyone has questions or comments on the questions already established, to have these to her by noon on Friday, October 21st.

Mr. Forziat asked Mr. Darrah if he had an update or comments on the prior Council meeting. Mr. Darrah stated he did not have any comments since he was not in attendance. Ms. Schoch stated as Mr. Darrah was not present, she gave the Planning Commission update to Council at the meeting. She also stated there was a motion for Council to send a letter of dissatisfaction of the Casino project which failed with a voted of four to one. The Commissioner's continued the discussion of the Council meeting.

Mr. Forziat discussed the CRPC summary report he sent to the Planning Commission prior to the meeting. He stated that the meeting he attended was a joint meeting and one topic that was discussed was the five year review plan. Mr. Forziat stated there are significant changes proposed in 2023, one being smaller requests for changing of the Regional Growth Boundary and Sewer Service Area's will possibly be handled by the municipality and not Centre Region. Mr. Forziat requested handouts be added to the next Planning Commission meeting for further discussion and education.

STAFF INFORMATIVES:

SI-1 Council Minutes

There were no further comments.

SI-2 Zoning Bulletin

Mr. Forziat stated the zoning bulletins are very interesting and an excellent educational tool. Mr. Sharp agreed and stated Ferguson Township was mentioned on page seven of this particular bulletin, on the topic of food trucks in the public parks.

OTHER MATTERS:

Mr. Hoffman asked for an update of projects in the Township. Ms. Schoch gave a brief update and agreed to add the staff's Engineering, Zoning and Planning (EzP) update report to future agenda's. The Planning Commission discussed and opined the Geisinger project withdrawal.

ANNOUNCEMENTS: Mr. Forziat announced the next meeting will be November 1, 2022 at 7:00 p.m.

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

Meeting adjourned at 8:04 p.m.

Sharon E. Meyers

Sharon E. Meyers
Senior Support Specialist – Engineering/Planning