COLLEGE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, February 6, 2024
1481 E. College Avenue State College PA 16801
Hybrid Meeting (In-Person or via Zoom)

PRESENT:
Ray Forziat, Chair
Matthew Fenton, Vice Chair
Peggy Ekdahl, Secretary
Ed Darrah
Robert Hoffman
Noreen Khoury

ABSENT:
Ash Toumayants

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

GUESTS:
Todd Smith, ELA Group, Inc.
Mike Fisher, State College Area School District
Missy Schoonover, Centre County Housing and Land Trust

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

ZOOM MEETING PROTOCOL: Mr. Forziat verified there were people present via Zoom, Ms. Schoch reviewed Zoom protocol.

ROLL CALL: Mr. Forziat verified Mr. Toumayants was absent.

OPEN DISCUSSION: None presented.

CONSENT AGENDA:

CA-1 January 16, 2024 PC Meeting Minutes
Mr. Darrah moved to approve the January 16, 2024 meeting minutes as written.
Mr. Fenton seconded. Motion carried unanimously.

PLANS:

P-1 Mount Nittany Elementary School Sketch Plan
Mr. Todd Smith, the project manager from ELA Group, Inc. introduced himself and Mr. Mike Fisher the Director of Physical Plant with the State College Area School District. He stated that this sketch plan has already been presented to the College Township Council and he will discuss comments made by Council. Mr. Smith continued explaining the proposed addition to the Mount Nittany Elementary Building, as well as addressed parking, traffic flow, and stormwater on the campus. While presenting to Council there was a comment of pedestrian access, it was discussed to shift the sidewalk in order to move pedestrian traffic away from the parking area.
There was a question of using a stormwater basin as an athletic/practice field. Mr. Smith used the large basin near Welch Pool, also within the school district, as an example of the proposed basin for this project and how it will work.

Traffic flow and emergency vehicle access was also discussed. Mr. Smith noted plan sheet 3 provided and added that the renderings show the vehicle turning movements for larger vehicles than what is anticipated to be using the new driveway.

The Planning Commission was in support of Council’s sidewalk comment. Additionally, they asked that the island area between the proposed driveway and parking area be considered as potential pedestrian walkway to try and limit pedestrians from walking in the vehicle driveway. Overflow parking was also discussed, Mr. Fisher stated there are areas designated for overflow in the instance of multiple sporting and/or school events at the same time.

OLD BUSINESS:

OB-1  Workforce Housing

Ms. Schoch introduced the topic, explained the main objective for the meeting is to discuss the Glossary of Terms provided, and asked if there were any questions or need for clarification. She added that these terms will ultimately be added to Zoning §200-7 Definitions.

There was a question of Gross Floor Area, which Mr. Gabrovsek explained why this definition is included and how it is used in the Workforce Housing Ordinance. Overall the Planning Commission was in agreement with the proposed terms and definitions being added to the ordinance. Additionally, they agreed this will be a helpful document when diving into the ordinance in the next few meetings.

Ms. Schoch also reviewed the housing continuum and the definition of “inclusionary” and explained how these pertain to the ordinance.

With no further questions, Ms. Schoch reviewed the remand letter from Council and added that the following are suggested tasks to be completed prior to the ordinance evaluation:

1. Review the purpose and intent statements as developed by Council and seek clarification from Council as needed.
2. Review the specific terms and definitions applicable within the current ordinance and consider new definitions that should be incorporated.
3. Conduct a detailed review of the “continuum of affordable housing” to fully understand the distinctions between attainable, affordable, and workforce housing.
4. Review the various applications of Area Median Income (AMI) as it pertains to the respective segments of the continuum of housing. Please note that Council is targeting this ordinance toward development of units for the workforce of “missing middle” demographic.
5. Review the definition of “inclusionary and how it applies to College Township’s Workforce Housing Ordinance.

Ms. Schoch added that the Planning Commission has completed all of the tasks suggested by Council and should be ready to dive into the first section of Workforce Housing Ordinance, beginning at the February 20th Planning Commission meeting. She added that the ordinance will be divided into sections to make it less overwhelming. The next meeting will start the discussion of the applicability and incentive sections with provisions of workforce housing and supplemental regulations sections to follow in future meetings. Ms. Schoch stated the sections to be reviewed at the next meeting will be presented in ordinance format and staff will make the proposed changes as clear as possible for the Planning Commission to identify.

NEW BUSINESS: None presented.

REPORTS:

R-1  Council Report

Mr. Fenton gave a brief update of the Council meeting. There were no further questions.
R-2 DPZ CoDesign Update
Ms. Schoch stated there are no further updates and added that DPZ CoDesign will be present during the March 26th joint meeting with Council.

STAFF INFORMATIVES:
SI-1 Council Minutes Approved
No further discussion presented.

SI-2 Zoning Bulletin
No further discussion presented.

OTHER MATTERS: None presented.
Mr. Forziat provided a report of the CRPC meeting and gave a brief update.

ANNOUNCEMENTS:
Mr. Forziat announced the next meeting will be held on Tuesday, February 20, 2024 at 7:00 p.m., the next joint meeting with Council will be held on Tuesday, March 26, 2024 at 6:00pm, and the Statement of Financial Interests are to be completed and returned to Sharon Meyers as soon as possible.

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

Meeting adjourned at 8:09 p.m.

Sharon E. Meyers
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Senior Support Specialist – Engineering/Planning