College Township offers both in-person and virtual meeting attendance for all public meetings. To attend in-person, meetings will be held at 1481 E. College Avenue, State College PA, 16801, 2nd floor meeting room. To attend virtually, please see the information below.

**To Attend the LIVE Meeting Via Zoom on Computer or Smart Phone:**
- Click here to REGISTER for the meeting via Zoom. Once registered, you will receive a confirmation email containing information about joining the meeting.

**To Attend the LIVE Meeting Via Phone:**
- Dial: 1 (646) 558-8656  ● Meeting ID: 823 4474 3832  ● Passcode: 435300

*Click Here* for detailed instructions on how to participate via zoom.

**VIRTUAL PUBLIC COMMENTS:** Please use the raised hand feature to participate. The moderator will recognize those with their hands raised (either by name or phone number).

**WRITTEN PUBLIC COMMENTS:** For specific Planning Commission agenda items and for items not on the agenda, written public comments may be submitted in advance by emailing smeyers@collegetownship.org by noon the day of the meeting.

**CALL TO ORDER:**

**ZOOM MEETING PROTOCOL:**

**OPEN DISCUSSION (items NOT on the agenda):**

**CONSENT AGENDA:**  CA-1  March 7, 2023 Meeting Minutes
( Approval)

**PLANS:**  P-1  Mount Nittany Medical Center Bed Tower Project
(Discuss/Action)

**OLD BUSINESS:**  OB-1  Official Map
College Township Parks & Recreation Committee member to present comments from the committee
(Discuss/Action)

**NEW BUSINESS:**

**REPORTS:**  R-1  Council Meeting
STAFF INFORMATIVES:  
SI-1  Council Minutes  
SI-2  EZP Report  

OTHER MATTERS: 

ANNOUNCEMENTS:  Next meeting will be Tuesday, April 4, 2023 at 7:00pm  

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

ZOOM MEETING PROTOCOL: Mr. Forziat verified there were no people currently present via Zoom.

ROLL CALL: Mr. Forziat verified all members were present.

OPEN DISCUSSION:
Ms. Schoch gave a brief update of the recent meeting and tour of the Township with DPZ.
Mr. Forziat welcomed the new alternate member, Mr. Ash Toumayants, to the commission.

CONSENT AGENDA:
Mr. Darrah moved to approve the February 21, 2022 meeting minutes as written. Mr. Hoffman seconded. Motion carried unanimously.

PLANS: None presented
OLD BUSINESS:

OB-1 Official Map
Ms. Schoch introduced the topic and Mr. Adams, the Township GIS Specialist. She suggested the possibility of a representative from the Parks and Recreation Committee at the next meeting to present their recommendations. The Planning Commission requested Ms. Schoch request a time extension from Council for further review.

Mr. Darrah explained the difference in liability between designated parks and land preservation, and asked if Council has considered adding areas of interest for designated land preservation. Ms. Schoch stated that the ordinance will be updated with the Official Map and this topic can be discussed and considered.

Mr. Adams presented the official map interactive application and what changes have been made to current. He stated that the investment corridors established during the Pedestrian Facilities Project have been added and explained how they were established and that we plan to execute the official map in a similar fashion. Mr. Adams stated that when a comment is made on the application it is able to be viewed by staff immediately and he is pleased with the amount of views and comments received thus far.

The commissioners discussed eminent domain and requested two separate maps be developed, one showing areas of interest which fall within right-of-way’s and public properties, and one showing areas of interest which are privately owned.

Mr. Fenton suggested the Planning Commission keep in mind that the various committees being asked for comments and recommendations are looking at the map in completely different ways. The commissioners agreed they would like to see two maps which will show progress to date and would like smaller sizes (11x17).

NEW BUSINESS:

NB-1 Burkentine Rezoning
Ms. Schoch introduced the topic and stated that Mr. Sepp from Penn Terra Engineering was present on zoom for questions but would not be presenting. Ms. Schoch presented a power point she had put together which included the proposal from the developer, staff options with explanation, and unintended consequences to avoid. She explained what the next steps are and that action is not required at this meeting as Council has given the commissioners forty five days to make a recommendation.

Mr. Forziat questioned the fifth option which was in the packet but not part of the presentation. Ms. Schoch explained that the consulting firm, DPZ, has been involved in this project already and this could be considered a catalyst project for the form based code hybrid project. Mr. Forziat stated that he would like to see what the consulting firm recommended to the developer.

There was discussion that the Planning Commission would like to see what the consulting firm would recommend for this area of the Township but should not wait for a master plan to be developed. It was decided to wait and see what the consulting firm recommends before making a recommendation to Council.

REPORTS:

R-1 March 2nd Council Meeting
Ms. Khoury gave a brief update of the Council meeting which took place on March 2, 2023. She asked Mr. Franson to give his update and include his trivia questions of the Pike Street traffic calming project.

R-2 March 2nd CRPC Meeting
Mr. Forziat provided a report to the Planning Commission and gave an overview of that report.

STAFF INFORMATIVES:

SI-1 Council Meeting Minutes
No further discussion.
SI-2 Zoning Bulletin
No further discussion.

SI-3 Correspondence – Petition for Review Regarding Casino Project
No further discussion.

SI-4 Alternate Appointment
Mr. Forziat welcomed Mr. Toumayants to the College Township Planning Commission.

OTHER MATTERS: None presented.

ANNOUNCEMENTS:
Mr. Forziat announced the Financial Interest Forms provided for each commissioner this evening must be filled out in their entirety and returned to Jen Snyder or Sharon Meyers as soon as possible.
Mr. Forziat announced the next meeting will be Tuesday, March 21, 2023 at 7:00 p.m.

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

Meeting adjourned at 9:09 p.m.

**Draft**

Sharon E. Meyers
Senior Support Specialist – Engineering/Planning
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR MOUNT NITTANY MEDICAL CENTER BED TOWER PROJECT COLLEGE TOWNSHIP, CENTRE COUNTY FEBRUARY 20, 2023

STORMWATER BMP OWNERSHIP, OPERATION AND MAINTENANCE PROCEDURES

MOUNT NITTANY MEDICAL CENTER STORMWATER MANAGEMENT FACILITY TABLE
1. THIS PLAN IS FOR PLANTING AND PAVING LOCATION PURPOSES ONLY. FOR INFORMATION REGARDING GRADING, DRAINAGE AND EROSION CONTROL, WALL, UTILITIES, ETC. REFER TO THE CIVIL DRAWINGS.

2. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.

3. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.

4. CONTRACTOR SHALL MAINTENANCE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.

5. MAXIMUM SLOPE WITHIN DISTURBED AREAS TO BE 3:1, UNLESS OTHERWISE NOTED.

6. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTING WORK FOR THE SAMEDAY.

7. ALL PLANTS SHALL BE準備 THE SAME RECOMMENDATIONS TO GRADE AS THE ORIGINAL GRADES BEFORE DIGGING.

8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.

9. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.

10. MULCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH. MULCH MATERIAL SHALL BE PLACED OVER ENTIRE SAUCER AREAS OF INDIVIDUAL TREES AND SHRUBS AND OVER THE ENTIRE AREA OF PLANTING BEDS TO A DEPTH OF 3 INCHES AFTER SETTLEMENT.

11. PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.

12. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.

13. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" TOPSOIL.
FEELWNAAY
NOT FOR
CONSTRUCTION

Mount Nittany
Medical Center
Bed Tower
Parking Garage
and Energy Plant
SOIL LIMITATIONS AND RESOLUTIONS

CHAPTER 93 STREAM CLASSIFICATION

HANDLING OF MATERIALS WITH POTENTIAL TO CAUSE POLLUTION

STORMWATER BMP OWNERSHIP, OPERATION AND MAINTENANCE PROCEDURES

POST CONSTRUCTION STORMWATER MANAGEMENT STANDARD NOTES

STAGING OF MAJOR CONSTRUCTION ACTIVITIES

CRITICAL STAGES OF IMPLEMENTATION OF PCSM PLAN

SEEDING SCHEDULE

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN NOTES SHEET
Mount Nittany Medical Center
Bed Tower
Parking Garage
and Energy Plant
Preliminary/Final Land Development Plan
02/20/23
008211.0429

PCS-2
1" = 30'

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
PCSM PLAN
### General Erosion and Sediment Control Notes

<table>
<thead>
<tr>
<th>Soil Type</th>
<th>Slope %</th>
<th>Seed Type</th>
<th>Plant Density</th>
<th>Plant Height</th>
<th>Plant Spacing</th>
<th>Initial Rate</th>
<th>Maintenance Rate</th>
<th>Application Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loam</td>
<td>3-15</td>
<td>Mix</td>
<td>2500 plants/m²</td>
<td>12 in.</td>
<td>12 in.</td>
<td>250 lbs/acre</td>
<td>100 lbs/acre</td>
<td>1000 lbs/acre</td>
</tr>
<tr>
<td>Clay</td>
<td>1-5</td>
<td>Mix</td>
<td>2000 plants/m²</td>
<td>8 in.</td>
<td>24 in.</td>
<td>300 lbs/acre</td>
<td>150 lbs/acre</td>
<td>1500 lbs/acre</td>
</tr>
</tbody>
</table>

### Stabilization Specifications

1. **Vegetative Treatment**
   - Applicable for slopes < 25%
   - Use of native grasses and shrubs

2. **Hydraulic Treatment**
   - Applicable for slopes > 25%
   - Use of structured drainage systems

3. **Soil Stabilization**
   - Applicable for all slopes
   - Use of soil amendments

### Ownership and Maintenance of Stormwater and E&S Control Facilities

- **O&M Plan**: Developed and approved by the governing body
- **Maintenance Schedule**: Regular inspections and repairs
- **Training**: Ongoing education for staff

### Staging of Major Construction Activities

- **Pre-Construction**: Site clearing, soil stabilization
- **During Construction**: Daily monitoring, immediate repairs
- **Post-Construction**: Final inspections, O&M plans

---

**Soil Limitations and Resolutions**

- **Soil Type**: Loam, Clay
- **Issue**: Erosion potential
- **Resolution**: Vegetative and hydraulic treatment

---

**Handling of Materials with Potential to Cause Pollution**

- **Materials**: Sand, Gravel
- **Preparation**: Soak and wash before use
- **Disposal**: In compliance with local regulations

---

**Seeding Schedule**

<table>
<thead>
<tr>
<th>Seeding Schedule</th>
<th>Date</th>
<th>Rate</th>
<th>Density</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>November - March</td>
<td>100 lbs/acre</td>
<td>2500 plants/m²</td>
<td>12 in.</td>
<td></td>
</tr>
<tr>
<td>April - October</td>
<td>150 lbs/acre</td>
<td>2000 plants/m²</td>
<td>8 in.</td>
<td></td>
</tr>
</tbody>
</table>

---

**Engineering & Related Services**

- Mount Nittany Medical Center
- Bed Tower
- Parking Garage and Energy Plant

**Preliminary/Final Land Development Plan**

- 02/20/23
- 008211.0429
- N/A

**Erosion and Sedimentation Control Plan**

- ES3

---

**Underground Utility Construction Guidelines**

- Use of trenching and backfilling
- Use of protective covers for utilities
- Use of certified contractors

---

**Chapter 3: Stream Classification**

- **General**
  - Description of streams
  - Classification criteria

---

**Guidance Notes**

- Use of native vegetation
- Use of pre-construction planning
- Use of construction monitoring
MEMORANDUM

To: Mark Saville, HRG Inc.

From: Sharon Meyers, Sr. Support Specialist – Engineering/Planning

Re: Mount Nittany Medical Centre – Bed Tower, Parking Garage & Central Energy Preliminary/Final Land Development Plan

Date: Friday, March 3, 2023

Attached are comments from staff and county regarding the above-referenced preliminary/final land development plan. The revision of this plan, with comments addressed is due no later than Monday March 13, 2023 by noon. I will need five (5) full size paper sets, and a digital copy of the revised plan. Please also include nine (9) half-size paper sets of the revised plan for College Township Planning Commission meeting packet. Please email to smeyers@collegetownship.org.

The scheduled review before Planning Commission is tentatively Tuesday, March 21, 2023 at 7:00 p.m.

