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 and decided not to have Zoom protocol reviewed.

OPEN DISCUSSION: None presented.

CONSENT AGENDA:
Ms. Ekdahl moved to approve the September 5, 2023 meeting minutes as written. Mr. Darrah seconded. Motion carried unanimously.

PLANS:
SP-1  Maxwell Subdivision Sketch Plan
Ms. Schoch gave a brief presentation and reviewed the extensive narrative provided by Penn Terra Engineering. She added that the sketch plan is an optional process and this is Planning Commission’s opportunity to comment. The developer can then determine what Sketch Plan comments make it to the Preliminary/Final Plan.
Mr. Torretti from Penn Terra Engineering noted the Township Official Map and a proposed future connection to the Clair property to the north of the Maxwell property. He added that there has been interest in various lots, mostly the ones fronting Shiloh Road. He also included a concept for the development of a 3 acre lot to accommodate a 115 guest room hotel. Mr. Torretti continued that stormwater management is also being considered as a bulk of the property to be subdivided is within a wellhead protection area. There are also connections being considered to Premier Theatre and Christ Community Church, feasibility in these connections is also being determined. Mr. Torretti added that another consideration for this project is the intersection at Trout Road and Shiloh Road, and noted PennDOT is reviewing the project scope for the traffic impact study.

Mr. Fenton asked if there will be a CATA stop in the area since he isn’t aware of a stop there now. Mr. Torretti stated that they will look into it. Mr. Fenton also asked for clarification on what the wellhead protection area is and how it impacts the plan. Mr. Torretti stated the impervious area allowed is impacted as well as stormwater management. There are strict regulations set forth by DEP and the plan is to design stormwater management at the roadway then each lot will have its own on lot stormwater.

Mr. Hoffman is interested to see the fire marshall comments. He is also looking forward to the construction of a sidewalk along Shiloh Road, but caution should be used due to the steep grade.

Mr. Forziat asked why the shared access drive is not showing a connection to the Clair property. Mr. Maxwell stated there is a gas line and a grading issue in that area. Mr. Forziat also asked if there has been any proposals for development of the proposed lots 5, 6 and 7. Mr. Maxwell and Mr. Torretti stated there have been no offers at this point, but there has been interest in the lots along Shiloh Road. Mr. Torretti continued, there is a traffic study under way that will determine timing of plan submissions and development. Mr. Torretti anticipates a submission by the end of the year.

There was a brief discussion about the proposed lot 4, which currently contains a home and horse barn. Mr. Maxwell stated that he would like to keep the people in the home and horse in the barn as long as possible, but eventually these structures will go away. Dedication of roads was also briefly discussed.

OLD BUSINESS: None presented.

NEW BUSINESS: None presented

REPORTS:

R-1  DPZ CoDesign Update

Ms. Schoch gave a brief update of the recent visit from the consulting firm. Staff and DPZ had reviewed the draft code developed for the Dale Summit Area. It was determined that DPZ should present the final draft, when ready, to Council and the Planning Commission at a joint meeting or work session. Mr. Forziat requested a more detailed explanation of what transpired during the meeting with DPZ. Staff specified definitions will reflect nomenclature currently used throughout the Township ordinances, the word “urban” will be defined, and road standards will be changed in the new ordinance to reflect the established/existing Township standards. Planning Commission requested a copy of the original ordinance and all proposed changes in real time, so as to not be blindsided when the proposed joint meeting and presentation are to occur. Mr. Gabrovsek stated the changes will be supplied in one big package prior to the meeting.

Mr. Darrah continues to maintain the opinion that DPZ is designing for a more urbanized area and not to the rural area of State College. He added that the record should state his disdain for the planned block standards being proposed and potential issue with developers.

R-2  Council Meeting Update

Mr. Hoffman offered no additional comments about the prior Council meeting. However, he asked for the Planning Commission to consider a new representative be appointed to Council liaison. Mr. Darrah, who also attended the meeting, stated that Council members took note of the omission of a
narrative with the ClearWater Conservancy Sketch Plan presented. He gave a brief summary of the rest of the meeting including an update presented to Council on the Dreibelbis Hotel.

**STAFF INFORMATIVES:**

- **SI-1**  Council Meeting Minutes
  - No further discussion.

- **SI-2**  Zoning Bulletin
  - Mr. Darrah stated that the cell tower article was interesting and fairly close to College Township. There was a discussion about the educational value of the zoning bulletins.

- **SI-3**  EZP Update
  - Mr. Hoffman asked about the speed humps recently constructed on Oak Ridge Avenue and Shamrock Avenue, as he noticed continued traffic in the area. Mr. Franson stated that the number of vehicles is down overall and speed has been reduced to less than 25 mph. He added official counts are anticipated to be collected in August 2024, about one year after construction when Penn State is back in session. Minor plans were discussed.

**OTHER MATTERS:**

- Mr. Toumayants asked about the special meeting of Council and requested the worksheet Council completed be provided to the Planning Commission so they may understand the rationale behind Council dismissing the Planning Commission’s recommendation and ultimate decision. Mr. Forziat opined that the Planning Commission hoped their recommendations would be better articulated to Council. He added that ordinances are living documents and Planning Commission maintains the recent recommended ordinance changes should be use-by-right and not conditional use because Council members will change in the future.

**ANNOUNCEMENTS:**

- Mr. Forziat announced the next meeting will be Tuesday, October 3, 2023 at 7:00 p.m.

**ADJOURNMENT:**  Mr. Darrah moved to adjourn. Mr. Fenton seconded. Motion carried.

Meeting adjourned at 8:04 p.m.

_Shares E. Meyers_

Sharon E. Meyers  
Senior Support Specialist – Engineering/Planning