AN ORDINANCE OF THE TOWNSHIP OF COLLEGE, CENTRE COUNTY, PENNSYLVANIA, ADDING A NEW SECTION (SECTION XV) TO CHAPTER 87 – CONDITIONAL USES, PERMITTING DUPLEXES, TOWNHOUSES, AND MULTI-FAMILY RESIDENCES IN THE PLANNED RESEARCH AND BUSINESS PARK DISTRICT (PRBD) BY CONDITIONAL USE AND BY AMENDING CHAPTER 200 ZONING TO INCLUDE DUPLEXES, TOWNHOUSES, AND MULTI-FAMILY RESIDENTIAL USES IN THE PRBD. ALSO, TO INCORPORATE ELEMENTS OF CHAPTER 145 PLANNED RESIDENTIAL DEVELOPMENTS AND CHAPTER 200.38.4 WORKFORCE HOUSING INTO THE CONDITIONAL USE PROCESS SET FORTH IN CHAPTER 87 SECTION XV.

GENERAL REFERENCES
Planning Commission — See Ch. 52.
Development plan review guidelines — See Ch. 89.
Official Map — See Ch. 133.
Planned Residential Development – See Ch. 145
Stormwater management — See Ch. 175.
Streets and sidewalks — See Ch. 177.
Subdivision of land — See Ch. 180.
Zoning — See Ch. 200.

**Bold/italics – Corrections/additions**

WHEREAS, this ordinance will permit duplexes, townhouses, and multi-family residences in the Planned Research and Business Park District;

WHEREAS, duplexes, townhouses, and multi-family residences permitted in this zoning district will be developed as Planned Residential Developments;

WHEREAS, duplexes, townhouses, and multifamily residences are permitted in this zoning district will be permitted by Conditional Use.

WHEREAS, pursuant to the Pennsylvania Municipalities Planning Code, as reenacted and amended, the Township Council has received a recommendation from the Township Planning Commission and the Centre Regional Planning Commission;

WHEREAS, a Public Hearing was held pursuant to Public Notice;

**SECTION 1:**
§ 87-4 Applicability.
(11) Historical Properties

(12) Duplexes, Townhouses, and Multi-family Residences in the Planned Research and Business Park District (PRBD)
SECTION 2:

Article XV Multi-Family Residential Uses in the Planned Research and Business Park District

§ 87-46.1 - Intent
To increase the availability of a greater variety and mixture of housing types within the planned research and business park district.

To be in compliance with any and all vision plans in the area in which the property is located.
To provide the flexibility to adapt to changes in markets.

87-46.2 – Definitions

FARM USE: The employment of the land and structures for one or more of the following uses: tilling or cultivation of the land; raising, harvesting and selling of crops, fruits and vegetables; horticulture use related to the raising, propagating and selling of trees, shrubs, flowers, and other plant material; forestry uses related to harvesting of lumber products; the keeping and raising of livestock, poultry; dairying and the sale of dairy products; or any other agriculture, horticultural, animal husbandry or any combination thereof. "Farm Use" does not include the on-site tilling or cultivation of up to 50% of an individual parcel for the raising and maintenance of trees, shrubs, plants, flowers, garden crops, fruits and vegetables intended for personal use or eventual off-site donation or sale. This shall also not include any plants for the purpose of landscape or aesthetics.

[Amended 2-18-2021 by Ord. No. O-21-02]

PLANNED RESEARCH AND BUSINESS PARK DISTRICT (PRBD)
An area of land, controlled by a landowner, to be developed as a single entity for a mixture of research, business, and limited residential uses. [Added 12-27-1990 by Ord. No. O-90-09]

SIDEWALK
A walkway in a public area lying generally parallel to the surfaced portion of the street between the edge of the traveled way, surfacing, or curb line and the outer edge of the right-of-way, intended for the use of pedestrians.

