ATTENDED BY –
COUNCIL: Dustin Best, Chair
L. Eric Bernier, Vice Chair
D. Richard Francke
Susan Trainor
Tracey Mariner

STAFF: Adam T. Brumbaugh, Township Manager/Secretary
Mike Bloom, Assistant Township Manager
Don Franson, P.E., P.L.S., Township Engineer
Amy Kerner, P.E., Public Works Director
Lindsay Schoch, Principal Planner
Mark Gabrovsek, Zoning Officer
Jennifer Snyder, CGA, Assistant Township Secretary

CALL TO ORDER: Chair Dustin Best called to order the April 4, 2024, regular meeting of the College Township (CT) Council at 7:03 PM and led in the Pledge of Allegiance.

ANNOUNCEMENT: Chair Best announced that Council met in an Executive Session prior to the start of this meeting to discuss personnel matters.

PUBLIC OPEN DISCUSSION: No Open Discussion Items brought forward.

NEW AGENDA ITEMS: No New Agenda Items were added to the agenda.

SPECIAL PRESENTATIONS:

SP-1 Parks & Recreation Committee Annual Update

Mr. Earl Moore, 2023 Chair of the Parks and Recreation Committee, presented the 2023 Annual Report of the College Township Parks and Recreation Committee. Mr. Moore introduced the members serving on the Committee.

Mr. Moore offered the objective of the Parks and Recreation Committee is to encourage the Township to provide parks and recreational opportunities for the residents of College Township. To meet these objectives the Township shall: 1) continue to acquire park and recreation land; 2) develop new parks as acquired; 3) improve existing parks; and 4) provide access.

The Parks and Recreation Committee is charged to update the Five-Year Capital Improvement Plan; oversee the completion of capital improvements and maintenance; support the acquisition of future parklands and/or easements to lands which will improve recreational opportunities for residents; encourage neighborhood and community participation in the improvement and renovation of parks; assure
that future generation have the land on which to develop adequate parks and recreational spaces; and convince developers that a plan which includes parkland and public amenities is worth more to potential buyers than a plan with minimal to no parkland or designated open space.

Mr. Moore offered highlights from the Parks and Recreation Committee efforts in 2023 and the maintenance/projects completed by the Township’s Public Works Department in 2023.

Council thanked Mr. Moore for his presentation. Council asked that the Parks & Recreation Committee include in the annual report the budget and actuals of the year for which the report is given. Council encouraged the committee to include all projects and recommendations they determine are parks and recreational needs of the Township on their five-year plan so that Council may consider for inclusion in the Capital Improvement Plan.

Mr. Dave Schulte, current Chair of the Parks and Recreation Committee, offered additional information regarding park equipment selection, park master plans, and meeting the needs of residents.

**SP-2 University Planned District Transportation Update**

Ms. Lindsay Schoch, AICP, Principal Planner, offered that pursuant to Chapter 188 University Planned District, Section 9 District Plan Transportation Study, it requires that a district transportation study shall be submitted every 10th year following approval of the District Plan. The purpose of this transportation study is to generally identify the transportation impacts likely to result from projected development and activities within the district for a ten-year period.

In February of 2024, McCormick Taylor, on behalf of Penn State University, provided municipalities who are a part of the University Planned District (UPD) with the updated UPD Transportation Study for review. Ms. Schoch offered that Staff reviewed the materials and provided a letter with comments to Mr. Robert Watts, P.E., AICP, McCormick Taylor, Consulting Team Management. The comment period was recently extended so Staff asked that Mr. Watts present the findings in the study to both the Planning Commission and Council for the opportunity to provide additional comments.

Mr. Watts presented a high-level overview of the UPD Transportation Study update. He offered the UPD is a zoning classification in municipal ordinances. The District transportation study completed on 10-year intervals include:

- Campus parking area assessment;
- Campus traffic circulation and transportation facilities;
- Transportation system “level of use”; and
- Travel demand management programs.

