COLLEGE TOWNSHIP COUNCIL

- PH-1 PUBLIC HEARING – ORDINANCE O-23-06
- REGULAR MEETING AGENDA

Thursday, September 7, 2023 7:00 PM
Hybrid Meeting (In-Person or via Zoom)

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.

To Attend the LIVE Meeting Via Phone:
- Dial +1 646 558 8656 ● Meeting ID: 884 3930 2358 ● Passcode: 012293
  * Click here for detailed instructions on how to participate via zoom.

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

WRITTEN PUBLIC COMMENTS: For specific agenda items and for items not on the agenda, written public comments may be submitted until 12:00 noon the day of the meeting by emailing jsnyder@collegetownship.org.

COUNCIL MEMBERS: 2023 COMMITTEE ASSIGNMENTS:
Dustin Best, Chair................................. COG Executive Committee
                                      COG Human Resources Committee
                                      COG Parks Capital Committee
                                      Centre Area Cable Consortium
                                      Spring Creek Watershed Commission (SCWC)
Rich Francke, Vice Chair ...................... COG Finance Committee
                                      COG Parks & Recreation Governance Committee
Eric Bernier ........................................ COG Land Use Community Infrastructure Committee (LUCI)
                                      COG Facilities
                                      Centre County Metropolitan Planning Organization Coordinating Comm. (CCMPO)
Susan Trainor...................................... COG Public Safety
                                      CT Local Traffic Advisory Committee (LTAC)
                                      CT Industrial Development Authority (CTIDA)
Anthony Fragola................................. COG Climate Action and Sustainability Committee (CASC)

PH-1 PUBLIC HEARING - ORDINANCE O-23-06 RESIDENTIAL RENTALS

CALL TO ORDER/PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

ADJOURN
CALL TO ORDER

PUBLIC OPEN DISCUSSION: For any item not on this agenda, please:
- Limit comments to five minutes
- Provide the who, what, where and why
- Ask to add your topic to this or a future agenda, if needed

NEW AGENDA ITEMS: Majority vote of Council required to add business item(s) to the agenda.

SPECIAL PRESENTATIONS:

SP-1 University Area Joint Authority Annual Update; Dave Lapinski and Walter Ebaugh, UAJA Board Representatives

SP-2 Fire and Life Safety Inspectors/Fire Fighters Presentation; Dr. W. Schneider-CRCA, S. Kauffman-CR Fire Director

PLANS:

SK-1 Clearwater Conservancy Subdivision Sketch Plan Review (L. Schoch)

P-1 Medlar Field Preliminary/Final Land Development Plan Discussion/Action (L. Schoch)

P-2 Summit Park Preliminary Subdivision Plan Discussion/Action (L. Schoch)

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 Residential Rental Ordinance O-23-06 Discussion/Action (L, Schoch)
NEW BUSINESS: NB-1 Workforce Housing Ordinance Discussion (L. Schoch)

STAFF INFORMATIVES (Informational Only)

COUNCIL/STAFF OTHER MATTERS (Informational Only)

ADJOURNMENT
CA-1 Minutes, Approval of
   a. August 17, 2023, Regular Meeting
   b. August 28, 2023, Special Meeting
   c. August 29, 2023, Special Meeting

CA-2 Correspondence, Receipt/Approval of
   a. Email from Tom Songer, dated July 26, 2023, regarding R1 Zoning at Mt. Nittany Manor
   b. Email from Daniel Materna, dated August 18, 2023, regarding Casino
   c. Letter from Spring Creek Watershed Commission, dated August 9, 2023, regarding 2024 Annual Budget
   d. Email from Carla Stilson, dated August 31, 2023, regarding No-Parking Signs Spring Creek Park
   e. Email CCATO, dated August 31, 2023, regarding Scholarship Awards and Resolution Form
   f. Letter from ClearWater Conservancy, dated August 18, 2023, regarding Annual Easement Monitoring for Thompson Woods Preserve

CA-3 Action Item, Approval of
1. Scott Road Pump Station Replacement

The project consists of replacement of the pump station and the entire force main to Research Drive, and an extension of the force main to Bristol Avenue. The force main has been completed by UAJA personnel. The pump station is in full operation. The Generator has been connected and installed. Substantial completion has been reached. The site will be monitored for any erosion problems that develop.

2. Ozone Disinfection

Currently UAJA uses Ultraviolet light for final disinfection for the water that goes to Spring Creek. UV disinfection is energy intensive. Ozone will not only reduce the energy requirements, but also provide enhanced disinfection and destruction of pharmaceuticals and endocrine disruptors. The ozone building and the associated in ground concrete tank are under construction and progressing rapidly and will be ready long before the arrival of the ozone equipment. The ozone equipment has mostly arrived and has been installed. Two key components were again delayed by the manufacturer because of supply chain problems. The project is now expected to be operational in December 2023.

The ozone system will reduce annual operating expenses by $110,000, based on 2021 electric rates.

3. Anaerobic Digester and Sludge Dryer

This project will replace the current composting system with a digester and sludge dryer. The digester will produce biogas which can be sold or used at the treatment plant as a substitute for fossil fuels. The Centre Region Municipalities have approved an Act 537 Plan Special Study for the project. A delay in the design has been caused by the determination that the existing compost building cannot be used in the project because of corrosion and potential weakening of structural members. Two smaller buildings will replace the compost building, which will result in a lower carbon footprint.

UAJA and the Centre County Recycling and Refuse Authority (CCRRA) are collaborating on including organics recycling in the project. The organics from CCRRA could potentially be separated and brought to UAJA for recycling into biogas.

The Inflation Reduction Act allows UAJA to collect a tax rebate directly for this project, even though UAJA is non-profit.

Pennsylvania added a grant program through the Commonwealth Financing Authority - COVID-19 ARPA H2O PA – which UAJA is pursuing which may further reduce the local share of the project if UAJA is successful. The State delayed announcement of awards until the September meeting of the Commonwealth Financing Authority.

UAJA expects the bids for the project to be significantly higher than initial cost estimates due inflation and the impact of meeting the H2O PA and Inflation Reduction Act requirements.
The project is out to bid on PennBid. The opening date has been delayed to the second week of September because of the contractors needing more time to make sure their bid complies with all of the special Federal and State requirements.

Upon completion the project will reduce annual operating expenses by $500,000 per year.

A project presentation is available for viewing on the UAJA website, https://uaja.com/biosolids-project/

4. **Meeks Lane Act 537 Plan Special Study**

This project is on hold. Based on the pending development of Toftrees, the Special Study is being revised to include an alternative which will serve that development, as well as require less electricity.

