General Meeting Information
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. See the College Township website at www.collegetownship.org for detailed instructions on how to participate via zoom.

Written public comments, for specific agenda items, may be submitted until 12:00 noon the day of the meeting by emailing jsnyder@collegetownship.org.

College Township is committed to making meetings accessible to everyone. If you require an accommodation or service to fully participate, please contact Jennifer Snyder at jsnyder@collegetownship.org or 814-231-3021.

COUNCIL MEMBERS: 2024 COMMITTEE ASSIGNMENTS:
Dustin Best, Chair............................. COG Executive Committee
                                      COG Parks Capital Committee
                                      COG Climate Action and Sustainability Committee (CASC)
                                      Spring Creek Watershed Commission (SCWC)
Eric Bernier, Vice Chair...................... COG Land Use Community Infrastructure Committee (LUCI)
                                      COG Facilities
                                      CC Metropolitan Planning Organization Coordinating Committee (CCMPO)
Rich Francke.................................... COG Finance Committee
                                      COG Parks & Recreation Governance Committee
Susan Trainor................................. COG Public Safety
                                      CT Local Traffic Advisory Committee (LTAC)
                                      CT Industrial Development Authority (CTIDA)
Tracey Mariner............................... Centre Area Cable Consortium
                                      COG Human Resources Committee

COLLEGE TOWNSHIP COUNCIL MEETING

CALL TO ORDER/PLEDGE OF ALLEGIANCE

PUBLIC OPEN DISCUSSION: For any item not on this agenda. Please limit comments to five minutes.
NEW AGENDA ITEMS: Majority vote of Council required to add business item(s) to the agenda.

REPORTS:

a. Manager’s Update  
b. COG Regional, County, and Liaison Reports  
c. Staff/P.C./Other Committee Reports  
d. Diversity, Equity, Inclusion & Belonging Reports (Public invited to report)  
   To review CT’s DEIB Calendar, please scan:

CONSENT AGENDA:  
CA-1 Minutes  
CA-2 Correspondence  
CA-3 Action Items

OLD BUSINESS:  
OB-1 Dale Summit Revitalization Form-Based Code Remand to PC  
   Discussion/Action  
   (L. Schoch)  
OB-2 Workforce Housing Ordinance Revisions  
   Discussion/Action  
   (L. Schoch)

NEW BUSINESS:  
NB-1 Comments regarding Centre Hill Country Club Final LDP  
   Discussion/Action  
   (L. Schoch)

STAFF INFORMATIVES (Informational Only)

COUNCIL/STAFF OTHER MATTERS (Informational Only)

ADJOURNMENT
CA-1 Minutes, Approval of
a. March 26, 2024, Joint Council/Planning Commission Meeting
b. April 4, 2024, Regular Meeting

CA-2 Correspondence, Receipt/Approval of
a. Letter from A Soldier’s Hand, dated March 18, 2024, regarding request to sponsor 2nd Annual 5K walk to Remember Our Fallen
b. Email from Scott Stilson, dated April 4, 2024, regarding North Bank Flooding at Spring Creek Park
c. Letter from Constitution Day President, dated March 29, 2024, regarding Summary of outcomes from round-table deliberations at 2023 Constitution Day event
d. Email from Simba Zaffino, dated April 9, 2024, regarding Centre Hills Country Club Racquet and Aquatics Center
e. Email from Keith Bocchicchio, dated April 10, 2024, regarding moratorium on construction of pickleball courts
f. Email from Cheryl Davis, dated April 11, 2024, regarding moratorium on construction of pickleball courts
g. Email from David Zarling, dated April 11, 2024, regarding moratorium on construction of pickleball courts
h. Email from Thomas and Kristen Katancik, dated April 11, 2024, regarding moratorium on construction of pickleball courts
i. Email from Mary Reeder, dated April 11, 2024, regarding moratorium on construction of pickleball courts
j. Email from William Martin, dated April 11, 2024, regarding moratorium on construction of pickleball courts
k. Email from Glen Coates, dated April 11, 2024, regarding moratorium on construction
l. Email from Jean and Todd Brooks, dated April 12, 2024, regarding moratorium on construction of pickleball courts
m. Email from Danielle Mitchell, dated April 12, 2024, regarding moratorium on construction of pickleball courts
n. Email from Daniel Materna, dated April 14, 2024, regarding Casino
o. Email from Dona Matern, dated April 14, 2024, regarding moratorium on construction of pickleball courts
p. Email from John Johnson, dated April 14, 2024, regarding moratorium on construction of pickleball courts

CA-3 Action Item, Approval
a. Resolution R-24-17 – Recognizing May as Bike Month
b. Resolution R-24-20 – Recognizing May 13 – 17, 2024, as Mount Nittany Health Week
c. Resolution R-24-19 – Recognizing Mr. Robert T. Long for his service as College Township Finance Director
(I) **21-04 Dale Summit Small Area Plan (SAP)**
Comments: 2/6/24 Next PC/Council Special Meeting set for March 26 at 6:00 PM.
Comments: 4/1/24 CT Council to discuss potential remand of Form Based Code to PC.
Comments: 4/12/24 CTC to discuss remand letter to PC at April 18th meeting.

(1) **21-05 Path to Campus (East College Avenue Shared Use Path)**
Comments: 12/4/23 Announcement of grant recipients for the TASA and CFA-MTF programs are anticipated in early 2024.
Comments: 3/26/24 Ct notified by CFA that it will receive $500,000 in Multimodal Transportation Funding for project.
(I)  **21-06  Nittany Casino at Nittany Mall**
Abridged Comments: 3/14/22, 5/5/22, 5/24/22, 5/25/22 6/13/22, 7/18/22, 7/25/22,
7/25/22, 8/29/22, 9/1/22, 9/7/22, 9/9/22, 9/15/22, 9/21/22,
9/22/22, 9/26/22, 10/3/22, 10/13/22, 10/19/22,
11/14/22,12/21/22, 1/25/23, 1/25/23.
Comments: 2/22/23 Zoning permits for commercial alterations submitted for former
Macy’s building by 2901 ECA Associates. Projected value of
work was estimated at $33 million.
Comments: 9/12/23 Pending court cases in Commonwealth Court consolidated to
State Supreme Court.
Comments: 4/1/24 Related Business in Our Sites (BIOS) grant submitted by
developer to DCED.

(I)  **24-01  Aspen: Non-payment of Obligations**
Comments: 1/30/24 Solicitor letter to Aspen Heights Partners concerning non-
payment of outstanding invoices totaling $273,731.66.
Comments: 3/1/24 No payment received as per solicitor letter on or before 2/29/24.
Manager discussing next steps with solicitor.
Comments: 3/13/24 Municipal liens filed and surety bond companies notified.
Comments: 4/10/24 Manager met with new Aspen Property manager.
Comments: 4/12/24 Manager spoke with managing Director of Kayne Anderson
regarding settlement of Township claims. Manager directed
Kayne Anderson to Township Solicitor Glantz.
LETTER OF RETIREMENT

From: Robert T Long, Jr
To: Adam Brumbaugh

April 1, 2024

Dear Adam,

This letter represents my official notice of retirement from my position of Finance Director for College Township as of Tuesday, April 30, 2024. I plan that day to also be my final day in the office.

Over the nearly 25 years of service to the Township, I have been very fortunate to have had the opportunity to work with many fine people. That, together with the unending variety of tasks and challenges, has kept my position both interesting and rewarding. Furthermore, my family has benefited greatly from my employment with the Township and for that, I will forever be grateful.

This may be presumptuous, but I prefer a silent departure with no formal retirement gatherings.

My goal at the moment is to provide 1) as much documentation as I can to facilitate a smooth transition for whoever fills this role going forward and 2) review my tasks and delegate to the extent possible. So, I can meet with you to discuss my focus for the remainder of my time here at the Township whenever it is convenient to do so.

Subsequent to my final day in the office, please feel free to contact me should you need some clarification or some direction regarding a task that needs completed.

Sincerely,

Bob

Robert T. Long, Jr.
April 10, 2024

The Honorable Gayle Manchin
Federal Co-Chair
Appalachian Regional Commission
1666 Connecticut Ave. NW, Suite 700
Washington, DC 20009


Dear Co-Chair Manchin:

Please accept this letter as notice of our intent to engage with The ClearWater Conservancy of Central Pennsylvania, Inc. (ClearWater Conservancy) in their effort to construct the ClearWater Community Conservation Center.

In late 2023/early 2024, ClearWater Conservancy asked that we serve as an eligible grantee/pass-through entity for a Governor’s Office of the Budget Redevelopment Assistance Capital Program (RACP) request. If ClearWater Conservancy is awarded, the RACP grant will assist them with construction costs associated with the project. College Township has agreed to serve as an eligible grantee/pass-through entity if this funding is awarded.

If you have any questions about our potential involvement in this effort if ClearWater Conservancy is awarded a RACP grant, please feel free to contact me at abrumbaugh@collegetownship.org.

Sincerely,

Adam Brumbaugh
Township Manager
College Township, Centre County, PA
Meeting Report
College Township Parks & Recreation Committee - 04/08/2024
David L Schulte (chair)

Link to agenda packet
http://www.collegetownship.org/AgendaCenter/ViewFile/Agenda/_04082024-427

Overview of meeting

SP-1 Ball field improvement suggestions:

Presenter- Michael Belinc, General Field Manager, State College Little League.
SCLL maintains 7 fields, all of which are either leased for a nominal fee (ie, $1 year) or loaned to the league. (Examples are Gill & Montressor off Westerly Pkwy, Sichler next to MNMS, the Ferguson Lions Club field, and the Spectrum field off College Ave near Science Park.)
Regular maintenance is performed by volunteers.
Infield grass areas are leveled by filling in low spots with a sand mix and "rolling" in the fall. Multiple iterations over several seasons are common.
The base-paths, or if it is a "scalped" infield then the entire infield, is periodically refreshed with a mixture of 70% sand / 15% clay / 15% silt. It is sometimes necessary to remove compacted clay from previous applications to improve drainage.
The league sub-contracts for laser leveling as needed. The cost of leveling service is $4,500 per field, plus the cost of any clay/sand/silt mix necessary (~$850).
Most important is to grade the field so that there is a slight slope (~1/8" per foot) from the center outward.
[The base-paths need to be higher than, and slope down to the outfield and foul ball area.] [The infield grass needs to be higher than, and slope down to the base-paths.]
[The pitcher's mound needs to be higher than, and slope down to the infield grass.]
Sand that migrates into the grass forming a "lip" from dragging should be raked back onto the base-paths. A lip acts as a dam, preventing drainage.

As requested, Mr Belinc looked at the 5 fields that the township owns.
- Nittany Orchard and Harris Acres have limited access and are viable only for neighborhood pickup games. The grass infields could be leveled using sand mix and rolling.
- Penn Hills is an all grass field with an un-even surface. Leveling the infield area with sand mix and rolling in the fall would improve the usability. Multiple iterations probably needed.
- Dalevue is used for T-ball and PeeWee league games. The infield is not crowned. The pitcher's mound could be built up with a clay mix ("Turface" is one brand name.) "Lips", especially around home-plate and the base-lines, are preventing water from draining off the field. A "sod-cutter" can be utilized to remove dirt at the base of the lip from under the sod. Low spots in the infield grass could be leveled with sand and rolled in the fall.
- Spring Creek Park's fields were flooded when visited. Adding infield mix to raise the infield level and crown grading should help. Lips between the infield and the grass are preventing the infield from draining.

Mr Spoonamore speculated that the water on the fields was run-off rather than flooding from Spring Creek. Mr. Schulte recalled that at an underdrain system was installed when the SCP annex field was constructed. He asked that the township inspect to see if it had failed or if subsequent construction was adding runoff.

Supplements to previously submitted written reports:

PC
Mr Schulte noted that the township will be including a copy of the PC agenda(s) in the P&R packet to provide notification of submitted plans and issues.

Public Works
Ms Kerner reported that the township was investigating the flooding in Panorama Parklet and the Slab Cabin Park upper playground.

Cairn's Crossing
Ms Sitler reported that the boardwalk was deteriorating and would report further at a later meeting.

Fieldstone
Ms Sulzer reported that she would be attending the Fieldstone HOA meeting at the park (5/8) regarding suggested improvements

Thompson's Woods
Mr Moore reported that Ms Kerner and Mr Carpenter had inspected the trail from YBC to the borough and would be making a recommendation. A joint TW Governance Committee / Advisory Committee public meeting is scheduled for Wednesday, 4/10 in the CT Library at 2 pm.

Other matters
Ms Sitler asked if a future meeting could include an expert speaker on Stream Buffer Zones. Mr Schulte appointed Ms Sitler to recruit the speaker and determine availability.

Upcoming meetings
The June meeting is traditionally an on-site tour of several parks. Tentatively, the sites will be Panorama, Harris Acres, Dalevue, Shamrock and the upper section of Slab Cabin.
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CA-3 Action Item, Approval
   a. Resolution R-24-17 – Recognizing May as Bike Month
   b. Resolution R-24-20 – Recognizing May 13 – 17, 2024, as Mount Nittany Health Week
   c. Resolution R-24-19 – Recognizing Mr. Robert T. Long for his service as College Township Finance Director
CALL TO ORDER:

Mr. Dustin Best, Council Chair, called to order the March 26, 2024, Special Joint Meeting of the College Township (CT) Council and Planning Commission (PC) at 6:02 PM and led in the Pledge of Allegiance.

Chair Best welcomed all members of Council, PC, Staff, DPZ CoDesign, and the public to the kick off meeting of the Dale Summit Area Plan and introductions were made. Chair Best turned the time over to Ms. Schoch, AICP, Principal Planner, who offered a brief introduction to the process of the Dale Summit Area Plan, the Charrette and an overview of the joint meeting that took place on January 24, 2024.

Ms. Schoch introduced Ms. Marina Khoury and Mr. Michael Weich of DPZ CoDesign and turned the time over to them.

Ms. Marina Khoury’s presentation “A Renewed Vision and Code for the Dale Summit Area” was broken into four sections: 1) A new vision plan for the Dale Summit Area; 2) What is a Form-Based Code (FBC)?; 3) Calibrating Dale Summit’s FBC; and 4) Examples.

NEW VISION PLAN FOR DALE SUMMIT

Ms. Marina Khoury reviewed the Dale Summit Vision which states:

“The overarching Vision of this Area Plan is to transform Dale Summit into The Gateway to College Township. Establishing Dale Summit as an attractive and instantly recognizable place within the context of a larger Township, Region and County. The community envisions an activity hub that is vibrant,
economically prosperous, socially equitable and environmentally sustainable. A place, which through proactive planning and well-tailored regulations, strike a sound balance between encouraging business and industry expansion, while remaining respectful to important community livability factors such as improving housing affordability, providing sufficient public services, and lessening traffic congestion through improved connectivity for all transportation modes.”

Ms. Marina Khoury reviewed the existing conditions assessment and offered the initial zoning takeaways.

- A large portion of the area precludes residential development.
- Minimum lot widths preclude many ‘middle-scale’ residential types which are needed according to the marketability report.
- Density and Floor Area Ratio (FAR) are poor predictors of form, and can be controlled by the height and overall form instead. FAR is your most limiting factor to encourage redevelopment.
- The impervious lot coverage is too restrictive, precluding small lot development.
- Height measurement too restrictive, yielding 2-3 stories max typically.
- Setback are excessive which has encouraged a car-centric environment and parking in front yards.

A Charrette was held in June of 2023. The community was engaged and provided these key points:

- Confirmed strong interest in Dale Summit evolving to serve as a hub of activity, potentially with multiple smaller centers.
- Confirmed desire for more walkability – still some skepticism about the details of how it can happen here.
- General support for the findings in the market analysis:
  - Strong interest in entertainment, indoor recreation, food & beverage uses.
  - Interest in variety of smaller housing types.
  - Recognition that need for office and industrial is limited – can be accommodated in a mix with commercial and housing.
- Strong interest in the idea of building State College’s local identity connected to the outdoors by adding trails, bike lanes and walking connections to connect to protected lands.

The Master Plan demonstrates the potential for placemaking and support for greater density to include a wide range of residential building types, smaller single family homes. Cottages on small lots with alleys will serve young families, empty-nesters and other price and maintenance sensitive households. There is a need for traditional rental apartment units as a key area of unmet demand serving a broad population.

The Dale Summit Area Plan will respect property lines, create center nodes, create greenways and parks, create a new urban pattern of blocks and streets, and includes street connectivity.

WHAT IS FORM-BASED CODE?

Form-Based Code (FBC) is a zoning regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A FBC is a regulation, not a mere guideline, adopted into city, town, or county law. A FBC offers a powerful alternative to conventional Euclidean Code.

The primary goal of FBC is to shape public space to:
- Place buildings to create a desirable public realm;
- Design great streets; and
- Regulate building form.

Ms. Marina Khoury offered that FBC is a code of vision, an illustrative plan, in an easy to understand and transparent code. The six (6) main elements of a FBC:
1. Regulating Plan and Zones
2. Subdivision Standards
3. Street and Civic Space Standards
4. Building and Frontage Standards
5. Administration Standards
6. Definitions

Ms. Marina Khoury shared information about the economic, health, equity, social, and environmental benefits of walkable urbanism.

CALIBRATING DALE SUMMIT’S NEW CODE

The ideas for FBC in the Dale Summit Area include:

- Remove Floor Area Ratio (FAR) and Density – instead control density by height and lot coverage
- Reduce setback and increase lot coverage
- Allow a broader range of uses and unit types, including small lot developments and Accessory Dwelling Units (ADU’s)
- Allow pilot projects to have an expedited review process
- Provide useable, programmable, and intentional open spaces
- Adopt contextual street standards (First – Land Use; Second – Transportation – transportation design must be subordinate to urban design in walkable places)

The FBC regulating plan will include the following:

Section 1: General Provisions
1. Applicability
2. Intent
3. Zones, described
4. Non-Conformities
Section 2: Subdivision Standards
1. Transportation Standards
2. Block Standards
3. Zoning
4. Platting Standards
5. Civic Space Standards
Section 3: Zoning Regulations
1. Building Placement
2. Setback Requirements
3. Encroachments
4. Projections into the ROW
5. Building Heights
6. Building Elevations
7. Form Standards
8. Uses
9. Parking Standards
10. Landscape Standards
11. Fencing
12. Sign Standards
Section 4: Thoroughfares/Right-of-Ways
Section 5: Administration
Section 6: Definitions
EXAMPLES

Ms. Marina Khoury shared examples of implementation of Form-Based Code around the country including examples of Mixed-Use Centers, Mixed-Use Center buildings, Neighborhood Mixed-Use, Amenities & Open Spaces, Single-Family Residential and Multi-Family dwellings.

COMMENTS/QUESTIONS

At the conclusion of the presentation, Council and Staff thanked DPZ CoDesign for the excellent presentation. A lot of information was presented in an easy to understand format.

Mr. Brumbaugh stated that it important to understand that this a long process with long-term objectives.

Council and PC offered the following:
- FBC is an innovative concept for the Centre Region.
- This is a long-term commitment to the revitalization of the area.
- The land, using FBC, will be used in a better fashion.
- FBC gives developers more profitability.
- Need to develop incentives to utilize the Dale Summit Area.
- Challenges in redevelopment of already existing structures:
  - Streets/Blocks
  - Working with developers
- There may be a resistance to something new/different.