Should you have any questions, please do not hesitate to reach out.

Thank you.
To: Herbert, Rowland & Grubic, Inc.
   Attn: Mark Saville
   2568 Park Center Blvd.
   State College, PA 16801

From: Lindsay K. Schoch, AICP | Principal Planner

Re: Preliminary/Final Land Development Plan – Mount Nittany Medical Center – Bed Tower, Parking Garage & Central Energy Plan

Date: March 3, 2023

As a result of your submission of the above referenced plan, please find below a list of comments from the Principal Planner to correspond with the Assistant Township Engineer’s comments. Once you have the opportunity to review the comments, please contact us, as we are open to holding a meeting to discuss any details in our comment letter as necessary.

1. Remove the Zoning Officer approval block
2. Work with the Township Zoning Officer and the Centre County 911 Addressing department to establish a new address for the hospital and all related buildings.
3. Staff is in the process of reviewing the parking study and will provide comments separately later.
4. Submit an exterior lighting compliance checklist.
5. Sheet L1.01 – please correct the common name for Berberis x gladwynensis to Evergreen Barberry on the planting schedule; please include a minimum/maximum depth of mulch to be used in planting areas.

Due to the nature of these comments presented herein, the Township reserves the right to make additional comments on future submissions.

Thank you.
MEMORANDUM

To: Lindsay Schoch, AICP, Principal Planner
From: Jere Northridge, P.E.,
Re: Mount Nittany Medical Center Bed Tower Project
Date: February 27, 2023

I have received and reviewed the following documents:

A. Land Development Report
B. Set of full-sized plans Preliminary/Final Land Development Plan as prepared by HRG, Inc., dated February 20, 2023 with no revisions noted, sheets LD1 through LD15
C. Erosion and Sedimentation Plan dated February 20, 2023 with no revisions noted
D. PCSM Plan dated February, 2023, with no revisions noted, seven (7) sheets

Please note that a separate submission of Landscape Plan and Lighting Plan sheets was received separately by the Township. These documents were not reviewed by this reviewer.

Based upon my review, I offer the following comments:

General Notes:
1. A consolidated set for review is preferred. This facilitates reviews, revision dates, and recording requirements. Piece meal submissions are discouraged.
2. Consider font sizes/legibility for ultimate scanning/recording. Increased font sizes on LD2, LD3 may improve clarity.

Plan Set LD1 through LD15:

3. Sheet LD4: Define the hatched area southwest of the bed tower. Sheet LD5 indicates vehicular concrete. Please add this to the legends of LD4, LD5 and other sheets as appropriate.
4. Sheet LD4: The scale indicates 1” = 54’. This likely a typographical error for 1” = 40’. Please confirm.
5. Sheet LD5: A pedestrian crosswalk sign (W11-2) south of the bed tower is centered in the sidewalk. Adjust.
6. Sheet LD5: South of the bed tower two curb ramps are located immediately adjacent to a Type C inlets. Consider tripping considerations of the Type C inlet so near to the curb ramp and adjust as appropriate. These inlets are later identified as MN9 and MN7C
7. Sheet LD7: The stormwater structures chart is not fully visible (i.e. MN 13).
8. Sheet LD7, others: Clarify the required pipe cover. Sheet LD12, Storm Sewer Pipe Cover, calls out a minimum 4’-0” of cover.
9. Sheet LD7, others: Differentiation of areas with Heavy Duty Pavement from regular
asphalt pavement is difficult. Areas of Heavy Duty Pavement require 12” aggregate sub-base depths below pavement.
  a. Are the pipes sufficiently deep (i.e. MN 11C to 11B) to allow for the required sub-base and pavement depths?
  b. Have all utility conflicts been resolved at shallow stormwater crossings of other utilities?
10. The project proposes Level Spreaders to release undetained flow over the hillside into the PSU Solar Field.
   a. Has an analysis of flow impact to the solar field’s BMPs been performed?
   b. Has an evaluation of soil shear stress been performed to eliminate existing erosive channeling from the MNMC property to the solar field?
11. Sheet LD9: Underground telephone appears to impact Level Spreader junction LS1B. Clarify the installation protocol between the Level Spreader and shallow utility and address conflicts as appropriate.
   a. What is the separation distance (horizontally and vertically) between the telephone conduit and Level Spreader curb face west of LS.1B
   b. Similarly, what are the utility separation distances in/around LS2?
12. The set provided, LD1 through LD15, lacks stormwater details and does not include a dedicated PCSM. No details on the level spreaders were located.

Erosion and Sedimentation Plan
13. Ownership and Maintenance of Stormwater and E&S Control Facilities: This section calls out Penn State as owner. Review all E&S and PCSM notes to verify ownership and maintenance responsibilities for each BMP.

PCSM Plan dated February, 2023
14. The plan lacks adequate details to address stormwater concerns.
15. Per 175-36, identify the responsibility party for permanent BMPs. The plan set indicates the developer to be responsible. Consider the landowner and/or Mount Nittany Medical Center to be the named responsible party.
16. Per 175-37, identify the recording reference for the basin DSAME on the plan and verify that all ownership and maintenance activities remain valid.
17. Per 175-37, identify whether an additional DSAME filing is required for the permanent BMPS such as the level spreaders. Provide draft language for review.
20. College Township has traditionally requested the Stormwater Ownership and Maintenance Requirement notes also appear on the recorded signature page to affirm to the owner the responsibilities enumerated by the design professionals.

PCSM Narrative
21. Section F, page 7, references a sediment trap (POI 1). Where is this located?
22. Appendix D, Drainage Area map, identifies the MNMC address as 3000 Town Center, Suite 100, Southfield, MI 48075. Consider revision.
23. Appendix D, Calculations, all pre- and post- values for Open space where underlain by
carbonate geology shall use HSG B. Revise the 1.334 acres CN=80 to CN=61 and 0.269 acres CN=77 to CN=55 (175-18.A(12)). Adjust other drainage areas pre- and post- as appropriate.

24. Justify pre-DA1 Tc=5.0 minutes utilizing the lag equation.

Due to the nature of the comments above, the Township reserves the right to provide additional comments upon review of the resubmission.
MEMORANDUM

Date:    March 2, 2023

To:     Lindsay Schoch, AICP
        College Township Principal Planner

From:   Mark Boeckel, AICP
        Principal Planner

RE:    Mount Nittany Medical Center Bed Tower Project Preliminary/Final Land Development Plan – Centre Regional Planning Agency Review

The Centre Regional Planning Agency (CRPA) received the Mount Nittany Medical Center Bed Tower Project Preliminary/Final Land Development Plan on February 23, 2023. This review is intended to fulfill the requirements of the Centre Region’s Agreement of Relationship (dated March 16, 1982) with the Centre County Planning Commission, relative to the provisions of the Pennsylvania Municipalities Planning Code.

The Plan proposes a bed tower addition, parking garage, and central energy plant to the existing Mount Nittany Medical Center on tax parcel 19-3-21.

Based on our review, the CRPA finds that the proposed land development plan is consistent with the 2013 Centre Region Comprehensive Plan Update.

The CRPA offers the following advisory comments for your consideration:

1. The adjacent parcel information on sheet LD1 does not include the deed book or page number for all adjacent parcels. In addition, the title source for the adjacent PSU property listed on sheet #1 is incorrect.

2. A plan sheet that shows the entirety of the site, including all existing development, should be included to provide greater context for the proposed development.

3. A plan sheet that shows the entirety of the land planning unit as noted on Sheet LD1 should be included within the plan set.

4. Notes should be added to the plan identifying how the proposed square footage and improvements relate to the approved master plan.
If you have any questions regarding the supplied comments, please contact the CRPA at (814) 231-3050.

cc: CCPCDO
PLAN REVIEW RECORD
DATE: 3/2/23 REVIEW: 23-2 (Preliminary Site Review)
JURISDICTION: College Township

BUILDING LOCATION: 1800 E. Park Avenue
PROJECT DESCRIPTION: Preliminary Site review for new bed tower, parking garage, and energy plant

REVIEWED BY: Rob Wagner, Plans Examiner
Attn: Sharon Meyers
Email: smeyers@collegetownship.org

<table>
<thead>
<tr>
<th>No.</th>
<th>REVIEW COMMENTS</th>
<th>Code section</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Sheet LD1-Note#16: Indicates that “all structures and parking shall be setback at least 100 feet…adjoining property located along the perimeter of the Land Planning Unit,” while Sheet LD4 indicates buildings within 10 feet of the property line at the garage &amp; less than 40 ft. at the Central Energy Plant Building.</td>
<td>UCC 403.42a</td>
</tr>
<tr>
<td>2</td>
<td>Sheet L1.01 thru LD-E505 are lighting plans only and were therefore not reviewed.</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Not clear on the number of total parking; therefore, unable to determine the number of required accessible parking spaces in accordance with IBC 1106.1 &amp; 1106.3.</td>
<td>IBC 1106</td>
</tr>
<tr>
<td>4</td>
<td>A minimum of 6 accessible parking stalls shall be required in the parking garage with 187 spaces.</td>
<td>IBC 1106.1</td>
</tr>
</tbody>
</table>
| 5   | 1. Unable to verify if the Bed Tower is permitted as indicated, as no Use Group, Construction Type, or Building Height is provided for it or the existing hospital building,  
2. It is my understanding that the proposed Bed Tower building is a different construction type than the existing hospital building. Therefore, a Fire Wall is required, or verification of compliance with Table 602 of the IBC for Fire Separation Distance, and Table 705.8 of the IBC for Fire Separation Distance and Degree of Opening Protection shall be provided in order to determine if the new building is permitted against the existing building as indicated. | IBC 503.1, 503.1.2, Table 602, Table 705.8 |
LETTER OF ACKNOWLEDGEMENT

RE: Preliminary / Final Land Development Plan for Mount Nittany Medical Center -- Bed Tower Project; Plan Dated: February 20, 2023 (last revised: none referenced); College Township

CCPCDO FILE NO: 27-23

CCPCDO DATE RECEIVED: February 23, 2023

Dear Mr. Franson:

The Centre County Planning and Community Development Office acknowledge receipt of the above-referenced proposal.

Per our previous agreement with the Centre Regional Planning Commission Office, the County Planning and Community Development Office’s responsibility concerning its review and comment function (as required by Section 502(b) of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended) will be assumed by the Centre Regional Planning Office.

For your official records, please be advised that this Letter of Acknowledgement is intended to satisfy the County Planning and Community Development Office’s review and comment responsibilities.

If you have any questions concerning the above, please feel free to contact me.

Respectfully submitted,

Christopher D. Schnure
Subdivision and Land Development Planner

/cds

Copies: College Township Planning Commission -- Peggy Ekdahl, Secretary
        College Township Zoning Officer -- Mark Gabrovsek
        Centre Regional Planning Agency
March 13, 2023

College Township
Sharon Meyers, Sr. Support Specialist – Engineering/Planning

RE: MOUNT NITTANY MEDICAL CENTER – BED TOWN, PARKING GARAGE & CENTRAL ENERGY PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

Dear Ms. Meyers,

We have received of your review letters from College Township, CRPA, and Centre Region Council of Government, for the subject project. Our responses are indicated below in bold type.

**College Township – Lindsay K. Schoch Principal Planner**

1. Remove the Zoning Officer approval block.

   **HRG Response:** The Zoning Officer approval block has been removed.

2. Work with the Township Zoning Officer and the Centre County 911 Addressing department to establish a new address for the hospital and all related buildings.

   **HRG Response:** Mount Nittany has retained a wayfinding consultant charged with improving the wayfinding on campus and will work with the College Township Zoning Officer and the Centre County 911 to resolve their concerns.

3. Staff is in the process of reviewing the parking study and will provide comments separately later.

   **HRG Response:** Comment Noted

4. Submit an exterior lighting compliance checklist.

   **HRG Response:** A digital copy of the exterior lighting compliance checklist has been included with this submission.

5. Sheet L1.01 – please correct the common name for Berberis x gladwynesis to Evergreen Barberry on the planting schedule; please include a minimum/maximum depth of mulch to be used in planting areas.