5. **Rate Dispute with State College Borough**

UAJA has filed a complaint in the Court of Common Pleas of Centre County asking for the court to declare State College Borough’s withholding of partial payments unlawful. In 2021, UAJA completed a rate study and adopted the rate in November 2021, to be effective January 1, 2022. The Pennsylvania Municipalities Authorities Act states that any customer that question the reasonableness or uniformity of the rates are to file suit in the Court of Common Pleas. The Borough has chosen instead to withhold full payment, and pay based on the volumetric rate they paid in 2021. To date the Borough owes UAJA an additional $1.2 Million.

It is very likely that another rate increase will be needed in 2024 for all of the other customers to make up for the reduced revenue from the Borough.

6. **Puddintown Road Interceptor Act 537 Plan Special Study**

The Borough is expanding sewer lines as described in the Act 537 Plan Special Study for Calder Way adopted by the Centre Region Municipalities in 2023. That Special Study requires an additional Special Study to address potential future surcharging in the Puddintown Road Interceptor Sewer in the vicinity of Millbrook Marsh.

**Overall Financial Impact of Major Energy and Treatment Plant Projects**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total projected cost of construction (from bond issues)</td>
<td>$36.4 Million</td>
</tr>
<tr>
<td>Total avoided future capital costs (If we kept doing what we are doing now and replaced aging equipment)</td>
<td>$10.5 Million</td>
</tr>
<tr>
<td>Net of operating decreases and revenue increases</td>
<td>$51.1 Million</td>
</tr>
<tr>
<td>Net benefit of projects over 25 years</td>
<td>$25.2 Million</td>
</tr>
</tbody>
</table>

These numbers will be changing soon. An updated economic model will be available in October 2023.
COLLEGE TOWNSHIP
MEMORANDUM

To: College Township Council

From: Donald M. Franson, P.E., P.L.S. Township Engineer

Thru: Adam Brumbaugh, Township Manager

Re: Preliminary/Final Land Development Plan – Medlar Field – Weight Room and Hitting Tunnels

Date: Thursday, August 17, 2023

Stahl Sheaffer Engineering, on behalf of the applicant The Pennsylvania State University, proposes construction of a hitting tunnel addition, expansion of the existing paved parking lot, concrete walkways, and stormwater drainage. This proposed work will increase the total impervious surface of Tax Parcel 19-003-100.

On Tuesday August 15, 2023, at their regular scheduled meeting, the Planning Commission made a motion to recommend Council approve the plan.

I recommend Council move to approve the Medlar Field – Weight Room and Hitting Tunnels Preliminary/Final Land Development Plan dated June 23, 2023 and last revised July 28, 2023 subject to the following conditions:

1. Within ninety (90) 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 (90) day recordation time requirement will render the plan null and void.
2. Pay all outstanding review fees.
3. Address, to the satisfaction of the Township Engineer, any outstanding plan review comments from staff.
4. Fully comply with College Township Code Section 180-12.
5. Provide proof of NPDES approval.
6. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.
July 7, 2023

Dan Wesdock  
Resource Conservation Coordinator  
Centre County Conservation District  
Willowbank Office Building  
414 Holmes Street, Suite 4  
Bellefonte, PA 16823-1488

Re:  PSU: Medlar Field @ Lubrano Park  
Notice of Major Modification for NPDES Application #PAD140092

Dear Mr. Wesdock:

Enclosed for your review are documents for a major modification to the NPDES Permit for the Medlar Field at Lubrano Park Project. The original permit was submitted for replacing the collector and ancillary pipes underneath Medlar Field for the purpose of site drainage. The system is being replaced and restored to existing conditions. Therefore, no change would occur from pre-development to post development conditions for the baseball field project.

The major modifications are for proposed work outside of the baseball field adjacent to Medlar Field. Modifications were made to the NPDES Permit Boundary and Limit of Disturbance. The increases in the permit boundary and total disturbance are summarized below. The proposed additional work will include construction of a hitting tunnel addition, expansion of the existing paved parking lot, concrete walkways, and stormwater drainage adjacent to Medlar Field. The proposed work will increase the total impervious surface. We’ve analyzed the increase of rate and volume due to the land use changes from pre-development to post-development conditions. The increases will be managed by two stormwater vaults and stormwater drainage system. We are submitting updated plan sheets, worksheets and stormwater calculations to reflect these changes. A detailed summary of these documents is listed below.

NPDES Permit Boundary: 3.46 Acres (Original) + 0.52 Acre (Modification)  
Limit of Disturbance: 3.42 Acres (Original) + 0.48 Acre (Modification)  
Increase in Impervious Surface: 0.00 (Original) + 0.13 Acres (Modification)

Revisions:  
1. NOI  
   a. Page 1  
      i. General Information  
      ii. Project Information  
   b. Page 3  
      i. Earth Disturbance Information
c. Page 4
   i. Stormwater Discharge Information

2. Check Attached for Permit Fee
   a. Disturbance Fee included for additional 0.48 acres

3. Municipal and County Notification Act 14
   a. Municipal and County Act 14s have been updated and revised.

4. PNDI
   a. PNDI was updated to include additional disturbed area

5. Erosion and Sediment Control Module 1
   a. Entire Module was updated for additional disturbed area
   b. E&S worksheet 1

6. PCSM Module 2
   a. Entire Module was updated for additional disturbed area
   b. DEP PCSM Spreadsheet was revised for additional disturbed area
   c. PCSM Narrative
      i. Appendix E was updated with Stormwater Calculations for additional disturbed area
      ii. Appendix F was added to include the Pre-Development and Post Development Drainage Area Maps.

7. Antidegradation Module 3
   a. Entire Module was updated for additional disturbed area

8. Plan Set
   a. The Plan Set was updated to show the proposed work in the additional disturbed area.

If you have any questions or require additional information, please contact me at 814-205-4012 or mvaow@stahlsheaffer.com.

