CALL TO ORDER: Chair Dustin Best called to order the April 18, 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 a personnel matter.

PUBLIC OPEN DISCUSSION: No Open Discussion Items brought forward.

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

REPORTS:

a. Manager’s Update

Mr. Adam Brumbaugh, Township Manger, reported the CT Council will discuss the remand letter to the Planning Commission (PC) regarding the Dale Summit Area Plan Form-Based code later in this meeting. Participants in the Solar Power Purchase Agreement continue to wait for a legal review of the contract. Mr. Brumbaugh offered that he met with the new Aspen Heights Property manager. Mr. Brumbaugh spoke with managing Director of Kayne Anderson regarding settlement of Township claims. He directed them to contact the Township Solicitor.

b. COG Regional, County, Liaisons Reports

CT Industrial Development Authority (CTIDA): Ms. Trainor offered the CTIDA met on April 17, 2024, and heard a report from the Executive Director. As a result of the Executive Director’s networking opportunities, the CTIDA is getting more direct contacts from potential clients. The CTIDA passed a
Loan Fund Qualification policy. The CTIDA approved $5,000 for grant funds to be provided to Happy Valley LaunchBox for sponsorship of a summer community season of the Idea Testlab.

**COG Finance Committee:** Mr. Francke reported the COG Finance Committee met on April 11, 2024, and reviewed the 2025 Capital Improvement Plan, discussed the Purchasing and Policy & Procedure draft, and discussed the Regional Parks loan draw extension.

**COG Executive Committee:** Mr. Best reported the COG Executive Committee met on April 16, 2024, and discussed the Solar Power Purchasing Agreement and held an Executive Session to discuss a personnel matter.

**COG Executive Director Search Committee:** Mr. Best reported the Executive Director Search Committee has been meeting regularly. GovHR will screen the initial applicants. The Search Committee and GovHR will screen the next round of applicants and determine who to interview.

c. **Staff/Planning Commission/Other Committees**

**CT Planning Commission:** Mr. Fenton, Planning Commission Liaison to Council offered that the PC did not meet on April 16, 2024

d. **Diversity, Equity, Inclusion & Belonging (DEI) Reports (Public Invited to Report)**

No additional items to report. Check the College Township website for a complete listing of DEIB events.

**CONSENT AGENDA:**

**CA-1 Minutes, Approval of**

a. March 26, 2024, Joint Council/Planning Commission Meeting

b. April 4, 2024, Regular Meeting

**CA-2 Correspondence, Receipt/Approval of**

a. Letter from A Soldier’s Hand, dated March 18, 2024, regarding request to sponsor 2nd Annual 5K walk to Remember Our Fallen

b. Email from Scott Stilson, dated April 4, 2024, regarding North Bank Flooding at Spring Creek Park

c. Letter from Constitution Day President, dated March 29, 2024, regarding Summary of outcomes from round-table deliberations at 2023 Constitution Day event

d. Email from Simba Zaffino, dated April 9, 2024, regarding Centre Hills Country Club Racquet and Aquatics Center

e. Email from Keith Bocchicchio, dated April 10, 2024, regarding moratorium on construction of pickleball courts

f. Email from Cheryl Davis, dated April 11, 2024, regarding moratorium on construction of pickleball courts

g. Email from David Zarling, dated April 11, 2024, regarding moratorium on construction of pickleball courts

h. Email from Thomas and Kristen Katancik, dated April 11, 2024, regarding moratorium on construction of pickleball courts

i. Email from Mary Reeder, dated April 11, 2024, regarding moratorium on construction of pickleball courts

j. Email from William Martin, dated April 11, 2024, regarding moratorium on construction of pickleball courts

k. Email from Glen Coates, dated April 11, 2024, regarding moratorium on construction
l. Email from Jean and Todd Brooks, dated April 12, 2024, regarding moratorium on construction of pickleball courts
m. Email from Danielle Mitchell, dated April 12, 2024, regarding moratorium on construction of pickleball courts
n. Email from Daniel Materna, dated April 14, 2024, regarding Casino
o. Email from Dona Oberheim, dated April 14, 2024, regarding moratorium on construction of pickleball courts
p. Email from John Johnson, dated April 14, 2024, regarding moratorium on construction of pickleball courts