The areas studied are mandated in the College Township Code, Part II, Section 188-9.

Some highlights of the study include:

- The Campus Parking Assessment determined the total parking supply exceeds demand beyond 2027. In 2022, the supply of parking spaces was 18,249. The trend from 2022 to 2027 is increasing 1% per year.
- The Transit Services Study indicates that a revision in the commuter parking price structure is needed.
- The University Park Bicycle Master Plan serves the highest demand areas of campus. It addresses the need to add bike facilities to existing campus streets and to create a cohesive off-street network of pathways.
- The number one concern of Micro mobility and Pseudo-Vehicles is safety. The challenge in adapting the University Park street environment includes the traditional network is long-
established, the pedestrian centric campus design principles, limited street right-of-ways, and opportunities are constrained/expensive. PA Vehicle Code applies on University Park streets.

- Of the fifty University projects identified for future developments, forty-two have none or nominal traffic impact, six (6) possible traffic impact and two (2) are likely to cause traffic impacts. The two (2) projects are the ARL Innovation Park and West Campus Connector. Ten municipal projects identified to cause traffic impacts and two (2) Metropolitan Planning Organization/PennDOT projects identified.
- There are fourteen distinct Travel Demand Management programs. 65% of Faculty and Staff travel to campus on single-occupant vehicles, where only 17% of students travel in single-occupant vehicles.

Council thanked Mr. Watts for his presentation. They appreciate the opportunity to receive this presentation and to offer comments. Council suggested that the Project Management Team review the overall projected increase in student enrollment over the next few years. Council appreciates that the Path to Campus was included in the study. Council questioned if the increased utilization of Beaver Stadium was a factor in the study.

PLANS:

P-1 Indoor Practice Air Supported Structure Preliminary/Final Land Development Plan

Ms. Lindsay Schoch, AICP, Principal Planner, offered that Stahl Sheaffer Engineering, on behalf of Penn State University, is proposing the addition of a non-permanent air supported structure to the future Jeffrey Field Soccer Operations Center. Ancillary improvements to the removable air supported air structure include a new permanent turf field and concrete sidewalk.

The Planning Commission reviewed the plan on March 19, 2024, and moved to recommend Council approve the plan.

Mr. Jeffery Baughman, Project Manager, Stahl Sheaffer Engineering, offered the air supported structure is to be used during the winter months for indoor practice. It is anticipated that the structure will be up for at least six (6) months a year. The sidewalks, concrete supports, and turf fields will be permanent structures. It is anticipated to be used only for Penn State use.

Council was not concerned about parking during football games as this area is typically a tent area for tailgating. There would be no restrictions if the structure is up longer than six (6) months.

Lee Murphy, College Township Resident, asked about stormwater management. The plan is designed to manager all new impervious surfaces.

After a short discussion, the following motion was made.

Mr. Francke made a motion to 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 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 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.

Ms. Trainor seconded the motion.
Motion carried unanimously.

P-2Centre Hills Country Club Final Land Development Plan

Ms. Lindsay Schoch, AICP, Principal Planner, offered that Penn Terra Engineering, on behalf of the applicant, Centre Hills Country Club, is proposing the development of a new pool and court facility at Tax Parcel 36-029-001 in the State College Borough. The property has an existing private access drive off Scenery Drive in College Township. The review by College Township is limited to the private access, stormwater management, street lighting, and the proposed sidewalk leading to the property.

Ms. Schoch continued that the Planning Commission at the March 19, 2024, regular meeting moved to recommend Council approve the plan.

Mr. Mark Torretti, Project Manager, Penn Terra Engineering, answered questions and comments regarding the plan. He offered that the project is unique in that only a small portion is in College Township and the more impactful portion is in the State College Borough. The only access to the proposed development is through College Township.