Respectfully submitted,

Michael R. Vaow
Project Manager, Stahl Sheaffer Engineering

cc:
SEQUENCE OF CONSTRUCTION FOR EROSION & SEDIMENT CONTROL

1. PREPARE SITE

2. INSTALL WATER PROTECTION

3. PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD

4. EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH

5. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE

6. FILTER INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS

7. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR

8. TWO-PLY SYSTEMS


10. INFILTRATION FACILITIES WILL BE CONSTRUCTED TO REDUCE THE VOLUME OF STORMWATER RUNOFF.

11. PERMANENT SEED AND MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AS SOON AS PRACTICAL FOLLOWING

12. SEED MIXTURE

13. TEMPORARY SEED MIXTURE

14. PERMANENT SEED MIXTURE

15. TEMPORARY SEED MIXTURE

16. PERMANENT SEED MIXTURE

17. SEEDING IN A UNIFORM CONTINUOUS BLANKET AT A MINIMUM RATE OF 1,200 POUNDS PER SQUARE YARD (3 TONS PER ACRE).

18. FESCUE

19. TEMPERED SOD

20. SEEDING IN A UNIFORM CONTINUOUS BLANKET AT A MINIMUM RATE OF 1,200 POUNDS PER SQUARE YARD (3 TONS PER ACRE).

21. REPAIRS OR REPLACEMENTS

22. TEMPORARY NON-REPLACEMENT

23. PERMANENT REPLACEMENT

24. TEMPORARY NON-REPLACEMENT

25. PERMANENT REPLACEMENT

26. TEMPORARY NON-REPLACEMENT

27. PERMANENT REPLACEMENT

28. TEMPORARY NON-REPLACEMENT

29. PERMANENT REPLACEMENT

30. TEMPORARY NON-REPLACEMENT

31. PERMANENT REPLACEMENT

32. TEMPORARY NON-REPLACEMENT

33. PERMANENT REPLACEMENT
DECIDUOUS TREE PLANTING

1. PRUNE ANY DISEASE BRANCHES AT THE TIME OF PLANTING.
2. THE POT PLANTS THAT ARRIVE CONTAIN DORMANT TRANSPLANTS.
3. REMOVE TOP OF THE BALES FROM THE TREES AND SHRUBS OF ALL MATERIAL FROM THE TRENCH TO MDLAR FIELD, UNIVERSITY PARK, PA (WEIGHT ROOM & HITTING TUNNELS).

MASTER LANDSCAPE SCHEDULE

<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>Tип</th>
<th>PLANT SPACING (F.T.)</th>
<th>MINIMUM QUANTITY AT INSTALL (F.T.)</th>
<th>MATURE HT (F.T.)</th>
<th>MATURE SPREAD (F.T.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>B&amp;B</td>
<td>Container</td>
<td>AS SHOWN</td>
<td>1.5</td>
<td>4.0</td>
<td>8.0-10.0</td>
</tr>
<tr>
<td>PISIFERA &quot;FILIFERA&quot;</td>
<td>Container</td>
<td>2.5</td>
<td>1.0</td>
<td>15-20</td>
<td>60-75.0</td>
</tr>
<tr>
<td>CHAMAECYPARIS SHRUBS</td>
<td>Container</td>
<td>2.0</td>
<td>2.0-2.5</td>
<td>15-20</td>
<td>45.0</td>
</tr>
<tr>
<td>B&amp;B</td>
<td>Container</td>
<td>AS SHOWN</td>
<td>NA</td>
<td>15-20</td>
<td>15-20</td>
</tr>
<tr>
<td>B&amp;B</td>
<td>Container</td>
<td>AS SHOWN</td>
<td>NA</td>
<td>4.0</td>
<td>4.0</td>
</tr>
<tr>
<td>B&amp;B</td>
<td>Container</td>
<td>2.5</td>
<td>1.5</td>
<td>4.0</td>
<td>4.0</td>
</tr>
</tbody>
</table>

LEAVE A 3 INCH CIRCLE FREE OF MULCH AROUND THE TRUNK.

PLANTING HOLE:
- A SOLID BASE SHALL BE PREPARED FOR PLACEMENT OF ROOT BALL.
- SOIL PLANTING HOLE, A MINIMUM OF TWO TIMES THE ROOT BALL DIAMETER SHALL BE EXCAVATED FOR THE PLANTING HOLE.
- A ROOT BALL; REMOVE ALL NYLON BURLAP, REMOVE ALL OF THE BURLAP FROM THE TREE BASKET AND REMOVE ALL NYLON BURLAP FROM THE BASKET AND REMOVE ALL OF THE BURLAP FROM THE BASKET.
- REJECT ANY PLANTS THAT APPEAR SIGNIFICANTLY STRESSED OR DYING.

PLANTINGS:
- PLANTINGS MUST BE WATERED EVERY OTHER DAY DURING PERIODS OF NON MEASURABLE PRECIPITATION. A WATERING IS CONSIDERED SUFFICIENT IF SATURATION OF THE GROUND HAS OCCURRED TO A MINIMUM DEPTH OF SIX INCHES AFTER WATER CEASES.
- OTHER DETRIMENTAL PEST. ANY TREE AND SHRUBS EXHIBITING ANY OF THESE CHARACTERISTICS WITH NO OPEN WOUNDS. TREE SHOULD NOT BE VISIBLY AFFECTED WITH FUNGUS, INSECT OR OTHER DETRIMENTAL PEST. ANY TREE AND SHRUBS EXHIBITING ANY OF THESE CHARACTERISTICS WITH NO OPEN WOUNDS. TREE SHOULD NOT BE VISIBLY AFFECTED WITH FUNGUS, INSECT OR OTHER DETRIMENTAL PEST. ANY TREE AND SHRUBS EXHIBITING ANY OF THESE CHARACTERISTICS WITH NO OPEN WOUNDS. TREE SHOULD NOT BE VISIBLY AFFECTED WITH FUNGUS, INSECT OR OTHER DETRIMENTAL PEST. ANY TREE AND SHRUBS EXHIBITING ANY OF THESE CHARACTERISTICS WITH NO OPEN WOUNDS.
Hawbaker Engineering, on behalf of the applicant Dale Summit Acquisitions LP, proposes a subdivision of Tax Parcel 19-002-029C consisting of twelve (12) various sized lots within the Summit Park Industrial Revitalization Area (IRA).

On Tuesday August 15, 2023, at their regular scheduled meeting, the Planning Commission made a motion to recommend Council approve the plan.

I recommend Council move to approve the Summit Park Preliminary Subdivision Plan dated July 14, 2023 and last revised August 7, 2023 subject to the following conditions:

1. Within ninety (90) days from the date of approval by Council, all conditions must be satisfied and final signatures must be obtained.
2. Pay all outstanding review fees.
3. Address, to the satisfaction of the Township Engineer, any outstanding plan review comments from staff.
4. Post surety as approved by the Township Engineer.
5. Recommend Council approve the sidewalk and tree planting deferral request.
6. Provide proof of NPDES approval.
7. Add a note to the plan that the public right-of-way for Summit Industrial Drive must extend to SR 26, College Avenue, by agreement between the Township, Railway, Developer, and PennDOT as approved by PUC and must be obtained prior to Final Plan approval.
8. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.
Summit Park Subdivision
Project Narrative

Dale Summit Acquisitions, L.P. are currently the owner of Tax Parcel Number 19-002-029c and are proposing a subdivision consisting of 12 lots within the Summit Park Industrial Revitalization Area (IRA).