CA-3 Action Item, Approval
a. Resolution R-24-17 – Recognizing May as Bike Month
b. Resolution R-24-20 – Recognizing May 13 – 17, 2024, as Mount Nittany Health Week
c. Resolution R-24-19 – Recognizing Mr. Robert T. Long for his service as College Township Finance Director

Ms. Trainor made a motion to approve the April 18, 2024, Consent Agenda minus CA-2.b.
Ms. Mariner seconded the motion.
Motion carried unanimously.

CA-2.b.: Council discussed the opportunity to build stormwater mitigation into the expansion and development of the Spring Creek Park Master Plan.

Mr. Bernier made a motion to accepted CA-2.b.
Mr. Francke seconded the motion.
Motion carried unanimously.

Mr. Kurt Kissinger, Chief Strategy and System Development Officer, Mount Nittany Health, thanked Council for passing Resolution R-24-20, recognizing May 3-17, 2024, as Mount Nittany Health Week. He discussed future plans for Mount Nittany which include a new outpatient center and the first Mount Nittany Express Care opening in College Township. Work on the new bed tower is moving forward. The crane on-site, only seven at which exist in the world, being the only one in the United States, will begin work on the new bed tower very soon.

On behalf of Council, Ms. Trainor, a twenty-two year employee of Mount Nittany, read the Resolution into the record and presented Mr. Kissinger with a copy.

OLD BUSINESS:

OB-1 Dale Summit Revitalization Form-Based Code Remand to the Planning Commission

Ms. Lindsay Schoch, AICP, Principal Planner, offered that before Council is the prepared DRAFT remand letter to the Planning Commission (PC) regarding the Dale Summit Form-Based Code for Council to discuss and review. The remand letter builds upon the themes that were discussed in the joint meeting with Council and the PC held on March 26, 2024.

Ms. Schoch asked Council to offer input on the: 1) Intent Statement; 2) Objectives; and 3) Recommended Process.

Council offered the following comments regarding the remand letter:
- Consider placing the Intent Statement before the objectives in the remand letter.
- Utilizing DPZ CoDesign, Township Consultants, as the subject matter experts, to guide the PC, Staff and Council through the process.
- Intent Statement item J – incorporated into a broader objective.
- After review of the process timeline, the PC should build out a proposed schedule of completion and present to Council.

Staff will implement these comments and submit the remand letter to the PC for their May 7, 2024, meeting.

**OB-2 Workforce Housing Ordinance Revisions**

Ms. Lindsay Schoch, AICP, Principal Planner, reminded Council that the Planning Commission (PC) reviewed the existing Workforce Housing Ordinance over the past few months. They are recommending a number of amendments to the document, which is to be considered as the Attainable Housing Ordinance in the future.

Ms. Schoch offered that House Bill 1386 sets forth opportunities for municipalities who meet certain criteria become an Attainable Housing Community, a designation by the Department of Community and Economic Development (DCED). When a community adopts an Attainable Housing Ordinance and meets other requirements, that community becomes eligible for the designation of an Attainable Housing Community.

In their review, the PC worked closely with the Director of the Centre County Housing and Land Trust (CCHLT) CExecutive Director. Additionally, the Township’s solicitor and the Centre Regional Planning Agency reviewed the draft ordinance. Ms. Schoch also noted that the PC reviewed the objectives outlined in the remand letter from Council as they worked through the ordinance.

Ms. Schoch walked Council through the proposed amendments as suggested by the PC. She emphasized that density remains the trigger to the requirement in the ordinance with the only exemption of developments that propose 10 or less dwelling units. Definitions related to this ordinance will be incorporated into Chapter 200.7 Zoning Definitions.