Council offered that although the project is in the Borough it has caused angst for College Township residents who reside in close proximity to the proposed development. Council acknowledged that they are only tasked with reviewing a few items, according to the Municipal Planning Code (MPC), however, Council would like to ask the Borough to mitigate any impacts to College Township residents regarding noise and lighting from the proposed plan. Residents may contact the Borough Planning Commission and Council for issues related to this plan.

Mr. Gabrovsek, CT Zoning Officer, explained that the Borough is currently holding a variance hearing regarding the height of the light poles at the Pickle Ball Court. He offered, should the variance not be granted by the Borough’s Zoning Hearing Board, the plan can still be advanced.

In regards to Council concern for the impact to nearby residents, Mr. Torretti offered that the plan does include black wind screens, black fencing, noise buffers and court lighting with motion sensors. Hours will be set for court use.

Council discussed delaying a motion regarding this plan, until such time that comments can be directed to the State College Borough.

Mr. Francke made a motion to table the discussion of the Centre Hills Country Club Final Land Development Plan to know later than the May 16, 2024, CT Council Meeting.
Ms. Mariner seconded the motion.
Motion carried unanimously.
REPORTS:

a. Manager’s Update

In his written Manager’s Update, Mr. Adam Brumbaugh, Township Manager, reported the CT met on March 26, 2024, in a Joint Meeting and will be discussing the remand letter to the Planning Commission later in the meeting. The Solar Power Purchasing Agreement (SPPA) contract reviews are being conducted and several loose-ends have been identified, which will result in delays of participants receiving the contracts. College Township received a Commonwealth Financing Agency Multimodal Grant in the amount of $500,000 for the Path to Campus project. A Business in Our Sites (BIOS) grant application submitted by Developer to the Department of Community and Economic Development for the revitalization of the Nittany Mall.

b. COG Regional, County, Liaisons Reports

COG Climate Action Sustainability (CAS) Committee: Mr. Best reported the CAS Committee met on April 1, 2024, and discussed the Power Purchase Agreement, the Climate Action Adaptation Plan Implementation Strategy development update and the Refuse and Recycling 2025 Budget expenditures from Fund Balance.

Spring Creek Watershed Commission (SCWC): Mr. Best reported the State of the Watershed meeting was held on March 28, 2024. He introduced Mr. Lee Murphy, College Township’s First Alternate on the SCWC. He offered an overview of the State of the Watershed meeting.

COG Human Resources Committee: Ms. Mariner reported the Human Resources Committee met on April 3, 2024, and heard an update on the Fire & Life Safety Inspectors/Firefighter positions and had a discussion on the Cost of Living Allowance (COLA). The group voted to continue using the current methodology for calculating COLA.

COG Finance Committee: Mr. Francke offered that the Finance Committee meets on April 11, 2024, and he asked for general feedback from Council regarding the Regional Parks Loan Draw Extensions. Council reaffirmed previous guidance that funds should advance projects at Hess Field and/or Oak Hall Regional Park.

COG Facilities Committee: Mr. Bernier reported the COG Facilities Committee met on April 2, 2024, and discussed the Power Purchase Agreement, 2025-2029 Capital Improvement Plan, and the Long Range Facilities Plan Planning Scope Development.

COG Land Use Community Infrastructure (LUCI) Committee joint meeting with Centre Regional Planning Commission: Mr. Bernier reported that the LUCI committee met on April 4, 2024 in a Joint Meeting with the Centre Regional Planning Commission, and heard a presentation on the Center County Active Transportation Plan, Bicycle Friendly Community and Business, and Bike Month Resolution. They also discussed the Centre County Transportation Project updates, the Comprehensive Plan update, and the Regional Planning program offerings and future staffing.

c. Staff/Planning Commission/Other Committees

CT Planning Commission: Mr. Fenton, Planning Commission Liaison to Council offered that the PC met on April 2, 2024, and reviewed the Centre Hills Country Club Final Land Development Plan. The PC recommended approval of the plan. The PC also finished their work on the Workforce Housing Ordinance review.
d. Diversity, Equity, Inclusion & Belonging (DEIB) Reports (Public Invited to Report)

