PRESENT: Ray Forziat, Chair
Matthew Fenton, Vice Chair
Ed Darrah
Robert Hoffman
Ash Toumayants

EXCUSED: Peggy Ekdahl

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
Todd Smith, ELA Group
Mike Fisher, State College Area School District

CALL TO ORDER: Mr. Forziat called the meeting to order at 7:00 p.m.

ZOOM MEETING PROTOCOL: Mr. Forziat verified there were members of the public present via Zoom. Ms. Schoch reviewed the zoom meeting protocol.

ROLL CALL: Mr. Forziat verified members of the commission presence and absence.

OPEN DISCUSSION: None presented.

CONSENT AGENDA:

CA-1 May 7, 2024 PC Meeting Minutes

Mr. Hoffman moved to approve the May 7, 2024 meeting minutes as written.
Mr. Darrah seconded.
Motion carried unanimously.

PLANS:

P-1 PSU-Soccer Operation Center Preliminary/Final Land Development Plan

Ms. Schoch introduced the plan and added that this plan is coordinating NPDES and plan recording with the Penn State Inflatable Practice Air Supported Structure plan approved earlier this year. Ms. Schoch then introduced Mr. Michael Vaow the project manager from Stahl Sheaffer Engineering, who gave a brief summary of the plan and entertained questions. There was some discussion on parking, the underground stormwater facility, and the proposed building’s use.
Mr. Darrah moved to recommend Council approve the Penn State Soccer Operation Center Preliminary/Final Land Development Plan dated April 22, 2024 and last revised May 13, 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 from staff.
4. Fully comply with College Township Code Section 180-12.
5. Provide proof of NPDES approval.
6. 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 Mount Nittany Elementary School Preliminary/Final Land Development Plan

Ms. Schoch introduced the plan and reviewed a parking reduction request, a waiver request for basin pond depth, and a waiver request for basin bottom slope. She then introduced Mr. Todd Smith from ELA Group and Mr. Michael Fisher from the State College Area School District. Mr. Smith then gave a brief summary of the plan and added that the plan being presented is a refined and complete version of the sketch plan the Planning Commission reviewed earlier in the year. He also explained that the plan proposes the removal of four parking spaces but will be adding fifty-one new parking spaces. With the proposed development there are 589 parking spaces required for the entire campus. 537 parking spaces are proposed, leaving a deficit of fifty-two spaces. Mr. Smith provided a copy of the parking reduction waiver and stated the original land development plan for the elementary school set aside an area for sixty overflow parking spaces. Mr. Forziat asked that the school district consider adding signage to define the area for overflow parking. After some discussion Mr. Fisher stated the school district will certainly consider the signage.

The Planning Commission also discussed the stormwater facilities, parent pickup and drop off methods, pedestrian access throughout the campus, and the reservation system for the athletic fields.

Mr. Fenton moved to recommend Council approve the Mount Nittany Elementary School Preliminary/Final Land Development Plan dated April 22, 2024 and last revised May 13, 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 from staff.
4. Fully comply with College Township Code Section 180-12.
5. Post surety as approved by the Township Engineer prior to recording
6. Provide proof of NPDES approval.
7. Record approved DSAME.
8. Recommend approval of the Parking Reduction Request.
9. Recommend approval of Basin Pond Depth Waiver Request.
10. Recommend approval of Basin Bottom Slope Waiver Request.
11. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.
   Mr. Darrah seconded.
   Motion carried unanimously.

OLD BUSINESS: None presented.

NEW BUSINESS: None presented.

REPORTS:
   R-1 Council Report
   Mr. Fenton gave a report of the most recent Council meeting. The Planning Commission and staff discussed the Shiloh Commercial Park Preliminary Plan and how the proposed development of Lot 3 will likely trigger a traffic signal at the intersection of Shiloh Road and Trout Road. Also discussed was the upcoming Pike Street Rehabilitation Project which will take place from Dale Street to College Avenue.

STAFF INFORMATIVES:
   SI-1 Council Approved Minutes
   No further discussion.

   SI-2 Zoning Bulletins
   No further discussion.

   SI-3 Resignation of Ms. Khoury from the Planning Commission
   Mr. Forziat announced that Ms. Khoury has resigned from the Planning Commission and thanked her for her time and efforts, as well as her diverse views she provided to the Commission.

OTHER MATTERS: None presented.

ANNOUNCEMENTS:
Mr. Forziat announced the next regular meeting will be held on Tuesday, June 4, 2024 at 7:00 p.m.

ADJOURNMENT:
Mr. Hoffman moved to adjourn.
Mr. Darrah seconded.
Motion carried unanimously.

Meeting adjourned at 8:17 p.m.

Sharon E. Meyers
Sharon E. Meyers
Senior Support Specialist – Engineering/Planning