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

EXCUSED: 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: Michael Vaow, Stahl Sheaffer Engineering
Mark Torretti, PennTerra Engineering
Jennifer Mang, General Manager, Centre Hills Country Club
Angela Krug-Johnston, advocate for Bill and Amy Martin of Scenery Dr.
Murray Nelson, resident of Scenery Ct.
Tom Katancik, resident Scenery Dr.

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 the Zoom meeting protocol.

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

OPEN DISCUSSION: None presented.

CONSENT AGENDA:

CA-1 March 5, 2024 PC Meeting Minutes
Mr. Darrah moved to approve the March 5, 2024 meeting minutes as written.
Mr. Fenton seconded. Motion carried unanimously.

PLANS:

P-1 Penn State – Inflatable Practice Air Supported Structure Land Development Plan
Ms. Schoch gave a brief summary of the plan and introduced Mr. Mike Vaow the project manager from Stahl Sheaffer Engineering. Mr. Vaow gave a more detailed description of the project and invited questions and discussion.

There was some discussion of what “temporary” means and potential noise created by the mechanical equipment to keep the dome inflated. Mr. Vaow is unsure of the noise level and stated the
dome will be raised in the fall and deflated in the spring. The dome is not to be used for NCAA sporting events but may be striped for lacrosse and/or field hockey. Mr. Forziat asked if there are facilities available for the players to use and if the structure will be used for summer camps. Mr. Vaow stated that there are restrooms available at Jeffrey Field and he is not aware of camps having access to the dome as it is considered temporary and will be deflated during summer months.

Mr. Forziat asked staff if there are any outstanding comments related to the plan. Ms. Schoch stated that there are a few remaining comments, however, none are detrimental to the plan and can be covered in the motion under the condition of comments addressed to the satisfaction of the Township Engineer.

Mr. Darrah moved to recommend Council approve the Indoor Practice Air Supported Structure Preliminary/Final Land Development Plan dated February 15, 2024 and last revised March 8, 2024 subject to the following conditions:

1. Within ninety (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. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.

Mr. Fenton seconded.
Motion carried unanimously.

P-2 Centre Hills Country Club Final Land Development Plan
Ms. Schoch introduced the plan and stated although the entire plan was submitted to College Township, we are only able to review and comment on the areas within the Township. This will limit discussion and comments to the private access, stormwater management, street lighting, and the sidewalk leading to the property. Ms. Schoch added State College Borough will be reviewing the Country Club plan in the near future at the following meetings, March 26, 2024 State College Borough Zoning Hearing Board, April 2, 2024 State College Borough Design Review Board, and April 3, 2024 State College Borough Planning Commission. Ms. Schoch noted a traffic impact study was determined unnecessary by both the project traffic engineer and the township traffic consultant. After a summary of the plan Ms. Schoch introduced Mr. Mark Torretti from Penn Terra Engineering to discuss the plan in further detail.

Mr. Torretti introduced himself and representatives present from the Country Club. He presented in more detail the plan, focusing on the area in College Township leading up to the property. Mr. Torretti added that a sidewalk will be constructed on one side of the private drive and a waiver will not be requested. There is currently a tree within the easement where the sidewalk is to be constructed and the plan is to remove and replace the tree elsewhere on the property.

Mr. Forziat reminded the Planning Commission comments are to be limited to topics within College Township which include the private access, stormwater, street lighting, and the sidewalk leading to the property. Mr. Fenton questioned the comment from staff about a storm pipe. Mr. Torretti stated that this will be addressed prior to recording. The Commission also discussed the harmony of lighting on Scenery Drive, screening along the private access drive, and existing easements.