Mr. Bloom, Assistant Township Manager, offered that this month is Arab-American Heritage Month, Child Abuse Prevention Month, World Autism Month, Sexual Assault Awareness Month. He added that on April 6, 2024, WPSU will hold their annual 2024 Multicultural Children’s Festival at Penn State. A solar eclipse festival on April 8, 2024, will be held at Medlar Field. In relation to Earth Day, which is coming up on April 22, Mr. Bloom highlighted the following events, Spring Creek Watershed Clean-Up Day on April 20th, State College Earth Day Celebration on April 20th and Millbrook Marsh Earth Fest on April 21st. He also noted the list of events included under the Consent Agenda as item CA-2b.

CONSENT AGENDA:

CA-1 Minutes, Approval of
   a. March 21, 2024, Regular Meeting

CA-2 Correspondence, Receipt/Approval of
   a. Email from Daniel Materna, dated March 21, 2024, regarding casino
   b. Email from Shih-In Ma, dated March 22, 2024, regarding Inclusion-Expansion Opportunities (IEO)
   c. Letter from UAJA, dated March 18, 2024, regarding adoption of new Local Limits by UAJA Resolution 24-1
   d. Email from Melanie Fink, dated March 22, 2024, regarding Trash Collection Contract

CA-3 Action Item, Approval
   a. Inter-Municipal contract with Ferguson Township to award Project 24-01 Pavement Markings Bid award to the low bidder Alpha Space for pavement markings

      Mr. Francke made a motion to approve the April 4, 2024, Consent Agenda.
      Mr. Bernier seconded the motion.
      Motion carried unanimously.

OLD BUSINESS:

OB-1 No Old Business items on the agenda

NEW BUSINESS:

NB-1 Form-Based Code Remand Letter

Ms. Lindsay Schoch, AICP, Principal Planner, offered that as a result of the recent joint meeting of the CT Council and CT Planning Commission (PC) and with DPZ CoDesign, the Township’s Planning Consultant, held on March 26, 2024, it is time to move forward with a review of the Form Based Code (FBC) and tailor it to the vision of a future Dale Summit.

In the past two years, the PC and Council have been learning about FBC and the role FBC could play in College Township, specifically the Dale Summit Area. The PC have become subject matter experts on the topic. Ms. Schoch opined the DRAFT FBC being provided to the PC for review is a lengthy document containing numerous sections with a lot of detail and with language that will be fairly new.
Ms. Schoch offered that Council is tasked with providing a remand letter to the PC as a guide for them to begin to work through the DRAFT FBC. As a starting point to the remand letter, Ms. Schoch provided Council with six (6) objectives and twelve Big Code Ideas for the Dale Summit. Council suggested that these two lists be combined into a comprehensive list of objectives.

Ms. Schoch provided a tentative timeline and offered Staff anticipates 5-10 months to complete the task of reviewing the FBC with the PC. Council offered that PC should take the time needed for the review but not to let perfection stand in the way.

Council suggested getting help from Ms. Marina Khoury, DPZ CoDesign, to finalize a remand letter. Council added she may have some insight as to the order to tackle the DRAFT FBC. Checkpoints for the PC to meet with Council and review their progress will be implemented into the review schedule.

Staff will craft a DRAFT remand letter for Council to review at the next CT Council meeting.

**STAFF INFORMATIVES:** No *Staff Informatives* were pulled for discussion.

**OTHER MATTERS:** No *Other Matters* brought forward for discussion.

**ADJOURNMENT:**

Chair Best called for a motion to adjourn the meeting.

Ms. Trainor moved to adjourn the April 4, 2024, Regular College Township Council Meeting.

Chair seconded the motion.

The April 4, 2024, Regular College Township Council Meeting was adjourned at 10:11 PM.

Respectfully Submitted By,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Secretary