ATTENDED BY –
COUNCIL: Dustin Best, Chair
L. Eric Bernier, Vice Chair
Susan Trainor

STAFF: Mike Bloom, Assistant Township Manager
Don Franson, P.E., P.L.S., Township Engineer
Lindsay Schoch, AICP, Principal Planner
Mark Gabrovsek, Zoning Officer
Jennifer Snyder, CGA, Assistant Township Secretary

ABSENT: D. Richard Francke, Council
Tracey Mariner, Council
Adam T. Brumbaugh, Township Manager/Secretary

CALL TO ORDER: Mr. Dustin Best, Council Chair, called to order the June 6, 2024, regular meeting of the College Township (CT) Council at 7:00 PM and led in the Pledge of Allegiance.

PUBLIC OPEN DISCUSSION: No Public Open Discussion items brought forward.

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

SPECIAL REPORTS: SP-1 Presentation of Proclamation P-24-05 to Centre LGBTQ+

Ms. Trainor, Council Member, read into the record Proclamation P-24-05, proclaiming June as Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ+) Pride Month. This proclamation was passed by Council at the May 16, 2024, CT Council meeting. Council presented the proclamation to Ms. Michel Lee Garrett, Centre LGBT+ Board Member and College Township resident.

Ms. Garrett expressed her appreciation on behalf of Centre LGBT+ and offered that after decades of advocacy and hard work, in close partnership with allies and supporters, including those in elected office, Pride is a celebration. Ms. Garrett expressed her gratitude to those standing in solidarity with queer people and asked that a measure of due diligence and vigilance be maintained to continue moving forward in this noble effort.

PLANS: P-1 Mount Nittany Elementary School Preliminary/Final LDP

Ms. Lindsay Schoch, AICP, Principal Planner, offered that the Mount Nittany Elementary School Preliminary/Final Land Development Plan proposes a 35,865 square foot Elementary School addition on Tax Parcel 19-006-007, located at 700 Brandywine Drive, State College, PA. The plan includes the
proposed addition, one-way passenger vehicle access/drop-off area, 51 new parking spaces, upgrades to the pedestrian connections, and stormwater management.

Mr. Todd Smith, Project Manager, ELA Group and Mr. Mike Fisher, Director of Facilities, State College Area School District (SCASD), represented the school district during the discussion. The school district is asking for three waiver; 1) Parking reduction waiver; 2) Basin pond depth waiver; and 3) Basin bottom sloped waiver.

Mr. Bernier made a motion to approve the Mount Nittany School Preliminary/Final Land Development Plan dated April 22, 2024, and last revised May 13, 2024, subject to the following eleven 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 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. Post surety as approved by the Township Engineer prior to recording.
6. Provide proof of National Pollutant Discharge Elimination System (NPDES) approval.
7. Record approved Declaration of Stormwater Access and Maintenance Easement (DSAME).
8. Approve the Parking Reduction Waiver Request.
10. Approve 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.

Ms. Trainor seconded the motion.

Council offered comments regarding mitigating traffic in the surrounding area (Panorama, Villa Crest, Brandywine). Council is concerned with pedestrian access from the Fieldstone Development, especially student safety at crosswalks. Council asked that Staff request Borough police monitor this area for speed enforcement.

Ms. Danielle Selerno, College Township resident, Fieldstone Development, offered that students who live in her development are considered designated walker by the SCASD. Safety is a concern for parents. Cars speed in this area. Parents have asked for a crossing guard and filed police reports but have not gotten any satisfactory solutions from the SCASD. She opined this LDP does not cover children designated as walkers and their safety.

Mr. Bloom, Assistant Township Manager, offered the Township and the SCASD have been in discussion for a workable solution to safety on Brandywine. The Township is willing to share the expense to ensure the safety of students.

Chair Best called the question.
Motion carried unanimously.
P-2  PSU Soccer Operations Center Preliminary/Final Land Development Plan

Ms. Lindsay Schoch, AICP, Principal Planner, offered that the Pennsylvania State University is proposing to add a 2-story permanent building near the southeast end of Jeffrey Field. The proposed site is located on Tax 19-003-100, University Drive and East Park Avenue and is located in the University Park zoning district 9. The building will be used as a support facility for the soccer program at PSU. Ancillary improvements to the project include additional parking and concrete sidewalk. Stormwater management facilities will also be constructed to manage the greater runoff from increased impervious areas.