Road Network: The development will dedicate the right-of-ways for Summit Industrial Drive and Stewart Drive that are located within Tax Parcel Number 19-002-029C after they have been constructed and accepted by College Township. Within the development, the roads will be constructed to be 24' wide with concrete curbing on both sides of road. The right-of-ways for Stewart Drive & Shiloh Rd on the Stewart Property, west of this proposal, were dedicated to College Township on August 11, 1997 (RB. 950, PG. 762). The Township accepted the dedicated right-of-ways without having the roads being constructed, which is not a common practice. Typically townships do not accept roadway dedications until the roads have been constructed and accepted by the township. Dale Summit Acquisitions, L.P. are proposing to improve the missing portion of Stewart Drive within the previously dedicated right-of-way to provide a connection from the existing Stewart Drive that terminates at the access driveway to Cleveland Brothers Equipment to Summit Industrial Drive within the proposed development. Within the existing unimproved right-of-way the developer proposes to construct a 24' paved cartway with two (2) feet gravel shoulders to “match” the existing portion which is 22'-23' in width. The township will have the ability to required additional improvements to this section of Stewart Drive when the adjacent lots are developed in the future.

Sidewalks: Sidewalks are being proposed on both sides of Summit Industrial Drive and Stewart Drive within Tax Parcel 19-002-029C. The sidewalks will be constructed as each lot is being developed to avoid damage and to allow for connection to utilities. Sidewalks are not being proposed within the unimproved previously dedicated right-of-way for Stewart Drive within the Stewart property west of this proposal since the existing portion of Stewart Drive currently does not have sidewalks. The northern side of the existing Stewart Drive is unlikely to have sidewalks constructed since these parcels have already been developed. The township will be able to require the future lot owners of the undeveloped parcel to construct the sidewalks once all the utilities have been installed.

Utilities: Sanitary sewer service will be provided to all the lots within the development by University Area Joint Authority (UAJA). Water service will be provided by College Township Water Authority for all the newly created lots while Lot 1, the former Corning Building has an existing connection to the Bellefonte Borough system that is located along Transfer Road. Natural gas, electric, telecom services will be extended throughout the proposed development.
August 7, 2023

College Township Council
1481 East College Avenue
State College, PA 16801

Reference: Summit Park Preliminary Subdivision Plan
College Township, Centre County

Dear Council:

On behalf of Dale Summit Acquisitions LP we would like to request a formal deferral from constructing sidewalks and planting street trees during the initial construction (i.e. road, utilities, etc.) of the proposed subdivision. Sidewalk and street trees will be constructed and planted by the individual lot owners when each lot is being developed. All sidewalks and street trees shall be completed upon 80% development or within five (5) years of approval regardless of individual lot development schedule.

If you need any other information or have any questions, please feel free to give us a call at (814) 571-2646.

Sincerely,

[Signature]
Robert E. Myers, PE, PLS
Project Manager

rem2@hawbakerengineering.com

/rem
PRELIMINARY SUBDIVISION PLAN FOR SUMMIT PARK COLLEGE TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
LOT 1: 3.01 ACRES
LOT 2: 2.97 ACRES
LOT 3: 4.17 ACRES
LOT 4: 4.69 ACRES

LEGEND

TREE ROOT BARRIER
LENGTH = MAXIMUM ROOT YOUR DISTANCE AVAILABLE 1/2 FT.

SIDEWALK

PLANTING BARRIER
ALONG SIDEWALK

PLANTING NOTE:
1. MAY BE REQUIRED BY THE ENGINEER FOR BUSINESSES AND OTHER CONSTRUCTION.
2. ALLOW SUFFICIENT CLEARANCE BETWEEN THE SIDEWALK AND THE SIDEWALK PATHWAY TO PROVIDE ACCESS TO THE SIDEWALK.
3. MUST BE PLANTED WITHIN THE PERMITTED TIME PERIOD.
4. MUST BE ERECTED OF RUSTIC MATERIAL SUCH AS WOOD, STONE, OR METAL.
5. MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.

PLANTING SCHEDULE:

<table>
<thead>
<tr>
<th>PLANT NAME</th>
<th>SIZE</th>
<th>AMOUNT</th>
<th>PLANTING DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree</td>
<td>10</td>
<td>10</td>
<td>01/01/2023</td>
</tr>
</tbody>
</table>
September 7, 2023

Status: (C) = Complete; (I) – Incomplete; (D) = Dropped; (R) - Rewritten

(I) 21-04 Dale Summit Small Area Plan (SAP)
Comments: 6/12/23 Preparations underway for Dale Summit Charrette Planning Exercise to be held during week of June 19th.
Comments: 6/26/23 Charrette successfully completed.
Comments: 7/11/23 CT PC reconsidering modified CTC remand for rezoning of PRBD zoning district in Dale Summit Area.
Comments: 7/28/23 First Draft of Form-Based Code received Staff to review.
Comments: 9/1/23 Staff to meet after Labor Day for technical review of Draft.

(I) 19-08 Solar Power Purchasing Agreement
Comments: 5/12/23 Consultant reports “hopefully contracts will be available within the next several weeks”.
Comments: 7/20/23 Meeting now scheduled for August 23, 2023.
Comments: 8/23/23 Contracts for review anticipated within next 30-days.
(Existing power supplier contract expires in October 2023.)

(I) 21-05 Path to Campus (East College Avenue Shared Use Path)
Comments: 5/17/23 Manager spoke with SC Borough Manager and PSU Transportation representative concerning potential for joint grant application to pursue project.
Comments: 7/14/23 New $1 million grant application submitted to Transportation Alternative Set Aside program (federal) in partnership with State College Borough through Delta Development. Delta...
planning to layer grants to cover updated project costs of $3.3 million.

Comments: 7/25/23 Presentation to Centre County Commissioners requesting letter of support. Resulted in broad press coverage.

(I) 21-06 Nittany Casino at Nittany Mall

Comments: 1/25/23 PA Gaming Control Board awarded Category 4 license to S23C Gaming. Appeals to the PAGCB decision must be filed within 30-days and any appeal of PAGCB decision will be heard by PA Supreme Court.

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.

(I) 22-01 Planned Residential Business District (PRBD) Re-Zoning Request
Comments: 8/22/23 PC forwarded recommendation to Council on adding R3 uses within district.