NEXT STEPS:

Ms. Schoch offered that Staff will prepare a DRAFT remand letter for Council to review and approve. Once the remand is given to the PC, she opined that the PC will take a step-by-step approach to review each section of the Draft FBC over the next 4 to 5 months. There is the potential for a third Joint Meeting to provide PC comments to Council.

The public is invited and encouraged to stay engaged in the process.

ADJOURNMENT:

Chair Best called for a motion to adjourn the March 26, 2024, Special Joint Meeting of the College Township Council and Planning Commission.

Mr. Ray Forziat, Planning Commission, made a motion to adjourn. Chair Best seconded the motion.

Chair Best adjourned the March 26, 2024, Special Joint Meeting at 7:59 PM.

Respectfully Submitted By,

Adam T. Brumbaugh
Township Secretary/Manager
ATTENDED BY – COUNCIL:
Dustin Best, Chair
L. Eric Bernier, Vice Chair
D. Richard Francke
Susan Trainor
Tracey Mariner

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, Principal Planner
Mark Gabrovsek, Zoning Officer
Jennifer Snyder, CGA, Assistant Township Secretary

CALL TO ORDER: Chair Dustin Best called to order the April 4, 2024, regular meeting of the College Township (CT) Council at 7:03 PM and led in the Pledge of Allegiance.

ANNOUNCEMENT: Chair Best announced that Council met in an Executive Session prior to the start of this meeting to discuss personnel matters.

PUBLIC OPEN DISCUSSION: No Open Discussion Items brought forward.

NEW AGENDA ITEMS: No New Agenda Items were added to the agenda.

SPECIAL PRESENTATIONS:

SP-1 Parks & Recreation Committee Annual Update

Mr. Earl Moore, 2023 Chair of the Parks and Recreation Committee, presented the 2023 Annual Report of the College Township Parks and Recreation Committee. Mr. Moore introduced the members serving on the Committee.

Mr. Moore 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. To meet these objectives the Township shall: 1) continue to acquire park and recreation land; 2) develop new parks as acquired; 3) improve existing parks; and 4) provide access.

The Parks and Recreation Committee is charged to update the Five-Year Capital Improvement Plan; oversee the completion of capital improvements and maintenance; support the acquisition of future parklands and/or easements to lands which will improve recreational opportunities for residents; encourage neighborhood and community participation in the improvement and renovation of parks; assure...
that future generation have the land on which to develop adequate parks and recreational spaces; and convince developers that a plan which includes parkland and public amenities is worth more to potential buyers than a plan with minimal to no parkland or designated open space.

Mr. Moore offered highlights from the Parks and Recreation Committee efforts in 2023 and the maintenance/projects completed by the Township’s Public Works Department in 2023.

Council thanked Mr. Moore for his presentation. Council asked that the Parks & Recreation Committee include in the annual report the budget and actuals of the year for which the report is given. Council encouraged the committee to include all projects and recommendations they determine are parks and recreational needs of the Township on their five-year plan so that Council may consider for inclusion in the Capital Improvement Plan.

Mr. Dave Schulte, current Chair of the Parks and Recreation Committee, offered additional information regarding park equipment selection, park master plans, and meeting the needs of residents.

**SP-2 University Planned District Transportation Update**

Ms. Lindsay Schoch, AICP, Principal Planner, offered that pursuant to Chapter 188 University Planned District, Section 9 District Plan Transportation Study, it requires that a district transportation study shall be submitted every 10th year following approval of the District Plan. The purpose of this transportation study is to generally identify the transportation impacts likely to result from projected development and activities within the district for a ten-year period.

In February of 2024, McCormick Taylor, on behalf of Penn State University, provided municipalities who are a part of the University Planned District (UPD) with the updated UPD Transportation Study for review. Ms. Schoch offered that Staff reviewed the materials and provided a letter with comments to Mr. Robert Watts, P.E., AICP, McCormick Taylor, Consulting Team Management. The comment period was recently extended so Staff asked that Mr. Watts present the findings in the study to both the Planning Commission and Council for the opportunity to provide additional comments.

Mr. Watts presented a high-level overview of the UPD Transportation Study update. He offered the UPD is a zoning classification in municipal ordinances. The District transportation study completed on 10-year intervals include:

- Campus parking area assessment;
- Campus traffic circulation and transportation facilities;
- Transportation system “level of use”; and
- Travel demand management programs.

The areas studied are mandated in the College Township Code, Part II, Section 188-9.

Some highlights of the study include:

- The Campus Parking Assessment determined the total parking supply exceeds demand beyond 2027. In 2022, the supply of parking spaces was 18,249. The trend from 2022 to 2027 is increasing 1% per year.
- The Transit Services Study indicates that a revision in the commuter parking price structure is needed.
- The University Park Bicycle Master Plan serves the highest demand areas of campus. It addresses the need to add bike facilities to existing campus streets and to create a cohesive off-street network of pathways.
- The number one concern of Micro mobility and Pseudo-Vehicles is safety. The challenge in adapting the University Park street environment includes the traditional network is long-
established, the pedestrian-centric campus design principles, limited street right-of-ways, and opportunities are constrained/expensive. PA Vehicle Code applies on University Park streets.

- Of the fifty University projects identified for future developments, forty-two have none or nominal traffic impact, six (6) possible traffic impact and two (2) are likely to cause traffic impacts. The two (2) projects are the ARL Innovation Park and West Campus Connector. Ten municipal projects identified to cause traffic impacts and two (2) Metropolitan Planning Organization/PennDOT projects identified.

- There are fourteen distinct Travel Demand Management programs. 65% of Faculty and Staff travel to campus on single-occupant vehicles, where only 17% of students travel in single-occupant vehicles.

Council thanked Mr. Watts for his presentation. They appreciate the opportunity to receive this presentation and to offer comments. Council suggested that the Project Management Team review the overall projected increase in student enrollment over the next few years. Council appreciates that the Path to Campus was included in the study. Council questioned if the increased utilization of Beaver Stadium was a factor in the study.

PLANS:

P-1 Indoor Practice Air Supported Structure Preliminary/Final Land Development Plan

Ms. Lindsay Schoch, AICP, Principal Planner, offered that Stahl Sheaffer Engineering, on behalf of Penn State University, is proposing the addition of a non-permanent air supported structure to the future Jeffrey Field Soccer Operations Center. Ancillary improvements to the removable air supported air structure include a new permanent turf field and concrete sidewalk.

The Planning Commission reviewed the plan on March 19, 2024, and moved to recommend Council approve the plan.

Mr. Jeffery Baughman, Project Manager, Stahl Sheaffer Engineering, offered the air supported structure is to be used during the winter months for indoor practice. It is anticipated that the structure will be up for at least six (6) months a year. The sidewalks, concrete supports, and turf fields will be permanent structures. It is anticipated to be used only for Penn State use.

Council was not concerned about parking during football games as this area is typically a tent area for tailgating. There would be no restrictions if the structure is up longer than six (6) months.

Lee Murphy, College Township Resident, asked about stormwater management. The plan is designed to manager all new impervious surfaces.

After a short discussion, the following motion was made.

Mr. Francke made a motion to approve the Indoor Practice Air Supported Structure Preliminary/Final Land Development Plan dated February 15, 2024, and last revised March 8, 2024, subject to the following conditions:

1. Within ninety days from the date of approval by Council, all conditions must be satisfied, final signatures must be obtained and the plan must be recorded with the Centre County Recorder of Deeds Office. Failure to meet the ninety day recordation time requirement will render the plan null and void.
2. Pay all outstanding review fees.
3. Address, to the satisfaction of the Township Engineer, any outstanding plan review comments.
4. Fully comply with College Township Code Section 180-12.
5. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.

Ms. Trainor seconded the motion.
Motion carried unanimously.

P-2 Centre Hills Country Club Final Land Development Plan

Ms. Lindsay Schoch, AICP, Principal Planner, offered that Penn Terra Engineering, on behalf of the applicant, Centre Hills Country Club, is proposing the development of a new pool and court facility at Tax Parcel 36-029-001 in the State College Borough. The property has an existing private access drive off Scenery Drive in College Township. The review by College Township is limited to the private access, stormwater management, street lighting, and the proposed sidewalk leading to the property.

Ms. Schoch continued that the Planning Commission at the March 19, 2024, regular meeting moved to recommend Council approve the plan.

Mr. Mark Torretti, Project Manager, Penn Terra Engineering, answered questions and comments regarding the plan. He offered that the project is unique in that only a small portion is in College Township and the more impactful portion is in the State College Borough. The only access to the proposed development is through College Township.

Council offered that although the project is in the Borough it has caused angst for College Township residents who reside in close proximity to the proposed development. Council acknowledged that they are only tasked with reviewing a few items, according to the Municipal Planning Code (MPC), however, Council would like to ask the Borough to mitigate any impacts to College Township residents regarding noise and lighting from the proposed plan. Residents may contact the Borough Planning Commission and Council for issues related to this plan.

Mr. Gabrovsek, CT Zoning Officer, explained that the Borough is currently holding a variance hearing regarding the height of the light poles at the Pickle Ball Court. He offered, should the variance not be granted by the Borough’s Zoning Hearing Board, the plan can still be advanced.

In regards to Council concern for the impact to nearby residents, Mr. Torretti offered that the plan does include black wind screens, black fencing, noise buffers and court lighting with motion sensors. Hours will be set for court use.

Council discussed delaying a motion regarding this plan, until such time that comments can be directed to the State College Borough.

Mr. Francke made a motion to table the discussion of the Centre Hills Country Club Final Land Development Plan to know later than the May 16, 2024, CT Council Meeting.
Ms. Mariner seconded the motion.
Motion carried unanimously.
REPORTS:

a. Manager’s Update

In his written Manager’s Update, Mr. Adam Brumbaugh, Township Manager, reported the CT met on March 26, 2024, in a Joint Meeting and will be discussing the remand letter to the Planning Commission later in the meeting. The Solar Power Purchasing Agreement (SPPA) contract reviews are being conducted and several loose-ends have been identified, which will result in delays of participants receiving the contracts. College Township received a Commonwealth Financing Agency Multimodal Grant in the amount of $500,000 for the Path to Campus project. A Business in Our Sites (BIOS) grant application submitted by Developer to the Department of Community and Economic Development for the revitalization of the Nittany Mall.

b. COG Regional, County, Liaisons Reports

COG Climate Action Sustainability (CAS) Committee: Mr. Best reported the CAS Committee met on April 1, 2024, and discussed the Power Purchase Agreement, the Climate Action Adaptation Plan Implementation Strategy development update and the Refuse and Recycling 2025 Budget expenditures from Fund Balance.

Spring Creek Watershed Commission (SCWC): Mr. Best reported the State of the Watershed meeting was held on March 28, 2024. He introduced Mr. Lee Murphy, College Township’s First Alternate on the SCWC. He offered an overview of the State of the Watershed meeting.

COG Human Resources Committee: Ms. Mariner reported the Human Resources Committee met on April 3, 2024, and heard an update on the Fire & Life Safety Inspectors/Firefighter positions and had a discussion on the Cost of Living Allowance (COLA). The group voted to continue using the current methodology for calculating COLA.

COG Finance Committee: Mr. Francke offered that the Finance Committee meets on April 11, 2024, and he asked for general feedback from Council regarding the Regional Parks Loan Draw Extensions. Council reaffirmed previous guidance that funds should advance projects at Hess Field and/or Oak Hall Regional Park.

COG Facilities Committee: Mr. Bernier reported the COG Facilities Committee met on April 2, 2024, and discussed the Power Purchase Agreement, 2025-2029 Capital Improvement Plan, and the Long Range Facilities Plan Planning Scope Development.

COG Land Use Community Infrastructure (LUCI) Committee joint meeting with Centre Regional Planning Commission: Mr. Bernier reported that the LUCI committee met on April 4, 2024 in a Joint Meeting with the Centre Regional Planning Commission, and heard a presentation on the Center County Active Transportation Plan, Bicycle Friendly Community and Business, and Bike Month Resolution. They also discussed the Centre County Transportation Project updates, the Comprehensive Plan update, and the Regional Planning program offerings and future staffing.

c. Staff/Planning Commission/Other Committees

CT Planning Commission: Mr. Fenton, Planning Commission Liaison to Council offered that the PC met on April 2, 2024, and reviewed the Centre Hills Country Club Final Land Development Plan. The PC recommended approval of the plan. The PC also finished their work on the Workforce Housing Ordinance review.
d. **Diversity, Equity, Inclusion & Belonging (DEIB) Reports (Public Invited to Report)**

Mr. Bloom, Assistant Township Manager, offered that this month is Arab-American Heritage Month, Child Abuse Prevention Month, World Autism Month, Sexual Assault Awareness Month. He added that on April 6, 2024, WPSU will hold their annual 2024 Multicultural Children’s Festival at Penn State. A solar eclipse festival on April 8, 2024, will be held at Medlar Field. In relation to Earth Day, which is coming up on April 22, Mr. Bloom highlighted the following events, Spring Creek Watershed Clean-Up Day on April 20th, State College Earth Day Celebration on April 20th and Millbrook Marsh Earth Fest on April 21st. He also noted the list of events included under the Consent Agenda as item CA-2b.

**CONSENT AGENDA:**

**CA-1 Minutes, Approval of**
- a. March 21, 2024, Regular Meeting

**CA-2 Correspondence, Receipt/Approval of**
- a. Email from Daniel Materna, dated March 21, 2024, regarding casino
- b. Email from Shih-In Ma, dated March 22, 2024, regarding Inclusion-Expansion Opportunities (IEO)
- c. Letter from UAJA, dated March 18, 2024, regarding adoption of new Local Limits by UAJA Resolution 24-1
- d. Email from Melanie Fink, dated March 22, 2024, regarding Trash Collection Contract

**CA-3 Action Item, Approval**
- a. Inter-Municipal contract with Ferguson Township to award Project 24-01 Pavement Markings Bid award to the low bidder Alpha Space for pavement markings

Mr. Francke made a motion to approve the April 4, 2024, Consent Agenda.
Mr. Bernier seconded the motion.
Motion carried unanimously.

**OLD BUSINESS:**

- **OB-1** No *Old Business* items on the agenda

**NEW BUSINESS:**

- **NB-1** *Form-Based Code Remand Letter*

Ms. Lindsay Schoch, AICP, Principal Planner, offered that as a result of the recent joint meeting of the CT Council and CT Planning Commission (PC) and with DPZ CoDesign, the Township’s Planning Consultant, held on March 26, 2024, it is time to move forward with a review of the Form Based Code (FBC) and tailor it to the vision of a future Dale Summit.

In the past two years, the PC and Council have been learning about FBC and the role FBC could play in College Township, specifically the Dale Summit Area. The PC have become subject matter experts on the topic. Ms. Schoch opined the DRAFT FBC being provided to the PC for review is a lengthy document containing numerous sections with a lot of detail and with language that will be fairly new.
Ms. Schoch offered that Council is tasked with providing a remand letter to the PC as a guide for them to begin to work through the DRAFT FBC. As a starting point to the remand letter, Ms. Schoch provided Council with six (6) objectives and twelve Big Code Ideas for the Dale Summit. Council suggested that these two lists be combined into a comprehensive list of objectives.

Ms. Schoch provided a tentative timeline and offered Staff anticipates 5-10 months to complete the task of reviewing the FBC with the PC. Council offered that PC should take the time needed for the review but not to let perfection stand in the way.

Council suggested getting help from Ms. Marina Khoury, DPZ CoDesign, to finalize a remand letter. Council added she may have some insight as to the order to tackle the DRAFT FBC. Checkpoints for the PC to meet with Council and review their progress will be implemented into the review schedule.

Staff will craft a DRAFT remand letter for Council to review at the next CT Council meeting.

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

**OTHER MATTERS:** No *Other Matters* brought forward for discussion.

**ADJOURNMENT:**

Chair Best called for a motion to adjourn the meeting.

*Ms. Trainor moved to adjourn the March 21, 2024, Regular College Township Council Meeting.*

*Chair seconded the motion.*

The March 21, 2024, Regular College Township Council Meeting was adjourned at 10:11 PM.

Respectfully Submitted By,

Adam T. Brumbaugh
Township Secretary
March 18, 2024

Dear Mr. Bumbaugh,

We would like to invite you to participate as a sponsor in our 2nd annual 5K Walk to Remember our Fallen scheduled to be held on Saturday, May 25, at the Pennsylvania Military Museum. At last year's inaugural event, we had 140 participants, and we are expecting to more than double the participation this year.

The family-friendly event is sponsored by A Soldier's Hands and the Pennsylvania Military Museum and is part of the Memorial Day weekend celebration in Boalsburg. Proceeds will go to A Soldier's Hands, a non-profit organization that prepares and distributes messages of gratitude and care packages to thousands of deployed service members around the world. Last year, we collected nearly $12,000 from the walk, after expenses. This amount paid for 660 packages of the 5,210 packages we sent to sailors last year serving on the U.S.S Nimitz deployed in the Pacific Ocean.

This year, we are planning to mail 7,020 care packages to the USS Eisenhower Carrier Strike Group, four ships currently stationed in the Red Sea area. One of our own Centre County boys, twenty-one-year-old Andrew Valenti of State College, is serving in the USS Eisenhower fleet.

Proceeds from participant fees help cover the cost for T-shirts and other administrative fees. But the majority of the contributions come from donors like you. Won't you please join in the support of this worthwhile cause by becoming a sponsor for the Walk to Remember our Fallen event? We suggest the following contributions:

- Red - $200 and below donation will get 2 free event tickets and name in the brochure/website;
- White - $201 - $499 will get two free event tickets, name/logo on T-shirt, name in brochure/website;
- Blue - $500 and over will get three free event tickets, name/logo on T-shirt, name in brochure/website, special recognition at the closing ceremony.

We would love to have your support as you show your appreciation for our armed forces serving around the world. Please fill out the attached form and send in your donation by April 19, 2024. If you are not the appropriate person in your organization to authorize this participation, please pass it along. Any questions? Feel free to contact me at the number below.

We appreciate your support,

Trish Shellenberger
Founder/CEO

WWW.ASOLDIERSHANDS.ORG
A SOLDIER'S HANDS

5K Walk to Remember our Fallen Sponsorship
Saturday, May 25 – Pennsylvania Military Museum

Forms Due by April 19, 2024

COMPANY NAME: (Official name to be used for communication and/or recognition)

________________________________________________________________________

CONTACT NAME: (Person responsible for contribution or to who all communication will be directed)

________________________________________________________________________

TITLE: ___________________________________________________________________

ADDRESS: __________________________________________________________________

PHONE: __________________________ EMAIL: ________________________________

SPONSORSHIP LEVEL:  □ BRONZE @ $200    □ SILVER @ $201-$499    □ GOLD @ $500 OR MORE

DONATION AMOUNT __________________________

WILL YOU BE SENDING MATERIALS FOR PARTICIPANT BAGS? □ YES  □ NO

WOULD YOU LIKE A RECEIPT MAILED BACK FOR YOUR RECORDS? □ YES  □ NO

NOTE: Silver and Gold Sponsors should email company logos in a .jpg file to trish@asoldiershands.org by April 19, 2024 to be included on the race shirts.

