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 Tylka, Planning Director, Centre Regional Planning Agency  
Jenna Wargo, Principal Land Use Planner, CRPA  
Ron Borger, Senior Project Manager, Penn Terra Engineering, Inc.  
Doug Hill, Senior Traffic Engineer, Wooster  
Matt Flickinger, VP of Land Acquisition and Development, Burkentine Real Estate Group  
Missy Schoonover, Executive Director, Center County Housing and Land Trust  
Chris Dochat, CFO, S & A Homes Inc.  
Ara Kervandjian, HFL Corp

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

ZOOM MEETING PROTOCOL: Mr. Forziat verified there were no people present via Zoom.

ROLL CALL: Mr. Forziat confirmed Ms. Ekdahl was excused from the meeting.

OPEN DISCUSSION: None presented.

CONSENT AGENDA:

CA-1 May 21, 2024 PC Meeting Minutes

Mr. Darrah moved to approve the May 21, 2024 meeting minutes as written.  
Mr. Fenton seconded.  
Motion carried unanimously.

SPECIAL PRESENTATION:

SP-1 Centre Regional Planning Agency (CRPA) Comprehensive Plan Update

Mr. Tylka introduced himself and Ms. Wargo and announced that Centre Regional Planning Agency (CRPA) is now fully staffed. He continued with a PowerPoint Presentation of CRPA and the Comprehensive Plan. Mr. Tylka spoke on the history of CRPA, Sustainability, Act 537 a Multi-Municipal Plan which defines the Sewer Service Area and Regional Growth Boundary that now align. He also
discussed the Centre Region Planning Commission (CRPC), who makes up the CRPC and their roles. Mr. Tylka talked about the Centre Region Comprehensive Plan in more detail, including what a comprehensive plan is, why municipalities should participate in a multi-municipal plan, the status of the current plan, requirements set by the Municipalities Planning Code (MPC). He added that community involvement throughout the process of updating the Comprehensive Plan is very important and gave a general timeline of completeness. Ms. Wargo added that she will be compiling events throughout the region from now until October to help get the community involved.

On behalf of the College Township Planning Commission, Mr. Forziat thanked Mr. Tylka and Ms. Wargo for their time and presentation.

**SP-2 What Is a Planned Residential Development (PRD)**

Ms. Schoch gave a brief presentation on what is a Planned Residential Development (PRD) in preparation of the Sketch plan to be presented. She explained the definition of a PRD set by the MPC. Ms. Schoch also discussed the general requirements of a PRD, areas which are open to negotiations with the developer, scheduling and phasing, and the process.

Mr. Darrah asked for clarification of whether the Dale Summit Area Form Based Code will be implemented in the development of the sketch plan to be presented. Ms. Schoch explained that elements of the Form-Based Code (esque) regulations have been incorporated during the zoning ordinance amendment, but anything above and beyond what is in the ordinance would have to be requested by the Township.

**PLANS:**

**P-1 Burkentine PRD in the Planned Research and Business Park District Sketch Plan**

Mr. Borger introduced himself, Mr. Flickinger from Burkentine Real Estate Group, and Mr. Hill from Wooster. Mr. Borger explained how Burkentine Real Estate Group creates communities and is proposing a community development along Shiloh Road. He added that the plan will be implemented in phases. The first phase will be primarily residential units with access from Pleasant Pointe Drive, and the second phase will complete a connection to Shiloh Road. Included in the presentation were images of how the multi-family dwellings could appear, as well as a few images of communities Burkentine has developed.

Mr. Hoffman appreciated the presentation and the townhomes without flat roofs. He asked that the project manager and developer consider creating a sense of entry to receive people into each area. This entry doesn’t need to be a structure necessarily, but should create the understanding that you are entering an area. He offered the College Township Municipal Building as an example.

Mr. Darrah appreciates the consideration of residential in this development as it lines up with the residential development on adjacent properties. He also likes the variety of residential units being proposed as well as the active recreational areas being proposed. Mr. Fenton asked if the proposed dog parks will be open to the public or residents of the development only. Mr. Flickinger stated they will most likely be open to the public and maintained by the on-site maintenance staff.