Comments: 8/29/23 CTC met in Special Meeting to discuss PC recommendations. Council made modifications to proposed ordinance and set public hearing for October 19, 2023./
<table>
<thead>
<tr>
<th>Date</th>
<th>Topic</th>
<th>Status</th>
<th>Next Steps</th>
<th>Staff/Others</th>
</tr>
</thead>
<tbody>
<tr>
<td>Week Ending</td>
<td>Interim Zoning Changes in Dale</td>
<td>August 15 PC made recommendation to Council to permit some R3 uses <em>by right</em> in the PRBD. Council discussed on August 17.</td>
<td>Council to hold a Special Meeting to discuss the proposed zoning changes prior to September 7, 2023 Council meeting.</td>
<td>CTC / PC / Lindsay / Mark / Don / Adam / Sharon</td>
</tr>
<tr>
<td>August 18</td>
<td>Summit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Plan &amp; Code Preparation</td>
<td>Under Staff Review Outline being prepared of highlights of the code.</td>
<td>Meet with DPZ to discuss code changes. Determine if this will take place in Maryland or in Pennsylvania</td>
<td>Lindsay / Mark / Don / CRPA / Adam</td>
</tr>
</tbody>
</table>
### Interim Zoning Changes in Dale Summit

**Status:**
August 15 PC made recommendation to Council to permit some R3 uses *by right* in the PRBD.
Council discussed on August 17.

**Next Steps:**
Council Special Meeting

**Staff/Others:**
CTC / PC / Lindsay / Mark / Don / Adam / Sharon

### Plan & Code Preparation

**Status:**
DPZ submitted updated / edited code as a result of some back and forth with staff.
Staff review of code.

**Next Steps:**
Meet with DPZ to discuss code changes. Determine if this will take place in Maryland or in Pennsylvania

**Staff/Others:**
Lindsay / Mark / Don / CRPA / Adam
<table>
<thead>
<tr>
<th>Date</th>
<th>Topic</th>
<th>Status</th>
<th>Next Steps</th>
<th>Staff/Others</th>
</tr>
</thead>
<tbody>
<tr>
<td>Week Ending</td>
<td>Interim Zoning Changes in Dale</td>
<td>Council reviewed and considered PC recommendation to permit some R3 uses</td>
<td>Public Hearing set for October 19, 2023.</td>
<td>CTC / PC / Lindsay / Mark / Don / Adam / Sharon</td>
</tr>
<tr>
<td>September 1, 2023</td>
<td>Summit</td>
<td>By Right in the PRBD. Ultimately and after consideration, Council decided to permit these uses as Conditional Uses</td>
<td>CRPA/CRPC Review October 5.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Plan &amp; Code</td>
<td>DPZ submitted proposed changes to the Subdivision and Land Development Code</td>
<td>Meet with DPZ to discuss code changes. Determine if this will take place in Maryland or in Pennsylvania</td>
<td>Lindsay / Mark / Don / CRPA / Adam</td>
</tr>
<tr>
<td></td>
<td>Preparation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Charrette Follow-Up</td>
<td>DPZ submitted Charrette Expense</td>
<td>Provided to Finance Dept. for payment.</td>
<td>Lindsay / Finance Dept.</td>
</tr>
</tbody>
</table>
1. REPORTING ON:
   COG Land Use and Community Infrastructure Committee meeting  
   DATE: Thursday 9/7/23

2. REQUIRES COUNCIL COMMENTS BACK TO COMMITTEE:  
   YES X NO

3. BRIEF OVERVIEW OF MEETING:

- **DRAFT TASK ACTIVITY REPORT (TAR) FOR THE PUDDINTOWN ROAD SEWER INTERCEPTOR TO THE PA DEP**
  The Borough’s (approved by DEP) high-rise construction through 2026 required an increase in sizing of the upstream Calder Way sanitary sewer. Once all that new sanitary sewage flow starts downstream (from the expanded upstream Calder Way towards the downstream UAJA plant), the marsh was identified (via hydraulic modeling) as a potential piece of limited capacity. Since no one wants to see sewage overflow into the marsh, concerns have been expressed by College Township, Trout Unlimited and Clearwater Conservancy over the impact to the marsh (and boardwalk, and stream rehab projects, and Clearwater’s Conservation Easements*) if they need to dig up the line (or subcomponents of the line).

  DEP requires that a TAR be submitted and approved by DEP prior to the formal submittal of an Act 537 Plan Special Study. CRPA staff provided the background and process to be followed during the preparation of the TAR along with responses comments received on the draft so far. Most of the comments to date were on the potential impacts to Millbrook Marsh Nature Center if the approved alternative were to traverse the Marsh. While those entities commenting were concerned, they all agreed that UAJA and their consultant should move forward with submitting the TAR to DEP for approval, due to the commitment from UAJA and CRPA staff to continue these discussions. Therefore, a motion to authorize the UAJA and its consultant to submit the draft TAR for the Puddintown Road Sewer Interceptor to the PA Department of Environmental Protection for their consideration was unanimously approved.

- **PSU APPLIED RESEARCH LAB (ARL) MASTER PLAN**
  The committee received a presentation from Penn State like the one College Township Council received at our August 3rd meeting. Comments were positive with similar questions asked. A couple of new questions asked at this meeting were on stormwater, specific timeline for vacating/disposing of current off campus ARL sites (Science Park Road & Research Drive in particular) and what if any plans alternative energy strategies have been discussed for this new site.

Meeting was adjourned at 1:05
COLLEGE TOWNSHIP PLANNING COMMISSION MEETING
September 05, 2023

Public Open Discussion: None

Plans
P-1 Umberger Rockenbeck: Clearwater Conservancy Subdivision Sketch Plan
Phase 1 proposed sub-division Lot #1 and Lot #2.
Requesting sidewalk Waiver due to cost and topography.
Planning Commission noted by 3 standards a sidewalk is required along old and new Houserville Road.
Planning Commission recommended applicants perform a cost study for sidewalks as per present Township regulation. This was not submitted for sketch plan review.
Planning Commission concerned about access to site via pedestrian or car. Would like to review a master plan for total phases relating to this issue.
Planning Commission concerned as to where parking would be developed so as to gain access to the proposed trails shown on the documentation.
Planning Commission in favor of the Conservancy proposal as an important new feature in College Township.
Planning Commission would have appreciated a general overview of this proposal in our packet so we had a better idea what was being proposed at the sketch plan level.
Planning Commission is aware that most of lots #1 and 2 are in the flood plain.

Old Business:
OB-1 Shiloh Road Rezoning
Planning Commission asked staff to provide them with the results of the “special meeting” Council conducted since we/they were not informed of Councils decision and justification relating to their decision.

New Business  None

Robert Hoffman
Planning Commission member.