   **HRG Response:** Sheet L1.01 has been corrected as recommended.

**College Township Dated 03/06/23 – Lindsay K. Schoch Principal Planner**

1. Note 14 – Parking Data. Further explain the surplus of parking space as both 100% efficiency and 90% efficiency.
Trans Associates Response: Although 1,482 available parking spaces were documented under September 2022 existing conditions, it is assumed that only 90% (1,334) of the 1,482 parking spaces can be utilized due to the misuse of parking spaces (i.e., vehicles parking in more than one (1) space, materials being stored in spaces, snow mounding in parking spaces, etc.) Therefore, the surplus of available parking spaces decreases as the efficiency of parking decreases and parking demand remains constant.

For example, in Table 16 of the study, 1,300 parking spaces would be required to achieve 90% parking efficiency, whereas 1,170 parking spaces would be required to achieve 100% parking efficiency under future +15% Growth conditions. Therefore, if 1,425 parking spaces are proposed under future MNMC development conditions, the surplus in parking would be 255 parking spaces at 100% efficiency and 125 parking spaces at 90% efficiency under future +15% Growth conditions.

2. Section 200.38 sets forth requirements for the request of a reduction in parking. Please ensure all steps are followed when requesting the reduction in parking. Staff will provide the Trans Association Analysis to our consulting traffic engineering for their review and response.

Trans Associates Response: Since the bed tower is simply a reallocation of beds, no additional parking would be needed. No additional staff, patients or other personnel are being implemented. Consequently, no addition or reduction in parking is being realized for this use. For the 17,000 medical office space, we generated parking estimates using ITE parking generation calculations with a 25% increase. As per the College Township Ordinance a 17,000 SF medical office would demand 68 stalls (1 per 250 SF). Our calculations estimated 67.

The hospital, per ordinance, requires 2,184 spaces and MNMC seeks to supply 1402 spaces a net decrease of 80 spaces from existing. It is typical that a patient may have several appointments with different departments during their visit to the hospital. To accommodate this common occurrence, pedestrian connections within the MNMC facility exist between the various departments and the proposed parking facility and existing parking field to provide convenience and access for patients and visitors without the need to move their vehicles and park closer to their desired location/department. The hospital parking field provides proximity and convenience factors by supplying accessibility to all destination points within the hospital. Based upon proximity and convenience factors and the study results presented, a reduction of required parking is warranted.

3. Show parking calculations.

HRG Response: Parking calculations have been included in note 14 on sheet LD1 with additional data provided in the Parking Study.

4. Please note when requesting a reduction in parking, future parking shall be reserved and the impervious calculation shall consider the area set aside for future parking.

HRG Response: Mount Nittany Medical Center will continue to look to multi-story parking decks to increase parking within the limits of their existing parking lots. The existing parking deck on the northeast corner of the campus has been designed to accommodate an expansion to the
south side of the existing structure as an option if additional onsite parking is needed. This type of expansion can occur without increases in site lot coverage.

5. Provide an overview plan sheet that shows Hospital Drive and Park Avenue

**HRG Response:** Plan Sheet LD1.5 has been added.

6. Consider a bike path connection to Orchard Road

**HRG Response:** Mount Nittany Medical Center will review this suggestion.

7. Completion of the sidewalk along Hospital Drive to Park Avenue to connect with the existing bike lane on Park Avenue.

**HRG Response:** The intersection with Park Avenue and Hospital Drive is on property that is not under hospital ownership or control. However, Mount Nittany Health will work on solutions to connect the Park Avenue bike path to the existing hospital sidewalk that extends to Park Avenue.

---

**General Notes:**

1. A consolidated set for review is preferred. This facilitates review, revision dates, and recoding requirements. Piece meal submissions are discouraged.

**HRG Response:** The plan set has been consolidated.

2. Consider font sizes/legibility for ultimate scanning/recording. Increased font sizes on LD2, LD3 may improve clarity.

**HRG Response:** Font sizes on these sheets have been revised accordingly.

**Plan Set LD1 through LD15:**

3. Sheet L: Define the hatched area southwest of the bed tower. Sheet LD5 indicates vehicular concrete. Please add this to the legends of LD4, LD5 and other sheets are appropriate.

**HRG Response:** The hatches and legends on Sheets LD4 and LD5 have been adjusted.

4. Sheet LD4: The scale indicates 1" = 54’. This likely is a typographical error for 1" = 40’. Please confirm.

**HRG Response:** The scales on all plan sheets have been checked and corrected as necessary.

5. Sheet LD5: A pedestrian crosswalk sign (W11-2) south of the bed tower is centered in the sidewalk. Adjust.

**HRG Response:** The sign location has been adjusted.
6. Sheet LD5: South of the bed tower two curb ramps are located immediately adjacent to a ramp and a Type C inlet. Consider tripping considerations of the Type C inlet so near to the curb ramp and adjust as appropriate. These inlets are later identified as MN9 and MN7C.

HRG Response: The inlets have been revised to Type M and are located outside of pedestrian travel paths.

7. Sheet LD7: The stormwater structures chart is not fully visible (i.e. MN13).

HRG Response: The chart has been adjusted to be fully visible.

8. Sheet LD17, others: Clarify the require pipe cover. Sheet LD12, Storm Sewer Pipe Cover calls out a minimum of 4'-0" of cover.

HRG Response: The storm sewer pipe trench detail (sheet LD13) has been revised to remove the minimum cover requirement.

9. Sheet LD7, others: Differentiation of areas with Heavy Duty Pavement from regular asphalt pavement is difficult. Areas of Heavy Duty Pavement require 12" aggregate sub-base depths below pavement.

   a. Are the pipes sufficiently deep (i.e. MN11C to 11B) to allow for the required sub-base and pavement depths?

   b. Have all utility conflicts been resolved at shallow stormwater crossings of other utilities?

HRG Response: Utility conflicts with other utilities and pavements have been checked and adjusted as needed.

10. The project proposes Level Spreaders to release undetained flow over the hillside into the PSU Solar Field.

    a. Has an analysis of flow impact to the solar field's BMPs been performed?

    b. Has an evaluation of soil shear stress been performed to eliminate existing erosive channeling from the MNMC property to the solar field?

HRG Response: The existing site condition consists of undetailed surface flow from paved surfaces which discharge to the south via approximately 11 curb cuts towards the PSU solar field property. In the proposed condition, inlets will capture surface runoff and direct flow to two (2) proposed level spreaders. These level spreaders will diffuse flows to the south in a non-erosive manner. Per PADEP design requirements, the level spreaders must be sized in order to diffuse flow rates up to the 10-year storm event. The proposed permanent level spreaders (LS.1 and LS.2) have been oversized by approximately 211% and 264% respectively compared to the required sizing. Additionally, the post-development flow rates to the south will be reduced below the pre-development condition. Based upon the above information, it has been determined that the proposed site conditions will improve offsite discharge conditions to the southern property owned by Penn State University.
11. Sheet LD9: underground telephone appears to impact Level Spreader junction on LS1B. Clarify the installation protocol between the Level Spreader and shallow utility and address conflicts as appropriate.

**HRG Response:** The proposed telecom line has been relocated to avoid the conflict.

12. The set provided, LD1 through LD15, lacks stormwater details and does not include a dedicated PCMS. No details on the level spreaders were located.

**HRG Response:** The PCSM plans have been incorporated into the Land Development Plan set (Sheets NT-1, EC-1, PCS-1, PCS-2, PCS-3 DT-1).

**Erosion and Sedimentation Plan:**

13. Ownership and Maintenance of Stormwater and E&S Control Facilities: This section calls out Penn State as owner. Review all E&S and PCSM notes to verify ownership and maintenance responsibilities for each BMP.

**HRG Response:** Notes have been revised and revised as recommended.

**PCSM Plan dated February 2023:**

14. The plan lacks adequate details to address stormwater concerns.

**HRG Response:** Additional detail as noted in these comments has been added including adding sheets NT-1, EC-1, PCS-1, PCS-2, PCS-3 DT-1.

15. Per 175-37, identify the responsibility party for permanent BMPs. The plan set indicates the developer to be responsible. Consider the landowner and/or Mount Nittany Medical Center to be named the responsible party.

**HRG Response:** Notes have been adjusted to indicate Mount Nittany Medical Center to be the responsible party.

16. Per 175-37, identify the recording reference for the basin DSAME on the plan and verify that all ownership and maintenance activities remain valid.

**HRG Response:** The DSAME is in progress.

17. Per 175-37, identify whether an additional DSAME filing is required for the permanent BMPs such as the level spreaders. Provide draft language for review.

**HRG Response:** The DSAME is in progress.


**HRG Response:** A note on sheet LD1 (note #22) has been added to the plans.


**HRG Response:** A note on sheet LD1 (note #22) has been added to the plans.
20. College Township has traditionally requested the Stormwater Ownership and Maintenance Requirement notes also appear on the recorded signature page to affirm to the owner the responsibilities enumerated by the design professionals.

HRG Response: A Stormwater BMP Ownership, Operation and Maintenance Procedures notes have been added to sheet LD 1.

PCSM Narrative:

21. Section F, page 7, references a sediment trap (POI 1). Where is this located?

HRG Response: The sediment trap is located on the south end of the temporary parking area as shown on the ESC plan sheets. This sediment trap has been designed to control both the sediment control and peak rate control for the proposed drainage area while the temporary impervious surfaces are in place. This is not a permanent condition.

22. Appendix D, Drainage Area map, identifies the MNMC address as 3000 Town Center, Suite 100, Southfield, MI 48075. Consider revision.

HRG Response: The drainage area maps have been revised to reflect the correct address for MNMC.

23. Appendix D, Calculations, all pre- and post- values for Open space where underlain by carbonate geology shall use HSG B. Review the 1.334 acres CB=80 to CB=61 and 0.269 acres CN=77 to CN=55 (175-18.A(12)). Adjust other drainage areas per- and post- as appropriate.

HRG Response: The pre- and post-development HydroCAD models have been revised to utilized HSG B for all ground covers.

24. Justify pre-DA1 Tc=5.0 minutes utilizing the lag equation.

HRG Response: The Tc for Pre-DA1 has been revised based upon the lag equation.


HRG Response: Evidence of NPDES and E&S approval will be provided upon receipt.

CRPA – Mark Boeckel, Principal Planner

1. The adjacent parcel information on sheet LD1 does not include the deed book or page number for all adjacent parcels. In addition, the title source for the adjacent PSU property listed on sheet #1 is incorrect.

HRG Response: Note 7 on sheet LD1 has been corrected.

2. A plan sheet that shows the entirety of the site, including all existing development, should be included to provide greater context for the proposed development.

HRG Response: Plan sheet LD1.5 has been added.
3. A plan sheet that shows the entirety of the land planning unit as noted on Sheet LD1 should be included within the plan set.

**HRG Response:** Refer to LD1 and LD1.5

4. Notes should be added to the plan identifying how the proposed square footage and improvements relate to the approved master plan.

**HRG Response:** Refer to LD1 and LD1.5

---

**Centre Region Council of Government – Rob Wagner, Plans Examiner**

1. Sheet LD1-Note #16: Indicates that "all structures and parking shall be setback at least 100 feet...adjoining property located along the perimeter of the Land Planning Unit," while Sheet LD4 indicates buildings within 10 feet of the property line at the garage & less than 40 ft. at the Central Energy Plant Building.

**HRG Response:** The land planning unit for medical campus extends beyond the Mount Nittany Medical Center property lines.

2. Sheet L1.01 thru LD-E505 are lighting plans only and were therefore not reviewed.

**HRG Response:** Comment noted.

3. Not clear on the number of total parking; therefore, unable to determine the number of required accessible parking spaces in accordance with IBC 1106.1 & 1106.3.

**Trans Associates Response:** Under September 2022 conditions, Trans Associates documented 1,482 available parking spaces, of which thirty-one (31) were recorded as ADA spaces. Therefore, fifty-four (54) ADA spaces, nine (9) of which must be van spaces, are required under existing conditions. As a result, Trans Associates recommended that an additional 23 standard spaces be converted to ADA spaces as soon as possible to adhere to ADA requirements.

As a result of the proposed bed tower and MNMC expansion, existing parking spaces will be removed, and a new parking garage will be constructed to accommodate the removal of said parking spaces. Therefore, 1,425 parking spaces are proposed, accommodating the anticipated increase in parking demand due to the proposed MNMC development.