Mr. Toumayants asked for an approximate population of the community. It was discussed there is a potential for a population of approximately 1200 people. He also asked what the distance would be from the farthest point to the community clubhouse. It was determined the distance is about 900 feet. Mr. Toumayants asked how a home owners association would work in a community like the one being proposed, Mr. Flickinger introduced himself and explained.

Mr. Forziat asked if there will be any deterrents implemented to keep people from using the throughway by the clubhouse to get to Shiloh Road. Mr. Flickinger stated Burkentine is a fan of speed bumps in order to mitigate cut through traffic. Mr. Borger suggested possibly posting that section of road near the clubhouse at a lower speed limit. Mr. Forziat also stated that there may be a few gaps in the pedestrian ways and the project manager and developer should be aware and try to complete those
connections. With no further discussion, Mr. Forziat thanked Mr. Borger for his presentation and looks forward to the next steps.

OLD BUSINESS:

OB-1 Dale Summit Area Form-Based Code
Ms. Schoch stated that the questions from the Planning Commission to Council pertaining to the topic will be presented to Council at their upcoming meeting on June 6th and she anticipates answers later this month. Mr. Forziat stated he would entertain a motion to table the matter if the Planning Commission chooses.

Mr. Darrah moved to table the Dale Summit Area Form-Based Code discussion to a future meeting.
Mr. Hoffman seconded.
Motion carried unanimously.

NEW BUSINESS:

Workforce/Attainable Housing 2nd Remand
Mr. Forziat explained that the Planning Commission worked on the ordinance and made a recommendation to Council. Council has reviewed the ordinance as recommended and has taken developer input into consideration. Now a second remand is being presented to Planning Commission which includes Council direction on specific areas which Planning Commission asked for additional input.

Ms. Schoch reviewed the remand and the table provided which displays areas of the ordinance Council would like the Planning Commission to discuss and make a recommendation. Mr. Forziat added there does not need to be a final recommendation made this evening.

The Planning Commission discussed the definition of equity. Mr. Forziat stated Council needs to be clear with their expectations of PC and give clear direction. The Planning Commission also discussed waiver of fees, land donations, credits for existing units, phasing, and fee-in-lieu. There was some discussion about waiving internal fees as well as having the ability to waive external fees, like tap fees for water and sewer among others. Fee-In-Lieu was also discussed further. Mr. Darrah questioned how the fee is calculated currently. Ms. Schoonover explained how that fee is determined and added that the fee must be calculated by true, hard data. A fee-in-lieu needs to be based on the current value of the land, not the value at purchase in order to make it fair to all and not show partiality to a certain developer.

After much discussion Mr. Forziat invited the public to comment on the discussion. Mr. Dochat introduced himself and stated that equity can be defined as the ability for people to rent or own a home. Mr. Dochat commented on every topic discuss by Planning Commission and highlighted the fee-in-lieu should remain in the ordinance as a tool for developers and the Township as those funds could be put to use in other ways instead of sticks and bricks. He added that land donations should also remain an option with reciprocity as an added option across Township lines being allowed.

Mr. Kervandjian introduced himself and that he echoes much of what Mr. Dochat stated. He added that when the ordinance uses the word “may”, it opens the door for negotiations between the Township and developers. Mr. Kervandjian added that equity is having a roof over your head, and the developers would like to work with Township to accomplish this goal of equity throughout the Township.

REPORTS: None presented.

STAFF INFORMATIVES: None presented.

OTHER MATTERS: None presented.

ANNOUNCEMENTS:
Mr. Forziat announced the next meeting will be held on Tuesday, June 18, 2024 at 7:00 p.m.
ADJOURNMENT:

Mr. Darrah moved to adjourn.
Mr. Fenton seconded.
Motion carried unanimously.

Meeting adjourned at 9:28 p.m.

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