Plan Review Procedures

§ 87.46.3 General.
Tentative plans for planned residential developments within the planned research and business district, all or part of which are situated in the Township, shall be reviewed by the Township Planning Commission and the Centre Regional Planning Commission and shall be approved or not approved by the Township Council in accordance with the procedures specified in this article. All plans shall be reviewed in two stages, tentative and final.

§ 87.46.4 Preapplication conference.
A potential applicant for planned residential development within the planned research and business park district may request a conference with the Planning Commission for the purpose of discussing or reviewing such proposed development and for obtaining advice on the preparation of the tentative plan.

§ 87.46.5 Review of tentative plan.
All applications for Township approval of planned residential development plans within the planned research and business park district shall commence with the official submission of a plan and all required supplementary data to the Township Secretary. The application for tentative approval of the
development plan shall be filed by or on behalf of the landowner. At any time during the review process, the applicant may amend the originally submitted plan solely for the purpose of correcting minor deficiencies in the original plan to the extent necessary to meet the requirements of this chapter.

D. **Review by the Township Council.** Upon receipt of the recommendations from the Planning Commission or upon failure to receive said recommendations 45 days after submittal, and in no event later than 60 days from the date of application for tentative approval of the planned residential development within the planned research and business park district, the Township Council shall hold a public hearing for the purposes of public comment and review of the plan. Owners of abutting properties should individually receive written notice of the public hearing. The hearing shall be held in the manner provided by the Pennsylvania Municipalities Planning Code, as amended. The governing body may continue the hearing from time to time and may refer the matter back to the Township Planning Commission for a report; provided, however, that all public hearings shall be concluded within 60 days after the date of the first public hearing.

(4) In the case where a planned residential development within the planned research and business park district is projected over a period of years, the Council may authorize final review of the plan by sections, stages or phases of development, subject to such requirements or guaranties as to improvements in future sections, stages or phases of development as it finds essential for the protection of any tentative approved section, stage or phase of development. In such case, a schedule showing the proposed times within which applications for final approval of all sections, stages or phases of the development are intended to be filed shall be included with the tentative plan. The schedule may be revised annually by the Council if requested to do so by the landowner or developer. A landowner or developer who requests a change in scheduling shall submit a letter to the Council requesting said change along with the reasons for the change. The Council may, at its discretion, require the landowner or developer to follow the procedures required herein for tentative plan approval. The phasing of a tentatively approved PRD within the PRBD may be revised annually by the Council upon application of the landowner or developer following the procedures required herein for tentative plan approval.

(8) The location and boundaries of planned residential developments within the planned research and business park district which have received tentative approval shall be shown on the College Township Official Zoning Map.

(9) **Tentative approval of a development plan shall not qualify a plat of the planned residential development within the planned research and business park district for recording nor authorize development or the issuance of any building permit.**

(10) In the event that a development plan is given tentative approval and, prior to final approval, the landowner shall elect to abandon said development plan by so notifying the Township, in writing, or in the event that the owner shall fail to file application or applications for final approval within the required period of time, the tentative approval shall be deemed to be revoked, and all that portion of the area included in the development plan for which final approval has not been given shall be subject to those local ordinances otherwise applicable thereto, and the same shall be noted in the records of the Township Secretary, and the planned residential development within the planned research and business park district designation for that portion shall be removed from the College Township Official Zoning Map.

§ 87.46.6 **Review of final plan.**
A plan, including all the land in an approved tentative plan or a section thereof according to an approved schedule for development over a period of years, shall be officially submitted to the Township Secretary for final approval. All plans which have received tentative approval shall be entitled to final
approval, in accordance with the terms of the approved tentative plan, for a period of 12 months from the date of preliminary approval. The Township Council may extend for 12 months the period for filing the final plan. No construction or installation of structures or improvements shall occur in any phase of the development and no zoning or building permits shall be issued before final approval is given. No occupancy permits shall be issued for any phase of the development until required improvements are installed and all conditions of final approval have been met.