WWW.ASOLDIERSHANDS.ORG
Hi Eric, Rich, Dustin, Susan & Ms. Mariner –

If the prospect of enlarging the parking area along Spring Creek Lane as part of the park's long-term makeover ever comes up again, would you kindly consider dismissing it on the basis of such a prospect's likely effect on stormwater management? The soil and vegetation between the creek is currently *just* enough to keep creekwater out of my house… and perhaps *already* not quite enough to keep it out of my next-door neighbor's house (123 Spring Creek Lane). See attached photographs for what I mean. This happens about once every three years.

– Scott
Dustin Best, Chair  
College Township Board of Supervisors  
1481 E College Avenue  
State College, PA 16801  

March 29, 2024  

Mr. Best,  

As I promised the attendees at our 2023 Constitution Day event back in September, attached is a summary of the outcomes from our round-table deliberations, “Making Our Voices Heard.” We should appreciate the capacity of our citizens, given the opportunity, to have civil, and productive, conversations with people who have differing political views.  

We appreciate your support for Constitution Day and hope that can continue into the future.  

Our current plan for Constitution Day 2024 is a deliberation on immigration! Please feel welcome to participate in any way that seems appropriate to you.  

Please share this with the other members of your board.  

Thank you again,  

David Hutchinson  
President, Constitution Day, Centre County
A recent study found that an overwhelming majority of Americans believe our democracy is 'at risk' in the upcoming presidential election – now less than a year away. Democrats, Republicans and independent voters all agreed with that statement. But are Americans truly politically divided beyond repair?

Perhaps not. Let me share our recent experience at the Constitution Day Democracy Roundtables. In late September, more than 40 residents - and a few visitors! - gave up several hours on a football game Saturday to sit in groups and listen to each other. Their perspectives ranged from the unaffiliated to Green Party to Libertarian to Republican and Democratic. Moderators led deliberations on three questions: Does the Electoral College Protect Democracy? Do Voters Pick Legislators, or do Legislators Pick Voters? Who matters more – Voters or Donors?

Appropriately, the theme was "Making our Voices Heard." While there were the expected variety of viewpoints, the most important takeaway I heard from participants was that the roundtables “worked” – that people having different perspectives concerning a potentially challenging topic were able to talk with one another, not just civilly, but with curiosity and open minds. The roundtables were not designed as a debate or a panel discussion -- both of which have their place -- but as deliberative conversations that required the active participation of all.

From one group we heard a strong consensus around the idea that there should be limits on campaign contributions; specifically, that a person's - or corporation's - wealth should not give them additional influence concerning our nation's policies. There was also general agreement on basic principles concerning re-districting and gerrymandering. (For example, that those currently in office shouldn't get to draw the lines - and that State College shouldn't be split into two separate legislative districts!) There were also concerns expressed around the manipulative nature of the current political agenda.

Among our unresolved tensions: what, if anything, to do regarding the electoral college. We were also unable to come to a consensus concerning "rank choice voting". (Something for policy-makers to consider: the lack of clarity over how rank-choice voting would or could work.)

Another group had very similar concerns about gerrymandering, “safe” districts, and the value of non-partisan redistricting (and that we shouldn't split communities!) They had a more optimistic view of the value of ranked choice voting and were very supportive of open primaries with third party access. They also thought we should consider expanding the House of Representatives.

From another group, we heard agreement around the importance of teaching civics, as an example of learning and teaching for life; the importance of conversations; the value of setting a tone for discussion, and finally, the importance of ensuring that minority voices are heard.

Finally, there was general agreement around the importance of citizen voice, and that we must find ways to better empower our citizens, while holding politicians accountable. We will share these findings with local policymakers to show that there are common concerns.

Perhaps, much of this sounds like common sense. But that is the point. Our citizens, given the opportunity, have a lot more common sense - and a lot more common ground - than they are given credit for. Wouldn't this be a better country if we did a better job of making everyone's voice heard?

Educator James Conant said “Democracy is a small hard core of common agreement, surrounded by a rich variety of individual differences.”

Our community has a long tradition of these conversations, around issues as challenging as race, alcohol use, and education. Perhaps we should spend less time on online forums and take time to listen to the concerns of our neighbors and fellow citizens - and see if we find common values and common ground, if not necessarily complete agreement. And then speak up so policymakers hear the real voices of voters and citizens.

By David Hutchinson and Vicki Fong, of Constitution Day Centre Inc. board
From: Simba and Frank Zaffino <fsmgpennstate@yahoo.com>
Sent: Tuesday, April 9, 2024 12:29 PM
To: boro@statecollegepa.us; CTCouncil; planningdept@statecollegepa.us
Cc: ebm126@gmail.com; keithbocchicchio@gmail.com
Subject: Urgent Matter. RE: proposed Centre Hills Country Club Aquatics and Racquet Center

Dear Local Government Councils.

It is my opinion that, The proposed Centre Hills Country Club Aquatics and Racquet Center will negatively impact the neighboring residences and wildlife natural habitat, in addition to negatively contributing to climate change by introducing light and noise pollution. An update to local ordinances and zoning codes, specifically regarding the construction of pickleball courts to adequately mitigate noise by an expert in this field need to be completed before this project is approved. There is much national attention towards the negative impact of light pollution and pickleball noise in residential areas that has resulted in local governments within the US updating ordinances and taking action.

I implore you do to the same in an urgent fashion or take pause to evaluate this project with the use of the most recent information and data available.

1. **Light Pollution**. The area of the proposed Centre Hills Country Club Aquatics and Racquet Center is currently completely dark after sunset, including the neighboring land under the power lines, the existing tree lawn which is home to an abundance of wildlife, birds, and nests, and the backyards of Nittany View Meadow Building 4 residences plus the homes on Scenery Drive. The back of my residence looks out onto the proposed Centre Hills Country Club Aquatics and Racquet Center. I invite anyone to come to my house at 146 scenery court in State College and experience the darkness, which is peaceful and quiet after sunset. The State College Light Control Ordinance states, “This ordinance attempts to foster mutual respect among residents and to establish a community position against light pollution” DarkSky International defines light pollution as “the human-made alteration of outdoor light levels from those occurring naturally” This proposed development is the epitome of definition of light pollution. Light pollution is a global problem. Research has shown that light pollution negatively affects humans, animals, birds, plants, and the surrounding ecosystem. Research has shown that light pollution **contributes to climate change**, and **wastes energy**. The centre hills country club’s proposed development will bring light pollution to this naturally dark space and it’s my stance that if state college borough approves the requested lighting variance, then the borough is promoting light pollution instead of taking a stance against it.

Here is the most recent information on the negative effects of light pollution:
- [Dark Sky International](https://www.darksky.org/)
- [James Madison University](https://www.jmu.edu/)
- [National Geographic](https://www.nationalgeographic.com/)
- [Nature](https://www.nature.com/)
- [Light Pollution and Climate Change](https://lightpollutionandclimatechange.com/)

"Light is Energy: Estimating the Impact of Light Pollution on Climate Change"
2. **Noise Pollution.** Pickleball noise complaints are plaguing the United States. USA pickleball which governs the sport has acknowledged a noise problem. Please see USA pickleball article [here](#).

The noise complaints are abundant across the US. Here is a sample of the most recent news:

- **Business Insider** 11/21/2023, "The noise from pickleball courts is driving everyone crazy. Scientists are trying to come up with a solution."
- **NPR** 6/9/2023, "Pickleball has a noise problem. He's trying to fix it"
- **George Washington University** 3/2/2023, "Pickleball Noise, Explained by Dr. Sarkar"
- **KPBS news** 9/5/2023, "Homeowners are increasingly taking legal action over pickleball racket"
- **LA Times** 3/3/2022, "Pickleball noise is fueling neighborhood drama from coast to coast"
- **Fox2 St. Louis News** 10/16/2023 "Pickleball noise level exceeds ordinance; country club remains unable to play"

Most recently, a local government in Colorado revised their ordinances and relocated pickleball courts instituting the most recent recommendations for noise control:

"Centennial's new ordinance forbids any permanent outdoor pickleball courts within 250 feet of a home’s property line. Between 250 feet and 600 feet from a home, the city will require a permit before a court can be built, and the sound of play from that court cannot exceed 47 decibels as measured at the nearest property." "Before a court can be established, an acoustical analysis will have to be conducted to determine the noise level in that zone"

- **City of Centennial Noise Abatement study**
- **CBS News** "Colorado cities adjusting pickleball policies over noise ordinance"

Locally, Patton Township relocated pickleball courts from Green Hallow park after pickleball complaints from neighboring residences.

- **State College News**, "Patton Township Reaches Solution for Pickleball Complaints"
- **Patton Township News**, "Patton Township Neighborhood in a Pickle over Pickleball"
- **Local News**, "It’s goodbye pickleball and hello again tennis at Green Hollow Park in Patton Township."

This project seems to contradict the Message from State College Borough Council President, Evan Myers, in the most recent April Borough Newsletter found [here](#), which focuses on updating out-of-date ordinances and combating climate change. Penn Terra recently admitted in a borough meeting that they have not successfully installed pickleball courts to date, thus conveying limited experience in this specific area and especially with light and noise mitigation.

Being a resident of College Township for over 20 years and living on the border of State College Borough and College Township, I would like to partner with both governments and the Centre Hills Country Club in order to a foster mutual respectful working relationship for this proposed project.
Thank you for your attention to this matter.

Concerned Citizen,
Simba Zaffino
146 Scenery Court
State College, PA 16801
814-852-8262
Subject: Please consider a moratorium on construction of pickleball courts on or near residential neighborhoods on an emergency basis.

To Whom it May Concern:

Lawsuits and complaints resulting from pickleball courts have been making headlines across the country, especially within residential areas. Attached are some recent headlines for your review. USA pickleball, which is the national governing body for the sport of pickleball in the United States, has acknowledged a pickleball noise problem. I wish to make it clear that I am supportive of outdoor activities in a proper and reasonable setting.

Centre Hills Country Club (CHCC) has proposed a development in State College Borough on their land adjacent to my home and includes lighted pickleball courts. I live in College Township close to the border of State College Borough. PennTerra Engineering has been hired by CHCC for this proposed development. At a recent state college borough meeting, the PennTerra rep, Mr. Toretti, testified that PennTerra has not successfully installed pickleball courts in any previous projects. From the testimony presented, it was clear that PennTerra and CHCC completely ignored the potential impact on the nearby residential communities and provided no effort to evaluate or mitigate the noise generated by the impact created between the rigid paddle and the semi-rigid ball and the noise from enthusiastic participants. This is very concerning to me as recent studies have shown the negative impact on the health and quality of life of nearby residents resulting from both the amplitude and frequency of the noise generated during play.

I have read that recently Patton Township permitted the conversion of existing tennis courts to pickleball only to subsequently relocate them due to nuisance/noise complaints from neighboring residents. It is reasonable to assume this was at significant cost to township residents. This scenario is playing out across the country.

Many localities across the country have enacted or are in consideration of enacting zoning regulations that ensure that location of this sport does not pose a health risk and nuisance to nearby residents. Unfortunately, College Township and State College Borough currently have no such regulations at this time.

I am asking that you consider enacting a moratorium on the construction of pickleball courts until such time as reasonable ordinances that would govern all of the Centre Region boroughs and townships and protect the health and wellbeing of residents who would otherwise be subjected to unreasonable disturbance from the location of pickleball facilities. The ordinances should consider the restrictions such as those enacted by the City of Centennial, Colorado. I am asking that this be done on an emergent basis so that myself and other residents in my neighborhood and other adjacent properties do not suffer the same impact as many of the people in the most recent headlines.

For your reference on 9/19/2023, The City of Centennial enacted a pickleball ordinance as a result of a similar scenarios. Please see the attached ordinance here.

Here is the ordinance summary:
Permanent Outdoor Courts are prohibited within 250 feet of residentially zoned or used properties

"An Outdoor Pickleball Court Permit is required for Permanent Outdoor Courts located between 250 to 600 feet of residentially zoned or used properties"

"Noise mitigation for Permanent Outdoor Pickleball Courts established from 250 to 600 feet of residentially zoned or used properties shall be required pursuant to a Noise Impact Assessment"

"Permanent Outdoor Courts (including lighting) can operate between 8 a.m.-8 p.m"

"Permanent Outdoor Courts can create no more than 47 decibels at the nearest residential property line"

The noise complaints are abundant across the US. Here is a sample of the most recent news:


Business Insider 11/21/2023, "The noise from pickleball courts is driving everyone crazy. Scientists are trying to come up with a solution."

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Fox2 St. Louis News 10/16/2023 "Pickleball noise level exceeds ordinance; country club remains unable to play"

CNBC 9/25/2023 "Pickleball is loud. The people behind the trendy sport say they're trying to fix it"

Thank you for your consideration in this matter.

Keith Bocchicchio

154 Scenery Court, State College, PA 16801

717-856-1996
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K P B S  n e w s  9 / 5 / 2 0 2 3 ,  "Homeowners are increasingly taking legal action over pickleball racket"

LA Times 3/3/2022, "Pickleball noise is fueling neighborhood drama from coast to coast"

Fox2 St. Louis News 10/16/2023 "Pickleball noise level exceeds ordinance; country club remains unable to play"

CNBC 9/25/2023 "Pickleball is loud. The people behind the trendy sport say they're trying to fix it"

Thank you for your consideration in this matter.

Your Name: Cheryl Davis

Your Address: 142 Scenery Court State College, PA

Your Phone # 814-404-1625
To Whom it May Concern:

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Thank you for your consideration in this matter.
Your Name: David Zarling

Your Address: 142 Scenery Court Stater College, PA 16801

Your Phone #814-574-9735
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Your Name: David Zarling

Your Address: 142 Scenery Court Stater College, PA 16801

Your Phone # 814-574-9735
Jennifer Snyder

From: tom katancik <tomkatancik@gmail.com>
Sent: Thursday, April 11, 2024 10:11 AM
To: boro@statecollegepa.us; CTCouncil
Subject: Please consider a moratorium on construction of pickleball courts on or near residential neighborhoods on an emergency basis

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422 Scenery Dr, State College, PA 16801
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https://www.youtube.com/watch?v=HxbufEeedzo&authuser=0

Mary L. Reeder
430 Scenery Dr, State College, PA 16801
814-237-8594
From: Martin, William <wmartin@financialguide.com>
Sent: Thursday, April 11, 2024 1:31 PM
To: CTCouncil
Cc: Amy Sue Martin; Angela Skywalker Johnston
Subject: Please consider a moratorium on construction of pickleball courts on or near residential neighborhoods on an emergency basis.

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william and Amy sue Martin
442 scenery drive
state college pa

William H. Martin, CLU®, ChFC®, CFP®.

Senior Partner

CA insurance license #: 0L86539
3949 South Atherton Street
State College, PA 16801

(814) 808-8025 - Direct No.
(814) 466-6295 - Office
(814) 466-9018 – Fax

Supervisory Office: 717-791-3300

http://www.wienkenwealthmanagement.com/homepage/
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Thank you for your consideration in this matter.

Your Name: Glen Coates
Your Address: 144 Scenery Court
Your Phone #: (860) 837-4675

Glen R. Coates
Instructor, Aerospace Engineering
The Pennsylvania State University
grc61@psu.edu

PennState
College of Engineering
Jennifer Snyder

From: Jean and Todd <jeanandtodd@gmail.com>
Sent: Friday, April 12, 2024 5:28 PM
To: boro@statecollegepa.us; CTCouncil
Subject: Request for Moratorium

Subject: Please consider a moratorium on construction of pickleball courts on or near residential neighborhoods on an emergency basis.

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112 Scenery Ct.
State College, PA  16801
703.577.8661
703.479.5429
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CNBC 9/25/2023 "Pickleball is loud. The people behind the trendy sport say they're trying to fix it"

Thank you for your consideration in this matter.

Danielle Martocci
156 Scenery Court
State College, Pa 16801

443-454-5244

Sent from my iPhone
Good morning, College Township Council members,

The latest update is included in this article. See the details in the three hyperlinks included in the article.

Letters: Don’t Bet on Casino Coming to Mall; Where Do PSU Trustee Candidates Stand on Gambling Policy?

Do PSU Trustee Candid...

Community Letters
Ask any opponent or supporter of the Nittany Mall casino about the project’s status and most of them will either...

Sincerely,
Dan Materna
Subject: Please consider a moratorium on construction of pickleball courts on or near residential neighborhoods on an emergency basis.

To Whom it May Concern:

Lawsuits and complaints resulting from pickleball courts have been making headlines across the country, especially within residential areas. Attached are some recent headlines for your review. USA pickleball, which is the national governing body for the sport of pickleball in the United States, has acknowledged a pickleball noise problem. I wish to make it clear that I am supportive of outdoor activities in a proper and reasonable setting.

Centre Hills Country Club (CHCC) has proposed a development in State College Borough on their land adjacent to my home and includes lighted pickleball courts. I live in College Township close to the border of State College Borough. PennTerra Engineering has been hired by CHCC for this proposed development. At a recent state college borough meeting, the PennTerra rep, Mr. Toretti, testified that PennTerra has not successfully installed pickleball courts in any previous projects. From the testimony presented, it was clear that PennTerra and CHCC completely ignored the potential impact on the nearby residential communities and provided no effort to evaluate or mitigate the noise generated by the impact created between the rigid paddle and the semi-rigid ball and the noise from enthusiastic participants. This is very concerning to me as recent studies have shown the negative impact on the health and quality of life of nearby residents resulting from both the amplitude and frequency of the noise generated during play.

I have read that recently Patton Township permitted the conversion of existing tennis courts to pickleball only to subsequently relocate them due to nuisance/noise complaints from neighboring residents. It is reasonable to assume this was at significant cost to township residents. This scenario is playing out across the country.

Many localities across the country have enacted or are in consideration of enacting zoning regulations that ensure that location of this sport does not pose a health risk and nuisance to nearby residents. Unfortunately, College Township and State College Borough currently have no such regulations at this time.

I am asking that you consider enacting a moratorium on the construction of pickleball courts until such time as reasonable ordinances that would govern all of the Centre Region boroughs and townships and protect the health and wellbeing of residents who would otherwise be subjected to unreasonable disturbance from the location of pickleball facilities. The ordinances should consider the restrictions such as those enacted by the City of Centennial, Colorado. I am asking that this be done on an emergent basis so that myself and other residents in my neighborhood and other adjacent properties do not suffer the same impact as many of the people in the most recent headlines.

For your reference on 9/19/2023, The City of Centennial enacted a pickleball ordinance as a result of a similar scenarios. Please see the attached ordinance here.

Here is the ordinance summary:

"Permanent Outdoor Courts are prohibited within 250 feet of residentially zoned or used properties"
"An Outdoor Pickleball Court Permit is required for Permanent Outdoor Courts located between 250 to 600 feet of residentially zoned or used properties"
"Noise mitigation for Permanent Outdoor Pickleball Courts established from 250 to 600 feet of residentially zoned or used properties shall be required pursuant to a Noise Impact Assessment"
"Permanent Outdoor Courts (including lighting) can operate between 8 a.m.-8 p.m"
"Permanent Outdoor Courts can create no more than 47 decibels at the nearest residential property line"

The noise complaints are abundant across the US. Here is a sample of the most recent news:

Business Insider 11/21/2023, "The noise from pickleball courts is driving everyone crazy. Scientists are trying to come up with a solution."
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Thank you for your consideration in this matter.

