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 there were two members of the committee excused and one absent.

OPEN DISCUSSION: Mr. Forziat introduced correspondence received at 4:09pm on April 1, 2024 from Ms. Angela Krug-Johnston asking the Planning Commission to reconsider their prior recommendation to approve the Centre Hills Country Club Land Development Plan until all facts are clarified. Mr. Forziat gave the Planning Commission a few minutes to read the email presented and asked if there were any questions. He then asked Ms. Schoch to speak to this correspondence. Ms. Schoch stated the plan meets the ordinance and there have been no substantive changes which would require the plan to be seen by the Planning Commission again before being presented to College Township Council. Ms. Schoch added the Centre Hills Country Club Land Development Plan will be presented to College Township Council at their regular scheduled meeting on Thursday, April 4, 2024. Mr. Forziat asked for any public comment, Ms. Schoch verified there were not hands raised on Zoom and there appears to be no further comments.

CONSENT AGENDA:

CA-1 March 19, 2024 PC Meeting Minutes

*Mr. Fenton moved to approve the March 19, 2024 meeting minutes as written.*

*Mr. Darrah seconded.*

*Motion carried unanimously.*
SPECIAL PRESENTATION:

SP-1 University Planned District Transportation Study Update
Ms. Schoch introduced the presenter Mr. Robert Watts from McCormick Taylor. Mr. Watts began his presentation and asked that questions be held until the end. Mr. Watts defined the University Planned District, its boundaries, and stated that the transportation study is updated every ten years, however, the parking matrix is updated annually. Mr. Watts also discussed traffic counts from 2011-2023, transit service studies, future development assumptions and impact, and a bicycle masterplan, among other things. Mr. Watts noted that the update was also sent to State College Borough and an extension for review and comments was granted until the end of April.

Mr. Darrah stated the study was very thorough and he had no comments. Mr. Fenton asked for further explanation on the pedestrian access to Innovation Park. Mr. Watts explained there is a free shuttle for staff and students to get to Innovation Park from Main Campus. While there are a lot of pedestrian amenities in each area, there is not much pedestrian connectivity between the two.

Mr. Forziat questioned pseudo-vehicles that are not regulated. Mr. Watts explained these pseudo-vehicles are not allowed on roadways or sidewalks and may only be operated on private property. He added that it’s difficult to manage motorized scooters and pseudo-vehicles. Staff and the Planning Commission thanked Mr. Watts for the presentation.

OLD BUSINESS:

OB-1 Workforce Housing
Ms. Schoch introduced and reviewed the Workforce Housing Ordinance Final Draft. While discussing the changes made from the conversation at the last meeting Mr. Darrah pointed out there could be some hesitancy from Council on the height allowances. He opined the Planning Commission is open to other maximum heights to be allowed as Council may think the heights added to the ordinance are higher than College Township may like.

Ms. Khoury mentioned a few spelling corrections and asked for clarification on the definition of nonresidential use. Staff and the Planning Commission discussed and clarified the definition.

Mr. Darrah moved to recommend the April 2, 2024 version of the Workforce Housing Ordinance, with corrections as may be noted, to College Township Council for consideration and enactment.
Mr. Fenton seconded.
Motion carried unanimously.

NEW BUSINESS: None presented.

REPORTS:

R-1 Council Report
Mr. Darrah gave a brief report of the April 4th Council meeting which included the approval with conditions of the Maxwell Struble Road Storage Site Land Development Plan and a presentation of a potential grant for Clearwater Conservancy. Mr. Forziat added that there was also a presentation of the Planning Commission 2023 Annual Report.

R-2 DPZ Update
No further discussion.

STAFF INFORMATIVES:

SI-1 Council Approved Minutes
No further discussion.

OTHER MATTERS: None presented.
ANNOUNCEMENTS:
Mr. Forziat announced the next regular meeting will be held on Tuesday, April 16, 2024 at 7:00 p.m. and the Statement of Financial Interests are to be completed and returned to Sharon Meyers as soon as possible.

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

Meeting adjourned at 8:15 p.m.

Sharon E. Meyers

Sharon E. Meyers
Senior Support Specialist – Engineering/Planning