A. All applications for final approval shall be acted upon by the Township Council within 45 days following the date the application is filed.

B. Final official submission of the plan to the Township Council shall consist of eight black- or blue-on-white prints of the plan, which shall comply with §145-13 of this chapter and the conditions for which the plan received tentative approval, plus financial security specified in Subsection G below, all offers of dedication and deeds of easements to the Township and all other required documents. [Amended 9-4-2003 by Ord. No. O-03-16]

C. Upon receipt of all required materials, the Township Secretary shall forward one copy of the plan to the Township Council, the Centre Regional and Centre County Planning Commissions, the Fire Chief, the Township Engineer and, if the proposed development is to have direct access to a state or federal highway, the district office of the Pennsylvania Department of Transportation in Clearfield, Pennsylvania. The County Planning Commission and its designated agent, the Centre Regional Planning Commission and the Township Engineer may review the final plan to determine its conformance to the provisions contained in these regulations. The Township Council shall take no official action on such application until reports from the above are received or expiration of 30 days from the date the application is filed, whichever comes first. [Amended 9-4-2003 by Ord. No. O-03-16]

D. The final review of the plan shall be conducted by the Township Council and shall be limited to determining if the plan conforms to the plan which received tentative approval, including all conditions and modifications required by the Township Council, and if the requirements for final plan approval as listed under §145-13 of this chapter have been met. If the plan submitted for final approval varies from the plan granted tentative approval, it shall be the responsibility of the applicant or his representative to bring such changes to the attention of the Council. Failure of the applicant to bring said changes to the attention of the Council shall constitute an abandonment of the tentatively approved plan.

E. Plans containing variations.

(1) In the event that the development plan as submitted contains variations from the development plan given tentative approval, the Council may refuse to grant approval and shall, within 45 days from the filing of the application for final approval, so advise the landowner, in writing, of said refusal, setting forth in said notice the reasons why the plan is at variance with that which received tentative approval. In the event of such refusal, the landowner may either:

(a) Refile his application for final approval without the variations objected; or
(b) File a written request with the Council that it hold a public hearing on his application for final approval.

(2) If the landowner wishes to take either such alternate action, he may do so at any time within which he shall be entitled to apply for final approval, or within 30 additional days if the time for applying for final approval shall have already passed at the time when the landowner was advised that the development plan was not in substantial compliance. In the event that the owner shall fail to take either of these alternate actions within said time, he shall be deemed to have abandoned
the development plan. Any such public hearing shall be held pursuant to public notice within 30 days after request for the hearing is made by the owner, and the hearing shall be conducted in the manner prescribed for public hearings on applications for tentative approval. Within 30 days after the conclusion of the hearing, the Council shall, by official written communication, either grant final approval to the development plan or deny final approval. The grant or denial of final approval of the development plan shall, in cases arising under this section, be in the form and contain the findings required for an application for tentative approval set forth in this chapter.

F. As a condition of approval, the applicant shall permit the Township Engineer to make periodic site inspections of such nature and extent as is necessary to ensure that the required improvements are being installed and constructed in conformity with the design standards contained herein or otherwise specified in the tentative approval of the plan. The Township Engineer shall make inspections and report on required improvements as specified in Chapter 180, Subdivision of Land, and the Council shall notify the landowner of the results as specified therein.

G. In order to guarantee the completion of any improvements required as a condition for final approval of the plan, the Council shall require deposit of a corporate bond or other form of financial security, prior to approval of the plan, in an amount sufficient to cover the costs of any improvements which may be required, regardless of whether or not such are intended to be dedicated to the municipality. Such bond or security shall take the form and shall be enforceable as specified in Chapter 180, Subdivision of Land. The Council may require maintenance guaranties as specified in Chapter 180, Subdivision of Land.

