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 excused from the meeting.

OPEN DISCUSSION: None presented.

CONSENT AGENDA:

CA-1   February 20, 2024 PC Meeting Minutes
Mr. Darrah moved to approve the February 20, 2024 meeting minutes as written.
Mr. Fenton seconded. Motion carried unanimously.

PLANS: None presented.

OLD BUSINESS:

OB-1   Workforce Housing
Ms. Schoch gave a brief introduction to the workforce housing ordinance and added the blue bold in the attached draft ordinance represents additions, the red strike out shows deletions, and black signifies existing language and no change is proposed. She also presented renderings of different lot sizes and setbacks in order to show the total buildable area on different lots. These renderings included the minimum lot size in the R-1 district with setbacks, the allowable lot size and setbacks for patio homes in the R-1 district, the current incentive of a 5,000 square foot lot with setbacks in workforce housing.

As the Planning Commission worked through the draft ordinance the following was proposed:

• §200-38.4B(2)(d) add “residential housing including workforce housing developments” to the language
· Mr. Hoffman suggested not providing off-street parking in not a good idea
· §200-38.4C(1)(e)[1] should be one for one and “similar” should be changed to “same”
· §200-38.4C(1)(f) tax forms should not be used, instead use “gross rental income” with proof of receipts
· §200-38.4C(1)(g) consider a waiver of 50% of all review fees or 100% of all in-house review fees
· §200-38.4C(2)(c) and §200-38.4C(3)(c) consider a formula; such a percent of workforce housing units provided will allow ten additional feet to the height of the building, such a percent of workforce housing units will allow twenty additional feet to the height of the building, and so on up to a maximum height of sixty-five feet from average grade to ceiling height of highest livable space
· §200-38.4D(1) through §200-38.4D(2)(c) is recommended to be deleted
· §200-38.4D(5) recommended striking the entire credits for existing workforce housing section; if the section is to remain some points to be addressed include:
  o Can credits be transferred or sold
  o Credits should stay with the original developer within College Township
  o There should be a time limit to use credits
· §200-38.4E(1) recommend striking (a) and (b), and changing language to read “Workforce housing units may not differ from the market-rate units in a development with regard to interior amenities and gross floor area.”
· §200-38.4E(2) staff to check with Centre Region Code
· §200-38.4E(4)(a) tax forms should not be used, consider certification of buyers

Mr. Gabrovsek asked the Planning Commission to keep in mind the charm associated with College Township. Mr. Darrah stated the Township should also consider not forcing development of office and retail spaces in order to get higher density developments, as retail and office spaces are becoming antiquated.

The Planning Commission asked staff to update the draft ordinance with the revisions discussed and present a new draft at the March 19th meeting. At which time the Planning Commission will complete their review of the draft ordinance and potentially make a recommendation to Council.

NEW BUSINESS: None presented.

REPORTS:
   R-1 DPZ CoDesign Update
   No further discussion.

STAFF INFORMATIVES: None presented.

OTHER MATTERS:
   Mr. Schulte introduced himself and thanked the Planning Commission for recommending the incentive for parkland and open space be removed from the workforce housing ordinance.

ANNOUNCEMENTS:
   Mr. Forziat announced the next meeting will be held on Tuesday, March 19, 2024 at 7:00 p.m., the next joint meeting with Council will be held on Tuesday, March 26, 2024 at 6:00pm with food and refreshments served at 5:30pm in the library, 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. Fenton seconded. Motion carried.

Meeting adjourned at 9:06 p.m.

Sharon E. Meyers

Sharon E. Meyers
Senior Support Specialist – Engineering/Planning