**PRESENT:**
Ray Forziat, Chair  
Matthew Fenton, Vice Chair  
Peggy Ekdahl, Secretary  
Ed Darrah  
Robert Hoffman  
Noreen Khoury  
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:**
Mark Torretti, Penn Terra Engineering, Inc.

**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 Ms. Khoury and Mr. Toumayants were present on Zoom.

**OPEN DISCUSSION:** None presented.

**CONSENT AGENDA:**

- **CA-1** February 6, 2024 PC Meeting Minutes  
  *Mr. Darrah moved to approve the February 6, 2024 meeting minutes as written. Mr. Fenton seconded. Motion carried unanimously.*

**PLANS:**

- **P-1** Maxwell Struble Road Storage Site Preliminary/Final Land Development Plan  
  Ms. Schoch introduced the plan and gave a brief presentation. She stated there was a rezoning request approved in 2023 to rezone an approximately three acre area of the Forrest District to General Industrial. The subdivision part of this plan shows the property line being moved to coincide with the zoning line. Ms. Schoch added there is a 3,500 square foot addition to the existing building as well, with the addition of approximately 150 evergreen trees and earthen berms. She also talked about the fee-in-lieu of sidewalks being requested and reminded the Planning Commission, the Municipal Planning Code does not allow conditions to be added to a plan for off-site improvements.

  Mr. Franson gave a brief description of images provided detailing the issues with constructing a sidewalk in the area. He added that the Township has plans in the next three to five years to complete stormwater improvements along Struble Road. Any sidewalk constructed by the developer now would be removed during stormwater improvements, and replacement of these sidewalks would be at the expense of the Township. Ms. Schoch added that this plan scored a seventeen on the Prioritization Matrix.
Mr. Mark Torretti from Penn Terra Engineering, Inc. added the existing stormwater basin has recently been cleared and repaired and is working properly. He also discussed the grading involved in the project as well as the landscaping being proposed.

The floor was opened to questions and comments. There was discussion of general grading, the parking area, as well as the proposed retaining wall and if it will be engineered to codes specifications. There was also a question of what is to be stored on the property. Mr. Torretti stated that it is understood if storage expands to certain materials there is additional permitting required, currently the storage proposed is various construction materials and equipment which do not require additional permitting.

Mr. Forziat questioned how the installation of berms and landscaping will affect the stormwater for properties around the site. It was determined the surrounding properties will not be affected as the basin being proposed will detain the stormwater onsite and will not affect other stormwater infrastructure in the area.

The Planning Commission also discussed the sidewalk fee-in-lieu request. Mr. Fenton suggested deferring construction of the sidewalk until the Township completes the future stormwater project. Mr. Forziat stated there is also potential for a separate submission of a sidewalk plan.

**Mr. Toumayants left the meeting at 7:58pm**
**Ms. Khoury left the meeting at 8:02pm**

Mr. Darrah moved to recommend Council approve the Maxwell Struble Road Storage Site Preliminary/Final Land Development Plan dated January 16, 2024 and last revised February 5, 2024 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.
4. Fully comply with College Township Code Section 180-12.
5. Post surety as approved by the Township Engineer prior to recording.
6. Recommend approval of the sidewalk fee-in-lieu request with a revision of the plan to include a sidewalk easement.
7. Provide proof of NPDES approval.
8. Record approved DSAME.
9. Recommend the consideration to add a filtration system to the on-site stormwater system.
10. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.

**Mr. Hoffman seconded.**
Motion carried with a vote of four to one, with Mr. Fenton voting nay.

**OLD BUSINESS:**

**OB-1 Workforce Housing**

Ms. Schoch reviewed the remand and the boxes the Planning Commission has checked thus far, then briefly introduced the portion of the ordinance being discussed. She added that the document was put in ordinance format and that the General Requirements and Mandatory sections were left alone as these seem to be working.

There was a spelling error brought to the attention of staff to be corrected. Moving forward, Ms. Schoch stated that the incentives for parkland and open space and sidewalks were removed as discussed previously. Setbacks and minimum lot sizes were discussed. The Planning Commission requested visuals to demonstrate various minimum lots sizes and what a dwelling unit could look like within those limits. It was questioned if shrinking setbacks and/or decreasing the minimum lot size would be much of an incentive for developers. The Commissioner’s recommended reaching out to realtors and developers to
gather information such as average square footage of homes and if there would be a desire for smaller lot sizes.

Mr. Forziat questioned why incorporating income for an accessory dwelling unit had been stricken. Ms. Schoch explained the reasoning and the Planning Commission agreed the statement should remain in the ordinance until further clarification and designation of rental duration of the accessory dwelling is determined. Consistency of impervious coverage language was discussed as well.

The Planning Commission encouraged staff to consider increasing overall building height as an incentive in the workforce housing ordinance as well.

**NEW BUSINESS:** None presented.

**REPORTS:**

R-1  **Council Report**
Mr. Fenton gave a brief update of the Council meeting and offered to answer any questions. Mr. Forziat questioned the zoning violation which ultimately lead to the issue being added to a future Council meeting for further discussion. Mr. Gabrovsek explained the violation and options Council has, which could potentially be remanded to Planning Commission for a discussion and recommendation.

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  **February EZP Update**
No further discussion presented.

**OTHER MATTERS:** None presented.

**ANNOUNCEMENTS:**
Mr. Forziat announced the next meeting will be held on Tuesday, March 5, 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. Fenton moved to adjourn. Mr. Darrah seconded. Motion carried unanimously.

Meeting adjourned at 9:16 p.m.

*Sharon E. Meyers*

Sharon E. Meyers  
Senior Support Specialist – Engineering/Planning