H. In the event that a development plan or section thereof is given final approval and thereafter the landowner abandons the plan or section and the landowner notifies the Council, in writing, or if the landowner fails to commence and carry out the plan within 12 months from the date of final approval, no development or further development shall take place on the property included in the development plan until after said property is resubdivided and is reclassified by enactment of an amendment to the College Township Zoning Ordinance or until a tentative development plan and final plan are resubmitted and approved under the procedures set forth in this chapter.

§ 87.46.7 Record plan.
After completion of the procedures required by these regulations and after final approval by the Council, all endorsements shall be so indicated on the approved plan and on as many other copies of the plan as may be desired by the governing body. Upon approval and signing of the plan by the Council, a record plan shall be recorded in the office of the Recorder of Deeds of Centre County by the applicant within 90 days of such approval and signing. Such recording shall be otherwise in conformity with the Pennsylvania Municipalities Planning Code. Within 10 days after the Recorder of Deeds has properly recorded the planned residential development plan, a copy of such shall be forwarded to the Township Secretary by the applicant, including the endorsement of the Recorder of Deeds. Upon filing of the record development plan, zoning and subdivision regulations otherwise applicable to the land included in the plan shall cease to apply thereto. All record plans shall be exact replicas of the final plan approved by the College Township Council. Pending completion within a reasonable time of said planned residential development or of that part thereof, as the case may be, that has been finally approved, no modification of the provisions of said development plan or part thereof, as finally approved, shall be made, except with the consent of the Council in accordance with provisions specified herein.

Plan Requirements

§ 87.46.8 Contents of plans submitted for tentative review.
All plans submitted for tentative review shall be drawn to a scale of one inch equals 50 feet or larger
(e.g., one inch equals 30 feet) and shall contain the following information:

A. General data.

(1) Name of proposed planned residential development within the planned research and business park district.
(9) Centre County tax parcel numbers of all parcels included in the planned residential development within the planned research and business park district.

F. Narrative statement. A written statement, including the following:

(1) A statement of the ownership of all of the land included within the planned residential development within the research and business park district.
(2) An explanation of the character and intent of the planned residential development within the planned research and business park district and the reasons why the development would be in the public interest and consistent with the objectives in the Township Comprehensive Plan.

G. Development schedule. When a planned residential development within the planned research and business park district is proposed to be submitted for final approval in sections or phases over a period of years, the following shall be included with the application for tentative approval:

J. Workforce housing. If any dwellings are voluntarily or required to be designated as workforce housing within a planned residential development within the planned research and business park district, the requirements of § 180-9C shall be met at time of submittal of the tentative plan.

[Added 6-20-2013 by Ord. No. O-13-01]

§ 87.46.9 Contents of plans submitted for final review.
B. Should a developer desire to incorporate a sign(s) at a main entrance to a planned residential development which does not conform to the criteria outlined in Chapter 170, Signs, said sign(s) shall be submitted as part of the application for the planned residential development within the planned research and business park district. This section is intended to encourage innovativeness, creativity and aesthetic consideration in the development of signs at the main entrances to planned residential developments within the planned research and business park district only. Should the Council find that the proposed sign(s) does not lend itself to the intents of this section and that said sign should not be included in the planned residential development, then the location and design of the sign(s) will be governed by the criteria stipulated in Chapter 170, Signs.

§ 87.46.10 Record plans.
All record plans shall meet the requirements of Chapter 180, Subdivision of Land, as amended, and shall be exact replicas of the final plan approved by the Township Council.

Design and Improvement Standards
§ 87.46.11 General requirements.

B. Location. A planned residential development within the planned research and business park district may be established in the following districts as designated by Chapter 200, Zoning, on the Official Zoning Map: Planned Research and Business Park District.

C. Size. A proposed planned residential development must contain no fewer than 16 dwelling units and no less than thirty-five acres of total land area.

D. Ownership. All land contained in a proposed planned residential development within the planned
research and business park district must be controlled by a landowner and be developed as a single entity.

87-46.12 – Conditional Uses.