Desktop/College Township/Planning Commission minutes: 0905
MEMORANDUM

To: College Township Council

From: Lindsay K. Schoch, AICP | Principal Planner

Re: Chapter 160 – Residential Rentals Ordinance

Date: September 5, 2023

Introduction:

In recent months, Council, Planning Commission, and staff have been deliberating on the Short-Term Rental (STR) Ordinance and assessing its management since the implementation of Granicus, the host compliance software acquired by the Township over two-years ago.

The meetings and discussions led to the consensus that the purpose and intent statement could benefit from an update to ensure that the ordinance’s primary objective remains clear when residents and external investors refer to it. From the beginning, the primary goal was to safeguard the Township’s single-family neighborhoods from external investors who purchase affordable housing solely for short-term rentals.

Therefore, the Intent Statement has been updated as well as one definition to ensure clarity and understanding of the ordinance. The following is outlined in the Ordinance, but is meant to provide an overview of what has changed:

_The Residential Rental Ordinance is intended to protect the distinctive qualities of single-family neighborhoods and the availability of affordable housing within College Township, through the regulation of two types of residential usages: short-term rentals and long-term rentals._

_The Residential Rental Ordinance will hereby:_

A. _Establish the regulations, procedures and standards for the review and approval of all short-term and long-term residential rental units in the Township;_

B. _Preserve and foster the public health, safety, and general welfare, and to aid in the harmonious and orderly development of the Township in accordance with the Regional Comprehensive Plan;_

C. _Establish a review process that is efficient in terms of time and expense; effective in addressing the impacts of rental units; and equitable with regard to regulations and procedures, while respecting the rights of property owners;_
D. Ensure the safety of structures that are used as either short-term or long-term rentals and the well-being and safety of residents and visitors in these dwellings, penalties are established for any violations of the regulation;

E. Prioritize fairness, protect the rights and interests of all involved parties, including the ability to operate short-term and long-term rentals as specified in the ordinance and allow for accessory dwelling units; and,

F. Promote transparency and accountability in the enforcement of the ordinance.

And;

LONG-TERM RENTAL
Any dwelling unit, or portion thereof, that is offered for rent or lease as a living facility in increments of more than 14 or more consecutive nights.

Public Review Period, Outside Agency and Public Comments.

Per the requirements of the Municipalities Planning Code, the ordinance has been advertised pursuant to Public Notice, the Township received no public comments. Also, per the requirements of the MPC, the draft ordinance was reviewed by the Centre Regional Planning Agency (the CRPA completed an administrative review) where they determined the ordinance changes are consistent with the Centre Regional Comprehensive Plan.

Attachments:

- **OB-1.a.** Final Draft of Ordinance 160 showing changes to Section 160.2 (Purpose and Intent) and Section 160.4 (Definitions).

- **OB-1.b.** July 12, 2023 Letter from Mark Boeckel, AICP, Principal Planner for the Centre Regional Planning Agency RE. Amendments to the Residential Rental Property Ordinance.

Next Steps & Recommendation.

A Public Hearing is set for September 7, 2023 and the potential enactment of the Ordinance is on the regular meeting agenda that same evening. Staff feels this ordinance is prepared to be enacted by the College Township Council. Once approved, the ordinance will be enacted in five (5) days.

**Recommendation:**

*I move to approve the changes to Chapter 160 – Residential Rentals, including Section 160.2 Purpose and Intent and Section 160.4 Definitions.*
WHEREAS, the Council of the Township of College adopted a Rental Property Ordinance on June 21, 2012 as Chapter 160 in Ordinance No. O-12-01; amended by Ordinance No. O-20-09; and

WHEREAS, the Council of the Township of College remanded to the Planning Commission for review of the existing Rental Property Ordinance to ensure the consistency of the ordinance and that it continues to meet the new intent; and

WHEREAS, the Council of the Township of College has received recommendations from the College Township Planning Commission; and

WHEREAS, the Centre Regional Planning Agency conducted an administrative review of the ordinance and concluded the ordinance is consistent with the 2013 Regional Comprehensive Plan; and

WHEREAS, the Council of the Township of College has given due public notice of hearings of the proposed Ordinance and has held such public meetings.

SECTION 1 – RESIDENTIAL RENTAL REGULATIONS

Article I
General Provisions

§ 160-2 Purpose and intent.
A. To establish the regulations, procedures and standards for the review and approval of all rental units in the Township;

B. To preserve and foster the public health, safety, and general welfare, and to aid in the harmonious and orderly development of the Township in accordance with the Regional Comprehensive Plan;

C. To establish a review process that is efficient in terms of time and expense; effective in addressing the impacts of rental units; and equitable with regard to regulations and procedures, while respecting the rights of property owners;
D. To ensure the safety of structures that are used as rental units and/or short-term rentals; and

E. There are two types of dwellings regulated in this article: short-term rentals and long-term rentals. If in violation of this article, penalties exist to ensure compliance to protect the health, safety, and general welfare of the residents of College Township and those utilizing the dwellings described herein.

The Residential Rental Ordinance is intended to protect the distinctive qualities of single-family neighborhoods and the availability of affordable housing within College Township, through the regulation of two types of residential usages: short-term rentals and long-term rentals.

The Residential Rental Ordinance will hereby:

A. Establish the regulations, procedures and standards for the review and approval of all short-term and long-term residential rental units in the Township;

B. Preserve and foster the public health, safety, and general welfare, and to aid in the harmonious and orderly development of the Township in accordance with the Regional Comprehensive Plan;

C. Establish a review process that is efficient in terms of time and expense; effective in addressing the impacts of rental units; and equitable with regard to regulations and procedures, while respecting the rights of property owners;

D. Ensure the safety of structures that are used as either short-term or long-term rentals and the well-being and safety of residents and visitors in these dwellings, penalties are established for any violations of the regulation;

E. Prioritize fairness, protect the rights and interests of all involved parties, including the ability to operate short-term and long-term rentals as specified in the ordinance and allow for accessory dwelling units; and,

F. Promote transparency and accountability in the enforcement of the ordinance.

§ 160-4 Definitions.
Unless a contrary intention clearly appears, the following words and phrases shall have the meaning given in this section, as well as those terms defined in Chapter 152, Property Maintenance Code. All words and terms not defined herein shall be used with meaning of standard usage.

CENTER FOR DISEASE CONTROL AND PREVENTION
A national resource for information regarding the cleaning and sanitizing of areas to prevent the spread of diseases that arise.

DESIGNATED AGENT
A licensee who has been assigned by a principal or supervising broker to represent a client while a different client in the same transaction is represented by another licensee affiliated with the same principal or supervising broker in a transaction. A designated agent provides full representation to his or her client. Also named, person-in-charge or responsible party.