Your Name: Dona Oberheim
Your Address: 170 Scenery Court, State College
Your Phone # 814-571-0037

Get Outlook for iOS
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Thank you for your consideration in this matter.

John G. Johnson
108 Scenery Court
State College, PA 16801
814-308-3757
COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA

RESOLUTION R-24-17

A RESOLUTION OF THE TOWNSHIP OF COLLEGE, CENTRE COUNTY, PENNSYLVANIA, DESIGNATING MAY 2024 AS “BIKE MONTH”, MAY 13 THROUGH MAY 19, 2024, AS “BIKE-TO-WORK WEEK”, AND MAY 17, 2024, AS “BIKE-TO-WORK DAY” AND “CENTRE REGION SPRING BIKE ANYWHERE FRIDAY”

WHEREAS, College Township supports the efforts of CentreBike to promote bicycle commuting in the Centre Region; and

WHEREAS, College Township recognizes the benefits of bicycle and pedestrian commuting in providing exercise, decreasing air pollution, conserving fuel, decreasing traffic congestion, decreasing noise pollution, and improving the health of its citizens; and

WHEREAS, College Township maintains and continues to develop facilities to promote bicycling and walking as means of transportation; and

WHEREAS, the Centre Region is recognized as a Bicycle Friendly Community at the Silver level from the League of American Bicyclists for its efforts to engage the community in bicycle riding through collaboration with the Centre Region municipalities, Penn State, and CentreBike;

NOW THEREFORE, College Township Council hereby designates May 2024 as “Bike Month”, May 13 through May 19, 2024 as “Bike-To-Work Week”, and May 17, 2024 as “Bike-To-Work Day” and “Centre Region Spring Bike Anywhere Friday”.

THIS RESOLUTION DULY ADOPTED this 18th day of April, 2024 by the College Township Council, Centre County, Pennsylvania.

COLLEGE TOWNSHIP COUNCIL

ATTEST:

________________________________
Dustin Best, Chair

__________________________________
Adam T. Brumbaugh, Township Manager/Secretary
SPRING BIKE ANYWHERE FRIDAY
May 17, 2024

NATIONAL BIKE TO WORK DAY

RIDE | REGISTER - www.crcog.net/bikes | WIN

FREEZE THAW CYCLES

Ride your bike to work, school, shop, eat or for fun in the Centre Region and register to WIN a $50 Freeze Thaw gift card

CRPA
Centre Regional Planning Agency

The Centre Region is a Bicycle Friendly Community

PennState. Transportation Services
COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA

RESOLUTION R-24-20

A RESOLUTION CELEBRATING MOUNT NITTANY HEALTH WEEK 2024
THANKING THE BOARD, LEADERSHIP AND TEAM OF MOUNT NITTANY HEALTH FOR THEIR ENDURING LEGACY OF SERVICE TO THE COMMUNITY

WHEREAS, Mount Nittany Health is the community’s locally-governed health system with a mission of “Healthier People, Stronger Community,” and

WHEREAS, Mount Nittany Health, with its more than 2,400 employees and 220 providers, has provided more than 120 years of service and outstanding healthcare to our region, and

WHEREAS, Mount Nittany Health is a trusted partner in our region’s growth and development, and has honored this partnership through continual investments in people, programs, technology and facilities to ensure the community is well-served for future generations, and

WHEREAS, the Mount Nittany Health team brings compassion, expertise, and ongoing commitment to caring for our families, neighbors, and friends, and

BE IT RESOLVED by the Council of the Township of College, that College Township hereby joins with the Mount Nittany Health team in celebrating Mount Nittany Health Week 2024, May 13 - 17, 2024, and commends the board, leadership, and the entire Mount Nittany Health team for its record of service to the region, and

BE IT FURTHER RESOLVED that an authenticated copy of this resolution, signed by the College Township Council Chair, be provided to Mount Nittany Health.

DULY APPROVED by the Council of the Township of College, this 18th day of April 2024.

COLLEGE TOWNSHIP COUNCIL:

ATTEST:

________________________________________
Dustin Best, Council Chair

________________________________________
Adam T. Brumbaugh, Township Manager
A RESOLUTION IN RECOGNITION OF ROBERT T. LONG, JR. FOR DEDICATED AND EXCEPTIONAL SERVICE TO COLLEGE TOWNSHIP AND THE COLLEGE TOWNSHIP WATER AUTHORITY

WHEREAS, Mr. Robert T. Long, Jr., commenced his employment with College Township on July 20, 1999, as the College Township Finance Director with duties and responsibilities defined then as including responsibility for the financial affairs of the Township and College Township Water Authority (CTWA) including various audit and report functions, preparation of Township and CTWA annual budgets, filing of federal, state and local reports, receipts and disbursements of moneys for all funds, management of all cash and investments and supervision of all finance and CTWA administrative staff; and,

WHEREAS, CTWA Chair, Dave Derr and Messrs. Joe Fao, Richard Harris, Martin McGann and David Lapinski welcomed Mr. Long to his first CTWA meeting on August 4, 1999; and

WHEREAS, Council Chair, Chris Exarchos and Council members Ms. Elfrieda Persic and Messrs. Lee Shields, David Fryer and Dan Klees welcomed Mr. Long to his first Council meeting on August 12, 1999; and

WHEREAS, Mr. Long continued to serve as a key Township staff member and gave unsparingly of his time, energy, wisdom and guidance to College Township, the College Township Water Authority, the Centre Region and Centre County for over 24 years, officially retiring on April 30, 2024;

NOW, THEREFORE, BE IT RESOLVED that the Council of the Township of College, County of Centre, Commonwealth of Pennsylvania, at its Regular Meeting of April 18, 2024, does hereby extend its sincerest gratitude, respect, and appreciation to Mr. Long, for his conscientious performance and dedicated decades of service to the College Township and the College Township Water Authority.

BE IT FURTHER RESOLVED that this action shall be entered into the permanent records of the College Township Council and that this resolution shall serve as evidence that College Township hereby expresses its gratitude for Mr. Long’s decades of commitment to College Township; and

BE IT FURTHER RESOLVED that Mr. Long be presented with this Resolution.

DULY APPROVED by the Council of the Township of College, this 18th day of April 2024.

COLLEGE TOWNSHIP COUNCIL:

ATTEST:

_____________________
Dustin Best, Council Chair

_____________________
Adam T. Brumbaugh, Township Manager
MEMORANDUM

To: College Township Council

From: Lindsay Schoch, AICP – Principal Planner

Re: OB-1: Draft Remand Letter to Planning Commission – Dale Summit Form Based Code

Date: April 12, 2024

As discussed at the April 4, 2024, Council meeting, Staff has prepared the attached Draft Remand Letter (OB-1.a) for Council’s review. The intent of the Draft Remand Letter is to provide the Planning Commission with a comprehensive guide for their forthcoming review of the Draft Form Based Code, as prepared by DPZ CoDesign.

This remand letter utilizes the same format, which was embraced by Planning Commission and used with success during their review of the Workforce Housing Ordinance. The letter builds upon the themes that were discussed at the March 26, 2024, Joint Meeting of Council and Planning Commission and incorporates additional input received at Council’s April 4th meeting.

Input Requested:

At this April 18, 2024, Council meeting, Staff will be primarily seeking Council’s input on the following elements of the draft letter:

1) Intent Statement
   The Intent Statement should summarize and encapsulate the policy that Council is trying to achieve through implementation of the proposed ordinance/code. For the purposes of the Draft Dale Summit Form Based Code, the Intent Statement should be reflective of the Vision Statement set forth in the Dale Summit Area Plan.

   • Council should review the Intent Statement, which was developed by DPZ CoDesign, to ensure that it is consistent with the Dale Summit Area Plan Vision Statement and expectations.

2) Objectives
   Within a remand letter, the Objectives allow Council to establish a plan of work for the Planning Commission to undertake during their review. Objectives should be written as actionable steps that focus work on key elements of the proposed code.

   • Council should review the Objectives to ensure they establish a clear plan of work for Planning Commission and are consistent with expectations.
3) Recommended Process
This section of the remand letter provides Planning Commission with a methodical schedule to assist Planning Commission with working through their review in a reasonable and efficient manner. It is the expectation that this review will be a collaborative process, as such, a series of checkpoints have been added to the original review schedule.

- Council should review the advice provided in the Recommended Process introductory paragraphs and provide any feedback to staff.

- Council should review the proposed schedule and provide any feedback on the schedule sequencing and the location of the checkpoints.

**Action Requested:**

Council should review the Draft Remand Letter and provide input to Staff on any needed revisions.

Barring substantive revisions, Staff is seeking Council’s authorization to forward the Remand Letter to Planning Commission so they may commence their review of the Daft Form Based Code.
MEMORANDUM

To: College Township Planning Commission
From: College Township Council
Re: Council Remand: DRAFT Dale Summit Form Based Code
Date: April 19, 2024

INTRODUCTION:
As outlined during the recent Joint Meeting of Council and Planning Commission, College Township is beginning the review of the Draft Dale Summit Form Based Code. This will be a monumental effort, which is expected to consume much of Planning Commission’s time over a number of months. Significant public participation is expected during these review meetings.

Council appreciates Planning Commission’s efforts to build their subject matter expertise on Form Base Code over the past few years. As such, we are remanding the Dale Summit Form Based Code with the intent the Planning Commission will take their time and offer careful consideration of the ordinance’s eventual application. In an effort to ensure a smooth review process, the Objectives outlined in the table below are to be addressed during the development of a final recommendation.

OBJECTIVES:

1. Ensure the Intent Statements are consistent with the Vision of the Dale Summit Area Plan.

2. Give consideration to what would constitute “Good Urbanism” in the Dale Summit and how a more efficient use of the land could contribute to development that is more equitable and cost effective, yet attractive and profitable for developers.

3. The Draft Code contains regulations for both Zoning and Subdivision and Land Development. Planning Commission should work to minimize any conflicts between these ordinances as part of this update.

4. Ensure that the Draft Code is in keeping with the primary goals of Form Based Code: Placing buildings to create a desirable public realm | Design great streets | Regulate building form.

5. Confirm that the Draft Code places “form” as the first consideration for proposed developments, as opposed to prioritizing “use”.

6. Ensure that the code language will require development of usable and meaningful open space.

7. Assess the draft street standards language to ensure they prioritize community context and aid in creating a pleasant, safe, and attractive environment that supports the design and feel of the area. PennDOT should be engaged in any discussions pertaining to proposed changes impacting state routes, to confirm their “buy-in”.

8. Evaluate the Block Structure requirements and consider the potential for block scalability. Note: DPZ has encouraged College Township to “hold the line” on block structure.

9. Confirm that the code allows for a broader range of uses and unit types, including small lot development and Accessory Dwelling Units (ADU).
OBJECTIVES CONTINUED:

10. Evaluate the pros and cons of Floor Area Ratio (FAR) as a mechanism to control density within the code. As part of this effort thought should be given to the possible utilization of height and lot coverage as a density control as opposed to FAR.

11. Give consideration to reductions in setback requirements and allowing increased lot coverage area.

12. Consider language in the code that allows for pilot projects to have an expedited review process.

13. Consider language in the code that presents opportunities for “administrative approvals” as determined to be appropriate

14. Utilize the Structure Plan (road connections and open space) in crafting recommendations for additions to the Official Map Ordinance.

EVALUATING CONSISTENCY OF INTENT STATEMENT:

After the Planning Commission thoroughly reviews the Remand Letter, the first objective is to ensure the Intent Statement is consistent with the Dale Summit Area Plan Vision (pictured to the right).

The following Intent Statement has been taken directly from the Draft Dale Summit Form Based Code, as prepared by DPZ. Council has reviewed and endorsed this statement and its associated policies.

“The overarching Vision of this Area Plan is to transform Dale Summit into The Gateway to College Township. Establishing Dale Summit as an attractive and instantly recognizable Place within the context of the larger Township, Region, and County. The community envisions an activity hub that is vibrant, economically prosperous, socially equitable, and environmentally sustainable.

A Place, which through proactive planning and well-tailored regulations, strikes a sound balance between encouraging business and industry expansion, while remaining respectful to important community livability factors such as improving housing affordability, sufficient public services, and traffic improvements through improved connectivity for all transportation modes.”

Intent Statement:

The intent and purpose of this Article is to enable, encourage, and qualify the implementation of the following policies:

The Community:

A. That neighborhoods, corridors, town centers and urban centers should be compact, pedestrian-oriented and mixed use.

B. That neighborhoods, corridors, town centers and urban centers should be the preferred pattern of development and that districts specializing in a single use should be the exception;

C. That ordinary activities of daily living should occur within walking distance of most dwellings, as much as is feasible, allowing independence to those who do not drive;

D. That civic, institutional, and commercial activity should be embedded in the town center and neighborhoods, not isolated in remote single-use complexes;

E. That interconnected networks of thoroughfares should be designed to disperse traffic and reduce the length of automobile trips;

F. That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes;

G. That schools should be sized and located to enable children to walk or bicycle to them;

H. That a range of open space should be distributed within neighborhoods and the town center;
**The Block and Building:**

1. That buildings and landscaping should contribute to the physical definition of thoroughfares as civic places;
2. That development should adequately accommodate automobiles while prioritizing the pedestrian, the bicyclist, and the spatial form of public areas;
3. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods;
4. That civic buildings and public gathering places should be provided as locations that reinforce community identity;
5. That civic buildings should be distinctive and appropriate to a role more important that the other buildings that constitute the fabric of the town;
6. That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity and evolution of society;

**The District:**

7. That communities should provide meaningful choices in living arrangements as manifested by distinct physical environments;
8. That the zoning district descriptions in Section C. Zoning Districts Established constitute the intent of this article with regard to the general character of each of these environments.

**RECOMMENDED PROCESS:**

The review and eventual implementation of a new code in Dale Summit is an effort of significant magnitude and importance. Recognizing this, DPZ CoDesign and Township Staff have developed the following review schedule that is broken down into reasonable sections.

As discussed at our Joint Meeting, this undertaking is a collaborative effort that will require periodic “check-ins” and may also necessitate future joint meetings. While the schedule shows this review spread across nine (9) future Planning Commission meetings, Council wishes to underscore that Planning Commission should take the time it needs to develop well-reasoned recommendations on the code.

Council encourages Planning Commission and staff to lean on DPZ CoDesign as an invaluable resource throughout the review process. As a final piece of advice, Council offers the following as it pertains to this review: “Don’t let perfection be the enemy of the good.”

**Code Review Schedule**

<table>
<thead>
<tr>
<th>Code Section</th>
<th>Meeting Number</th>
<th>Dates</th>
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<tbody>
<tr>
<td>Review of the Remand Letter from Council.</td>
<td>1</td>
<td>TBD</td>
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<tr>
<td>Any questions or clarifications will be brought back to Council by the PC Liaison.</td>
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<td>200-60 General Provisions</td>
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<td>A. Applicability</td>
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<td>B. Intent</td>
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<tr>
<td>C. Zoning Districts Established</td>
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<tr>
<td>D. Non-conformities &amp; Existing Buildings</td>
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<td>200-61 Subdivision Standards</td>
<td>3</td>
<td>TBD</td>
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<td>A. General</td>
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<td>B. Transportation Standards</td>
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<td>C. Block Standards</td>
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<td>D. Zoning Standards</td>
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<tr>
<td>E. Platting Standards</td>
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<td>F. Civic Space Standards</td>
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<td>OB-1.a.</td>
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**Checkpoint – Progress Report to Council regarding the Planning Commission’s work to this point.**

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<td>B. Setback Requirements</td>
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<td>C. Encroachments</td>
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<td>D. Projections into the Right-of-way</td>
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<td>E. Building Height</td>
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<td>G. Uses</td>
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<td>H. Parking</td>
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<th>200-62 Zoning Regulations continued</th>
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<td>I. Landscaping Standards</td>
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<td>J. Fencing</td>
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<td>K. Sign Standards</td>
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<th>200-63 Thoroughfare Requirements</th>
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<td>C. Thoroughfare Requirements</td>
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<td>D. Public Frontage Requirements</td>
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<td>E. Alleys</td>
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<th>200-64 Administration of Planned Subdivisions for Dale Summit</th>
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<td>A. General Provisions</td>
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<td>B. Types of Subdivisions</td>
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<td>C. General Requirements</td>
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<td>D. Minor Plans</td>
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<td>E. Pre-Application Conference</td>
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<td>F. Sketch Plan Review</td>
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<td>G. Preliminary Plan Review</td>
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<td>H. Final Plan Review</td>
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<td>I. Option 1 (current process, not preferred)</td>
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<td>J. Option 2 (new process, preferred)</td>
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<td>K. Record Plan</td>
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<td>D. Administrative Waivers</td>
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<td>E. Council Waivers</td>
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<td>F. Incentives for Community Benefit</td>
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</tr>
</tbody>
</table>

**Checkpoint - Progress Report to Council regarding the Planning Commission’s work up to this point.**

**CONCLUSION:**
Council is providing this Remand Letter as a comprehensive guide to aid in Planning Commission’s review of the Draft Form Based Code for Dale Summit. As noted, it is anticipated that this review will ultimately be a collaborative effort that is expected to run over the course of a number of months. Planning Commission is advised to check-in with Council as frequently as required and may request a Joint Meeting(s), as needed.
INTRODUCTION:
Planning Commission has reviewed and is providing a number of recommended amendments to the existing Workforce Housing Ordinance, which is proposed to be known as the “Attainable Housing Ordinance” in the future.

Please note, as part of their review, Planning Commission worked closely with the Director of the Centre County Housing and Land Trust, who has reviewed the Draft Ordinance and continues to monitor the process. In addition, the Township’s solicitor and the Centre Regional Planning Agency have also reviewed the Draft Ordinance.

The following items are attached for the purposes of Council’s review:

- OB-2.a. – Summary of Planning Commission’s Recommendations
- OB-2.b. – The Draft Attainable Housing Ordinance

WHY “ATTAINABLE” HOUSING:
Staff is closely following House Bill 1386, which sets forth an opportunity for a community to become designated as an Attainable Housing Community by the Department of Community and Economic Development (DCED). In order to be designated as an Attainable Housing Community, and thereby eligible for additional grant funding opportunities, a community must first have an adopted Attainable Housing Ordinance.

For the purposes of this amendment, staff is proposing that Council view the terms “Workforce” and “Attainable” as interchangeable. This change in term will result in no substantive change to the proposed ordinance or its application.