4. A minimum of 6 accessible parking stalls shall be required in the parking garage with 187 spaces.

**HRG Response:** The proposed parking deck includes 19 ADA spaces.

5. (1) Unable to verify if the Bed Tower is permitted as indicated, as no Use Group, Construction Type, or Building Height is provided for it or the existing hospital building.

(2) It is my understanding that the proposed Bed Tower building is a different construction type than the existing hospital building. Therefore, a Fire Wall is required, or verification of compliance with Table 602 of the IBC for Fire Separation Distance, and Table 705.8 of the IBC for Fire Separation Distance and Degree of Opening Protection shall be provided in order to determine if the new building is permitted against the existing building as indicated.
HRG Response:

- New bed tower: User Group: I-2, Construction Type: 1A, high-rise structure, overall building height: 156.12 feet

- Existing hospital is a mixture of construction types 1A and 1B.

- The required construction type for the new bed tower is type 1A due to the height of the proposed structure. The new bed tower is a (10) story, high-rise structure, and will comply with IBC section 403.

- The existing hospital is a combination of construction types 1A and 1B. Therefore, we are designing the new bed tower as a separate building.

- The new bed tower is 10 stories tall: floors G, 1, 2, 3, 4, 5, 6, 7, 8 and Penthouse. The separation between the new tower and the existing hospital will be achieved as follows:
  
  - Floors G and 1 will be separated from the existing hospital by a fire wall that complies with IBC section 706.
  
  - Floors 2 thru penthouse will be separated from the existing hospital utilizing the imaginary line/fire separation distance approach as per IBC sections 602, 705.3, 705.5 and 705.8.

- For floors G and 1, the new fire wall will comply with IBC section 706 and NFPA 221. The new fire wall will be constructed along the face of the existing west and south facades of the hospital at G and 1 levels and will run continuous between the existing hospital and the new bed tower.

- For floors 2 thru Penthouse, an imaginary line/fire separation distance has been designed and located between the new bed tower and the existing west and south wings of the existing hospital. The imaginary line is located 10'-1" away from the existing hospital facades. The distance between the imaginary line and the new bed tower varies.

  - Relative to their distance from the imaginary line, the facades of the existing west and south wings of the hospital comply with fire ratings and allowable openings per IBC table 705.8.

  - Relative to its distance from the imaginary line, the north elevation of the new bed tower complies with fire ratings and allowable openings per IBC table 705.8.

  - Relative to its distance from the imaginary line, the west elevation of the new bed tower complies with IBC table 705.8. The new exterior wall of the west elevation of the bed tower will be (1) hour rated and will have no openings as per IBC table 705.8.

- We are proposing a (1) hour rated roof for the section of new roof located between the imaginary line on levels 2 thru penthouse and the new fire wall on levels G and 1. This (1) hour rated roof is proposed along the north and west elevations of the new bed tower. The proposed (1) hour rated roof construction provides fire protection for the new bed tower and existing hospital.
• The bed tower will block the existing facades of the west wing and south wing of the existing hospital at floors G and 1. These existing structures can remain construction type 1B as follows:

  o IEBC 1102.2 states that an addition shall not increase the area of an existing building beyond that permitted under the applicable provisions of Chapter 5 of the IBC for new buildings unless fire separation as required by the IBC is provided. The existing building is a minimum of Type IB which allows unlimited area of Group I-2 and other non-Group H occupancies. Street frontage or open perimeter increases per IBC 506.3 which rely on percentage of the building that fronts an open space. Although the new building – the addition – would reduce the percentage of open space on which the existing building adjoins, the open perimeter increase is not required for the existing building to comply with the area limitations in IBC 506.

  o The open perimeter or frontage increase does not apply to building height. IEBC 1102.1 states that an addition must not increase the height of an existing building beyond that permitted under IBC Chapter 5 for new buildings. Since the new building will be separated from the existing building by a fire wall in accordance with IBC 503.1 such that it is considered as a separate building for purposes of area and height limitations and construction type, the height of the existing building would not be increased by the new building beyond that permitted by IBC 504.

Sincerely,

HERBERT, ROWLAND & GRUBIC, INC.

[Signature]

Jason Leonard, E.I.T.
Staff Professional II | Land Development

Enclosures
MARCH 1, 2023
LAND DEVELOPMENT REPORT
STATE COLLEGE FOOD BANK BUILDING ADDITION

1. INTRODUCTION:
The Food Bank of the State College Area, Inc. proposes to relocate food bank service operations from their current location at 1321 South Atherton Street in the Borough of State College to an existing building upon a 1.98-acre parcel at 105/169 Gerald Street in College Township. This building was most recently used to house multiple commercial tenants, including an antiques mall business, a law office, etc., and was originally constructed as a roller-skating rink. This proposal includes the construction of two new building additions, adding 1,080 SF to the front of the existing building, and 3,156 SF to the rear of the existing building, as well as installation of a new truck dock facility. Related site improvements include reconstruction of the asphalt driveway and parking lot, installation of new utility service lines to the building, construction of on-site stormwater collection, conveyance, and management facilities, and installation of new outdoor lighting and landscaping. Construction is proposed to commence in the late summer of this year.

2. PROJECT PERMITS & APPROVALS:
Include the following:
- College Township Land Development Plan Approval: application enclosed.
- CRCA Building Permit: will be applied for by project Architect.
- Centre County Conservation District Erosion & Sedimentation Control Plan Approval: plan is being submitted to Conservation District simultaneously with this submission. Evidence of approval will be provided upon receipt.
- PaDEP General NPDES Permit: permit application is being submitted to Conservation District simultaneously with this submission. Evidence of approval will be provided upon receipt.

3. PARKING:
See appendices for parking model.

4. AREAS & COVERAGE
See appendices for areas & coverage model.

5. LANDSCAPING
See appendices for landscaping model.

6. WATER DEMAND/WASTEWATER GENERATION ESTIMATE:
See appendices for estimate. Model indicates a projected decrease in average daily flow emanating from 105/169 Gerald Street site of approximately 100 GPD associated with the proposed change in use.

7. UTILITY SERVICE:
Locations of utilities are based on information as provided by the respective utility companies and existing field evidence.
- Electric: First Energy - via new service extension from existing overhead within Gerald Street ROW.
- Telephony: via new service extension from existing overhead line within Gerald Street ROW.
MARCH 1, 2023
LAND DEVELOPMENT REPORT
STATE COLLEGE FOOD BANK BUILDING ADDITION

- Water: CTWA - via new water service lateral from existing water main within Gerald Street ROW.
- Sewer: UAJA - via new sanitary sewer lateral from existing main within Gerald Street ROW.

8. TRAFFIC:
The trip generation associated with this proposal results in modest projected traffic increases of:
- ADT: from 120 to 173 = +53 trips per day
- AM Peak Hour: from 11 to 28 = +17 trips per hour
- PM Peak Hour: from 12 to 22 = +10 trips per hour

As projection of AM or PM Peak Hour traffic is < 100 or more additional trips per day, a Traffic Impact Study is not warranted. See appendices for Trip Generation.

9. DRIVEWAY SIGHT DISTANCE:
While the State College Food Bank will continue to make use of the pre-existing site driveway approach onto Gerald Street in its current location (which is located atop the over- vertical of Gerald Street and is as such in arguably the best possible location for this site), available vs. required sight distances have been analyzed for this proposal. Although the Food Bank driveway accesses a Township street, driveway sight distance has been analyzed in accordance with PennDOT Chapter 441 “Access to and Occupancy of Highways by Driveways and Local Roads” as a convenient and commonly acceptable reference basis. PennDOT requires what they term as a “safe sight distance” analysis based on Chapter 441 tables for both entering and existing movements at driveway locations. This analysis appears to be most akin to “intersection sight distance” defined by AASHTO 9.5.2. However, in cases where Chapter 441 safe sight distance requirements cannot be met, PennDOT allows for a default to “stopping sight distance”. While semi-truck traffic at this site will be relatively minimal, the sight distance analysis has been based on combination units. As semi-truck movements tend to momentarily swing into opposing traffic lanes for right turn in and right turn out movements, safe stopping distance has also been analyzed for oncoming opposing traffic as well.

Most analysis cases pass, but safe sight distance failure is experienced for a combination unit making a left turn into the site relative to oncoming southbound traffic on Gerald Street. However, stopping sight distance for this same movement is adequate. We would argue that it is highly dubious that oncoming southbound traffic on Gerald Street could accelerate to the analysis speed of 25 MPH within the available sight distance anyway, as there is a three-way stop condition at the Gerald Street/Buchenhorst Street intersection.

We report that safe sight distance failure is also experienced for a combination unit making a left turn out of the site relative to oncoming traffic from the right. However, there is ample safe stopping sight distance for this same movement, so northbound traffic on Gerald may have to brake for such combination units exiting the driveway to the north – a minor inconvenience. We also question whether a northern route through residential neighborhoods would be preferred by truck traffic at all.
See appendices for sight distance calculations. See Land Development Plan detail sheets for turning movement schematics.

10. STORMWATER MANAGEMENT:
See appendices for Post Construction Stormwater Management Report.
### Erosion Control Blanket
**Slope Stabilization**

<table>
<thead>
<tr>
<th>Property</th>
<th>Test Method</th>
<th>Minimum Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acidity</td>
<td>20</td>
<td>15</td>
</tr>
<tr>
<td>Alkalinity</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Boron</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Calcium</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Chloride</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Copper</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Iron</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Lead</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Magnesium</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Nitrate</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Phosphorus</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Potassium</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Sodium</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Sulfate</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Zinc</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

### Pumped Water Filter Bag
**Rock Construction Entrance**
157,938 TOTAL LUMENS - 250,000 PER ACRE IS PERMITTED

NOTES:
1. All light levels are at grade
2. Lumen output is based on anticipated lumen output at half of the rated life of the bulbs.
3. Mounting height shown per location is from grade to fixture aperture

SITE LIGHTING PLAN
March 1, 2023

Adam Brumbaugh, Manager
College Township
1481 East College Avenue
State College, PA  16801

RE:   STATE COLLEGE FOOD BANK BUILDING ADDITION
      PUBLIC SIDEWALK FEE IN LIEU REQUEST

Mr. Brumbaugh:

The State College Area Food Bank recently submitted a Land Development Plan to the township for building additions and site improvements at our 169 Gerald Street property in College Township. In accordance with our prior coordination and per the input of the Planning Commission and Council, this plan illustrates a proposed 5’ wide public sidewalk running along the Gerald Street property frontage, and along the Commercial Boulevard property frontage in accordance with Ordinance No. 0-22-04. This sidewalk has been designed to fit in the available area within public street right-of-way reflective of grades and cross-slopes, and contains three handicapped accessible curb ramps as required.

The Gerald Street public sidewalk portion comprises a length of 435 feet (259 SY) from the northern property boundary line to the proposed curb ramp at the Gerald Street/Commercial Boulevard intersection. This section requires 122 feet of curb back wall due to the existing steep hillside grade immediately beyond some of the sidewalk length. Per our Construction Manager Poole Anderson, the estimated cost of this part of the overall sidewalk is $52,318.00, which is equivalent to $202/SY of sidewalk area.

The Commercial Boulevard public sidewalk component comprises a length of 83 feet (47 SY) from the curb ramp at the Gerald Stret/Commercial Boulevard intersection to the western property boundary line. This section requires 68 LF of footed reinforced concrete retaining wall with an exposed face varying from 8” to 22” due to the existing steep hillside grade beyond the sidewalk area. The estimated cost of this component of the overall sidewalk is $47,565.00, which is equivalent to $1,012/SY of sidewalk area. This cost is five times that of the upper reach along Gerald Street due to the requirement for an actual footed reinforced concrete retaining wall (as compared to a curb wall), and is over 10 times that of the standard unit price rate contemplated by Ordinance 0-22-04 of $90/SY.