Looking at the ordinance through an equitable lens, the PC removed the opportunity for waivers of parkland and open space from the draft and added, workforce housing units within residential developments will have safe access via sidewalks, shared-use paths, or bike paths to parkland or open space located within or near the subject residential development.

Mr. Ara Kervandjian, representing HFL Corporation, offered he is familiar with building affordable housing, with over 200 units built in the last 10 years with 120 in College Township. He offered his support of attainable/affordable housing. He has some concerns with the modification in the proposed draft ordinance.

Mr. Kervandjian offered concerns in three distinct areas: 1) alternative methods of satisfying the ordinance were removed (fee-in-lieu, land donations, credits); 2) development assistance as an incentive (reduced municipal fees, reduced open space area, and reduced sidewalks); and, 3) method to administer the program and certify eligibility should be included. He also added that the minimum parking spaces requirement is a burden and more than necessary.

Council discussed the socio economic diversity in the community and the difference between affordable vs. attainable housing based on the Area Median Income (AMI).

Council discussed offsets vs. incentives. Mr. Brumbaugh offered the original workforce housing ordinance, created in 2007-2009, was created specifically to incentivize workforce housing developments.
of any kind. After the adoption of the ordinance, no one was utilizing the incentives to build workforce housing. Therefore, a few years later, Council changed the ordinance to no longer be an incentive program but made it a requirement with density as the trigger.

Ms. Schoch continued with her presentation. PC recommendations for incentives for Single Family House and Duplex:
- Reduced side yard setbacks.
- Remove the option to waive parkland and open space requirements and build sidewalks only on one side of the street.
- Increase AMI range from 80%-100% to 80%-120% to capture the missing middle.
- Permitting market-rate units in the development to have same lot requirements as the attainable units.
- Remove the ability for households making less than 80% of AMI to have one market-rate unit with similar requirements (Flagged by Staff review)
- For owner-occupied units with an existing Accessory Dwelling Unit (ADU), the gross rental income for the ADU can count toward calculation a household’s total income. (Point of discussion)
- Added waiver of internal review fees.

Council added the following comments:
- Add a waiver of outside review fees to offset costs to the developer.

PC recommendations for incentives for Townhouse and multi-family units:
- Remove option to waive parkland and open space requirement.
- Permitted height: The same percentage ranges that set forth the requirements for the density of a development, also set forth the ability to increase the height of buildings when they contain attainable units.
  - Townhouse and Multi-Family units can go up to a maximum of 45’ if 5-7% of the units are required to be workforce.
  - 8%-10% of units are required to be workforce units – maximum height is 55’.
  - Non-residential do not get a height bonus and remains at 35’.

Council added the following comments:
- Using a percentage, set forth in the underlying zoning district, for the maximum height rather than a fixed/strict number. A percentage offers some flexibility.

PC recommendations for Incentives for Planned Residential Developments (PRD):
- Remove the option to waive parkland and open space requirements
- Allow for height increases up to 75’ and 95” depending upon the percentage of workforce units required.

Council added the following comments:
- Council asked if the height increase is really an incentive to a developer.
- PRD developers can negotiate a waiver for parkland and open space requirements.
- What is equitable?

PC recommendations for Provisions of Workforce Housing:
- Remove Fee-In-Lieu (Point of discussion)
- Remove land donations
- Remove credits for existing Workforce Housing

Ms. Schoonover, Executive Director, Centre County Housing and Land Trust, opined that developers need the incentive of land donations and fee-in-lieu and these provisions should remain the ordinance.
Council added the following comments:
- Leaving these options in the ordinance allows Council to use these tools to work with developers.
- Have a clear intent statements so future Council use these tools appropriately.
- A developer cannot double count credits.
- Language in the current ordinance is cumbersome regarding credits and will need to be rewritten for clarity.
- Credit ratio needs to be further vetted.