A. Duplexes, townhomes, and multi-family residences shall be permitted by Conditional Use.

87-46.13 – Density and Intensity

A. In a planned residential development, there may be no minimum area requirements for individual lots or building sites. However, the following are the maximum number of dwelling units allowed per gross acre of the PRD.

<table>
<thead>
<tr>
<th>Type of Building</th>
<th>Density (dwelling units per acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Duplex</td>
<td>16</td>
</tr>
<tr>
<td>Townhome</td>
<td>22</td>
</tr>
<tr>
<td>Multi-family</td>
<td>36</td>
</tr>
</tbody>
</table>

B. Land devoted to nonresidential uses shall not be included in the gross planned residential development acreage used to calculate gross residential density. A minimum of 30% of the land in the development shall be designated by a plan for nonresidential uses. Land devoted to nonresidential uses may be deemed to include driveways, parking areas and yards which primarily service nonresidential uses but may, for purposes of calculation, include common open space. The total floor area of all nonresidential uses shall not exceed 30% of the total floor area of all buildings in a planned residential development.

C. Council may refuse to allow the maximum density permitted within each zoning district or may refuse to allow certain permitted nonresidential uses if the development would:

1. Create unsafe vehicle access to the PRD within the PRBD.
2. Create traffic which exceeds the level of service of public streets which adjoin the PRD within the PRBD.
3. Plan an excessive burden on utilities, parks, schools or other public facilities which serve or are proposed to serve the PRD within the PRBD.
4. Adversely affect existing uses on adjacent lands which are different from the nearby uses in the PRD within the PRBD.

D. Spacing: Council may allow the reduction in lot size, lot width, spacing and side and rear yard setback requirements previously required in the zoning district to promote innovative design, provided that:

1. Front yard setback distances (measured from the right-of-way line) shall be required as followed:

<table>
<thead>
<tr>
<th>Type of Building</th>
<th>Local and Collector Streets</th>
<th>Arterial Streets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Duplex, Townhouses, and Multi-family Residential</td>
<td>30 feet</td>
<td>50 feet</td>
</tr>
<tr>
<td>Nonresidential</td>
<td>5 feet</td>
<td>50 feet</td>
</tr>
</tbody>
</table>

2. Nonresidential buildings may not be located closer than 50 feet to residential buildings. This does not apply to multi-story buildings mixed with both residential and nonresidential uses.
(3) Spacing may be provided between buildings to ensure privacy and sufficient light and air. Each development may provide reasonable visual and acoustical privacy for dwelling units. Fences, insulations, walks, and landscaping may be used, as appropriate, for the protection and aesthetic enhancement of property, the privacy of its occupants, the screening of objectionable views or uses and the reduction of noise.

(4) A minimum 5 feet wide sidewalk is required along both sides of all public streets. A structure may be located further from the street so long as the sidewalk increases in width.

(5) Nonresidential uses shall provide a minimum 10’ wide sidewalk along the street.

E. Height: development should not exceed the maximum height permitted in the adjoining residential district. When the building is located within 120 feet of more than one adjoining zoning district, the height should not exceed the lowest maximum height allowed in either district. The Council may allow higher buildings beyond 120 feet from the perimeter in such a manner so as not to create any adverse impact on adjoining lands.

F. Perimeter Requirements. The Planned Residential Development within the Planned Research and Business Park District shall be designed to avoid adverse influences and impacts on surrounding properties.

(1) Residential structures located adjacent to the perimeter boundary of the planned residential development may be required to conform to the setback and yard regulations of the adjoining district as described in Chapter 200, Zoning, when necessary to ensure compatibility of land uses.

(2) Nonresidential structures adjacent to the perimeter boundary of the planned residential development may conform to the buffer setback and buffer yard requirements contained in Chapter 200, Zoning.

(3) Additional buffer yards, which conform to the specifications contained in Chapter 200, Zoning, may be required where the planned residential development is adjacent to existing dwellings or neighborhoods.