The Foodbank does understand the Township’s goals and objectives of Ordinance No. O-22-04 and to that end we have designed and depicted the entire required public sidewalk upon the land development plan in accordance with the ordinance. However, as the mission of the Foodbank is to provide food to families in need, we have continually aimed to minimize project costs on those items that do not directly contribute to that goal. Because of the excessive development
cost of the particular Commercial Boulevard section of the public sidewalk in question, and because of the lack of ability for anyone to actually utilize this sidewalk section until a further extension along Commercial Boulevard is realized, we believe that this is an undue hardship imposed upon our development project that has not been created by the Food Bank. Therefore, in accordance with ordinance provisions, we are respectfully requesting that the Township consider a Fee in Lieu payment of $4,230 for the Commercial Boulevard section based on 47 SY at $90/SY.

Please review this request at your earliest convenience.

Sincerely,

Allayn Beck

Attachment

- Cost Estimate
<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QTY</th>
<th>UNIT</th>
<th>UNIT COST</th>
<th>TOTAL COST</th>
<th>TOTAL</th>
<th>TOWNSHIP ORDINANCE ALLOWANCE</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>CURB RAMPS 3.00 EA</td>
<td>3.00</td>
<td>EA</td>
<td>$1,500.00</td>
<td>$4,500.00</td>
<td>$1,500</td>
<td>$1,000 EA</td>
<td></td>
</tr>
<tr>
<td>CEMENT CONCRETE SIDEWALK 258.67 SY</td>
<td></td>
<td>SY</td>
<td>$169.00</td>
<td>$43,715.23</td>
<td></td>
<td></td>
<td>435 LF</td>
</tr>
<tr>
<td>CONCRETE CURB BACKWALL - 6&quot; REVEAL 40.77 LF</td>
<td>40.77</td>
<td>LF</td>
<td>$42.00</td>
<td>$1,712.34</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CONCRETE CURB BACKWALL - 6&quot; TO 12&quot; REVEAL 81.07 LF</td>
<td>81.07</td>
<td>LF</td>
<td>$85.00</td>
<td>$6,890.95</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$52,318.52</td>
<td>$202.26</td>
<td>$90.00</td>
<td>SY</td>
<td></td>
</tr>
</tbody>
</table>

PUBLIC SIDEWALK - COMMERCIAL BOULEVARD FRONTAGE

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QTY</th>
<th>UNIT</th>
<th>UNIT COST</th>
<th>TOTAL COST</th>
<th>TOTAL</th>
<th>TOWNSHIP ORDINANCE ALLOWANCE</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEMENT CONCRETE SIDEWALK 47.00 SY</td>
<td>47.00</td>
<td>SY</td>
<td>$169.00</td>
<td>$7,943.00</td>
<td></td>
<td></td>
<td>83 LF</td>
</tr>
<tr>
<td>FOOTED CONCRETE RETAINING WALL - 8&quot; TO 22&quot; EXPOSED FACE</td>
<td>1.00</td>
<td>LS</td>
<td>$39,621.70</td>
<td>$39,621.70</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$47,564.70</td>
<td>$1,012.01</td>
<td>$90.00</td>
<td>SY</td>
<td></td>
</tr>
</tbody>
</table>
MEMORANDUM

To: Michael Pratt, Keller Engineers

From: Sharon Meyers, Sr. Support Specialist – Engineering/Planning

Re: State College Area Food Bank Building Addition Preliminary/Final Land Development Plan

Date: Friday, March 3, 2023

Attached are comments from staff and county regarding the above-referenced preliminary/final land development plan: The revision of this plan, with comments addressed is due no later than **Monday March 13, 2023 by noon**. I will need six (6) full size paper sets, and a digital copy of the revised plan. Please also include nine (9) half-size paper sets of the revised plan for College Township Planning Commission meeting packet. Please email to smeyers@collegetownship.org.

The scheduled review before Planning Commission is tentatively **Tuesday, March 21, 2023 at 7:00 p.m.**

Should you have any questions, please do not hesitate to reach out.

Thank you.
MEMORANDUM

To: Keller Engineers  
Attn: Michael Pratt  
3500 East College Avenue  
State College, PA 16801

From: Lindsay K. Schoch, AICP | Principal Planner

Re: Preliminary/Final Land Development Plan – State College Area Food Bank Building Addition

Date: March 3, 2023

As a result of your submission of the above referenced plan, please find below a list of comments from the Principal Planner to correspond with the Assistant Township Engineer’s comments. Once you have the opportunity to review the comments, please contact us, as we are open to holding a meeting to discuss any details in our comment letter as necessary.

1. Remove the reference to the 4-story residential building on Sheet 02 from the proposed development.

2. Add legend to Plan sheets.

3. Since numerous site plans exist, please include a key that identifies which sheet each blow up is located.

4. In reference to Mr. Northridge’s Comment 5, staff requests ALL plan sheets be recorded.

5. Thank you for the submission of the sidewalk request. As noted in recent correspondence, please be prepared to discuss your request with the Planning Commission and Township Council.

6. Sheet 02
   i. General Notes - Please correct the date of application to 2023-02-21; correct the tax parcel number to 19-4A-32.
   ii. Landscaping Notes – College Township does not employ an arborist, please reword to “street tree planting must conform to College Township Code §180-23 requirements”; include under plant sizes notation “consistent with regulations of College Township Code §200-36”; please note/make reference to planting schedule on sheet 05; please note/make reference to planting diagrams on sheet 15.
7. Sheet 03 – mailing address needs added to surrounding tax parcels per College Township Code §180-9 B.

8. Sheet 05 – please correct spelling of Nyssa sylvatica; add “Arborvitae” to common name Green Giant; shrub planting schedule should follow plant sizing of College Township Code §200-36

Due to the nature of these comments presented herein, the Township reserves the right to make additional comments on future submissions.

Thank you.
MEMORANDUM

To: Lindsay Schoch, AICP, Principal Planner
From: Jere Northridge, P.E.,
Re: State College Area Food Bank
Date: February 27, 2023

I have received and reviewed the following documents:

A. Land Development Report
B. Set of full-sized plans Preliminary/Final Land Development Plan as prepared by Keller Engineers., Sheets 1 thru 22, dated March 1, 2023, with no revisions noted.

Based upon my review, I offer the following comments:

Narrative, DSAME (Appendix C)
1. The DSAME language is acceptable as proposed. Provide an appropriate Appendix highlighting the DSAME extents and, upon approval of the Appendix, record this document at the Centre County Courthouse.

Narrative, Post Construction Stormwater Management (Appendix J)
2. Following the PCSM NPDES Worksheets in Sub-Appendix B, an excel spreadsheet analyzes Worksheet #4 calculations. This worksheet uses Curve Numbers (CNs) consistent with Schedule A of the Township Code Chapter 175. However, the CN for lawn here (61, per the Ordinance) is inconsistent with the CN used throughout the hydrocad analysis (69). Clarify the discrepancy.
3. The CMT report and plan set do not clearly identify the locations or elevations of the infiltration pits. Please clarify.

Plan Set
4. All sheets: Consider font size increases for ultimate pdf scanning and courthouse recording purposes.
5. Sheet 01: Consider revision of the Table of Contents sheet names, and specify which sheets, if not all sheets, will be recorded.
7. Sheet 01: Consider addition of the College Township Water Authority.
8. Sheet 02, General Note 3: Revise project description.
9. Sheet 02, General Note 7: Revise tax parcel as may be appropriate.
10. Sheet 02, Site Construction Note 6: Remove reference to Borough Sanitation Foreman.
11. Sheet 04, others: Clarify or detail the 4” underdrain as it is installed in the public right-of-way. Clarify depth, material, encasement, etc.
12. Sheet 07: Is the light standard too near the sanitary line to allow repair/replacement of either component?
13. Sheet 12: Bituminous Pavement – Full Depth detail: Revise total pavement depth to 12.5” to match the sum of the layers.
14. Sheet 16: Clarify the location of the Local Roadway Pavement detail. Consider adjusting Existing Traffic Area utility details to include minimum required depths rather than simply “matching existing.” College Township notes that Gerald Street is a Collector Street. See also Attachment 1 to Chapter 177.
15. Sheet 16: Eliminate SDR options on water service.
16. Sheet 17: Township notes that no Sheet 17 exists; two (2) Sheet 18’s exist.
17. Sheet 18: PCSM Notes: Where critical stages or completed phases require inspection by the design professional or their designee, add a note that the municipality must be notified 72 hours prior to inspection to allow for attendance.
18. Sheet 18: PCSM Notes: Incorporate the language of 175-38.C.
19. Sheet 19: Retitle PCSM Details and include this sheet in those to be recorded.
20. Sheet 19: The basin exit pipe is 18.55 LF in length; the anti-seep collars are specified as four (4) collars 15’ on center.
   a. Provide an anti-seep collar design and amend detail as required.
21. Sheet 20, 21: The Seeding charts are redundant.
22. Provide evidence of E&S approval (175-19).
23. Provide evidence of NPDES approval (175-8).
MEMORANDUM

Date: March 1, 2023

To: Lindsay Schoch, AICP
    College Township Principal Planner

From: Mark Boeckel, AICP
    Principal Planner

RE: State College Area Food Bank Preliminary/Final Land Development Plan – Centre Regional Planning Agency Review

The Centre Regional Planning Agency (CRPA) received the State College Area Food Bank Preliminary/Final Land Development Plan on February 23, 2023. This review is intended to fulfill the requirements of the Centre Region’s Agreement of Relationship (dated March 16, 1982) with the Centre County Planning Commission, relative to the provisions of the Pennsylvania Municipalities Planning Code.

The Plan proposes several additions to an existing structure to support relocation of the State College Area Food Bank to 169 Gerald Street.

Based on our review, the CRPA finds that the proposed land development plan is consistent with the 2013 Centre Region Comprehensive Plan Update.

The CRPA offers the following advisory comments for your consideration:

1. The tax parcel ID of the property appears to be listed incorrectly on the plan and in the project narrative. Per the Centre County WEBIA system, the tax parcel ID is 19-4A-32.

2. Short term bike parking should be provided for visitors in a visible well-lit location within fifty (50) feet of the main public entrance of the building or facility, or no further than the nearest motor vehicle parking space to the main public entrance (excluding parking for individuals with disabilities), whichever is closer.

3. Consider providing covered long-term bike parking for employees.

If you have any questions regarding the supplied comments, please contact the CRPA at (814) 231-3050.

cc: CCPCDO
March 3, 2023

Lindsay Schoch  
Principal Planner  
College Township  
1481 East College Avenue  
State College, Pennsylvania 16801

RE: State College Food Bank Preliminary/Final Land Development Plan

Dear Ms. Schoch,

I have reviewed the above referenced land development plan and conclude that this plan provides adequate infrastructure considerations for the storage and collection of refuse and recycling for this site. Specifically, the plan identifies a fenced corral and a concrete pad. This will allow the safe storage of all trash and recycling receptacles, including a corrugated cardboard container, and easy access by employees, volunteers and collection vehicles.

However, we do recommend that the fenced corral include two swing gates so that the dumpsters and recycling containers can be closed off from public access. Closed gates deter use by others looking to dispose of refuse, which can be a problem as their refuse can make the dumpster too full prior to it being emptied by the hauler. Moreover, they tend to leave larger items outside of the dumpster, which becomes the site owner’s problem to get hauled away. This can be especially problematic at commercial buildings that are not occupied at night or on weekends.

I appreciate the opportunity to review the plans to ensure proper refuse and recycling containers, locations, access and sizes. The Centre Region COG Office of Administration is the designated agent for the Townships of Benner, College, Ferguson, Harris and Patton for the Centre Region Refuse and Recycling Program. If you have any questions, please let me know.

Sincerely,

Shelly G. Mato  
Refuse and Recycling Administrator, Centre Region Council of Governments
PLAN REVIEW RECORD
DATE: 3/1/23 REVIEW: 23-1 (Preliminary Site Plan)
JURISDICTION: College Township
BUILDING LOCATION: 105/169 Gerald Street
PROJECT DESCRIPTION: Preliminary site plan review for 105/169 Gerald Street
REVIEWED BY: Rob Wagner, Plans Examiner
Attn: Sharon Meyers
Email: smeyers@collegetownship.org

<table>
<thead>
<tr>
<th>No.</th>
<th>REVIEW COMMENTS</th>
<th>Code section</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>An accessible route is required from the accessible building entrance to the public way (Gerald Street).</td>
<td>IIBC 305.7</td>
</tr>
<tr>
<td>2</td>
<td>The Use Group, Construction Type, and Number of Stories are not indicated. Unable to verify permitted Height and Area of existing building for proposed use(s) along with proposed additional square footage being added with additions.</td>
<td>IBC Ch. 5</td>
</tr>
</tbody>
</table>

No. 1

An accessible route is required from the accessible building entrance to the public way (Gerald Street).

