

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



November 1, 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

EXCUSED: Peggy Ekdahl, Secretary

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

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

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

ROLL CALL: Mr. Froziat confirmed Ms. Ekdahl was excused and all other commissioners were present.

OPEN DISCUSSION: None presented.

CONSENT AGENDA:

Mr. Darrah moved to approve the October 18, 2022 meeting minutes. Mr. Hoffman seconded. Motion carried unanimously.

PLANS: None presented.

OLD BUSINESS: No old business presented.

NEW BUSINESS:

NB-1 CRPC LUCI Joint Meeting Materials

Mr. Forziat introduced the topic and stated that if there is a need for further explanation or a more in depth conversation we can ask a member of Centre Region Planning to make a presentation. Mr. Forziat then turned the discussion over the staff for any input or explanation.

Ms. Schoch stated that there is a property in College Township that is currently going through the DRI process. The owner has submitted an application to Centre Region Planning Agency (CRPA). CRPA then has twenty days to review the application and consider it to be complete. In this particular case there was some important information missing. Once the application is complete the request will come back to College Township Planning Commission through College Township Council.

Mr. Forziat added that the CRPA re-evaluates the process every five years and between 2013 and 2018 there was not a whole lot that was changed. However, another evaluation is coming in 2023 and there are a few changes proposed. One proposed change is that smaller requests for RGB expansions may be handled by the individual municipalities. "Smaller" is defined as under twelve acres and under sixty EDU's.

Mr. Hoffman questioned if people will need to go through the entire process if it is to be handled by the Township. Mr. Forziat stated that staff will be the experts on that subject. Ms. Schoch explained that the flowchart for the application process is a draft that has not yet been adopted and any changes to the DRI process within the Township is decided by Council. Mr. Forziat confirmed that the process is not yet in practice.

Mr. Forziat stated that the information provided at tonight's meeting is "for your information" and suggested the other commissioners familiarize themselves with definitions provided.

Mr. Hoffman asked if an Act 537 Plan needs to be approved by DEP. Ms. Schoch verified that Act 537 Plans do need to be approved by DEP.

Mr. Forziat gave a brief history of the Centre County Metropolitan Planning Organization (CCMPO). Mr. Darrah questioned where the voting structure comes from and why certain areas have certain votes. Ms. Schoch and Mr. Forziat clarified the voting structure of the CCMPO.

Mr. Forziat discussed the State College connector and the Planning Environmental Linkages (PEL) study. Mr. Forziat stated the materials provided are for informative purposes only. After some discussion Mr. Sharp questioned how MPO fits into CRPC. Mr. Forziat stated that Mr. Jim Saylor is the commonality between the two organizations.

Mr. Sharp commented on a watershed presentation made a few months ago at a different committee. He found it interesting that Penn State conducted a beneficial reuse study and have implemented a reuse plan. Mr. Sharp discussed stormwater runoff as well as how treated water is warmer and how everything we do in our area effects the Chesapeake Bay. The commissioners discussed the topic for a while when Mr. Hoffman enlightened all in attendance that the Township building uses a similar process to heat the building. It is similar to a geo-thermal process, however instead of drilling wells we use a beneficial reuse water line.

REPORTS:

R-1 RFQ Review Committee Update

Ms. Schoch stated since the Planning Commissions last update the RFQ review committee held three interviews on Tuesday, October 25, 2022 and reconvened on Friday, October 28, 2022, at which time a final decision was rendered. The committee chose DPZ, a firm based out of Florida, however the project manager is based out of the Washington D.C. area. Ms. Schoch thanked the PC members who have taken part in the process so far and looks forward to working closely with them and DPZ for the next twenty-one months of intense planning and more.

Mr. Darrah stated that DPZ is willing to complete the plan for the Dale Summit Area and seemed to have a grasp on what the Township is looking for. The firm plans to break the large area into smaller areas to make the project more manageable. Mr. Darrah stated DPZ had discussed the new zoning will

be a hybrid of traditional code and form based code, and this firm was one that discussed the economic drivers for the area. He was impressed by the discussion of different plans and they how will present one with the casino and one plan without the casino, since the casino is not a definite at this time.

Mr. Sharp stated that at the beginning of the process when reviewing the proposals, there was mixed review and each firm had at least one top vote. However, at the post interview meeting held on Friday, the decision was unanimous for DPZ. Mr. Shape opined that DPZ brings flexibility to the project.

The Planning Commission discussed the chosen firm and Dale Summit Area project further.

Mr. Forziat thanked the participating members of PC and believed they had represented the Planning Commission well. Mr. Hoffman stated staff was well organized throughout the entire process. Mr. Sharp stated he was grateful for being part of the process so far and has learned a lot.

STAFF INFORMATIVES:

SI-1 Council Meeting Minutes

Mr. Darrah gave a brief summary of the Council meeting. Mr. Sharp stated that if anyone is interested, the minutes provide a good account of the casino discussion from that meeting.

SI-2 EZP Update

The Engineering, Zoning, and Planning update was provided to the commissioners for informative purposes. Mr. Darrah questioned the locations of two plans which are on the PC agenda for the November 15, 2022 meeting. Staff informed the PC of the general locations of the properties and a quick summary of the plan proposals.

OTHER MATTERS: No other matters presented.

ANNOUNCEMENTS: Mr. Forziat announced the next meeting will be Tuesday, November 15, 2022 at 7:00 p.m.

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

Meeting adjourned at 7:57 p.m.

Sharon E. Meyers

Sharon E. Meyers
Senior Support Specialist - Engineering