COLLEGE TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
In Person and Via Zoom

April 18, 2023 7:00 p.m.
1481 East College Avenue, State College, PA  16801
www.collegetownship.org

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

EXCUSED: Bill Sharp

STAFF PRESENT: Mike Bloom, Assistant Township Manager
                Lindsay Schoch, AICP, Principal Planner
                Mark Gabrovsek, Zoning Officer
                Sharon Meyers, Senior Support Specialist – Engineering/Planning

GUESTS: Erminio Genoese, Langan Engineering
        Jim Crandle, Penn State
        Jason Smith, Penn State
        Sho Sugimoto, R3A
        Naomi Williams, R3A
        Marina Khoury, DPZ CoDesign

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 and Ms. Schoch reviewed Zoom protocol.

ROLL CALL: Mr. Forziat verified Mr. Sharp was excused from the meeting.

OPEN DISCUSSION: None presented

CONSENT AGENDA:
Mr. Hoffman moved to approve the April 4, 2023 meeting minutes as written. Mr. Fenton seconded. Motion carried unanimously.
PLANS:

P-1 The Pennsylvania State University Environmental Management Facility

Ms. Schoch introduced the plan with a brief powerpoint presentation. Mr. Genoese gave a presentation of the plan. He stated that the proposed facility is intended to improve the campus environmental health and safety, as well as combine and replace three existing facilities. These facilities are the Chemical Processing and Storage Building located on Big Hollow Road, the Radiation Processing and Storage located in the Academic Projects Building, and the Universal Waste from the Bar Pit on Fox Hollow Road. Mr. Genoese also explained the proposed parking reduction in the area of the building. Mr. Gabrovsek stated that as the Zoning Officer he would recommend noting there is additional parking available in the area of the dairy barns instead of requesting a parking reduction. Ms. Schoch stated that the parking regulations for the University Planned District can be found if the College Township Code §188-8.

The Planning Commission discussed emergency services access to the facility as well as containment in the instance of a hazardous waste spill. Mr. Crandle and Mr. Genoese explained the entrances to be used for the facility and which is the primary and which is the secondary. They also described the precautionary measures the facility is taking for containment in the instance of a hazardous waste spill.

There was also some questions about where the waste is coming from. Mr. Crandle stated that this facility is not a point of generation, it is a management facility that waste will be transported to from other areas of campus. Mr. Crandle expounded that there are separate areas for different types of waste which are to be segregated per DEP.

Mr. Darrah moved to recommend that Council approve The Pennsylvania State University Environmental Management Facility Preliminary/Final Land Development Plan dated March 16, 2023 and last revised April 6, 2023 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 from staff.
4. Fully comply with College Township Code Section 180-12.
5. Establish formal addressing for building with Centre County 911.
6. Provide proof of NPDES approval.
7. 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 unanimously.

OLD BUSINESS:

OB-1 Zoning Amendment Consideration

Ms. Schoch gave a brief introduction to the topic and presented the following questions to be discussed with the DPZ CoDesign representative, Marina Khoury. (Ms. Khoury’s responses are italicized)

1. The zoning amendment being requested is to add R-3 as an allowable use within PRBD. Does DPZ believe this is an appropriate interim step toward future implementation of some variety of form-based code in the Dale Summit?
   Yes. This is a good plan for the interim and DPZ believes these are compatible uses that the market will bear.

2. If the proposed zoning amendment is approved, one concern is the potential consumption of the PRBD by high density housing (ex. Student housing). Does DPZ have suggestions that can be
incorporated into any zoning amendment that would provide protections from that concern becoming a reality?

*Some recommendations could be to exclude dormitories all together, or allow student housing or dormitories with certain criteria for example, within a specific range of campus or other dormitories. Consider buildings and residential densities to be allowed within that zoning district.*

3. Does DPZ see any unintended consequences associated with this potential zoning amendment that would hinder the vision for the future of Dale Summit as you understand it at this time?