G. Block Standards.

(1) All planned development surrounded by public right-of-ways on all sides should incorporate a block structure in its design.

(2) Each block may have a maximum perimeter of 1,400 feet measured along the street right-of-way perimeter.

(3) On-street parking shall be provided along streets. A minimum of 15 spaces per 500 linear feet of street.

(4) Block faces may exceed 500 feet in length. Block faces that exceed 500 feet, shall provide a pedestrian path of not less than 10 feet wide.

(5) One block face may be bound by a non-vehicular pedestrian street. If provided, the pedestrian streets may have a dedicated right-of-way of no less than 25 feet.

H. Frontage Standards.

(1) Buildings shall be oriented so that the principal façade addresses the principal street it faces.

(2) Surface parking lots are not permitted along street facing frontages between the right-of-way/property line and principal building face. Parking areas can still be street-facing, just not between the building front and property line.

(3) Surface parking lots should be screened in accordance with Chapter 200 Zoning, Landscape and Buffer Requirements.
(4) Street-facing townhouses shall not be front loaded.
(5) Outdoor storage, service areas and building utility equipment screened in accordance with Chapter 200 Zoning.
(6) Prominent sites should be reserved for civic buildings.

**87-46.14 – Open Space Requirements:**

A. A minimum of 30% of the gross area of the planned residential development within the planned research and business park district shall be devoted to public or common open space. Non-residential uses noted in Section 87.46.13 are permitted to count toward the 30% open space requirement.

B. At least 50% of the required public or common open space shall include open space fronted by public streets on at least 2 sides.

C. The Township Council may accept all or part of the common open space in dedication, provided that:

   (1) The land so dedicated is contiguous; and
   (2) The Council may require that no less than 50% of the land so dedicated shall be located outside of a floodplain, shall not be subject to seasonal flooding and shall have a finished grade not exceeding 5%.

D. For purposes of calculating required acreages specified herein, common open space shall not include land occupied by streets, driveways, parking spaces and buildings or structures, other than recreational structures for the use by all residents of the development or by the public.

E. All common open space shall be improved for its intended use. Up to half of the common open space may be left in its natural state to preserve unique natural features and amenities or to avoid excessive grading or removal of trees. At least 50% of the common open space shall be devoted to recreational or leisure-time activities, freely accessible to residents, property owners and tenants of the planned residential development within the planned research and business district.

F. All residents, property owners and tenants of the planned residential development within the planned research and business park district shall have access to the common open space. The common open space shall be on land owned by a property owners’ association or on privately owned land when an open space easement and access easement has been granted to the property owners’ association.

**87-46.15. Environmental Design**

The environmental design scheme of the planned residential development within the planned research and business park district shall be laid out in such a fashion so that all of the elements listed below are incorporated into a harmonious and aesthetically pleasing design. Consideration should be given to the overall character of the community and its visual effect on the residents of the planned development as well as the residents of the Township and Centre Region at large.

B. The planned residential development within the planned research and business park district should be designed to minimize grading and other changes to the natural terrain. All graded slopes should blend with the surrounding terrain and development.

D. All planned residential developments within the planned research and business park district shall conform to the regulations contained in Chapter 200, Zoning, concerning floodplain conservation, slope controls, nuisance standards, outdoor storage, waste and sewage disposal, illumination, landscaping, historic properties and temporary uses.

E. All planned residential developments within the planned research and business park district shall
conform to the regulations on erosion and grading control contained in Chapter 180, Subdivision of Land.

F. All planned residential developments within the planned research and business park district shall conform to the requirements of Chapter 175, Stormwater Management.