No. 2

The Use Group, Construction Type, and Number of Stories are not indicated. Unable to verify permitted Height and Area of existing building for proposed use(s) along with proposed additional square footage being added with additions.
LETTER OF ACKNOWLEDGEMENT

College Township Council
Don Franson, Township Engineer
1481 East College Avenue
State College, PA 16801

RE: Preliminary / Final Land Development Plan -- State College Area Food Bank Building Addition; Plan Dated: March 1, 2023 (last revised: none referenced); College Township

CCPCDO FILE NO: 28-23
CCPCDO DATE RECEIVED: February 23, 2023

Dear Mr. Franson:

The Centre County Planning and Community Development Office acknowledge receipt of the above-referenced proposal.

Per our previous agreement with the Centre Regional Planning Commission Office, the County Planning and Community Development Office’s responsibility concerning its review and comment function (as required by Section 502(b) of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended) will be assumed by the Centre Regional Planning Office.

For your official records, please be advised that this Letter of Acknowledgement is intended to satisfy the County Planning and Community Development Office’s review and comment responsibilities.

If you have any questions concerning the above, please feel free to contact me.

Respectfully submitted,

Christopher D. Schnure
Subdivision and Land Development Planner

/cds

Copies: College Township Planning Commission -- Peggy Ekdahl, Secretary
College Township Zoning Officer -- Mark Gabrovsek
Centre Regional Planning Agency
March 10, 2023

Lindsay Schoch, Principal Planner
College Township
1481 East College Avenue
State College, PA 16801

RE: STATE COLLEGE FOOD BANK BUILDING ADDITION
   LAND DEVELOPMENT PLAN
   RESPONSE TO 2023-03-03 COLLEGE TOWNSHIP REVIEW COMMENTS

Lindsay:

We respond to College Township’s comments of 2023-03-05 as follows:

PLANNING COMMENTS:
1. Residential Building Reference: removed
2. Legend: a comprehensive legend is found on sheet 2. There are many plan elements and plan review agencies requiring legend information and we have found that it makes the most sense to present a single comprehensive legend for the entire plan set in one location for ease of reference and editing rather than scattering them amongst the various differing plans.
3. Site Plan Key: has been added to sheet 4.
4. Plan Recordation: all plan sheets will be recorded.
5. Public Sidewalk Fee in Lieu Request: comment noted.
6. Plan Sheet 2
   • Application Date: revised per comment.
   • Tax Parcel Number: corrected per comment.
   • Landscaping Notes: revised per comment.
7. Plan Sheet 3: mailing addresses added to surrounding tax parcels per comment.
8. Plan Sheet 5:
   • Plant Species Spelling Error: corrected per comment.
   • Shrub Planting Sizing: corrected to accord with College Township Code §200-36.

ENGINEERING COMMENTS:
1. DSAME: appendix provided per comment.
2. Lawn Grass CN Value: has been corrected to 61 throughout analysis per comment.
3. Infiltration Test Pits: locations have been clarified on plan sheet 4. They already appear on sheets 5 and 7.
4. Font Size: while we will certainly consider this recommendation for future plans, given the amount of technical information that now must be provided on site plans, and that is already present on these particular plans, we will continue with the current size for this presentation.
5. Sheet 1 Sheet Names: have been revised per recommendation.
6. Sheet 1 Stormwater O&M Protocols: have been added to Title Sheet per comment.
7. Sheet 1 CTWA Reference: has been added to existing utility information on sheet 1 per comment.
8. Sheet 2 Project Description: revised per comment.
MARCH 10, 2023
STATE COLLEGE FOOD BANK BUILDING ADDITION
LAND DEVELOPMENT PLAN
RESPONSE TO 2023-03-03 COLLEGE TOWNSHIP REVIEW COMMENTS

9. Tax Parcel #: corrected per comment.
10. Sanitation Forman Reference: removed per comment.
12. Light Standard: relocated to be 5’ offset of proposed sanitary sewer lateral.
13. Bituminous Pavement Detail: typo corrected per comment.
14. Local Roadway Pavement Detail: added to sheet 12 per comment. Existing traffic area utility details have been adjusted to refer to minimum required depths and to cross reference local roadway pavement detail per comment.
15. SDR Options: removed from detail per comment.
16. Sheet Number: sheet number error corrected. Note that we have also reorganized sheet presentation to have PCSM follow Erosion Control data.
17. PCSM Notes: municipality notification requirements added per comment.
18. PCSM Notes: the language of 175-38.C has been added per comment.
19. Title: revised per comment. All plan sheets will be recorded.
20. Anti-seep Collars: the discrepancy is noted. However, as this proposed stormwater management basin is in full cut excavation with no pipes outletting through any embankment, anti-seep collars are not required at all and have been eliminated from the plan.
21. Seeding Chart: redundant seeding chart has been eliminated.
22. E&S Approval: will be provided upon receipt.
23. NPDES Permit Approval: will be provided upon receipt.

CRPA COMMENTS:
1. Tax Parcel ID: has been corrected per comment.
2. Short Term Outdoor Bike Parking: has been added to the plan per comment.
3. Long Term Covered Bike Parking: Owner has indicated that there is sufficient room in warehouse areas to provide employees with covered and secure bike parking.

CRRRRP COMMENTS:
1. Refuse Enclosure: has been screened on three sides per ordinance requirements. Owner has given consideration to providing front swing gates but is declining to do so. This particular enclosure is very wide at 29’ to house an additional organics container, and 14’-6” swing gates would be very heavy, difficult to operate, and would create maintenance issues. The Owner recognizes (and accepts) risk of enticement to outsiders looking to illegally dispose of refuse, but the facility is located well to the rear of the lot behind the existing building, and if necessary, security cameras will be utilized.

CRCA COMMENTS:
1. Accessible Route: has been provided from the accessible building entrance to the proposed Gerald Street sidewalk per comment.
2. Building Information:
   • Use Group: B-Business, M-Mercantile, S-2-Storage (low hazard), Mixed Use – Non-Separated
   • Construction Type: 2B – Non-combustible, unprotected.
   • Number of Stories: one.
A formal building permit submission by the Architect will occur in the near future.
MARCH 10, 2023
STATE COLLEGE FOOD BANK BUILDING ADDITION
LAND DEVELOPMENT PLAN
RESPONSE TO 2023-03-03 COLLEGE TOWNSHIP REVIEW COMMENTS

Please review this response and advise us of any comments that you may have.

Sincerely,

[Signature]

Michael Pratt
Project Manager

Enclosures:
1. Revised Land Development Plan: 6 full size sets & 9 half-size sets
2. Revised Land Development Report: 3 copies
MEMORANDUM

To: College Township Planning Commission

Thru: Mike Bloom, Assistant Township Manager

From: Lindsay K. Schoch, AICP | Principal Planner

Re: The Official Map

Date: March 17, 2023

Official Map Update – Where We Stand:

On Thursday, March 16, 2023, the College Township Council approved an additional 45-days extension for the Planning Commission to review and make their recommendation upon the changes and updates to the College Township Official Map.

On Tuesday, March 21, a member of the College Township Parks and Recreation Committee will attend to relay their recommendations to the Planning Commission because of their review of the Map at their February 13 and March 13 meetings.

The Ordinance text has been included with this memo for the review and information of the Planning Commission.

Where we are in the Process:

1. ✓ First Draft of Official Map presented to Council, this triggers the MPC’s 45-day Planning Commission Review period (unless Council chooses to extend the time).

2. ✓ Council remands the Official Map to the Planning Commission.

3. ✓ This 45-day period is also the most opportune time for the Parks and Recreation Committee to review the Official Map and provide their input. (Reviewed 2/13 and 3/13)

4. ✓ The Planning Commission requested additional review time. Time was granted.

5. The Planning Commission makes a recommendation on the Official Map to Council.

6. Barring any substantive changes, Council will set a Public Hearing and authorize staff to commence the required 45-day Public Review period.
7. Public Notice of the 45-day review period and Public Hearing are advertised (newspaper, social media, township website)

8. The proposed Official Map is shared with the Centre Regional Planning Agency, the Centre Region Planning Commission, and any adjacent municipality in which any newly proposed streets, paths or other public land intersects or intends to lead.


10. Upon Council approval, the Township has 60-days to record the map with the Recorder of Deeds.

**Action Requested:**

Staff requests the Planning Commission hears the presentation from the Parks and Recreation committee and considers their recommendations. Staff requests the Planning Commission make a motion to recommend the updates to the Map to Council, Council sets a public hearing to enact the Official Map Ordinance.
COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA

ORDINANCE NO. O-23-03
AMENDMENT TO CHAPTER 133 – OFFICIAL MAP

AN ORDINANCE OF THE TOWNSHIP OF COLLEGE, CENTRE COUNTY PENNSYLVANIA,
AMENDING CHAPTER 122, OFFICIAL MAP IN VARIOUS LOCATIONS

WHEREAS, The Council of the Township of College adopted an ordinance on November 14, 1985 as
Chapter 133 in Ordinance No. 83; amended in its entirety by Ordinance No. O-06-08;

NOW, THEREFORE, BE IT ORDAINED, by the Council of the Township of College, that the existing
College Township Ordinance No. 87; amended in its entirety 6-15-2006 by Ordinance No. O-06-08 be
amended as follows:

Items in bold italics are new language to be added
Items struck-out are to be deleted.

GENERAL REFERENCES
Streets and sidewalks — See Ch. 177.
Subdivision of land — See Ch. 180.
Zoning — See Ch. 200.

SECTION 1
§ 133-2 statutory authority shall be amended to read as follows:
This chapter is enacted and ordained under the grant of powers by the General Assembly of the
Commonwealth of Pennsylvania in the Pennsylvania Municipalities Planning Code, Act of 1968, L.L.805,

SECTION 2
§ 133-3 Purpose shall be amended include the following:

to implement the Pedestrian Facilities Master Plan as amended.

SECTION 3
§ 133-6 Incorporation of Map; certification and changes shall be amended as follows:
A. Certification of the Official Map.

(1) The Official Map shall be identified by the signatures of the College Township Council members,
attested by the College Township Secretary, under the following words: "This is to certify that this is the
Official Map of the Township of College adopted by Ordinance No. O-23-03 and referred to in Article
II of Ordinance No. O-06-08 of the Township of College, Centre County, Pennsylvania," together with
the date of enactment of this chapter. The Map shall be kept on file with the College Township
Manager.
SECTION 4

§ 133-22 Terms defined.

RIGHT-OF-WAY

A corridor of land set aside for use, in whole or in part, by a street. The surface of and space above and below any real property in the Township of College in which the Township has a regulatory interest, or interest as a trustee for the public, as such interests now or hereafter exist, including, but not limited to, all streets, highways, avenues, roads, alleys, sidewalks, tunnels, viaducts, bridges, skyways, bike path, shared-use path or any other public place, area or property under the control of the Township, and any unrestricted public or utility easements established, dedicated, platted, improved or devoted for utility purposes but excluding lands other than streets that are owned by the Township. The phrase "in the right(s)-of-way" means in, on, over, along, above and/or under the right(s)-of-way.

STREET

A street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and any other ways used or intended to be used by vehicular traffic or pedestrians. A strip of land or part thereof within the right-of-way, whether dedicated or not, that is intended or used for vehicular and pedestrian traffic. The phrase "in the (a) street(s)" means in, on, over, along, above and/or under the (a) street(s).

Attachments:
Attachment 1 - Official Map (LINK NEEDS UPDATED)

SECTION 5. SEVERABILITY

If any sentence or clause, section, or part of this ordinance is found to be unconstitutional, illegal or invalid, such findings shall not affect or impair any of the remaining parts of this ordinance. It is hereby declared to be the intent that this ordinance would have been adopted had such part not been included.