PC recommendations for Supplemental Workforce Housing Regulations:
- Workforce Housing units may not differ from the market-rate units with regard to interior amenities and gross floor area. (Staff recommends the interior amenities differences be allowed.)
- Cost-offsets were removed and replaced with the ability to have in-house review fees waived.
- When certifying buyers who also have an ADU, gross rental income with proof of receipts is required.
- Calculations of Rental Prices, the AMI did not change, therefore, household who earn 65% or less of AMI are eligible.
- Housing Urban Development (HUD) is now referenced in the ordinance.
- Rent to Own: the initial lease time changed from 18 months to 12 months to be consistent with typical lease.

Council added the following comments:
- Agrees with Staff and would like to leave in the options for developers to provide differing amenities as long and the gross floor area is the same.
- Council asked if owners of the workforce housing units with lesser amenities will spend more money in the future on upgrades.

Ms. Schoonover offered the CCHLT advocates for Home Buyer Education so that people understand the real cost of home ownership.

PC recommendations for Provisions of Workforce Housing:
- Added a phasing clause: when phasing is part of a plan, if the first phase contains 50% or more non-residential uses, no workforce units are required in that phase.
- Any construction of additional phases shall contain a number of units equal to the percentage of total units required in the entire development.
- When a plan is phased, occupancy shall not be granted for the final 15% of market-rate units until all required workforce housing units for active phases are complete.

Staff recommends adding:
- No occupancy shall be granted in a subsequent phase until all workforce housing units are completed on the prior phase.

Council added the following comments:
- Future developers may not be as committed to the community.
- Bonding or Fee-in-Lieu are tools to assure that all phases of a plan is built.

Mr. Matthew Fenton, PC Liaison to Council, offered that PC is a recommending body and they reviewed the ordinance for at least seven public meetings. The PC would have appreciated comments from developers, bankers, etc. during their discussions. They worked diligently to make housing equitable in College Township with their review of the ordinance.
Mr. Brumbaugh offered that the Township has an agreement with the CCHLT to provide the income verification program with the current Workforce Housing units at Aspen Heights. Aspen Heights and the Township split the cost of the service.

Staff will take the discussion points and incorporate them into a revised ordinance and bring it back to Council to review.

NEW BUSINESS:

**NB-1 Comments regarding Centre Hills Country Club Final Land Development Plan**

Ms. Lindsay Schoch, AICP, Principal Planner, offered the Centre Hills Country Club Land Development Plan (LDP) was before Council for review at the April 4, 2024, CT Council meeting. Council review of the LDP included stormwater, traffic impacts, ingress/egress, entrance lighting and sidewalk development. The majority of improvements in the LDP fall within the boundaries of the State College Borough.

Council tabled the LDP at the April 4, 2024, in order to offer comments to the State College Borough regarding mitigating the impacts to College Township residents relative to the proposed Pickleball Courts. Council offered the Consent Agenda contained several letters from concerned residents.

Mr. Tom Katancik, College Township resident, offered that he is concerned about the pickleball courts being placed so close to his home. He is particularly concerned about the noise. He was able to speak to the light variance hearing at the State College Borough variance hearing.

Ms. Simba Zaffino, College Township resident, offered that she lives closest to where the Pickleball Courts are being proposed. She has spoken with Mr. Mike Tylka, CRCOG Planning Director. She asked to get a copy of the draft memorandum being sent to the Borough.

Council offered the following comments:
- Review CT’s current ordinances so that Council is not faced with the same set of circumstances.
- Add to the draft memorandum about regular maintenance on all variables; buffers, surfaces, vegetation and trees.
- Ask that the Borough stay informed of the latest technology to mitigate noise from the Pickleball courts.
- Signage be placed to enforce the rules of operation.

Ms. Trainor made a motion to authorize the Council Chair to execute the draft memorandum and send to the State College Borough manager regarding Council comments on the Centre Hills Country Club Land Development Plan.
Mr. Francke seconded the motion.
Motion carried unanimously.

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. Mariner moved to adjourn the April 18, 2024, Regular College Township Council Meeting.
Chair seconded the motion.

The April 18, 2024, Regular College Township Council Meeting was adjourned at 9:48 PM.

Respectfully Submitted By,

Adam T. Brumbaugh
Adam T. Brumbaugh
Township Secretary