MOVING FORWARD:
If approved, the Draft Attainable Housing Ordinance will require an amendment to the Zoning Ordinance (Chapter 200.38.4), therefore require Public Notice, a Public Hearing, and review by other agencies as set forth in the Pennsylvania Municipalities Code (MPC). Review by other agencies will consist of a 30-day review and comment period being provided to both the Centre Regional Planning Commission (CRPC) and the Centre County Planning & Community Development Office (CCPCDO). CRPC’s review must be conducted during one of their regular meeting, while CCPCDO’s review will be performed at the staff level.
Scheduling for a review by CRPC, which meets on a monthly basis, is dependent upon Council’s review and setting of a Public Hearing. The schedule below outlines two options:

<table>
<thead>
<tr>
<th>Date</th>
<th>Review Agency</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 18, 2024</td>
<td>College Township Council</td>
<td><strong>Review Proposed Draft Attainable Housing Ordinance and provide comments.</strong> Council may choose to schedule a public hearing the evening of April 18. <em>Once a Public Hearing is set, the clock starts for the outside agency review.</em></td>
</tr>
<tr>
<td>May 2, 2024</td>
<td>Centre Regional Planning Commission</td>
<td><strong>Required 30-day review:</strong> Staff to present the zoning change to the CRPC. The CRPC will hear the presentation, make comments and/or recommendations, and prepare a letter to the Township Council with their input. As a courtesy, staff sends the proposed changes to the County Planning Office.</td>
</tr>
<tr>
<td>Public Hearing Date: June 6, 2024</td>
<td>College Township Council</td>
<td>Hold Public Hearing (pursuant to Public Notice). Receive public comment.</td>
</tr>
<tr>
<td>Within 30-days of a Public Hearing</td>
<td>College Township Staff</td>
<td>A copy of the amendment to the zoning ordinance shall be forwarded to the County Planning Agency.</td>
</tr>
<tr>
<td>June 6, 2024</td>
<td>Centre Regional Planning Commission</td>
<td><strong>Required 30-day review:</strong> Staff to present the zoning change to the CRPC. The CRPC will hear the presentation, make comments and/or recommendations, and prepare a letter to the Township Council with their input. As a courtesy, staff sends the proposed changes to the County Planning Office.</td>
</tr>
<tr>
<td>Public Hearing Date: July 18, 2024</td>
<td>College Township Council</td>
<td>Hold Public Hearing (pursuant to Public Notice). Receive public comment.</td>
</tr>
<tr>
<td>Within 30-days of a Public Hearing</td>
<td>College Township Staff</td>
<td>A copy of the amendment to the zoning ordinance shall be forwarded to the County Planning Agency.</td>
</tr>
</tbody>
</table>

**NEXT STEPS:**

Staff is requesting Council review and provide feedback on the Draft Attainable Housing Ordinance.

- If Council has no or minimal comments during the April 18th meeting, the earliest date for a Public Hearing would be June 6, 2024.
- If Council wishes to continue their review at the May 2nd meeting, the next earliest date of a Public Hearing will be July 18, 2024.
- If Council’s comments are substantive, Planning Commission will be provided another opportunity to offer revised recommendations.
## SUMMARY OF PLANNING COMMISSION’S RECOMMENDATIONS

<table>
<thead>
<tr>
<th>Ordinance Section</th>
<th>Proposed Changes</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Definitions</td>
<td>Terms specific to Attainable Housing have been updated</td>
<td>Prior to this update, the Definition Section (200.7) did not define housing terms.</td>
</tr>
<tr>
<td>Intent</td>
<td>No Changes from PC</td>
<td>Council reviewed and endorsed the Intent Statement prior to the Planning Commission’s review of the Draft Ordinance.</td>
</tr>
<tr>
<td>Applicability</td>
<td>The ordinance is triggered by Density, this has not changed.</td>
<td>In an effort to look at the ordinance through an equitable lens, the Planning Commission felt it necessary for all residents have access to these elements of a land development.</td>
</tr>
<tr>
<td>Incentives</td>
<td>Side yard setbacks can be reduced to 7’ in workforce housing units and the market rate units they abut.</td>
<td>Applies to both workforce and market-rate units they abut.</td>
</tr>
<tr>
<td></td>
<td>Removed the incentive to waive parkland, open space, and sidewalks requirements. (Equity)</td>
<td>Effort to be more equitable.</td>
</tr>
<tr>
<td></td>
<td><strong>Area Median Income (AMI):</strong> Recommendation to increase the upper limit of AMI for owner-occupied housing to 120% (currently 100%), now, those who are eligible for an <strong>owner-occupied unit shall make 80% to 120% of AMI. Rental prices shall be affordable to those making 65% or less of AMI.</strong></td>
<td>Increasing the AMI to 120% allows for more opportunities for the Missing Middle to obtain attainable housing. The range for rentals did not change.</td>
</tr>
<tr>
<td></td>
<td><strong>Accessory Dwelling Units (ADUs):</strong> updated language to ensure any ADU income can be used toward the household’s total income when certifying income of potential buyers. In addition ADUs require receipts showing gross rental income.</td>
<td>Accessory Dwelling Units are an integral part of this ordinance and the effort to create more attainable housing in the Township.</td>
</tr>
<tr>
<td></td>
<td><strong>Waiver of Review Fees:</strong> this is a brand new incentive recommended by the Planning Commission. This incentive would only apply to in-house review fees and does not include review fees from outside consultants, e.g. Transportation Engineering review fees.</td>
<td>Council makes the determination on the waiver of fees based upon how actual costs will be reduced and how the savings will be passed on to the workforce housing units.</td>
</tr>
<tr>
<td></td>
<td><strong>Incentives for Townhouses and Multi-family units / Height:</strong> dependent upon the percentage of workforce units being provided, the height of these types of units can increase up to a maximum height of 55’. If a development consists of only non-residential</td>
<td>The current standard for height in the Zoning Ordinance is typically 35’ maximum. Including an incentive to “build up” could offer further opportunities for the</td>
</tr>
<tr>
<td>commercial properties, the height incentive does not apply and falls back to the 35’ which is set forth in the underlying zoning district.</td>
<td>development of attainable housing units.</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td></td>
</tr>
</tbody>
</table>

**Incentives for Planned Residential Developments / Height:** dependent upon the percentage of workforce units being provided, the height of residential units may be increase up to a maximum of 95’.

<table>
<thead>
<tr>
<th>Provisions for Workforce Housing</th>
<th>The Planning Commission recommends the options to pay a fee-in-lieu and credits for existing workforce units should be <strong>not</strong> be options for developers.</th>
</tr>
</thead>
</table>

Phasing: Since the ordinance regulates workforce units in Planned Residential Developments (PRDs), the Planning Commission felt the inclusion of Phasing regulations were of importance.

| All workforce units proposed in a land development and/or subdivision plan are required to be built on-site. Some exceptions apply including: fee-in-lieu, off-site development (new dwellings), existing dwellings, and credits for existing workforce units. |

The proposed requirements allow up to 50% of phase which includes non-residential uses to forego workforce housing units, but construction of additional phases shall include workforce units for the entire development divided by the amount of land accounted for in the area of completed or under-construction phases.

<table>
<thead>
<tr>
<th>Supplemental Workforce Housing Regulations</th>
<th><strong>Cost offsets</strong></th>
</tr>
</thead>
</table>

Considering equity and to ensure all units (workforce or market-rate) are similar in a way to not distinguish between units, workforce units are not to differ from the market rate units.

| Regulations were removed and replaced with the potential waiver of review fees. |
COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA

ORDINANCE NO. O-24-___
AMENDMENT TO CHAPTER 200 – ZONING

AN ORDINANCE OF THE TOWNSHIP OF COLLEGE, CENTRE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 200 ARTICLE II §200-7 (DEFINITIONS) TO INCLUDE TERMS SPECIFIC TO WORKFORCE HOUSING
AND
REPEALING AND REPLACING CHAPTER 200 ARTICLE VIII §200-38.4 (WORKFORCE HOUSING) WITH ARTICLE VIII §200.38.4 (ATTAINABLE HOUSING);
AND
AMENDING CHAPTER 180-16.1 (SIDEWALKS) REMOVING SECTION B(3), A REFERENCE TO CHAPTER 200-38.4 WHICH HAS BEEN REMOVED.

GENERAL REFERENCES
Planned Residential Development – See Chapter 145
Subdivision and Land Development – See Chapter 180

Additions
+Deletions

WHEREAS, the Township of College is committed to facilitating the provision of affordable and attainable rentals and owner-occupied workforce housing options within College Township; and

WHEREAS, the Council of the Township of College remanded to the Township Planning Commission to review the existing Workforce Housing Ordinance, prepare revisions to the existing ordinance, and ensure the revised ordinance is both consistent and upholding of the new Intent Statements; and;

WHEREAS, pursuant to the Pennsylvania Municipalities Planning Code, as reenacted and amended the Ordinance was forwarded to the Regional Planning Agency for their required 30-day review, and:

WHEREAS, pursuant to the Pennsylvania Municipalities Planning Code, as reenacted and amended a public hearing, pursuant to Public Notice was held __________; and

WHEREAS, the Council of the Township of College has given due public notice of hearings of the proposed ordinance changes and has held such public meetings; and

SECTION 1 - Chapter 200 Article II § 200-7 Definitions

The following definitions will be added and incorporated in alphabetical order:

Area Median Income
The midpoint of a specific area’s income distribution, calculated on an annual basis by the Department of Housing and Urban Development (HUD).
Attainable Housing
In general, housing for which the occupants are paying no more than 30 percent of their income for gross housing costs, including utilities.

Building Coverage
The percentage of the lot area that is covered by building area, which includes the total horizontal area when viewed in plan.

Certificate of Occupancy
A document issued by a local government or building department that certifies a building’s compliance with applicable building codes and regulations and declares it suitable for occupancy. This certificate is typically required before a building or part of a building can be used or inhabited.

Certification of Buyers
Regarding workforce housing, prior to the executing a purchase contract for any workforce unit, the prospective buyer shall be certified as meeting income requirements for the specified unit. Process involves ensuring the understanding of any deed restrictions, restrictive covenants, and/or liens that are placed on the workforce housing unit to ensure long-term affordability.

Certification of Renters
Prior to renting a workforce housing unit, renters shall be certified as meeting income requirements. Some restrictions apply, such as the rental unit must be used as the principal place of residence, students enrolled in post-secondary program, college, or university are eligible if the student does not meet the IRS definition of a dependent, and the student can be classified as an independent student.

Consumer Price Index
Measures the average change overtime in the prices paid by consumers for a basket of goods and services. The CPI provides a way to track inflation by examining the price changes of a representative set of goods and services commonly purchased by households.

Cost Off-sets
Mechanisms or strategies used to balance financial burdens imposed by zoning requirements on property owners or developers. Used as zoning incentives, including increased density, reduced setbacks, height allowances, in exchange for features like affordable housing, public open space, or other community benefits.

Density
Measures the number of housing units per acre.

Density Calculation
Pertaining to workforce housing, to determine residential density: Density of a development containing residential dwelling units shall be equal to the number of proposed dwelling units divided by the gross site area inclusive of proposed rights-of-way or any other portion of the site to be dedicated to the Township or homeowners association; only those residences which meet the definition of applicable residential dwellings shall be used to calculate the total number of dwelling units in a development; and the residential density within a planned residential
development shall not include areas devoted to nonresidential uses noted in Chapter 145 (Planned Residential Developments).

Fee-in-lieu
In the context of land use, typically refers to a financial arrangement where a developer or landowner pays a fee to a local government or relevant authority in lieu of providing certain required amenities or facilities on-site as part of a development project. Typically associated with land development regulations and zoning requirements.

Inclusionary Housing
Refers to strategies that mandate or incentivize the inclusion of affordable housing units within market-rate residential developments. The goal is to create mixed-income communities and prevent the segregation of socioeconomic groups.

Incentive
Something that encourages or motivates an individual to take a particular course of action or to behave in a certain way.

Mandatory
Regarding workforce housing, developments where the residential density is five or more dwelling units per acre, the provisions of workforce housing is required.

Market-rate Unit
A dwelling unit other than mobile homes as defined, which sells on the market at a price which is affordable to those households which make above 100% of the area median income.

Mean
Average obtained by summing values and dividing by the number of values.

Median
Middle value in an ordered dataset or the average of the two middle values in an even dataset.

Mode
Value(s) that occur most frequently in a dataset.

Nonresidential Use
Offices; medical and dental offices and clinics, excluding animal hospitals and veterinary offices; places of assembly; libraries, museums, art galleries and reading rooms; retail establishments for the sale and service of goods; eating and drinking establishments, excluding fast-food establishments; research, engineering or testing offices and laboratories; health clubs and athletic and recreational facilities; child and adult day-care centers.

Regulatory Relief
Refers to the easing or relaxing of certain zoning regulations or restrictions imposed by local governments on property use and development. To address housing shortages or promote affordable housing, municipalities may grant relief from certain zoning requirements for developers building affordable housing developments.
Occupancy (limit)
The number of individuals that can reside in a particular unit.

US Department of Housing and Urban Development (HUD)
Established in 1965, HUD’s mission is to increase homeownership, support community
development, and increase access to affordable housing free from discrimination. To fulfill this
mission, HUD will embrace high standards of ethics, management and accountability and forge
new partnerships – particularly with faith based and community organizations that leverage
resources and improve HUD’s ability to be effective on the community level.

Attainable Housing Dwelling Unit / Workforce Housing Dwelling Unit
A dwelling unit which is affordable to those making up to 100% - 120% of the Area Median Income
(AMI).

SECTION 2 – Chapter 200 Article VIII §200-38.4 Attainable Housing

The following is intended to replace the repealed ordinance §200-38.4 Workforce Housing in its entirety:

by Ord. No. O-24-__]

A. Intent. The intent of the workforce housing section of the zoning ordinance, as established by
Township Council is:

(1) To recognize the importance of socioeconomic diversity in nurturing more inclusive and dynamic
neighborhoods; and

(2) To facilitate the provision of affordable and attainable rental and owner-occupied workforce
housing options within College Township; and

(3) To place a strong emphasis on crafting sustainable, enduring solutions to housing challenges,
including the implementation of long-term affordability requirements; and

(4) To foster collaborative efforts with neighboring municipalities to establish regional consistency in
workforce housing ordinances; and

(5) To promote private sector investments in affordable housing through partnerships between local
government and private developers aimed at constructing affordable housing units; and

(6) To implement incentives to promote the creation and maintenance of workforce housing; and

(7) To safeguard rental and owner-occupied workforce housing options within the community,
enabling individuals and families with moderate to middle incomes to reside proximate to their
work places; and

(8) To continuously monitor the Housing and Urban Development (HUD) Area Median Income
(AMI), adjusting the AMI thresholds in the ordinance to accommodate annual increases or
decreases.
B. **Applicability.** The regulations contained herein shall apply upon the designation of dwelling units as workforce housing and shall be applicable as follows:

(1) General. A developer of residential dwelling units shall receive regulatory relief from zoning of land regulations as an incentive for providing workforce housing dwelling units. Such relief shall be based upon the type and amount of dwelling units designated as workforce housing in accordance with the regulations contained in this section:

(2) Mandatory Requirement.

(a) For those development where the residential density is five or more dwellings units per acre, the provision of workforce housing is required. A development which exceeds this density threshold shall designate a percentage of its total dwelling units as workforce housing units in accordance with the minimum levels listed in the table below.

<table>
<thead>
<tr>
<th>Density of Proposed Development</th>
<th>Percentage of Required Workforce Housing Units *</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 to 5.99</td>
<td>5%</td>
</tr>
<tr>
<td>6 to 6.99</td>
<td>6%</td>
</tr>
<tr>
<td>7 to 7.99</td>
<td>7%</td>
</tr>
<tr>
<td>8 to 8.99</td>
<td>8%</td>
</tr>
<tr>
<td>9 to 9.99</td>
<td>9%</td>
</tr>
<tr>
<td>10 or more</td>
<td>10%</td>
</tr>
</tbody>
</table>

*Reflects a percentage of total number of dwelling units within a development that are to be designated as workforce housing. In case of a fraction, the required number of units shall be rounded to the next highest whole unit.

(b) Developers can exceed the minimum levels of mandatory workforce housing listed above and shall receive any additional incentives in accordance with the regulations below.

(c) Any residential development which proposed 10 or less dwelling units shall be exempt from this mandatory requirement.

(d) **All workforce housing units within all residential developments will have safe access via sidewalks, shared-use paths, or bike paths to parkland or open space located within or near the subject residential development.**

(3) Calculation of Density. To determine the residential density, the following shall apply:

(a) Density of a development containing residential dwelling units shall be equal to the number of the proposed dwelling units divided by the gross site area inclusive of proposed rights-of-way or any Township of Homeowners Association.

(b) For the purposes of this section, only those residences which meet the definition of applicable residential dwellings in § 200-38.4C below, shall be used to calculate the total number of dwelling units within a development.
(c) The residential density within a planned residential development shall not include areas devoted to nonresidential uses as noted in § 145-17B.

C. **Incentives:** The incentives provided to a residential developer are on a per-dwelling unit basis unless otherwise noted within the regulations. The incentives offered below will differ depending on the type of dwelling that is being designated as workforce housing.

(1) Single-Family house and duplex. All single-family houses, duplexes and/or any structure containing two or less dwelling units in which are at least one is designated as workforce housing shall be permitted to the following regulatory reductions:

(a) Minimum lot size and density: 5,000 square feet per dwelling unit or that permitted under existing zoning, whichever is less with one exception: In the Single-Family Residential Zoning District (R-1), only those lots two (2) acres or greater in size can be developed within multiple duplexes not to exceed a density of seven (7) dwelling units per acres. This calculation shall be inclusive of all land proposed for development including all proposed rights-of-way, parkland/open space areas, stormwater management facilities, and the like. [Amended 9-15-2016 by Ord. No. O-16-05]

(b) Minimum lot width: 40 feet per unit

(c) Maximum impervious coverage: 55%

(d) Side setback. The side yard setback for a lot containing workforce housing dwelling unit(s) may be reduced to seven (7) feet. Side yard setbacks may also be reduced to seven (7) feet for market-rate housing units, for those side yards that directly abut lots containing workforce housing dwelling units.

Parkland and open space requirements. The parkland and open space requirements of § 180-26B may be waived for dwelling units designated as workforce housing. Those subdivisions or land developments which thereby reduce the parkland and open space requirements by more than 50% shall only be permitted to do so under the following conditions:

No workforce housing unit shall be more than 1/4 mile from parkland or open space in or near the subject development as measured between the two closest points of property lines of the workforce housing unit and park or open space perimeter.

For the purposes of this Subsection B(1)(e) of § 200-38.4, parkland and open space shall be considered as that designated as "existing parks" or "recreation land owned by others" and available for public use. In addition, land owned by the State College Area School District may also be considered as parkland and open space if such land contains recreation facilities that can be used by the public.

Sidewalk. The amount of sidewalks required pursuant to § 180-16.1 may be reduced in an amount equal to the total street frontage of all lots containing dwelling units defined as workforce housing units pursuant to the following:

NOTE: See also §§ 180-16, Streets, and 180-16.1, Sidewalks.

The reduction may take place anywhere within the subdivision or land development containing workforce housing units.

Any collector or arterial streets within the residential development should have a sidewalk on both sides of the street. All other streets (public or private) shall have a sidewalk on at least one side of the street.
Sidewalks shall provide access to any parkland, open space or school within or adjacent to the development.

In instances where a development of single-family houses and/or duplexes developed with multiple dwellings on a single lot in which the development contains workforce housing units, the reduction in sidewalks shall be calculated as follows:

The reduction in required sidewalk may be in an equal proportion to the percentage of the total proposed dwelling units which are designated as workforce housing.

Regardless of the amount of sidewalk permitted to be reduced as calculated above, a sidewalk shall be provided along an adjacent public street as noted above in § 200-38.4B(f)[2] and [3].