Mr. Michael R. Vaow, Stahl Shaeffer Engineering, represented PSU at the meeting to field any questions from Council. He offered that the Stormwater Management system is used for both the Soccer Operations and the Indoor Practice Air Supported Structure LDP that was approved by Council on April 4, 2024.

Ms. Trainor made a motion to approve the Penn State Soccer Operations Center Preliminary/Final Land Development Plan dated April 22, 2024, and last revised May 13, 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 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. Provide proof of National Pollutant Discharge Elimination System (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. Bernier seconded the motion. Motion carried unanimously.

P-3  Crew 814 Planned Residential Development Sketch Plan

Ms. Lindsay Schoch, AICP, Principal Planner, began her presentation with a definition of the Planned Residential District (PRD) from the Municipal Planning Code (MPC). It states the PRD is an area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, or combination of residential and nonresidential uses, the development plan for which does not correspond in lot size, bulk, type of dwelling, or use, density, or intensity, lot coverage and required open space, to the regulations established in any one district created, from time to time, under the provisions of a municipal zoning ordinance.

Ms. Schoch outlined the process for a PRD, which includes a Pre-application Conference (similar to a Sketch Plan), a Review of Tentative Plan, a Review of Final Plan; after which the plan gets recorded. The Planning Commissions reviews the Tentative Plan and makes a recommendation to Council. Council approves the Tentative Plan. When a Final Plan is submitted, it shall not have variations from the Tentative Plan.

All PRD’s must comply with, unless specifically waived, requirements of Chapter 200 Zoning, Chapter 180 Subdivision and Land Development and Chapter 175 Stormwater. PRD’s are permitted in the
following CT Zoning Districts: Single-Family R-1, Two-Family R-2, Multi-Family R-3, Residential-Office RO, and Planned Research and Business Park (PRDB) – Multi-family only. Council can determined the allowed density and intensity, spacing, height, block standards, and frontage standards.

Ms. Schoch offered that once the Pre-Application conference is complete and the PC and Council have an opportunity to comment, the applicant may move forward with the submission of the Tentative Plan.

Mr. Ron Borger, Penn Terra Engineering, Inc., offered a Pre-Application (sketch plan) of the proposed PRD Crew 814. The developer, Burkentine, envisions a PRD that harmonizes modern living with the timeless allure of nature. This innovative project is more than just a collection of homes; Mr. Borger offered, it’s a vibrant tapestry of diversity, accessibility and sustainability.

Crew 814 blends fee-simple townhomes, rental townhomes, and apartment units; each dwelling, whether owned or rented, is designed to cater to the needs and aspirations of the residents. Central to the Burkentine ethos is the concept of community. They are proposing a network of shared spaces and amenities that are designed to promote connections and well-being.

The project is located off of Shiloh Road in the Planned Research and Business District (PRBD), of which a PRD is an allowed use, on a 45 acre lot. Crew 814 proposes 480 multi-family units, and 125 Townhomes and they are proposing 53% (24 acres) of open space. They are proposing two phases; Phase 1 completion in 2027 and Phase 2 completion in 2030.

Council offered the following comments:
- Appreciate the bike/pedestrian paths weaved into the plan;
- Suggest connecting bike/pedestrian paths to existing paths in the Township and other parts of Dale Summit;
- Consider Sidewalks along Shiloh Road to provide an access to Spring Creek Canyon;
- Add some street value, curbside appeal to the Shiloh Road frontage;
- Incorporate trees in the open areas in the design phase; and,
- Consider parking for visitors.

Mr. Borger offered the streets will be built to street standards. Open space, walking paths, dog parks will be open to the public. The Clubhouse, pickle ball will not be open to the public.

REPORTS:

a. Manager’s Update

Mr. Mike Bloom, Assistant Township Manager, offered the Manager’s Update includes the following: the Solar Power Purchasing Agreement contracts are anticipated in June or July; the Transportation Alternatives Set- Aside Grant kickoff meeting was held on May 31st with an anticipated 2026 construction schedule for the Path to Campus; and a 2nd remand letter was forwarded to the Planning Commission as part of their June 4, 2024, meeting regarding Attainable/Workforce Housing.

Mr. Bloom offered the Path to Campus will require some land acquisitions and easement. There are parts of this corridor that will be a challenge. Both he and Mr. Franson, Township Engineer, are comfortable with the anticipated schedule.

b. COG Regional, County, Liaisons Reports

COG Public Safety Committee: Ms. Trainor offered the COG Public Safety Committee met in a Special Meeting on May 29, 2024, with members of the emergency services agencies and organizations at Centre
LifeLink. They heard a presentation on Engine 5-1 Vehicle Disposal Plan, discussed the PSU and Centre Region Fire Protection Program Funding Agreement, Centre Region Traffic Incident Management, an update on Centre Region Code Agency and the Alpha Fire Company. Ms. Trainor asked that College Township support the Centre LifeLink membership campaign and push it out on social media. Also, consider a donation to Centre LifeLink during the budget discussions.