Mr. Forziat opened the floor to public comment and reiterated comments should be kept to the areas within College Township and not the facilities within State College Borough. He added that topics within College Township purview are limited to the private access, stormwater management, street lighting, and the sidewalk leading to the property.
Ms. Krug-Johnston requested an overlay of the various easements and right-of-ways for the properties adjacent to the private drive. Such an overlay may portray the amount of property 442 Scenery Drive would lose should this plan be approved. Ms. Krug-Johnston added that she’s been living in a residence adjacent to the private drive and traffic has significantly increase since the opening of Brandywine Drive. This recent opening of the road will increase the routes people will be able to take to get to the property, thus increase traffic. Mr. Torretti offered, within the plan set there are some enlargements of the area with the area along the private drive. Mr. Torretti assured the resident that the sidewalk will be constructed within the designate easement which was in place prior to the home being built.

Mr. Nelson, a resident of Scenery Court stated as a bicyclist, this plan will change the character of the neighborhood. Traffic has already increased and will continue to increase incrementally, noise will increase incrementally, and service trucks for various deliveries will be dangerous for the children in the neighborhood. Mr. Forziat asked that Mr. Nelson also refer these comments to State College Borough.

Mr. Katancik asked if College Township will act as an advocate with State College Borough for the College Township residents. Mr. Forziat stated that the planners in the two municipalities will work together and make sure the access, lighting, etc. conforms to the Township ordinances as well as the connectivity to the Borough. Mr. Darrah suggested Mr. Katancik research the original Planned Residential Development (PRD), which would have included those easements and right-of-ways.

Ms. Krug-Johnston asked if the private country club is accessed by a private drive, why a sidewalk is needed. Ms. Schoch stated that the sidewalk is part of the College Township ordinance. Mr. Gabrovsek explained the ordinance by using Premiere Drive as an example of a private road with public access. Ms. Schoch suggested the residents attend the State College Borough meetings and gave the dates of each meeting again. Ms. Krug-Johnston asked that a decision be delayed until an overlay be provided to the Martin’s and Reeder’s to display how much property will be lost. Mr. Torretti offered to send the property owners adjacent to the private drive an enlargement of the right-of-ways and easements.

Mr. Darrah moved to recommend Council approve the Centre Hills Country Club Final Land Development Plan dated February 20, 2024 and last revised March 11, 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 recordation.**
6. **Provide proof of NPDES approval.**
7. **Establish a road name for the Private Drive in order to have proper addressing in place prior to occupancy.**
8. **All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.**

Mr. Forziat seconded.

Motion carried with five voting for the motion and Ms. Khoury abstaining as her husband is a member of the Centre Hills Country Club.

At 8:10pm Mr. Forziat asked for a five minute recess.
8:16pm the March 19, 2024 College Township Planning Commission meeting reconvened.

OLD BUSINESS:
   OB-1  Workforce Housing
   Ms. Schoch introduced the topic and discussed the changes reflected in the draft ordinance due to the discussion during the previous Planning Commission meeting. The Commissioner’s discussed the height incentive and asked for the language to be consistent between the height in the townhome and multifamily section and the height in the planned residential development section.
   There was also some discussion on the phasing section of the draft ordinance. Mr. Darrah added that the overall density of a certain development will trigger the Workforce Housing Ordinance not density within each phase of development. However, the developer will be required to construct the workforce housing units in each phase prior to receiving occupancy permits for the last 15% of market rate units.
   Ultimately the Planning Commission would like to see a final draft before making a recommendation to Council. The changes to the ordinance based on the discussion from this meeting will be made and presented to the Planning Commission at their April 2, 2024 regularly scheduled meeting.

NEW BUSINESS: None presented.

REPORTS:
   R-1  Council Report
   Mr. Fenton gave a brief summary of the report submitted.

STAFF INFORMATIVES:
   SI-1  Council Approved Minutes
   No further discussion.
   SI-2  March EZP Update
   No further discussion.
   SI-3  Zoning Bulletins
   No further discussion.

OTHER MATTERS: None presented.

ANNOUNCEMENTS:
   Mr. Forziat announced the next regular meeting will be held on Tuesday, April 2, 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 5:00pm in the library, 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.

Meeting adjourned at 9:10 p.m.

Sharon E. Meyers
Senior Support Specialist – Engineering/Planning