LONG-TERM RENTAL
Any dwelling unit, or portion thereof, that is offered for rent or lease as a living facility in increments of more than 14 or more consecutive nights.

NONOWNER OCCUPIED
The owner does not occupy the property, as the principal residence.

OWNER OCCUPIED
Lived in by the owner. Owner of the property occupies the dwelling as the principal residence.

PENNSYLVANIA DEPARTMENT OF HEALTH GUIDELINES
The current guidelines set forth by the PA Department of Health (DOH) for cleaning, sanitizing, and disinfecting standards.

RENT
Compensation paid for the use of a dwelling unit or portion thereof, including, but not necessarily limited to: money, services and/or property. As a verb, the term "rent" means to get or give the use of a dwelling unit or portion thereof in return for such compensation or any combination thereof. The term "rent" does not include arrangements where there is no compensation such as but not limited to money, services, and/or property provided.

SHORT-TERM RENTAL
Any dwelling unit, or portion thereof, that is offered for rent or lease as a living facility in increments of 14 consecutive nights or less, and no more than 45 nights per calendar year.

SECTION 2 – 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 3 – EFFECTIVE DATE
This ordinance shall take effect five (5) days after enactment.

ENACTED AND ORDAINED, this 7th day of September 2023 by the College Township Council, Centre County, Pennsylvania.

ATTEST:                        COLLEGE TOWNSHIP COUNCIL:
_____________________________  ____________________________
Adam Brumbaugh, Secretary      Dustin Best, Chairman
July 12, 2023

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

RE: COLLEGE TOWNSHIP – AMENDMENTS TO THE RESIDENTIAL RENTAL PROPERTY ORDINANCE - CRPC COMMENTS

Dear Adam:

The Centre Regional Planning Agency (CRPA) received the request to review proposed amendments to the Residential Rental Property Ordinance, Chapter 160, on July 3, 2023. This review is intended to fulfill the requirements of the Centre Region’s Agreement of Relationship with the Centre County Planning Commission, relative to the provisions of the Pennsylvania Municipalities Planning Code.

The CRPA finds the proposed amendments to be consistent with the 2013 Centre Region Comprehensive Plan. The CRPA has also determined that the request does not have a regional impact and offers no comments on the amendments at this time.

Please call or e-mail if you have questions, or if you require additional information.

Sincerely,

Mark Boeckel, AICP
Principal Planner

cc: Lindsay Schoch, AICP, College Township Principal Planner
Jim May, AICP, CRPA Director
Centre Regional Planning Commission
MEMORANDUM

To: College Township Council

Thru: Adam Brumbaugh, Township Manager

From: Lindsay K. Schoch, AICP | Principal Planner

Re: Chapter 200-38.4 – Workforce Housing

Date: August 9, 2023

Introduction:

As a practice, staff strives to ensure that Council is well informed about how various ordinances and adopted plans are being implemented and whether those documents are meeting their respective intents.

In August, staff engaged with Dr. Missy Schoonover, the Director of the Centre County Housing and Land Trust, who has been involved with our ordinance since its establishment in 2009 (revised in 2013). The latest application of the ordinance encompasses the integration of the 28 workforce housing units within the recently developed Aspen Heights project. Dr. Schoonover has been meticulously assessing applications and verifying the fulfillment of necessary criteria for these units. Among the total 28 units, the collaborative efforts of the Centre County Housing and Land Trust have successfully allocated 18 units.

The purpose of this agenda item is to provide an update on the Chapter 200 Zoning 38.4 Workforce Housing Ordinance. Staff intends to discuss with Council the following:

- Successful aspects of the ordinance;
- Areas for improvement;
- Opportunities to make the ordinance more equitable; and,
- An overview of how other municipalities in the region are approaching their respective workforce housing ordinances.
Successful Aspects:

- **Density Trigger**: Currently, density triggers workforce housing, whereas if a development proposed contains five or more dwelling units per acre, the mandatory requirements in the workforce housing ordinance apply.

- **Residential Development Threshold**: Residential developments that propose 10 or less dwelling units are exempt from the requirements of the ordinance.

Areas for Improvement:

- **Intent**: Typically, each respective section of an ordinance will begin with an intent statement. This is notably lacking in the Workforce Housing Ordinance.
  
  o *Staff suggests Council work with staff on crafting an intent statement for the ordinance.*

- **Area Median Income Range**: Currently, the ordinance considers those making between 65% and 100% of the Area Median Income (AMI).
  
  o *Staff suggests that consideration be given to expand these ranges, opening the benefits of the ordinance to a wider range of people at different income levels.*

Opportunities for improved equality:

- **Open Space & Parkland**: The current ordinance allows for reductions or outright waivers for some open space and parkland requirements.
  
  o *Staff suggests investigating whether this is an equity issue directly impacting workforce housing residents.*

Regional Approaches:

- **Regional Consistency**: Regionally, other municipalities are taking steps to target the “Missing Middle” by working to provide a diverse range of housing types that can accommodate different household sizes, income levels, and lifestyles. Ferguson Township and State College Borough are currently working with their Planning Commissions and Board of Supervisors/Council to update their ordinances.
  
  o *Staff requests that Council address whether they feel regional consistency is an important factor as it relates to workforce housing.*

Next Steps:

Staff does not feel the ordinance needs many changes, as it has proved to be working. However, there are some items, such as the intent statement and AMI ranges, which should be considered.

It is staff’s intention to have a discussion on the foregoing elements and gauge Council for their direction on how to move forward.
• If Council is so inclined, the next step should be a Remand to the Planning Commission to begin work on the ordinance.

• The Planning Commission would then be presented with a draft ordinance, an overview of this discussion, and a remand letter with direction from Council.

• In addition, a discussion of regional consistency should be held to ensure staff has the right direction.

Attachments:

Chapter 200 Section 38.4 Workforce Housing Ordinance NB-1.a.
BE IT RESOLVED AND ORDAINED, by the College Township Council, Centre County, Pennsylvania and the authority of the same, does hereby adopt, made this _____ day of _________ 2023, by amending the Code of the Township of College, Pennsylvania with the amendment of Chapter 200 as follows:

§ 200-38.4 Workforce housing.

Zoning requirements for applicable residential developments may be reduced, as follows, upon the provision of workforce housing within a development:

A. 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(s) of residential dwelling units shall receive regulatory relief from zoning and/or subdivision 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 developments where the residential density is five or more dwelling 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 (dwellings per acre)</th>
<th>Percentage of Required Workforce Housing Units*</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 to 5.99</td>
<td></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>
</tbody>
</table>
### Density of Proposed Development

<table>
<thead>
<tr>
<th>Density of Proposed Development (dwellings per acre)</th>
<th>Percentage of Required Workforce Housing Units*</th>
</tr>
</thead>
<tbody>
<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 the 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 proposes 10 or less dwelling units shall be exempt from this mandatory requirement.