**COG Executive Director Search Committee:** Mr. Best offered the link to the presentations by the candidate(s) for the Executive Director are available for Council to watch.

**COG Facilities Committee:** Mr. Bernier offered the COG Facilities Committee met on June 4, 2024, and discussed the Fleet and Building grant opportunities and the COG Building Parking Lot.

**COG Land Use and Community Infrastructure Committee (LUCI):** Mr. Bernier reported the COG LUCI Committee met on June 6, 2024, and discussed the Initial Comprehensive Plan update survey review. This survey will be going out to the public in the next week.

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

**CT Planning Commission:** Mr. Fenton, Planning Commission Liaison to Council offered that the PC met on May 21, 2024, and June 4, 2024, since the last Council meeting. He reported the reviewed the PSU Soccer plan, the Mount Nittany Middle School Plan and recommended approval by Council. They tabled any discussion of Form Based Code until the questions on today’s agenda are answered by Council.

The PC discussed the Attainable Housing Ordinance and the 2nd remand letter. Mr. Fenton reported the PC discussed the definition of equity, attainable, and social economic diversity as it related to this ordinance. The PC questioned the differences between the remand letters and the input received from the development community.

Council offered their understanding of the complexity of this ordinance and recognized that there will be a lot of back and forth dialog with Council as the PC works through the process.

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

Mr. Bloom, Assistant Township Manager, reported June is National Caribbean American Heritage Month, Pride Month, and Immigrant Heritage Month, as well as celebrations of Pride Day and Juneteenth.

**CONSENT AGENDA:**

**CA-1 Minutes, Approval of**

a. May 16, 2024, Regular Meeting

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

a. Email from Daniel Materna, dated May 19, 2024, regarding Casino
b. Letter from State College Borough Manager, dated May 13, 2024, regarding Pickleball Comments
c. Email from Ethan Dean, dated June 3, 2024, regarding CATA service and transportation in the Centre Region
d. Letter from Penn Terra, dated May 28, 2024, regarding time extension for Maxwell Struble Road Storage to September 16, 2024

**CA-3 Action Item, Approval**
a. Contract 24-05 Inspection and Video Documentation of Storm Pipe awarded to Insight Pipe Contracting, LLC for a total bid amount of $45,255.00 (College Township’s share is $34,298.75)

b. Amendment to Schlow Centre Region Library Articles of Agreement, dated June 1, 2024

c. Agreement between College Township and HRI, Inc. to perform the work of Pike Street Phase 3

Ms. Trainor made a motion to approve the June 6, 2024, Consent Agenda as presented minus CA-2.c.
Mr. Bernier seconded the motion.
Motion carried unanimously.

CA-2.c. Mr. Bernier opined that College Township wholeheartedly supports public transportation, Centre Area Transit Authority. He added that local funding is a small percentage of CATA’s operating budget.

Mr. Bernier made a motion to accept CA-2.c. as part of the Consent Agenda.
Ms. Trainor seconded the motion.
Motion carried unanimously.

OLD BUSINESS:

OB-1 Form-Based Code Questions/Clarifications from PC

Ms. Lindsay Schoch, AICP, Principal Planner, offered that on May 7, 2024, the PC received a remand letter regarding the study and review of the Draft Form Based Code prepared by DPZ CoDesign, the Township’s Planning Consultant. During their initial review, the PC developed a series of questions that require further clarification from Council.

Questions for clarification:
1. How is a “town center” to be determined?
2. How will civic buildings be controlled and monitored?
3. How is the review process to be expedited?
4. Explain who is responsible for “administrative approval”?
5. Define “good urbanism”.

Council offered that Staff should consult with DPZ CoDesign for direction on all of the questions from PC.

Town Center: Ms. Schoch offered that the 4Ward Plan from 2018 created a town center around the Nittany Mall Area. DPZ used six nodes as potential mixed-use town centers. Council offered that as development occurs, the nodes/town centers inherently are created.

Good Urbanism: Council discussed that there are many definitions of Good Urbanism but it is important to look at Good Urbanism with the lens of how it fits with College Township and the vision statement of the Dale Summit Area Plan.