*No. Generally form-based code or a hybrid of is more permissive of uses and is more gaged towards pedestrian friendly facilities and building façade.*

The Planning Commission discussed the requirement of a minimum of thirty acres to be developed and asked if that minimum acreage should be changed. Ms. Khoury stated that thirty acres is approximately the amount of seven blocks and suggested if the minimum is to be reduced maybe only reduce it to twenty acre minimum to be developed but also lower the open space percentage requirement.

A majority of the Commissioners agreed that they would like to see a master plan and ordinance revisions/hybrid for the entire Dale Summit Area before making a decision on this particular request. There was also a discussion amongst the Planning Commission about residential density of the entire area. It was determined that if a developer can wait until a master plan is developed for the Dale Summit area, there could potentially be a higher residential density allowed than what has been requested at this point.

*Mr. Darrah moved to recommend that Council approve the recommendation by staff to allow R-3 as a use in a PRBD zoning district in College Township.*

*Motion failed due to lack of a second.*

*Mr. Hoffman moved to recommend Council deny the recommendation by staff to allow R-3 and wait twelve months for a Master Plan of Dale Summit.*

*Ms. Khoury seconded. Motion passed with a vote of five to one with Mr. Darrah opposed.*

Mr. Darrah stated that he objects to the motion that passed because of the timeline stated within the motion. Mr. Forziat ended the discussion by stating Council is the approving body and they may agree or disagree with the Planning Commission’s recommendation.

At 8:50 pm Mr. Forziat granted a five minute break.

At 8:56 pm the Planning Commission meeting reconvened.

**OB-2 Official Map & Ordinance Language**

Mr. Forziat stated that he would like the Planning Commission to come to a position on this topic tonight. Mr. Bloom introduced the Official Map and Ordinance Language and stated the following as the tasks asked of the Planning Commission for this meeting:

- Provide feedback and/or revision of ordinance language
- Incorporate any additional elements on the Draft Official Map to be presented to Council
- Provide a recommendation of facilities on the Draft Official Map

Mr. Forziat asked for comments and/or revision on the ordinance language for the Draft Official Map. It was determined there were two minor revisions to be modified by staff.
Planning Commission moved on to the Draft Official Map. They reviewed the documents provided and began the process of determining facilities which they believe should be retained, removed, or revised. It was determined that the Puddintown to Porter proposed bicycle/pedestrian path was questionable due to geography. The proposed rail conversation greenway and the land reservation for stream access should be removed. Staff should investigate the Meyer Dairy Land proposed as a land reservation. Finally, the sidewalk along Hospital Drive shall extend the rest of the way to Park Avenue.

Mr. Darrah moved to recommend Council undertake a detailed review of the Draft Official Map, set a public hearing, and authorize staff to commence the required 45-day public review period of the Draft Official Map. All owners of the land reservations notated on the Draft Official Map should be notified directly and be given the opportunity to have “land reservation” removed from their property if they so choose. The material viewed at the April 18, 2023 PC meeting with minor revisions should be forwarded to Council with supplementary materials as well.

Mr. Fenton seconded. Motion carried unanimously.

NEW BUSINESS: None presented

REPORTS:
R-1 DPZ CoDesign Update
Planning Commission was happy with the report provided within the packet by Ms. Schoch.

R-2 Council Update
Mr. Hoffman gave a brief report of the happenings at the last Council meeting. The two plans that Planning Commission had recently made recommendations to Council were presented and conditional approval was granted to both. Extending the Spin E-bike service area into College Township was discussed. College Township Community Night at the Spikes is scheduled for August 19, 2023. Finally, there is a joint meeting of Council and Planning Commission coming up at the end of May.

STAFF INFORMATIVES:
SI-1 Zoning Bulletin
No further discussion.

SI-2 EZP Update
No further discussion.

OTHER MATTERS: None presented.

ANNOUNCEMENTS:
Mr. Forziat announced the next meeting will be Tuesday, May 2, 2023 at 7:00 p.m.

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

Meeting adjourned at 9:48 p.m.

Sharon E. Meyers

Sharon E. Meyers
Senior Support Specialist – Engineering/Planning