The sidewalk reduction is not guaranteed upon the provision of workforce housing. Approval of such reduction by Council will be based upon ability to meet the conditions set forth § 200-38.4B(f)[2] and [3].

NOTE: See §§ 180-16, Streets, and 180-16.1, Sidewalks.

(e) Additional Bonus. The reduced lot requirements noted in 200-38.4C(1)(a) through (d) may also be applied to market-rate housing units in addition to that of the designated workforce housing units based on the following rations or fractions thereof rounded to the nearest whole number:

[1] For every two workforce housing units which are affordable to those households with incomes between 80% and 100% of AMI, one market-rate housing unit shall be permitted to have the same similar lot requirements noted above in §200-38.4C(1)(a) through (d).

For every one workforce housing unit which is affordable to those households making less than or equal to 80% of AMI, one market-rate housing unit shall be permitted to have similar requirements noted above in ________

(f) Accessory Dwelling Units: Single-family houses designated as workforce housing may be permitted to contain accessory dwelling units pursuant to § 200-11A(1) If the accessory dwelling unit is to be rented, then the anticipated income from renting the accessory dwelling unit shall be included in calculating a household’s total income when certifying income of potential buyers of a workforce housing unit. When an Accessory Dwelling Unit is rented, either on a long-term basis or a short-term basis, the proper permitting is required through College Township and Centre Region Code. To ensure compliance and proof of Accessory Dwelling Unit gross rental income with proof of receipts is required.

(g) Waiver of Review Fees: Review Fees developed by in-house staff reviews for Subdivision and Land Development may be waived by College Township Council for development proposals containing workforce housing units. The request must contain information detailing how actual costs will be reduced and how the savings will be passed on to the workforce housing units. The Township shall review the request and provide an answer to the developer within 30 days of receipt of the request.

Cost offsets. The Township may discount or defer municipal fees associated with the approval process of a subdivision/land development.

(2) Townhouse and multi-family units. All townhouses, multi-family units, and/or any other structure containing three or more dwelling units in which some or all are designated as workforce housing units shall be permitted to the following regulatory reductions:
(a) Maximum Impervious Coverage. The maximum impervious coverage for a development containing workforce housing units may be increased above that permitted in the zoning district by an amount equal to the total gross floor area of those units designated as workforce housing units. However, in no instance shall the impervious coverage exceed 55%, regardless of the number of workforce housing units.

Parkland and open space requirement. The parkland and open space requirements of § 180-26B shall be waived for all townhouse and multifamily dwelling units designated as workforce housing. Those subdivisions or land developments which thereby could reduce the parkland and open space requirements by more than 50% shall only be permitted to do so in the same manner as that allowed for single-family houses and duplexes as noted in § 200-38.4B(1)(e).

(b) Occupancy Limit. The occupancy of unrelated individuals as established in § 200-11Z may be increased from three to five individuals as follows:

[1] For each unit designated as workforce housing, one unit in the development may be permitted to have up to five unrelated individuals residing within it.

[2] The unit which is permitted to have the increased occupancy, as noted above, does not have to be designated as workforce housing and can be located anywhere within the residential development containing the workforce housing.

(c) Permitted Height. The permitted height of a building may be increased by 10 feet above that permitted in the zoning district regulations, if the building contains either two dwelling units or 10% of the total dwelling units, whichever is greater, are designated as workforce housing. The permitted height of a building may be increased beyond what is permitted in the underlying zoning district based upon the following:

[1] When 5% - 7% workforce units are required pursuant to 200.38.4(B)(2)(a), the height may be increased 10’, up to a maximum of 45’.

[2] 8% - 10% workforce units required pursuant to 200.38.4(B)(2)(a), the height may be increased 20’, up to a maximum of 55’

[3] Non-residential commercial properties maximum height is 35’

(3) Planned Residential Developments. The workforce housing regulations herein are also applicable to planned residential developments as permitted in Chapter 145, Planned Residential Developments, with the following incentives:

(a) Maximum building coverage. The total ground floor area of all buildings and structures shall be permitted to exceed 30% of the total land area of the planned residential development in a manner equal to an increase of coverage by 1% for every 1% of total number of dwelling units which are designated as workforce housing. However, regardless of the number of dwellings designated as workforce housing, the total building coverage shall not exceed 40% of the total land area of a planned residential development.

(b) Maximum total impervious coverage. The maximum impervious surfaces shall be permitted to exceed 50% of the total area of the planned residential development in a manner equal to an increase
of impervious coverage by 1% for every 1% of the total number of dwelling units which are designated as workforce housing. However, regardless of the number of dwellings designated as workforce housing, the total impervious coverage shall not exceed 60% of the total planned residential development.

(c) **Permitted Height.** The permitted height of a building may be increased beyond what is permitted in the underlying zoning district based upon the following:

1. **When 5% - 7% workforce units are proposed, the height may be increased 40’, up to a maximum of 75’.**

2. **8% - 10% workforce units proposed, the height may be increased 60’, up to a maximum of 95’.**

**Open Space.** The minimum amount of open space required in § 145-18A may be decreased below 30% of the total area of the planned residential development in a manner equal to a decrease of 1% for every 1% of the total number of dwelling units which are designated as workforce housing. However, regardless of the number of dwellings designated as workforce housing, the total open space required may not be decreased beyond 20% of the total area of the planned residential development.

(d) **Additional bonus.** The maximum amount of land devoted to nonresidential uses within a planned residential development shall be permitted to exceed 20% in a manner equal to an increase in nonresidential land by 1% for every 1% of the total number of dwelling units which are designated as workforce housing for households earning less than 80% of the area median income. However, regardless of the number of dwellings designated as such, the maximum area of land devoted to nonresidential uses shall not exceed 30%.

**D. Provision of workforce housing.** All workforce housing units proposed in a land development and/or subdivision are required to be built on site covered by such plan unless one of the following options enumerated below is utilized. In such instances, the developer shall continue to retain the incentives applied to on-site development for the number of workforce housing units being provided for under the options listed below:

**Fee in lieu.** An applicant may pay a fee in lieu of constructing some or all of the workforce housing units which it is receiving incentives for given the following regulations:

College Township Council shall establish by resolution the amount of the fee-in-lieu payment per unit, which shall be based on actual construction costs and inclusion of land purchase costs.

To determine the total fee-in-lieu payment, the per unit amount established by the Township shall be multiplied by the number of workforce housing units otherwise required to be constructed or as desired by the developer to be eligible for the incentives.

The Township shall be required to establish and administer a workforce housing fund into which all fee-in-lieu payments shall be deposited. The Township shall then be required to use such funds to further its mission of providing workforce housing as defined herein.
Land donation. Land within College Township may be donated to the Township or its designee in place of workforce housing dwelling units being built within a proposed development pursuant to the following:

The value of the land must be equal to or greater than the value of the fee-in-lieu payment noted above in Subsection D(1) to be calculated as follows:

The value of the land will be determined by an appraisal completed by a certified appraiser. Each party (developer and the Township) shall submit an appraisal.

If the lower appraised value is 90% or greater of the other appraisal, the two appraised values shall be averaged.

If the lower appraisal value is less than 90% of the other appraisal, then each appraiser shall, within 15 days of notice from the Township, agree on a third appraiser, the cost of which is to be shared equally by the Township and the developer. Within 30 days of notice of his appointment, the third appraiser shall submit an appraisal. The middle of the three appraised values shall be used to determine the value of the land to be donated.

If both the Township and the developer agree, the requirement for the appraisal process above in whole or in part may be waived upon mutual agreement between the Township and the developer.

The land to be donated must meet all applicable zoning, land development and subdivision requirements to construct the desired type and amount of units.

The land donation must occur prior to the completion of the market-rate units. The certificate of occupancy will be withheld pursuant to the requirements of Subsection E(1) below until the land donation occurs.

1) Off-site development (new dwellings). Workforce housing units otherwise required to be constructed or as desired by the developer to be eligible for the incentives listed above may be constructed off site given the following regulations:

(a) Location. The dwelling units to be utilized to satisfy the workforce provisions shall be located within College Township.

(b) Number of. The total number of units provided off site shall be equal to those which would have been provided on site.

(c) Approval. The applicant must obtain off-site development plan approval from the Township at the same time the applicant obtains plan approval for the proposed market-rate units within the covered development. The off-site development plan must include, among other land development plan requirements, documentation of site control, necessary financing in place to complete the off-site development, architectural designs and elevations, and any other documentation deemed necessary by the Township to ensure compliance with the regulations contained herein.

(d) Each of the off-site dwellings designated as workforce housing shall meet all of the supplemental regulations stipulated in § 200-38.4E.

2) Existing dwellings. A developer may designate dwelling units which have already been constructed as workforce housing units to meet his obligation (whether voluntary or mandatory) to obtain the incentives listed in § 200-38.4C for a particular development. Such off-site, existing dwelling units shall meet the regulations listed above in § 200-38.4D(1) and the following additional regulations:

(a) The units must be inspected and rehabilitated to meet current building codes.
(b) The proposed dwellings to be designated as workforce housing units shall be considered market-rate units. Utilizing this provision shall result in the conversion of market-rate dwellings to income-restricted workforce housing dwelling units.

Credits for existing workforce housing. A developer of a new development may be given credit for previously built dwelling units which could be defined as workforce housing given the following regulations:

The existing dwelling units in which a developer is seeking credit shall not have previously been created or in any way developed utilizing the regulatory relief provided herein.

The developer shall only receive credit in whole or in part to relieve him of the mandatory obligation of providing workforce housing units as stipulated in § 200-38.4B(2). If the number of dwelling units being credited toward a developer's mandatory obligation is less than that required under § 200-38.4B(2), then the developer shall be required to provide workforce housing units equal to the difference of the credit and the mandatory requirement.

In order for a previously built dwelling unit(s) to be credited towards a development's workforce housing obligation, each credited unit must:

Have received its certificate of occupancy no more than five years prior to the date of the developer's submission of the new subdivision or land development plan; and

Be designated as workforce housing upon land development and/or subdivision approval of the development seeking said credits and therefore meet all workforce housing unit regulations stipulated in § 200-38.4D.

3 Phasing. When a proposed development’s density triggers the requirements for workforce housing and is proposed in phases, the following shall apply:

(a) If the first constructed phase contains 50% or more non-residential uses, no workforce housing is required in that phase.

(b) Any construction of additional phases shall contain a number of workforce housing units equal to the percentage of total workforce housing units required in the entire development divided by the amount of land accounted for in the area of completed or under-construction phases.

(c) When a plan is phased, occupancy shall not be granted to the final 15 market-rate units until all required workforce housing units for active phases are complete.

E. Supplemental workforce housing regulations. In addition to the regulations above, all workforce housing units shall have the following requirements:

(1) Amenities. Workforce housing units may not differ from the market-rate units in a development with regard to interior amenities and gross floor area. provided that:

The differences, excluding differences related to building size differentials, are not apparent in the general exterior appearance of the development;

The gross floor area of the habitable space within workforce housing dwelling units is not less than the following minimum requirements:

One bedroom: 750 square feet.
Two bedrooms: 1,000 square feet.
Three bedrooms: 1,200 square feet.
Four bedrooms: 1,400 square feet.
Five or more bedrooms: add an additional 150 square feet per additional bedroom.

(2) Timing of construction. Workforce housing units shall be made available for occupancy at approximately the same rate as the market units, except that certificates of occupancy for the last 15% of the market-rate units shall be withheld until certificates of occupancy have been issued for all of the workforce units.

Cost offsets. The Township may discount or defer municipal fees associated with the approval process of a subdivision/land development. Any developer of workforce units may submit a request for a discount or deferment of fees. The request must also contain information detailing how real costs will be reduced and how the savings will be passed on to the workforce housing units. The Township Council's decision on a discount or deferment of municipal fees will be based upon Council determining that such savings will be appropriate and directly proportionate to the reduction in unit sales or rental costs. The Township shall review the request and provide an answer to the developer within 30 days of receipt of the request.

(3) Certification of buyers. Prior to executing a purchase contract for any workforce unit, the prospective workforce unit buyer shall be certified as meeting income requirements for the specified unit by the Township or its designee. Developers and workforce housing unit buyers may execute only purchase agreements that are approved as to form by the Township or its designee. The purchase agreement shall include language attached as an addendum provided by the Township or its designee which shall require that an appropriate disclosure form be provided to and explained to the workforce housing unit buyer prior to execution of the contract. The disclosure form shall explain any deed restrictions, restrictive covenants, and/or liens that are placed on the workforce housing unit to ensure long-term affordability.

(a) In addition to the foregoing, if the workforce housing unit contains an Accessory Dwelling Unit, gross rental income with proof of receipts is required to certify buyers.

(4) Certification of renters. Prior to renting a workforce unit, the prospective renter shall be certified as meeting income requirements by the Township or its designee. The following limitations shall apply to the certification of renters:

(a) The rental unit must be used as the principal place of residence.

(b) Students enrolled in a post-secondary program, college or university are eligible only if they can meet the following two conditions:

[1] The student does not meet the Internal Revenue Service's definition of a "dependent," and

[2] The student can be classified as an "independent student" as defined by § 480(d) of the Higher Education Act of 1965.

(5) Ensuring affordability. To ensure that any unit created under this section of the Zoning Ordinance (rented or owner-occupied) remains affordable over time, the owner of said unit(s) shall be required to maintain affordability based upon a legally binding agreement with either the Township or its designee, to be recorded at the Centre County Recorder of Deeds. Said agreement shall include:
(a) The period for which the units shall remain affordable, which at a minimum shall be at least 30 years from the date of initial occupancy of a workforce housing unit;

(b) The process for certifying subsequent buyers of workforce housing dwelling units for the duration of the specified period of affordability;

(c) The level of affordability, including the amount of equity able to be recouped by the homeowner or owner of a rental property containing workforce housing units upon sale of the property; and

(d) A provision allowing the Township or its designee to first be offered the right to purchase a workforce housing unit prior to selling said unit without income restrictions if such sale is to occur after the affordability period noted above in § 200-38.4E(5)(a) with the following stipulations:

[1] The resale price which the Township or its designee shall pay the owner of the workforce housing unit(s) shall be no less than that calculated in § 200-38.4E(9) below;

[2] The Township or its designee shall be given a period of 90 days to execute a purchase agreement for said unit(s).

[3] Upon reaching the end of the ninety-day resale period or upon notice by the municipality or its designee that there is no interest in the workforce housing unit, the owner will be free to sell the unit.

(6) Calculation of rental prices. Workforce housing units which are to be rented shall have a rental price which is affordable to households which earn 65% or less of the area median income, with the exception of those housing units which have a rent-to-own option pursuant to § 200-38.4E(11). Affordability shall be determined as monthly housing expenses being no greater than 30% of the household gross monthly income based upon household size assumptions noted in § 200-38.4E(10). Monthly housing expenses shall be calculated as the sum total of the monthly rent, plus the current utility allowance per the Housing Authority of Centre County.

(7) Rental price increases. Annual rent increases shall be limited to the percentage increase in the median household income within the State College Metropolitan Statistical Area, Centre County pursuant to the Department of Housing and Urban Development (HUD) Income Limits.

(8) Calculation of sales prices. Workforce housing units which are to be sold shall have a sale price which is affordable to households which earn 100% or less of the area median income. Affordability shall be determined as monthly housing expenses being no greater than 30% of the household gross monthly income based upon household size assumptions. Monthly housing expenses shall be calculated as the sum total of the principal and interest of the mortgage plus all property taxes, homeowners' insurance, homeowners' association fees, and any other fees approved for inclusion by the Township.

(9) Resale value of workforce housing units. The resale value of a workforce housing unit(s) during the affordability period stipulated in § 200-38.4E(5)(a) shall be limited to the lowest of:

(a) The purchase price plus an increase based on the percentage increase in the Consumer Price Index for the State College Metropolitan Statistical Area (MSA) for all urban consumers since the date of previous purchase; or

(b) The purchase price plus an increase, based on the percentage increase in the area median income since the date of purchase; or
(c) The purchase price plus an increase, based upon the compound average growth rate of Centre Region average house sale prices since the date of purchase; or

(d) The fair market value.

(10) Household size assumption. In calculating rent or sales price of a workforce housing unit, the following maximum relationship between unit size and assumed household size to determine income affordability shall apply:

(a) Efficiency units: one-person household.

(b) All other units: one plus number of bedrooms equal number of persons per household.

(11) Rent to own. Workforce housing units which are part of a rent-to-own program may be rented to households who earn more than 65%, but less than 100%, 120%, of the AMI subject to the following:

(a) The minimum duration of the initial term of a lease for renting the workforce housing unit shall be for no less than an initial 18 months followed by the ability to be annually renewed. In addition the duration of the lease may be shortened upon the tenant entering into an option to purchase the workforce housing unit.

(b) The owner of the workforce housing unit(s) must also enter into an agreement with the tenant of the rent-to-own unit which will specify the terms of the program.

(c) The rent-to-own agreement between the owner and the renter of the workforce housing unit shall include provisions for a percentage of the rent to be set aside and utilized towards the purchase of the unit by the renter.

(d) The rent-to-own agreement shall be provided to the Township for review to determine if the rent-to-own terms will lead to an acceptable number of renters succeeding in obtaining ownership of the workforce housing unit.

F. Administration. College Township and/or its designee shall ensure compliance with all regulations contained herein and/or Chapter 180, Subdivision of Land, and Chapter 200, Zoning. The developer shall draft and submit for approval a legally binding agreement which states the responsibilities of all entities involved with the ongoing administration, and marketing of, and compliance with these regulations upon approval of a development containing workforce housing units. College Township shall reserve the right to designate another legal entity for the purpose of administrative needs of this section of who should be a party in all legally binding agreements required in this section.

SECTION 3 – Chapter 180 Section 16.1 Sidewalks

B. (3). Development reviewed pursuant to § 200-38.4(1)(f) is eligible for a reduction of sidewalks as an incentive for development of workforce housing.

SECTION 4 – SERVERABILITY

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

ENACTED AND ORDAINED, this _____________ day of ______________, 2024 by the College Township Council, Centre County, Pennsylvania.

ATTEST:                        COLLEGE TOWNSHIP COUNCIL

__________________________________________
Adam Brumbaugh, Secretary

______________________________
Dustin Best, Chairman
To: College Township Council
Thru: Adam Brumbaugh, Township Manager

From: Lindsay K. Schoch, AICP | Principal Planner

RE: Memo to State College Borough regarding Council Comments on the Centre Hills Country Club Land Development Plan

Date: April 10, 2024

INTRODUCTION:

The contents of this memo should act as a sample letter to State College Borough staff. Once Council approves the content, the letter will be addressed to the Borough Manager and sent by the end of the week of April 15, 2024.

PROPOSED LANGUAGE FOR MEMO TO STATE COLLEGE BOROUGH:

Centre Hills Country Club submitted a Land Development Plan for review on February 20, 2024, with a plan expiration of May 20. This Land Development Plan is unique because while the majority of the improvements are in State College Borough, some elements fall within College Township’s jurisdiction. When College Township (CT) Staff reviewed the Plan, their focus was on elements inside the Township line, including stormwater, traffic impacts, ingress/egress, entrance lighting, and sidewalk development.