(3) Calculation of density. To determine 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 other portion of the site to be dedicated to the Township or homeowners' association.

(b) For the purposes of this section, only those residences which meet the definition of applicable residential dwellings in Subsection B 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.

### B. 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 other structure containing two or less dwelling units in which 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 acres or greater in size can be developed with multiple duplexes not to exceed a density of seven dwelling units per acre. 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 feet. Side yard setbacks may also be reduced to seven feet for market-rate
housing units for those side yards that directly abut lots containing workforce housing dwelling units.

(e) 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:

[1] All workforce housing units within the residential development will have safe, reasonable access via sidewalks, paths or bike paths to parkland or open space located within or near the subject residential development.

[2] 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.

[3] 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.

(f) 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.

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

[2] 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.

[3] Sidewalks shall provide access to any parkland, open space or school within or adjacent to the development.

[4] 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:

[a] 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.

[b] 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(1)(f)[2] and [3].

[5] 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(1)(f)[2] and [3].
(g) Additional bonus. The reduced lot requirements noted in § 200-38.4B(1)(a) through (e) above may also be applied to market-rate housing units in addition to that of the designated workforce housing units based on the following ratios 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% to 100% of AMI, one market-rate housing unit shall be permitted to have similar lot requirements noted above in § 200-38.4B(1)(a) through (e).

[2] 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 § 200-38.4B(1)(a) through (e).

(h) Accessory dwellings. Single-family houses designated as workforce housing may be permitted to contain accessory dwellings pursuant to § 200-11A(1). If the accessory dwelling unit is to be rented, than 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.

(2) Townhouse and multifamily units. All townhouse, multifamily 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.

(b) 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).

(c) 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.

(d) 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.

(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) 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%.

C. 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:

(1) 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:

(a) 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.

(b) 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.

(c) 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.

(2) 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:

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

[1] 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.

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

[3] 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.

[4] 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.

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

(c) 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 D(1) below until the land
donation occurs.

(3) 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 § 200-38.4D.

(4) 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 § 200-38.4B for a particular development. Such off-site, existing
dwelling units shall meet the regulations listed above in § 200-38.4C(3) 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.

(5) 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:

(a) 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.

(b) 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 § 200-38.4A(2). If the number of dwelling units being credited toward a developer's mandatory obligation is less than that required under § 200-38.4A(2), then the developer shall be required to provide workforce housing units equal to the difference of the credit and the mandatory requirement.

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

[1] 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

[2] 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.

D. 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 differ from the market-rate units in a development with regard to interior amenities and gross floor area, provided that:

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

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


[2] Two bedrooms: 1,000 square feet.


[4] Four bedrooms: 1,400 square feet.

[5] 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.

(3) 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.

(4) 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.

(5) 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.

(6) 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 should 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
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 § 200-38.4D(6)(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 § 200-38.4D(10) 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.

(7) 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 § 200-38.4D(12). 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 § 200-38.4D(11). 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.

(8) 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.

(9) 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.

(10) Resale value of workforce housing units. The resale value of a workforce housing unit(s) during the affordability period stipulated in § 200-38.4D(6)(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.

(11) 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.

12 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%, 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.

E. 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.
The Chamber of Business & Industry of Centre County is pleased to announce the concluding events in this year's Voice of Business luncheons. These luncheons provide an opportunity to focus on important issues impacting our business community, hear from business and community leaders and ask questions directly to speakers.

FOR SPONSORSHIP OPPORTUNITIES AND TO REGISTER, VISIT CBICC.ORG/EVENTS
HEALTHCARE FORUM
Friday, September 15 | 11:30 a.m. - 1:15 p.m.

STATE OF THE COUNTY
Thursday, October 5 | 11:30 a.m. - 1:15 p.m.
Presenting Sponsor: GetHRready

BUILDING RESILIENCE - WORKFORCE STRATEGIES FOR POST-PANDEMIC WORLD
Friday, November 10 | 11:30 a.m. - 1:15 p.m.

Take advantage of the chance to network, establish valuable contacts, and actively engage with leaders and peers at the Voice of Business luncheons.

Be part of the voice that drives our community forward. Join us, collaborate, and make an impact.

Register now to attend at cbicc.org/events

College Township
Adam Brumbaugh
1481 E. College Avenue
State College, PA 16801-6815
COLLEGE TOWNSHIP FINANCE DEPARTMENT
MEMORANDUM
www.collegetownship.org
Phone (814) 231-3021 – Website: www.collegetownship.org

DATE: August 31, 2023

TO: College Township Council

FROM: Bob Long, Finance Director

RE: Certification of the 2024 Minimum Municipal Obligation ("MMO") for the Township’s Retirement Plan

Background:

Act 205 of 1984, as amended, requires the Chief Administrative Officer of the Township’s retirement plan to formally certify the following year’s minimum municipal obligation to the governing body of the municipality. The governing body is required to include the minimum municipal obligation in the budget for the following fiscal year.

Action:

Council is asked to receive the calculation of the MMO. No other action is required at this time. The minimum municipal obligation will be incorporated into the 2024 budget as required by Act 205, as amended.
Normal Cost

Defined Contribution as a Percent of Payroll 7.50%

Estimated 2024 Covered Payroll $2,153,032

Defined Contribution $161,477 (a)

Financial Requirement

Defined Contribution $161,477 (a)

Anticipated Administrative Expense -

Financial Requirement $161,477 (b)

Minimum Municipal Obligation

Financial Requirement $161,477 (b)

Carryover of Prior Year Minimum Obligation -

Less Anticipated Employee Contributions -

Minimum Municipal Obligation $161,477

NOTES:

1. The Commonwealth's allocation of General Municipal System State Aid may be used to fund part or all of the municipal obligation and must be deposited within 30 days of receipt. Any remaining municipal obligation must be paid from Township funds.

2. Resolutions #R-02-03 permits the use of forfeited funds to reimburse the Township for plan costs in excess of state aid.

3. Any amount of minimum obligation which remains unpaid as of December 31 shall be added to the minimum obligation of the Township for the following year with interest.

I hereby certify that the above calculations, to the best of my knowledge, are true, accurate and conform with the provisions of Chapter 3 of Act 205 of 1984, as amended.

Certified by: [Signature] Chief Administrative Officer 9/1/2023 Date