SECTION 6. EFFECTIVE DATE

This ordinance shall take effect five (5) days after enactment.

ENACTED AND ORDAINED, this ________ day of ____________ 2023, by the College Township Council, Centre County, Pennsylvania.

COLLEGE TOWNSHIP COUNCIL:

ATTEST:

_________________________________       ______________________________________
Adam T. Brumbaugh, Manager / Secretary       Carla Stilson, Council Chair
ATTENDED BY –
COUNCIL: Carla Stilson, Chair
Dustin Best, Vice Chair
L. Eric Bernier
Susan Trainor

ABSENT: D. Richard Francke

STAFF: Adam T. Brumbaugh, Township Manager/Secretary
Mike Bloom, Assistant Township Manager
Don Franson, P.E., P.L.S., Township Engineer
Amy Kerner, P.E., Public Works Director
Lindsay Schoch, AICP, Principal Planner
Mark Gabrovsek, Zoning Officer
Jennifer Snyder, Assistant Township Secretary

CALL TO ORDER: Ms. Carla Stilson, Chair, called to order the March 2, 2023, Regular Meeting of the College Township (CT) Council at 7:03 PM and led in the Pledge of Allegiance.

ANNOUNCEMENT: Chair Stilson announced that Council met in Executive Session prior to the start of this meeting to discuss a personnel matter.

PUBLIC OPEN DISCUSSION:
No Public Open Discussion brought forward.

NEW AGENDA ITEMS:
No New Agenda Items added.

SPECIAL PRESENTATION:

SP-1 Parks and Recreation Committee Annual Update

Mr. Earl Moore, CT Parks and Recreation Committee Chair presented Council with the College Township Parks and Recreation Committee 2022 Annual Report and offered the objective of the Parks and Recreation Committee is to encourage the Township to provide parks and recreational
opportunities for the residents of College Township. Mr. Moore introduced the nine (9) member Committee.

Mr. Moore provided some highlights of the past year.
- Service project was completed at Cairnes Crossing.
- Spring Creek Park Master Plan was completed and accepted by Resolution R-22-21.
- Asphalt revitalization of the College Township Bike Path.
- Flood lights at Slab Cabin for winter sledding were replaced.
- Parking at Stoney Batter has been improved and is being highly utilized.
- Mulch was placed throughout the Township parks.

The Public Works Department reported completion of the following maintenance projects in the parks in 2022:
- New picnic tables were constructed and positioned in various parks throughout the Township.
- Glenn Park: Two new picnic tables replaced old tables.
- Oak Grove: General maintenance and dead trees were removed.
- Mountainside: A new grill installed for the picnic area.
- Bike Path: A section of the bike path between College Avenue and East Branch Road was repaved.
- Mt. Nittany Terrace: General maintenance and shrubs removed and mulch placed in play area.
- Shamrock: Mulch placed in play area.
- Fieldstone: Maintenance and landscaping.
- Penn Hills: The “natural hillside” had a paths mowed into it for ease of passage.
- Bike Path: Sprayed for poison hemlock.

Mr. Moore thanked the committee and CT Staff for their commitment to the parks. He opined that College Township has a lot of great parks and open space for recreation.

Council asked the Parks and Recreation Committee to develop budget numbers for the long-range planning of parks projects. The Parks and Recreation Committee’s five-year plan can be worked into CT Capital Improvement Plan.

REPORTS:

a. Manager’s Update

Mr. Brumbaugh, Township Manager, offered the CT Council and CT Water Authority to determine the percentage purchase of electricity for SPPSA during meetings of March 1st (CTWA) and March 2nd (CTC). CT Council requested Staff to consult with traffic engineer to identify two (2) alternate traffic-calming configurations for bid. Trans Associates identified a 5/5 and a 4/4 speed hump configuration to be bid along with the 7/7 configuration. Centre Region Parks and Recreation Authority (CCRPA) appointed Bill Keough of Ferguson Township to the TWP Governance Committee. Zoning permits for commercial alterations submitted for former Macy’s building by 2901 ECA Associates. Projected value of work estimated at $33 million.
Mr. Franson, Township Engineer, offered information related to the Pike Street Traffic-Calming project. Prior to the project, the 85th percentile speed was 32 MPH. Speed and traffic data obtained during the week of February 7 – 13, the 85th percentile speed is 24.8 MPH. Travel time from Dale Street to Elmwood Street at 32 MPH is 19 seconds. Travel time from Dale Street to Elmwood Street at 25 MPH is 25 seconds. Total traffic count per day is 5,940.

b. COG Regional, County, Liaisons Reports

COG Executive Committee: Chair Stilson reported the Executive Committee met on February 21, 2023, and discussed the Solar Power Purchasing Agreement, 2024 Budget Prioritization, and the Millbrook Marsh Nature Center Boardwalk Feasibility Study.

COG Parks and Recreation Governance Committee: The COG Parks and Recreation Committee meeting was held on February 22, 2023.

COG Human Resource Committee: Mr. Best reported the COG Human Resources Committee was held on March 1, 2023, and heard a presentation on fire job descriptions and discussed the Classification and Compensation Study update.

Mr. Bernier offered he attended the open house for the Children’s Discovery Space Center, a non-profit. He was very impressed by the experience.

Centre County Metropolitan Planning Organization (CCMPO): Mr. Bernier reported the CCMPO Coordinating Committee met on February 28, 2023, and elections were held and new members introduced. They recognized Dr. John C. Spychalski who at the time of his retirement, he held the longest active tenure of any Coordinating Committee member, dating back to 2001.

c. Staff/P.C./Other Committees

Planning Commission (PC): Ms. Noreen Khoury, PC liaison to Council, offered the PC met on February 21, 2023, and reviewed the Official Map and heard reports from CT Council meeting and Centre Regional Planning Commission. The Rhodes Lane Land Development Plan was tabled at the request of the developer.

d. Diversity, Equity & Inclusion (DEI) Reports (Public Invited to Report)

Proclamation P-23-01: Recognizing February as Black History Month

Chair Stilson recognized that February was Black History Month. In recognition, Chair Stilson read Proclamation P-23-01 and introduced Gary Abdullah, Elder Unity Church of Jesus Christ and founding member of the MLK Plaza Committee, Tracey Mariner, College Township Resident and Carmin Wong, Bunton-Waller Graduate Fellow, Ph.D Candidate in English & African American and Diaspora Studies, who spoke to the importance and purpose of recognizing Black History month.

Ms. Trainor made a motion to approve Proclamation P-23-01 recognizing February as Black History Month. Mr. Bernier seconded the motion.
Motion carried unanimously.

Chair Stilson called a brief recess from 7:40 PM to 7:54 PM to take pictures.

CONSENT AGENDA:

CA-1 Minutes, Approval of
a. February 16, 2023, Regular Meeting
b. February 27, 2023, Special Meeting

CA-2 Correspondence, Receipt/Approval of
a. Email from Josiah Newman, dated February 16, 2023, regarding CTWA pressure increases
b. Letter from Penn Terra Engineering, dated February 16, 2023, regarding time extension for Stocker Body Shop LDP to June 10, 2023
c. Email from Sean Houtz, dated February 17, 2023, regarding Residential Rental Ordinance
d. Email from Daniel Materna, dated February 17, 2023, regarding casino
e. Letter regarding The Paterno Family Beaver Stadium Run
f. Letter from Representative Paul Takac, dated January 23, 2023, regarding introduction as the newly elected Representative for the 82nd District of the PA House of Representatives
g. Email from Daniel Materna, dated February 22, 2023, regarding casino
h. Email from Tom Ertsgaard, dated February 25, 2023, regarding LTAC Centre Hills Village Traffic-Calming
i. Email from Daniel Materna, dated February 25, 2023, regarding casino

CA-3 Action Item, Approval of
a. Resolution R-23-10; Appointment of Alternate Member to the Planning Commission

Mr. Bernier made a motion to accept the March 2, 2023, Consent Agenda minus CA-2.a., CA-2.c., and CA-2.e. Mr. Best seconded the motion. Motion carried unanimously.

CA-2.a.: Council discussed with Staff the measures taken to alert residents of the upcoming system upgrades, which will increase pressure in the Centre Hills Village.

CA-2.c.: Council discussed the Paterno Family Beaver Stadium Run and authorized a $500 donation to the event.

CA-2.c.: Staff discussed the Residential Rental Ordinance as it relates to the letter received from Mr. Sean Houtz.

Mr. Sean Houtz, CT resident, shared with Council his current situation with rental properties and the current Residential Rental Ordinance.
Because this Ordinance has been enforced for almost one year, Council asked that Staff bring it back to a CT Council meeting agenda for further discussion and review.

Ms. Trainor made a motion to accept CA-2.a., CA-2.c., and CA-2.e.
Mr. Bernier seconded the motion.
Motion carried unanimously.

OLD BUSINESS:

**OB-1 Local Traffic Advisory Committee; Recommendation for Bid**

Mr. Brumbaugh offered a brief introduction of the Centre Hills Village Traffic-Calming project. The Local Traffic Advisory Committee recommended Council advance to final design and bidding a traffic-calming project, which consist of a total of 14 Watt’s style speed humps, seven on Oak Ridge Avenue and seven on Shamrock Avenue. Staff, under the direction of Council, worked with Trans Associates to identify two less extensive traffic-calming project configurations that could be included as alternates to the primary 14-speed hump installation. Trans Associates provided two additional configurations, one with 5-speed humps on each street and one with 4-speed humps.

Council reviewed the proposed bid alternates. Some members of Council were in favor of the recommended design of 14-speed humps but were concerned that the bids may come in over budget so getting bids with the alternate configurations would save time. However, other members of Council aligned with the original recommendation from LTAC and did not feel it necessary to seek out bids for alternate configurations.

Mr. Earl Moore, CT Resident, LTAC member, spoke in favor of the original recommendation by LTAC and added this project is very important to the neighborhood.

Ms. Beth McGraw, CT Resident, spoke in favor of the original recommendation by LTAC and encouraged Council to listen to the experts on how to fix the problem.

Ms. Robin Jones, CT Resident, spoke in favor of the original recommendation by LTAC.

Mr. Tom Ertsgaard, CT Resident, offered disappointment in the engineer’s alternate configurations.

Mr. Bernier made a motion to authorize Township Staff to finalize construction drawings for the traffic-calming project to Centre Hills Village to include the 14 Watt’s-style speed hump configuration; and, as soon as possible, advertise the project for bid and construction if the bids come in at or under the budgeted amount, with the intention of completing construction of the traffic-calming project during the 2023 construction season.
Mr. Best seconded the motion.
Mr. Earl Moore, CT Resident, offered additional comments and again offered this is a very personal issue for all who live in the neighborhood.

Mr. Ed Darrah, CT resident, opined it would not change anything and save time and money to get the two (2) alternate bids at the same time as the proposed recommendation of 14 speed humps.

Chair Stilson called the question
Motion carried unanimously.

**OB-2 Solar Power Purchasing Agreement**

Mr. Mike Bloom, CT Assistant Township Manager, offered that in 2018, discussions regarding the potential for a joint Solar Power Purchasing Program began locally and ultimately culminated in the formation of a Solar Power Purchasing Agreement (SPPA) Working Group consisting of 15 member entities.

In the following years, the SPPA Working Group and Project Management Team working with consultant, GreenSky Development Group, have determined a Solar Power Purchasing Agreement is viable and solicited proposals from solar and retail energy providers. There were four (4) responses to the RFP, including three (3) solar service providers and one (1) retail service provider.

As it currently stands, the Project Management Team have focused on a proposal featuring one (1) solar and one (1) retail provider. The solar portion of this proposal will feature a 15-year term at a yet to be determined fixed price. The retail portion will be broken into more traditional 3-5-year terms. This proposal is currently under legal review, with the costs of this review be passed along to each of the SPPA member entities per the existing formula.

In order to be able to finalize the proposal, including a draft contract and price point for the solar portion, the SPPA Working Group and consultant is seeking answers to the following two questions from each of the member entities:

1) Does the governing board/council remain committed to participating in the SPPA?

2) If so, what portion of your individual energy usage are you willing to commit to solar energy?