Civic Buildings: Ms. Schoch offered that civic buildings will be controlled by specific regulations written into the code.
Administrative Approval: Mr. Mark Gabrovsek, Zoning Officer, opined that administrative approval should come from the governing body. Staff would make a recommendations to Council for consideration. Council would take action at a public meeting. A Zoning Hearing would be used if needed. Council added that more pre scripted language in the Code would help expedite the process.

Staff will take the questions from the PC and Council’s discussion points to DPZ CoDesign for further clarification. The responses will be directed to the PC for use as they move forward with review of the Code.

**OB-2 Rockenbeck Lease Agreement with ClearWater Conservancy**

Mr. Mike Bloom, Assistant Township Manager, offered that at the March 21, 2024, CT Council meeting, Council agreed by a 3-1 vote to serve as an applicant, on behalf of ClearWater Conservancy, in pursuit of a Community Conservation Partnership Program (C2P2) grant from the PA Department of Conservation and Natural Resources (DCNR).

The $300,000.00 grant application, which was submitted in early April, seeks for funding to help offset the development costs associated with an ADA-compliant trail providing access from the proposed ClearWater Community Conservation Center to additional Clearwater property adjacent to Spring Creek. The grant funds would also be used for the construction of a new parking lot for visitors to the Center and employees.

In order to serve as an applicant, DCNR requires demonstration long-term (25 years or more) ownership or control of the property in question. To meet this requirement, ClearWater Conservancy would lease College Township for twenty-five years, a portion of the property that would be developed using the grant funding.

ClearWater Conservancy, in coordination with College Township Staff, developed the final draft lease agreement. At the May 16, ClearWater Conservancy Board meeting, the Board of Directors found the lease acceptable. The College Township Solicitor reviewed the final draft lease agreement and found it acceptable.

Council is being asked to review and approve the draft lease.

Mr. Ryan Hamilton, Land Conservation Manager, ClearWater Conservancy, appreciates Council’s consideration of the lease agreement. They are excited about the project.

*Mr. Bernier made a motion to authorize the Council Chair to execute the lease agreement between ClearWater Conservancy and College Township for .14 miles of trail and 34 spaces of ADA Accessible parking lot.*

*Ms. Trainor seconded the motion.*

*Motion carried unanimously.*

**NEW BUSINESS:**

**NB-1 MS4 – Rockenbeck Easements with ClearWater Conservancy**

Mr. Mike Bloom, Assistant Township Manager, offered that College Township (CT) committed to collaborating in a streambank restoration project in 2018-2019 on the then Rockenbeck (now ClearWater) property. The streambank restoration project would provide MS4 offsets/credits beneficial to the Township’s permit compliance requirement for the 2020-2025 permit cycle.
United States Fish and Wildlife Services (USFWS) and Trout Unlimited have completed construction on the project at no cost to CT. For permit compliance, CT must hold an easement on the property, and ClearWater has offered that easement. Two easements are proposed, one for the riparian area east of the bridge and one for the riparian area west of the bridge. Each easement also includes an access aisle to drive equipment to the riparian area.

Rather than CT Staff attempts to maintain the diverse vegetation and streambank features, ClearWater will maintain the buffer under their expertise. CT will make an annual payment to ClearWater for the basic maintenance of the required buffer features. Anticipated 2024 cost to CT is $1,429.73.

Of the 79,973 lbs./year necessary offsets/credits needed for compliance, this project fulfills an estimated 70% of the CT requirements. The balance will be covered by the PSU Duck Pond Project.

Mr. Jeremiah Northridge, P.E., Assistant Township Engineer, answered questions/comments from Council.

Staff is seeking authorization to execute the east and the west easements as well as the east and west maintenance agreements.

Mr. Bernier made a motion to authorize the Council Chair to execute the east and west easement and maintenance agreement with ClearWater Conservancy.
Ms. Trainor seconded the motion.
Motion carried unanimously.

STAFF INFORMATIVES: No Staff Informatives were pulled for discussion.

OTHER MATTERS: Mr. Bloom reminded Council of the Special Meeting on Wednesday, June 12, 2024, at 5:00 PM to discuss the Capital Improvement Plan 2025-2029.

ADJOURNMENT:
Chair Best called for a motion to adjourn the meeting.

Ms. Trainor moved to adjourn the June 6, 2024, Regular College Township Council Meeting.
Chair seconded the motion.

The June 6, 2024, Regular College Township Council Meeting was adjourned at 9:21 PM.

Respectfully Submitted By,

Adam T. Brumbaugh
Township Secretary