During the April 2, 2024, CT Planning Commission meeting, a group of concerned College Township residents voiced their apprehensions about the development. Although the Planning Commission could only comment upon the elements in College Township, they listened to the residents’ concerns. Since the Plan met or exceeded the requirements in the Township Code, the Planning Commission recommended to Council that the Plan should be approved.

During the April 4, 2024, CT Council review of the Plan, the residents’ concerns were raised. After a presentation of the Plan, and a thorough discussion, CT Council decided to Table the Plan. The motion was made so that CT Council’s concerns could be documented in a memo, reviewed by CT Council, and then sent to the State College Borough staff for consideration before any decisions are made on the Plan. CT Council is delaying their motion until such a time that comments can be directed to State College Borough, but prior to the Plan Expiration date of May 20, 2024.

The images on the following page represent the entirety of the Country Club, the portion where College Township abuts the property, and the elements of the Plan in which CT Staff, PC, and Council can review.
COLLEGE TOWNSHIP COUNCIL CONCERNS:

It is no secret that Pickle Ball has grown significantly in popularity in recent years and has been a trending topic not only in the United States, but around the world. One of the proposed elements in the Centre Hills Country Club Land Development Plan includes the development of four (4) Pickle Ball Courts with associated lighting. Although the pickle ball courts are not located within College Township, the impacts of the sounds and sites are apparent to College Township residents. In that, CT Council would like to offer some best practices when it comes to mitigating pickle ball noise:

Choose Location Wisely: Consider areas that are already surrounded by noise barriers, such as trees, buildings, or natural topography. This can help contain the noise to the courts.

Sound Barrier Fencing: Install sound-absorbing fencing or barriers around the pickle ball courts to help contain the noise. Materials such as dense wood, composite materials, or specialized acoustic fencing can help reduce noise transmission.

Buffer Zones: Create buffer zones between the pickle ball courts and nearby residences or sensitive areas. Planting vegetation or installing landscaping features can act as natural sound barriers to help absorb noise.

Noise-Reducing Surfaces: Consider pickle ball court surfaces that absorb sound, such as cushioned or rubberized materials. These surfaces can help dampen the impact noise generated by players’ movements and ball bounces.

Schedule Uses: Implement scheduled playing times to limit the hours of operation for pickle ball courts, particularly during early mornings and late evenings when noise may be more disruptive to nearby residents.

Community Engagement: Collaborate with residents to find mutually acceptable solutions, such as adjusting playing times or installing additional noise barriers.

Education and Etiquette: Educate pickle ball players about the importance of respectful behavior and noise control. Encourage players to use softer paddles, avoid excessive shouting or cheering, and minimize unnecessary noise during play.
**Enforce Rules:** Enforce rules and regulations related to noise levels and court etiquette to ensure compliance and minimize disturbances to nearby residents.

**Regular Maintenance:** Maintain pickle ball court surfaces and equipment to minimize noise from worn-out or damaged components. Regularly inspect and repair fencing, court surfaces, and surrounding infrastructure to prevent noise issues from worsening over time.

**Soundproofing:** If noise remains a significant concern despite other mitigation efforts, consider retrofitting nearby buildings or structures with soundproofing materials to help reduce noise transmission.

**CONCLUSION:**

College Township Council request the State College Borough staff take into the consideration the foregoing. If you have any questions, please do not hesitate to contact us.
COLLEGE TOWNSHIP
2024 ORDINANCE ENFORCEMENT REPORT
FOR MARCH
FRANK B. SCOTT, IV

STARTING MILEAGE: 45,901
ENDING MILEAGE: 46,282
TOTAL MILES: 381

ORDINANCE VIOLATIONS

TOTAL NUMBER OF VIOLATIONS / COMPLAINTS: 6

TYPES OF VIOLATIONS:

SIGNS: 1
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<th>Violation/complaint</th>
<th>Action Taken</th>
<th>Twp/Public</th>
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<td>1.UPS</td>
<td>2731 Carolean Ind. Dr.</td>
<td>failed to renew sign licenses</td>
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GRASS / WEEDS: 0

CAT / DOG / ANIMAL: 0

ZONING / BUILDING: 0

RENTAL HOUSING: 1
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<td>Roman Maslov</td>
<td>528 Matilda Ave.</td>
<td>STR w/o permits</td>
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<tr>
<td>Oak Hall Quarry</td>
<td>850 Boalsburg Rd.</td>
<td>stone &amp; debris on Boalsburg Rd.</td>
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TOTAL TICKETS: 0

TOTAL WARNINGS: 0

TOTAL COLLEGE TOWNSHIP CITATIONS: 0

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TICKET REPORT 2024
FOR MARCH
COLLEGE TWP. O.E.O

TOTAL TICKETS: 0
TICKETS - RESIDENTIAL: 0
TICKETS - COMMERCIAL: 0
TOTAL WARNINGS: 0
WARNINGS - RESIDENTIAL: 0
WARNINGS - COMMERCIAL: 0
TICKETS PAID: 0
TICKETS PENDING: 0
TICKETS DISMISSED: 0
TICKETS VOID: 0
TOWNSHIP CITATIONS: 0

VIOLATION BREAKDOWN
1. NO-PARKING FIRE LANE: 0
2. NO-PARKING HANDICAPPED: 0
3. NO-PARKING THIS SIDE: 0
4. NO-PARKING BETWEEN SIGNS: 0
5. NO-PARKING HERE TO CORNER: 0
6. NO-PARKING SNOW EMERGENCY: 0
7. NO-PARKING TRAVEL LANES: 0
8. NO-PARKING WITHIN 15' OF FIRE HYDRANT: 0
9. NO-PARKING LOADING ZONE: 0
10. NO-PARKING: 0
   -A. WITHIN 20 FEET OF A CROSSWALK: 0
   -B. WITHIN 30 FEET OF A STOP SIGN OR SIGNAL: 0
   -C. IN FRONT OF DRIVEWAY: 0
   -D. AGAINST TRAFFIC: 0
11. DROPPING OR DEPOSITING ON ROADS: 0
12. SOLID WASTE: 0
13. SOLICITATION: 0
14. GRASS & WEEDS: 0
15. BUILDING NUMBERS: 0
# LAND DEVELOPMENT PLAN COUNCIL ACTION DEADLINES

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<td>Shiloh Commercial Park</td>
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# LAND DEVELOPMENT PLAN ACTIVITY

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<td>UAJA Biosolids Upgrade</td>
<td>July 14, 2024</td>
<td>5/22 submitted, comment request sent 5/22; Comments due 6/2; revision due 6/12 (unable to make the revision deadline, extended to 6/19); revision received 6/16; to PC 6/27; to CTC 7/20; conditional approval letter sent 7/21, accepted 7/27; extension request to CTC 10/5; ext. approval sent 10/6; 12/18 sent email for extension request (due 12/26 w/ $375 fee); 1/2 ext. approved; 2/5 demo permit received; 3/25 sent email to submit 90-day ext. request; Ext. req. to CTC 4/4, granted</td>
</tr>
<tr>
<td>Summit Park Subdivision</td>
<td>June 3, 2024</td>
<td>7/17 submitted, comment request sent 7/18; comments due 7/28; revision due 8/7; comments due 8/11; to PC 8/14; to CTC 9/7; Determined a preliminary does not get recorded; JRA note is good</td>
</tr>
<tr>
<td>Winfield Heights – Phase 2</td>
<td>June 30, 2024</td>
<td>11/17 submitted (accepted 11/20), comment request sent 11/20; comments due 12/1; revision due 12/11; comments due 12/15; to CTC 1/2; 1/2/24 received conditional approval; 1/4 conditions accepted; 2/27 received plan and DSAME for signatures, and surety estimate; CTWA comments must be satisfied; extension to CTC 3/21; 3/22 ext. approval sent</td>
</tr>
<tr>
<td>Location</td>
<td>Date Submitted</td>
<td>Date Comment Request</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>----------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>Maxwell Storage</td>
<td>June 19, 2024</td>
<td>1/16</td>
</tr>
<tr>
<td>PSU IPASS</td>
<td>July 3, 2024</td>
<td>2/20</td>
</tr>
<tr>
<td>Centre Hills Country Club</td>
<td>May 20, 2024</td>
<td>2/20</td>
</tr>
<tr>
<td>Shiloh Commercial Park</td>
<td>June 16, 2024</td>
<td>3/18</td>
</tr>
</tbody>
</table>

**MINOR PLANS**

<table>
<thead>
<tr>
<th>Location</th>
<th>Date Submitted</th>
<th>Date Expired</th>
<th>Date Comment Request</th>
<th>Date Due</th>
<th>Date Revision Due</th>
<th>Date Comments Due</th>
<th>To PC</th>
<th>To CTC</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Myers Minor</td>
<td>Submitted 2/7/2024</td>
<td>Expires 4/7/2024</td>
<td>sent to Schnure, Kauffman, Tylka; comments due 2/16; revision due 2/26; 2/28 reached out to Mr. Stover, owners working with architect; 3/6 received revision, comments due 3/15; emailed no additional comments on 3/15, included plan needs surveyor signature and owners signatures, then ZO to sign; 4/1 fwd 3/15 email offered 30 day ext to be requested</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rearden Steel</td>
<td>Submitted 3/15/2024</td>
<td>Expires 5/14/2024</td>
<td>sent to Schnure, Kauffman, Tylka; comments due 3/22; revision due 4/1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gio's Towing</td>
<td>Submitted 3/15/2024</td>
<td>Expires 5/14/2024</td>
<td>sent to Schnure, Kauffman, Tylka; comments due 3/22; revision due 4/1; 3/26 revision received; comments due 4/3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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; 1/11/2023 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; 5/3 Stakeholders identified, pre-charrette May 24; Charrette to take place 6/19-6/23, supplies being collected, possible dry run 6/16; Charrette successfully took place 6/19-6/22; Market analysis under staff review, sent to PC 8/3; Draft Ordinance being reviewed by staff; 9/13 DPZ review with staff; 2nd draft ordinance to come; draft plan submitted 10/23 being reviewed by staff; 12/22 Draft sent to CTC and PC; Joint meeting CTC/PC 1/24/2024; 1/29 FBC distributed; 3/26 CTC/PC joint meeting; to be remanded to PC

Pike Street Phase 3

Surveying to begin in January; letter sent to residents, surveying started 1/11/2023; 1/18 traffic calming maps removed from Council room; before pictures are complete (may take after pictures of traffic calming phase); dedication of traffic calming 4/21; PennDOT approved, waiting on conservation district; Bid opening 5/10; ongoing

Traffic Signal Technologies Grant (TST)

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; 3/28 RFP submission deadline; 5/3 consultant chosen; PO for Adam to sign and return to Nick; meeting 8/9; Q4 status report done; to coincide with GLG; 3/22/2024 plans sent to PennDOT for review; ongoing

Green Light Go (GLG)

to coincide with TSTG; $190,880 awarded, 20% match; exp. 6/30/25; Frank submitted application for Park Ave. signal; 3/22/2024 Benner Pike plans were sent to PennDOT for review; 2/23/2024 Park Ave. submitted to PennDOT, to be awarded mid-late summer; ongoing

ARLE

Awarded $146,320; Rt. 322/College Ave signal improvements; 2/5 signed; waiting for grant agreement; ongoing
ENGINEERING BOND/LOC SURETY EXPIRING SOON

State College Food Bank (5/11)
Arize FCU (5/31) – to reduce & renew
Stocker Body Shop (6/14) – to reduce & renew
Halfmoon Towing (6/16)

LDP’s UNDER CONSTRUCTION

<table>
<thead>
<tr>
<th>Canterbury Crossing</th>
<th>Winfield Heights</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evergreen Heights</td>
<td>Arize FCU</td>
</tr>
<tr>
<td>Mount Nittany Medical Center</td>
<td>State College Area Food Bank</td>
</tr>
<tr>
<td>Steve Shannon</td>
<td>Stocker Body Shop</td>
</tr>
<tr>
<td>Rearden Steel</td>
<td>Halfmoon Towing</td>
</tr>
</tbody>
</table>
Upcoming Events 2024

National Civics Bee
April 18th 9 a.m. - 12:00 p.m. • Eric J. Barron Hub, State College

Business After Hours: The Arts Mean Business
April 18th 5:00 p.m. - 7:00 p.m. • Hyatt Place State College

Voice of Business Luncheon: Penn State Athletics
April 24th 11:30 a.m. - 1:00 p.m. • Pegula Ice Arena

SEDA COG Resource Event
May 8th 3:00 p.m. - 6:00 p.m. • Eric J Barron Hub, State College

Business After Hours: Penn Highlands Healthcare
Tours and networking at the new Penn Highlands Hospital • May 16th 5:00 p.m. - 7:00 p.m.

Voice of Business Luncheon: Centre County Development Update
May 30th 11:30 a.m. - 1:00 p.m.

19th Hole Mixer (evening reception prior to the Golf Tournament)
June 13th Gigi’s Southern Table

Annual Golf Outing
June 14th Mountain View Country Club

Coffee Conversations: Housing Transitions
August 14th

Business After Hours: Mount Nittany Health
August 15th 5:00 p.m. - 7:00 p.m.

Voice of Business Luncheon: State of the County
September 17th

Business After Hours: Gigi’s Southern Table
October 17th 5:00 p.m. - 7:00 p.m.

Voice of Business Luncheon: Economic Strategic Plan
October TBD

Annual Awards Celebration
October 24th • Nittany Lion Inn

Voice of Business Luncheon: Entrepreneurship
November TBD

Business After Hours: GEW - Innovation Hub
November 19th 5:00 p.m. - 7:00 p.m. • Eric J Barron Hub
28th Annual
WATERSHED CLEANUP DAY
Saturday, April 20
8 am-noon

Gather your friends and neighbors for a fun day of cleaning up Centre County! Since 1997, our volunteers have removed more than 6 million pounds of trash that could have entered our waterways. Join us in the effort to keep central Pennsylvania clean and beautiful!

Learn more at www.clearwaterconservancy.org/wcd or scan the code below.

@clearwaterconservancy | 814-237-0400 | clearwaterconservancy.org
1. Call to Order

Mr. Derr, Vice-Chairman, called the regular meeting to order at 4:00 p.m., Wednesday, March 20, 2024. The meeting was held in the Board Room in the office of the Authority with the following in attendance in person: Messrs. Glebe, Kunkle, Guss, Nucciarone, Miles, and Auman; Cory Miller, Executive Director; Jason Brown, Assistant Executive Director; Sierra Weight, Administrative Assistant; Daren Brown, Collection System Superintendent; Andy Breon, Plant Superintendent; Holly Martinchek, Assistant Plant Superintendent; Jason Wert, Rettew; Michele Aukerman, Rettew; C-NET; Ben Burns, HRG; Steve Morra, Quandel Enterprises; Justin Bickel, Quandel Enterprises; Mike Tylka, CRPA Director. The following were in attendance via Zoom: Messrs. Derr and Mellot; Sam Robbins, State College Borough.

2. Reading of the Minutes

UAJA Regular Meeting – February 21, 2024

A motion was made by Mr. Miles, second by Mr. Guss to approve the meeting minutes of the UAJA meeting held on February 21, 2024. The motion passed unanimously.

3. Public Comment

3.1 Other items not on the agenda

None.

4. Old Business

None.

5. New Business

5.1 Draft Biosolids Agreement

Included in the agenda report is the draft biosolids agreement between Tyrone and UAJA. As part of the biosolids project, dewatered biosolids are expected to be received by UAJA and dried by UAJA. The agreement will be described at the meeting, and questions answered. It is expected that the agreement will be ready for adoption by both parties in April.

Recommendation: Initial presentation. Action to adopt is projected for the April Board meeting.
5.2 Requisitions

<table>
<thead>
<tr>
<th>BRIF #</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>#851</td>
<td>Glossner’s Concrete, Inc. Barkway/Wilts Ln. Backlot</td>
<td>$483.00</td>
</tr>
<tr>
<td>#852</td>
<td>Cleveland Brothers Equipment 60-inch Bucket for CAT 315</td>
<td>$7,490.00</td>
</tr>
<tr>
<td>#853</td>
<td>Heidelberg Materials Princeton Dr. Project</td>
<td>$3,717.01</td>
</tr>
<tr>
<td>#854</td>
<td>L/B Water Princeton Dr. Project</td>
<td>$1,171.80</td>
</tr>
<tr>
<td>#855</td>
<td>HRG Scott Road Record Drawings</td>
<td>$1,350.00</td>
</tr>
<tr>
<td>#856</td>
<td>Pinnacle Erosion Control Princeton Dr. Project</td>
<td>$675.00</td>
</tr>
<tr>
<td>#857</td>
<td>Richards’ LLC Flooring Repairs</td>
<td>$18,581.00</td>
</tr>
<tr>
<td><strong>TOTAL BRIF-</strong></td>
<td></td>
<td><strong>$33,467.81</strong></td>
</tr>
</tbody>
</table>

**BRIF Fund Approved**

A motion was made by Mr. Nucciarone, second by Mr. Miles, to approve BRIF Fund #851, #852, #853, #854, #855 and #856 in the amount of $14,886.81. The motion passed unanimously.

**BRIF Fund Approved Upon Completion**

A motion was made by Mr. Nucciarone, second by Mr. Kunkle, to approve BRIF Fund #857 in the amount of $18,581.00, upon complete satisfaction of the Authority. This motion is to have an expiration date of 4/10/2024 if work is not completed satisfactorily. The motion passed unanimously.

<table>
<thead>
<tr>
<th>Fund #</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>#005</td>
<td>Rettew Ozone Disinfection Project</td>
<td>$7,290.00</td>
</tr>
<tr>
<td>#006</td>
<td>Rettew Sludge Drying Project</td>
<td>$19,076.31</td>
</tr>
<tr>
<td>#007</td>
<td>Quandel Construction Group Pay App. #3 – Sludge Drying Project – General</td>
<td>$396,584.10</td>
</tr>
<tr>
<td>#008</td>
<td>McClure Company Pay App. #10 – Ozone Disinfection Project-Mech</td>
<td>$3,614.75</td>
</tr>
<tr>
<td><strong>TOTAL 2021 CONSTRUCTION FUND -</strong></td>
<td></td>
<td><strong>$426,565.16</strong></td>
</tr>
</tbody>
</table>
A motion was made by Mr. Guss, second by Mr. Miles, to approve Construction Fund #005, #006, #007 and #008 in the amount of $426,565.16. The motion passed unanimously.

Revenue Fund #205 Debt, Service, Operation and Maintenance Expenses $1,000,000.00

TOTAL REVENUE FUND - $1,000,000.00

A motion was made by Mr. Kunkle, second by Mr. Nucciarone to approve Revenue Fund #205 in the amount of $1,000,000.00. The motion passed unanimously.

6. Reports to Officers

6.1 Financial Report

The different cost centers of the YTD budget report for the period ending February 29, 2024, were reviewed with the Board by Jason Brown.

6.2 Chairman’s Report

None.

6.3 Plant Superintendent’s Report

Compost & Septage Operations Report

The following comments are as presented to the Board in the written report prepared by Andy Breon, Plant Superintendent.