Mr. Bloom offered a visual with the energy distribution for the 15 organizations in the SPPA. The 2018 electric usage by College Township is less than 2% of the total agreement. Mr. Joe Viglione, Centre Region COG Finance Director, was available to answer questions from Council.

After discussion, Council remains committed to the SPPA and the following motion was made.

**Mr. Bernier made a motion to maintain involvement in the Solar Power Purchasing Agreement and indicate an initial volume at 80% of the 2018 energy use or 306,101 kWh.**

Mr. Best seconded the motion.

Motion carried unanimously.
OB-3  CTIDA Executive Director Agreement with College Township

Mr. Brumbaugh, Township Manager, offered that the Memorandum of Understanding (MOU) Agreement with the College Township Industrial Development Authority (CTIDA) would expire in March 31, 2023. At the CTIDA meeting held on February 15, 2023, the CTIDA reviewed the MOU and moved to extend the service of the College Township Manager, Mr. Brumbaugh, as the CTIDA Executive Director from March 31, 2023, to June 30, 2023.

Mr. Brumbaugh offered that the CTIDA has made significant strides in establishing governance and operational improvements.

Ms. Trainor made a motion to approve the Memorandum of Understanding Agreement between College Township Council and the College Township Industrial Development Authority (CTIDA) authorizing the Township Manager to function as the CTIDA Executive Director from March 31, 2023, through June 30, 2023, subject to the terms and conditions of the Agreement. Mr. Bernier seconded the motion.
Motion carried unanimously.

NEW BUSINESS:

NB-1  COG Draft 2024 Budget Priorities

Mr. Brumbaugh offered that because of the difficulties faced during last year’s COG budget process, the COG Finance Committee discussed potential improvements to the budget process, including a new internal form, a more concise Program Plan format, and draft budget priorities that can guide COG Staff in developing budget proposals for new items in 2024. Member municipalities are asked to review, discuss, suggest edits or additions and offer feedback to the Draft 2024 Budget Priorities by March 8, 2023. The COG Finance Committee will review this feedback at their March Meeting.

Council discussed and offered the following comments:

- Several of the budget priorities are very similar to other listed budget priorities. “Addressing Economic Impacts (Inflation/Deflation)” is very similar to “Regional Economic Benefit to Support the Vitality of the Region”; and “Taking Care of What we Own (safe, well-maintained facilities)” is similar to “Preparing for the Future of the COG and COG Facilities”.
- Council was unable to decipher the meaning of the “Efficient Interconnected Shared-Services Delivery Ecosystem” priority.
- There as an observation that everything – all services – COG performs on behalf of municipalities seem to be captured in the list of budget priorities.

STAFF INFORMATIVES:
No *Staff Informatives* were pulled for discussion.

**OTHER MATTERS:**

Council asked that the Residential Rental Ordinance be added to the agenda on the second CT Council meeting in April.

Mr. Bloom offered information about the release of the Capital Improvement Program (CIP) with an early work session to be scheduled in April.

**ADJOURNMENT:**

Ms. Trainor moved to adjourn the March 2, 2023, Regular College Township Council Meeting. Chair seconded the motion.

The March 2, 2023, Regular College Township Council Meeting was adjourned at 9:52 PM.

Respectfully Submitted By,

Adam T. Brumbaugh
Township Secretary
LAND DEVELOPMENT PLAN COUNCIL ACTION DEADLINES

<table>
<thead>
<tr>
<th>Title</th>
<th>Submitted</th>
<th>Action Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rhodes Lane Condos</td>
<td>10/17/2022</td>
<td>May 8, 2023</td>
</tr>
<tr>
<td>MNMC – Bed Tower</td>
<td>2/21/2023</td>
<td>May 22, 2023</td>
</tr>
<tr>
<td>State College Food Bank</td>
<td>2/21/2023</td>
<td>May 22, 2023</td>
</tr>
</tbody>
</table>

LAND DEVELOPMENT PLAN ACTIVITY

<table>
<thead>
<tr>
<th>Title</th>
<th>Recording Deadline</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stocker Body Shop</td>
<td>June 10, 2023</td>
<td>Surety received 6/20 expires 6/14/23; 9/1 CTC approved 90-day ext.; 11/16 ext. request received, to CTC 12/1; extension approval sent 12/2; 2/15 sent email for 90 day ext (to CTC 3/2) must be recorded prior to Arize FCU recording</td>
</tr>
<tr>
<td>Canterbury Crossing</td>
<td>May 2, 2023</td>
<td>9/19 Submitted; 9/20 Completeness review; 9/20 sent to all for full review (comments due 9/30); PC tentatively 10/18; PC recommended to Council; CTC 11/3, received conditional approval; working with Jere on surety; CTC 1/19 for 90-day extension, approval sent 1/24</td>
</tr>
<tr>
<td>Rhodes Lane Condos</td>
<td>May 8, 2023</td>
<td>10/17 submitted; 10/18 completeness review; 10/18 sent for full review (comments due 10/28); plan revisions came 11/7, accepted 11/14; P&amp;R 11/14; PC 11/15; 12/1 plan tabled per PTE request, PTE granted review time extension; 12/29 revised plan submitted, comments due 1/13; to P&amp;R 1/9; revision 4 received 1/19, comments due 1/27; revision due 2/6; P&amp;R 2/13 as staff informative; 2/20 tabled by PTE; to PC 2/21 tabled; revision due 3/13;</td>
</tr>
<tr>
<td>Arize Federal Credit Union</td>
<td>May 17, 2023</td>
<td>12/19 submitted &amp; completeness review; 12/20 sent for full review; Comments sent 12/30; revision received 1/9, comments due 1/13; comments sent 1/13; to PC 1/17; revision due</td>
</tr>
<tr>
<td>MINOR PLANS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>MNMC – Bed Tower</td>
<td>2/6; comments due 2/10; to CTC 2/16; conditional approval 2/16, letter sent 2/17; revision due 3/1</td>
<td></td>
</tr>
<tr>
<td>May 22, 2023</td>
<td>2/21 submitted, letter sent 2/22; comments due and sent 3/3; revision due 3/13; <strong>to PC 3/21</strong></td>
<td></td>
</tr>
<tr>
<td>State College Food Bank</td>
<td>2/21 submitted, letter sent 2/22; comments due and sent 3/3; revision due 3/13; <strong>to PC 3/21</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OTHER</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Dale Summit Area Plan</td>
<td>PC made recommendation to Council January 18, 2022; Joint Council/PC meeting held March 28.; RFQ is on the website: Pre-submission meeting to be 7/14 (5 firms have signed up for pre-submission meeting); Deadline to submit proposals 8/1; to be reviewed by committee (2 Council members, 2 PC members; 1 CRPA; staff); committee established 8/4; submissions sent to committee members 8/9; member meeting 8/29 1-3pm Library; 9/7 follow up with interview candidates to request sealed quotes; interviews October 25th; DPZ is chosen firm; Contract to be reviewed by CTC 12/15; 1/11 DPZ okayed contract and scope; to CTC 1/19 for approval; DPZ will be present 2/27-3/1, with a tour on 2/27; Charrette to take place at the end of June</td>
</tr>
<tr>
<td>submitted 1/31/2023 Expires 4/1/2023</td>
<td>1/31 sent to staff &amp; Schnure, Kauffman &amp; Boeckel; comments due 2/10</td>
</tr>
</tbody>
</table>

| Lot 6ER-2 (former Maxwell)                                               | 1/17 sent to staff & Schnure, Bair & Boeckel; comments due 1/27; revision due 2/6; 1/30 asked for plan for signatures; 2/6 received plan for signatures (plan & letter ready to go), 3/7 requested 45 day ext from Zach Gay, received approval of ext.; **waiting on deeds to review** |
| Submitted 1/31/2023 Expires 4/1/2023                                    | 1/31 sent to staff & Schnure, Kauffman & Boeckel; comments due 2/10 |

| Oak Ridge LTAC                                                           | LTAC meeting January 12, 2022; consulting engineer discussion at February 3 Council meeting; Council remanded back to LTAC at their March 3 meeting; LTAC met on March 30; as of 7/27 in hands of NTCC; 9/28 had a public meeting; 10/26 public meeting; to present to CTC 11/3; 12/1 & 12/2 lines painted on Oak Ridge and Shamrock; meeting 1/11; ballots due 2/3; meeting 2/8; CTC 2/16; CTC gave go ahead to prepare bid package |

- **MNMC – Bed Tower**: 2/6; comments due 2/10; to CTC 2/16; conditional approval 2/16, letter sent 2/17; revision due 3/1; 2/21 submitted, letter sent 2/22; comments due and sent 3/3; revision due 3/13; **to PC 3/21**
- **State College Food Bank**: 2/21 submitted, letter sent 2/22; comments due and sent 3/3; revision due 3/13; **to PC 3/21**
- **MINOR PLANS**
  - **Bilger Minor Re-Plot**
    - Submitted 1/17/2023
    - Expires 5/2/2023
    - 1/17 sent to staff & Schnure, Bair & Boeckel; comments due 1/27; revision due 2/6; 1/30 asked for plan for signatures; 2/6 received plan for signatures (plan & letter ready to go), 3/7 requested 45 day ext from Zach Gay, received approval of ext.; **waiting on deeds to review**
  - **Lot 6ER-2 (former Maxwell)**
    - Submitted 1/31/2023
    - Expires 4/1/2023
    - 1/31 sent to staff & Schnure, Kauffman & Boeckel; comments due 2/10
- **OTHER**
  - **Dale Summit Area Plan**
    - PC made recommendation to Council January 18, 2022; Joint Council/PC meeting held March 28.; RFQ is on the website: Pre-submission meeting to be 7/14 (5 firms have signed up for pre-submission meeting); Deadline to submit proposals 8/1; to be reviewed by committee (2 Council members, 2 PC members; 1 CRPA; staff); committee established 8/4; submissions sent to committee members 8/9; member meeting 8/29 1-3pm Library; 9/7 follow up with interview candidates to request sealed quotes; interviews October 25th; DPZ is chosen firm; Contract to be reviewed by CTC 12/15; 1/11 DPZ okayed contract and scope; to CTC 1/19 for approval; DPZ will be present 2/27-3/1, with a tour on 2/27; Charrette to take place at the end of June
  - **Oak Ridge LTAC**
    - LTAC meeting January 12, 2022; consulting engineer discussion at February 3 Council meeting; Council remanded back to LTAC at their March 3 meeting; LTAC met on March 30; as of 7/27 in hands of NTCC; 9/28 had a public meeting; 10/26 public meeting; to present to CTC 11/3; 12/1 & 12/2 lines painted on Oak Ridge and Shamrock; meeting 1/11; ballots due 2/3; meeting 2/8; CTC 2/16; CTC gave go ahead to prepare bid package
Pike Street Phase 3  Surveying to begin in January; letter sent to residents, surveying started 1/11; 1/18 traffic calming maps removed from Council room; before pictures are complete (may take after pictures of traffic calming phase)

Traffic Signal Technologies Grant (TSTG)  Frank is working with help of District 2 PennDOT; Application due September 30; resolution to be passed; Application submitted; 12/14 approved for $127,700; need RFP for traffic engineering services

Maxwell DRI  Presented to CTC, remanded to PC; PC recommended approval pending DRI; met with staff about rezoning entire lot, decided to stick with original proposal; awaiting results from DRI; application submitted to CRPA, deemed incomplete, will be resubmitted; to PC 1/17; to CTC 2/16; CRPC 3/2 recommended approval; property to be posted on or before 4/10; **General Forum 3/27**

Official Map  Council remanded to PC 2/2; 2/7 PC received maps for homework; 2/21 PC discussion; 3/7 PC request time extension and paper copies of map

Burkentine Rezoning  Council remanded to PC 2/16; 3/7 PC introduced to rezoning consensus is to wait for DPZ

Zoning Hearing  Aspen Heights – tree buffer planting 4/18

**ENGINEERING BOND/LOC SURETY EXPIRING SOON**

*No surety to expire in April*

**LDP’s UNDER CONSTRUCTION**

Aspen Heights
Canterbury Crossing
Evergreen Heights
Jake’s Fireworks
Steve Shannon
Winfield Heights