<table>
<thead>
<tr>
<th>UNITS IN CU/YDS</th>
<th>SEPTEMBER 2023</th>
<th>OCTOBER 2023</th>
<th>NOVEMBER 2023</th>
<th>DECEMBER 2023</th>
<th>JANUARY 2024</th>
<th>FEBRUARY 2024</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRODUCTION</td>
<td>601</td>
<td>661</td>
<td>617</td>
<td>487</td>
<td>651</td>
<td>625</td>
</tr>
<tr>
<td>YTD PRODUCTION</td>
<td>6322</td>
<td>6983</td>
<td>7600</td>
<td>8087</td>
<td>651</td>
<td>1276</td>
</tr>
<tr>
<td>DISTRIBUTION</td>
<td>504</td>
<td>694</td>
<td>522</td>
<td>562</td>
<td>384</td>
<td>173</td>
</tr>
<tr>
<td>YTD DISTRIBUTION</td>
<td>7178</td>
<td>7872</td>
<td>8410</td>
<td>8972</td>
<td>384</td>
<td>557</td>
</tr>
<tr>
<td>IMMEDIATE SALE</td>
<td>908</td>
<td>651</td>
<td>681</td>
<td>800</td>
<td>705</td>
<td>113</td>
</tr>
<tr>
<td>CURRENTLY IN STORAGE</td>
<td>1509</td>
<td>1312</td>
<td>1298</td>
<td>1287</td>
<td>1356</td>
<td>1808</td>
</tr>
</tbody>
</table>
SEPTAGE OPERATIONS

LBS/SOLIDS

<table>
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<tr>
<th></th>
<th>SEPTEMBER 2023</th>
<th>OCTOBER 2023</th>
<th>NOVEMBER 2023</th>
<th>DECEMBER 2023</th>
<th>JANUARY 2024</th>
<th>FEBRUARY 2024</th>
</tr>
</thead>
<tbody>
<tr>
<td>PORT MATILDA</td>
<td>780</td>
<td>1287</td>
<td>1376</td>
<td>1376</td>
<td>625</td>
<td>1330</td>
</tr>
<tr>
<td>HUSTON TOWNSHIP</td>
<td>634</td>
<td>703</td>
<td>734</td>
<td>567</td>
<td>310</td>
<td>584</td>
</tr>
</tbody>
</table>

TOTAL GALLONS

<table>
<thead>
<tr>
<th></th>
<th>SEPTEMBER 2023</th>
<th>OCTOBER 2023</th>
<th>NOVEMBER 2023</th>
<th>DECEMBER 2023</th>
<th>JANUARY 2024</th>
<th>FEBRUARY 2024</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL/COMMERCIAL</td>
<td>24125</td>
<td>33670</td>
<td>19150</td>
<td>5500</td>
<td>1350</td>
<td>3100</td>
</tr>
<tr>
<td>PORT MATILDA</td>
<td>5500</td>
<td>11000</td>
<td>11000</td>
<td>11000</td>
<td>5352</td>
<td>11000</td>
</tr>
<tr>
<td>HUSTON TOWNSHIP</td>
<td>7000</td>
<td>7300</td>
<td>6000</td>
<td>6000</td>
<td>7800</td>
<td>8000</td>
</tr>
<tr>
<td>TOTAL GALLONS</td>
<td>36625</td>
<td>51970</td>
<td>36150</td>
<td>22500</td>
<td>14502</td>
<td>22100</td>
</tr>
</tbody>
</table>

Plant Operations

- Total Monthly Influent Flow: 166.32 MGD
- Monthly Average Influent Flow: 5.74 MGD
- Highest Daily Influent Flow (2/1): 6.44 MGD
- Lowest Daily Influent Flow (2/21): 5.35 MGD
- 12-Month Rolling Effluent Average: 3.65 MGD

On-line Treatment Units:

- 4- Primary Clarifiers
- 2- Aeration Basins
- 4- Secondary Clarifiers
- 8- De-nitrification Filters

Reuse Water Distribution Data

<table>
<thead>
<tr>
<th>Location</th>
<th>February</th>
<th>Year to date gallons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Best Western Hotel</td>
<td>38,000</td>
<td>72,000</td>
</tr>
<tr>
<td>Centre Hills Golf</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Stewart Drive</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Collections Maintenance Garage</td>
<td>1,000</td>
<td>2,000</td>
</tr>
<tr>
<td>CINTAS</td>
<td>396,000</td>
<td>821,000</td>
</tr>
<tr>
<td>Red Line</td>
<td>499,000</td>
<td>897,000</td>
</tr>
<tr>
<td>Plant site</td>
<td>4,369,000</td>
<td>8,827,000</td>
</tr>
<tr>
<td>GDK Park vault</td>
<td>37,140,000</td>
<td>77,932,000</td>
</tr>
<tr>
<td>Kissinger’s Pond</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Elks</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total Gallons</td>
<td>42,443,000</td>
<td>88,551,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-----------------------------</td>
<td>-------</td>
<td></td>
</tr>
<tr>
<td>Plant effluent temperature monthly average</td>
<td>56.5°</td>
<td></td>
</tr>
<tr>
<td>Wetland temperature monthly average</td>
<td>55.0°</td>
<td></td>
</tr>
</tbody>
</table>

**Plant Maintenance**

- Replaced the flooring in the AWT office and restroom, and the Control Building stairwell and restroom.
- Replaced the drive chain in the Knight Mixer.
- Replaced the belts in the HVAC unit at the Main Station.
- Replaced the thermostat in the street Sweeper.
- Replaced the piping on the front end of MF#2.
- Hartford Steam Boiler performed an infra-red scan on the electrical panels and certified the air tanks around the facility.

### 6.4 Collection Systems Superintendent’s Report

The following comments are as presented to the Board in the written report prepared by Daren Brown, Collection System Superintendent.

**Mainline Maintenance:**

New Laterals – 1 (425 Summit Rd)
Mainline Cleaning – 4,260 ft cleaned/cut with root cutter
Mainline televising – 44,098 ft televised – 211 manholes inspected
Wilts Lane backlot project; Replaced 765’ of 8’’ mainline, and 45’’ of 6’’ lateral
Mainline repair – 1245 Edwards Street repaired 6’’ of mainline (broken pipe)
Overnight televising of Boalsburg and Lemont interceptors (16,283’’)

**Lift Station Maintenance:**

Cleaned (12) wet wells

**Next Month Projects:**

Princeton sewer relocation project
Wilts Ln. backlot sewer replacement
Continue televising mainline
GIS for mapping
Mainline flushing
New lateral installation (300 Puddintown Rd. and 3490 W. College Ave.)

**Inspection:**

(0)

**Mainline Construction:**

a. Grayspoint Phase 7A - 90% complete
b. Stocker Auto Body – 90% complete
c. Reviewed drawing for Rockey Ridge

New Connections:

- Single-Family Residential: 7
- Multi-Family Residential: 0
- Commercial: 0
- Non-Residential: 0

TOTAL: 7

PA One-Calls Responded to February 1 thru February 29, 2024: 245

6.5 Consulting Engineer’s Report

The following comments are as presented to the Board in the written report prepared by the Consulting Engineer.

Retainer Services (001178.0693)

- Pump Station Capacity Tables are being prepared for the 2023 Chapter 94 Report.
- HRG is available to assist with the Chapter 94 Report system map.

Puddintown Interceptor Act 537 Special Study (P001178.0725)

- A list of properties/structures with unknown equivalent dwelling unit counts was provided to staff for correlation with available records to determine accurate EDU counts.
- Flows within the interceptor continue to be monitored. UAJA staff is obtaining more precise data logged at the meter chambers.
- A draft report is anticipated to be developed prior to the May meeting.

West Patton Pump Station Basis of Design (R001178.0730)

- A meeting was held with the Developer’s Consultants to discuss the project and the latest revisions.
- A basis of design report is being developed for a new pump station within the west portion of Patton Township.

Developer Plan Reviews:

- Rockey Ridge Section 6 (1178.0729) – Design drawings were reviewed, and comments were returned to the Developer on January 24, 2024; however, revisions have not been received.

6.6 Construction Report

WWTP NPDES Permit – Phosphorus Study (094612027)

- Continuous in-stream monitoring of Spring Creek has been completed. We have provided compiled data to the PA DEP for review and determination of next steps.

Phosphorus Study Project Schedule

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete stream monitoring and compile data</td>
<td>November-December 2022</td>
</tr>
<tr>
<td>Review final data with PA DEP</td>
<td>TBD Awaiting Feedback</td>
</tr>
<tr>
<td>Conduct High Temperature/Low Flow Monitoring if needed</td>
<td>TBD</td>
</tr>
</tbody>
</table>
Ozone Disinfection for Effluent (094612023)

- Injection skid pumps have been successfully started up. Contractor is scheduling the manufacturer’s return to site to continue commissioning of the ozone equipment.
- First temporary bypass to make tie-in connections will be scheduled. Plant flow will bypass the Tertiary Filters during the overnight hours.

<table>
<thead>
<tr>
<th>Contract Number</th>
<th>Application for Payment #</th>
<th>Current Payment Due</th>
<th>Contract Price to Date incl/CO</th>
<th>Total Work to Date</th>
<th>% Monetarily Complete</th>
<th>Balance of Contract Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021-05 GC</td>
<td></td>
<td></td>
<td>$5,448,000.00</td>
<td>$5,170,200.00</td>
<td>94.90%</td>
<td>$536,310.00</td>
</tr>
<tr>
<td>2021-06 EC</td>
<td></td>
<td></td>
<td>$350,000.00</td>
<td>$326,500.00</td>
<td>93.29%</td>
<td>$39,825.00</td>
</tr>
<tr>
<td>2021-07 MC 10</td>
<td></td>
<td>$3,614.75</td>
<td>$223,000.00</td>
<td>$223,000.00</td>
<td>100.00%</td>
<td>$11,150.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$3,614.75</td>
<td>$6,021,000.00</td>
<td>95.00%</td>
<td>$587,285.00</td>
</tr>
</tbody>
</table>

- Application for Payment No. 10 has been received for Contract 2021-07 in the amount of $3,614.75. We recommend payment in the amount of $3,614.75.

Ozone Disinfection for Effluent Project Schedule

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notice to Proceed Issued</td>
<td>12/27/2021</td>
</tr>
<tr>
<td>Substantial Completion</td>
<td>03/27/2023</td>
</tr>
<tr>
<td>Projected Substantial Completion Date (per Contractor)</td>
<td>TBD</td>
</tr>
</tbody>
</table>

Anaerobic Digestion Project (094612026)

- Job conference No. 01 was held March 13th.
- Various equipment submittals are under review.
- General Contractor has mobilized to the site. Sludge hauling is tentatively scheduled to begin the week of April 1st.
- Job trailers for the General Contractor and Engineer have been set and are functional.

<table>
<thead>
<tr>
<th>Contract Number</th>
<th>Application for Payment #</th>
<th>Current Payment Due</th>
<th>Contract Price to Date incl/CO</th>
<th>Total Work to Date</th>
<th>% Monetarily Complete</th>
<th>Balance of Contract Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2022-01</td>
<td>03</td>
<td>$369,584.10</td>
<td>$66,606,000.00</td>
<td>$6,486,272.00</td>
<td>9.74%</td>
<td>$60,768,355.20</td>
</tr>
<tr>
<td>2022-02</td>
<td></td>
<td></td>
<td>$784,000.00</td>
<td></td>
<td>0.00%</td>
<td>$784,000.00</td>
</tr>
<tr>
<td>2022-03</td>
<td></td>
<td></td>
<td>$759,000.00</td>
<td></td>
<td>0.00%</td>
<td>$759,000.00</td>
</tr>
<tr>
<td>2022-04</td>
<td></td>
<td></td>
<td>$6,598,900.00</td>
<td></td>
<td>0.00%</td>
<td>$6,598,900.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$369,584.10</td>
<td>$74,747,900.00</td>
<td>8.68%</td>
<td>$68,261,628.00</td>
</tr>
</tbody>
</table>

- Application for Payment No. 03 has been received for Contract 2022-01 in the amount of $369,584.10. RETTEW recommends payment of Application for Payment No. 03 in the amount of $369,584.10.
Anaerobic Digestion Project Schedule

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notice to Proceed Issued</td>
<td>January 8, 2024</td>
</tr>
<tr>
<td>Completion of Dryer and Waste Handling Buildings</td>
<td>July 6, 2025</td>
</tr>
<tr>
<td>Contracted Substantial Construction</td>
<td>January 7, 2026</td>
</tr>
</tbody>
</table>

NPDES Permit Renewal

- We have been working with staff to obtain all sampling data required for submission of the NPDES permit renewal application for the Spring Creek Pollution Control Facility. The facility’s permit will expire September 30, 2024, with renewal application due by April 3, 2024.
- The NPDES permit renewal application for the AWT/Beneficial Reuse discharges to Slab Cabin Run and surrounding areas has been submitted to the PA DEP.

Modifications to GD Kissinger Meadow Stream Augmentation

- The Authority’s pending NPDES permit for the discharge of beneficial reuse water to Slab Cabin Run requires a series of modifications in control and monitoring. The changes will require modulation of the flows to the stream via SCADA, to avoid abrupt changes in stream flow. Additionally, we anticipate essentially a non-detect chlorine limit which will require de-chlorination prior to stream discharge. We are working with staff to design, permit, and implement these modifications.

6.7 Executive Director’s Report

- Mr. Miller asked Mr. Kunkle to provide the board with an update on the Rate Study Subcommittee.
- Mr. Miller stated that the Penn State audit is now complete.

7. Other Business

None.

8. Adjournment

A motion was made by Mr. Nucciarone, second by Mr. Miles, to adjourn the meeting at 5:01 pm. The motion was passed unanimously.

Respectfully submitted,
UNIVERSITY AREA JOINT AUTHORITY

___________________________________________________
Secretary/Assistant Secretary
EXECUTIVE DIRECTOR’S REPORT

April 17, 2024
INFORMATION ITEMS

**State College Borough Delinquency**

The unpaid balance for the State College Borough is $3,782,865.69. This amount includes the 1st quarter 2024 billing and penalties. The refusal to pay the full amount has, in part, resulted in the rate increase that went into effect January 1, 2024.

**ACTION ITEMS**

3. Public Comment

3.1 Other items not on the agenda

4. Old Business

4.1 Rate Subcommittee Update

A Rate Subcommittee meeting was held April 4, 2024. The subcommittee chair, Mark Kunkle, will provide a brief update.

**Recommendation:** No action, discussion only.

4.2 Phosphorus Study Presentation

A Phosphorus study has been underway for several years and is being conducted by RETTEW. The purpose of the study is to determine if it might be possible for the Phosphorus limit in the UAJA plant NPDES permit to be able to be relaxed, which could potentially result in significant savings and improve plant operations. RETTEW will present an update on the history and progress of the study.

**Recommendation:** No action, discussion only.

5. New Business

5.1 2023 Audit Subcommittee

The 2023 audit field work is coming to a close. As in past years, staff would like an audit subcommittee to review the draft audit with our auditors (Maher Duessel) and staff in early May. The 2023 audit will be presented for approval at the May board meeting. The audit subcommittee has traditionally consisted of the Treasurer, Assistant Treasurer and one other board member.

**Recommendation:** Appoint subcommittee and establish firm date for meeting with Maher Duessel and staff.

5.2 Contract 2021-05 Ozone Project Change Order No. 01

This change order is for three items.
1. Additional sidewalk for chemical building $3,740.35 and 2 days.
2. Additional soldier course block $1,977.47 and 3 days.
3. Ozone tank hatch seal $5,006.09 and 3 days.

The change order has been reviewed by RETTEW and staff, and approval is recommended.

**Recommendation:** Approve Contract 2021-05 Change Order 01 in the amount of $10,723.91 and 8 days.

### 5.3 Grinder Pump Escrow Increase

The rate resolution includes a fee for Grinder Pump Escrow, which is an amount to be paid for each property which is connected to the UAJA system with a grinder pump owned and operated by UAJA. The purpose of the fee is to put gravity sewer service and grinder pump service on an equal financial impact to UAJA. Grinder pumps have a shorter lifespan than traditional gravity service. The fee is sufficient to replace the grinder pump one time. The fee has not been adjusted for many years, and the price of a grinder pump has increased significantly in the past several years due to inflation. A new grinder pump costs $3,475.00, while the current fee is $2,331.00. The fee is included in the Rate Resolution; thus, this action is to adopt a new Rate Resolution, with the only change being the amount of the grinder pump escrow.

**Recommendation:** Adopt the revised Rate Resolution with an effective date of 4-18-2024.

### 5.4 Requisitions

<table>
<thead>
<tr>
<th>BRIF #</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>#858</td>
<td>Glossner’s Concrete, Inc. Princeton Drive Project</td>
<td>$729.00</td>
</tr>
<tr>
<td>#859</td>
<td>Lake Auto 2024 Ford F350</td>
<td>$69,322.42</td>
</tr>
<tr>
<td>#860</td>
<td>Heidelberg Materials Princeton Dr. &amp; Barkway/Wilts Ln. Projects</td>
<td>$6,534.77</td>
</tr>
<tr>
<td>#861</td>
<td>Best Line Equipment Princeton Dr. Project</td>
<td>$1,106.00</td>
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<tr>
<td>#862</td>
<td>Maxwell Truck &amp; Equipment Ford F350 Shelving</td>
<td>$620.82</td>
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<tr>
<td>#863</td>
<td>Sunbelt Rentals Princeton Dr. Project</td>
<td>$403.86</td>
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<tr>
<td>#864</td>
<td>Graymont Quicklime (Sludge Drying Project)</td>
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<tr>
<td>#865</td>
<td>Growmark Quicklime (Sludge Drying Project)</td>
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<tr>
<td>#866</td>
<td>CUES, Inc.</td>
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<tr>
<td>BRIF #</td>
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<td>Amount</td>
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<tr>
<td>--------</td>
<td>--------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>#867</td>
<td>Jetters</td>
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<td>Portable Jetter</td>
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</tr>
<tr>
<td>#868</td>
<td>Ducken Tree Farm</td>
<td>$2,452.40</td>
</tr>
<tr>
<td></td>
<td>Barkway/Wilts Ln. Project</td>
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</table>

**TOTAL BRIF-** $120,538.37

<table>
<thead>
<tr>
<th>Fund</th>
<th>Description</th>
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</tr>
</thead>
<tbody>
<tr>
<td>#009</td>
<td>Rettew</td>
<td>$16,145.00</td>
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<td>Sludge Drying Project</td>
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<tr>
<td>#010</td>
<td>Rettew</td>
<td>$5,670.00</td>
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<td></td>
<td>Ozone Disinfection Project</td>
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<tr>
<td>#011</td>
<td>Myco Mechanical</td>
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<td>Pay App. #1- Sludge Drying Project-HVAC</td>
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<tr>
<td>#012</td>
<td>Quandel Construction Group</td>
<td>$291,150.90</td>
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<td>Pay App. #4- Sludge Drying Project-General</td>
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**TOTAL 2021 CONSTRUCTION FUND-** $329,360.30

<table>
<thead>
<tr>
<th>Fund</th>
<th>Description</th>
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</tr>
</thead>
<tbody>
<tr>
<td>#206</td>
<td>Debt Service, Operation and Maintenance Expenses</td>
<td>$1,000,000.00</td>
</tr>
</tbody>
</table>

**TOTAL REVENUE FUND-** $1,000,000.00

6. Reports of Officers
7. Other Business
8. Adjournment