87 – 46.16 Traffic and Pedestrian Access

A. A proposed planned residential development within the planned research and business park district shall have direct access to a public collector or arterial street. Planned residential developments within the planned research and business park district which propose multiple lots shall provide direct access from each lot by either a public street or private street designed and constructed in conformance with the appropriate regulations of Chapter 177, Streets and Sidewalks, and Chapter 180, Subdivision of Land. [Amended 5-17-2012 by Ord. No. O-12-03]

D. Parking shall be provided as required in Off-street parking. All development within a planned residential development within the planned research and business park district shall provide off-street parking as required in § 200-38, Off-street parking, with the following exceptions: [Amended 5-17-2012 by Ord. No. O-12-03]

E. Motor vehicle access. Every lot within a planned residential development within the planned research and business park district shall have motor vehicle access to a public street directly or via a private street in accordance with § 200-37, Motor vehicle access, with the following exceptions: [Added 5-17-2012 by Ord. No. O-12-03]

87 – 46.16 Utilities, Easements, and Markers

A. Sanitary sewage disposal. All buildings in a planned residential development within the planned research and business park district located in the designated service area of the Centre County Comprehensive Water and Sewer Plan, 1970, as revised, or in any residential zoning district, as designated by Chapter 200, Zoning, shall connect to the public sewer system.

B. Water supply.

(1) All planned residential developments within the planned research and business park district shall connect to public water authority/company mains. All water mains and laterals shall meet the design and installation specifications of said water authority/company.

87 – 46.17 Workforce housing

Zoning requirements for applicable residential developments may be reduced, as follows, upon the provision of workforce housing within a development:

A. Applicability. The regulations contained herein shall apply upon the designation of dwelling units as workforce housing and shall be applicable as follows:

(1) General. A developer(s) of residential dwelling units shall receive regulatory relief from zoning and/or subdivision of land regulations as an incentive for providing workforce housing dwelling units. Such relief shall be based upon the type and amount of dwelling units designated as workforce housing in accordance with the regulations contained in this section.

(2) Mandatory requirement.

(a) For those developments where the residential density is five or more dwelling units per acre, the provision of workforce housing is required. A development which exceeds this density threshold
shall designate a percentage of its total dwelling units as workforce housing units in accordance
with the minimum levels listed in the table below:

<table>
<thead>
<tr>
<th>Density of Proposed Development (dwellings per acre)</th>
<th>Percentage of Required Workforce Housing Units*</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 to 5.99</td>
<td>5%</td>
</tr>
<tr>
<td>6 to 6.99</td>
<td>6%</td>
</tr>
<tr>
<td>7 to 7.99</td>
<td>7%</td>
</tr>
<tr>
<td>8 to 8.99</td>
<td>8%</td>
</tr>
<tr>
<td>9 to 9.99</td>
<td>9%</td>
</tr>
<tr>
<td>10 or more</td>
<td>10%</td>
</tr>
</tbody>
</table>

* Reflects a percentage of the total number of dwelling units within a development that are to be
designated as workforce housing. In case of a fraction, the required number of units shall be rounded
to the next highest whole unit.

(b) Developers can exceed the minimum levels of mandatory workforce housing listed above and shall receive any additional incentives in accordance with the regulations below.

(c) Any residential development which proposes 10 or less dwelling units shall be exempt from this mandatory requirement.

(3) Calculation of density. To determine residential density, the following shall apply:

(a) Density of a development containing residential dwelling units shall be equal to the number of the proposed dwelling units divided by the gross site area inclusive of proposed rights-of-way or any other portion of the site to be dedicated to the Township or homeowners' association.

(b) For the purposes of this section, only those residences which meet the definition of applicable residential dwellings in Subsection B below shall be used to calculate the total number of dwelling units within a development.

(c) The residential density within a planned residential development shall not include areas devoted to nonresidential uses as noted in § 145-17B.

B. Incentives. The incentives provided to a residential developer are on a per-dwelling-unit basis unless otherwise noted within the regulations. The incentives offered below will differ depending on the type of dwelling that is being designated as workforce housing.

(1) Single-family house and duplex. All single-family houses, duplexes and/or any other structure containing two or less dwelling units in which at least one is designated as workforce housing shall be permitted to the following regulatory reductions:
(a) **Minimum lot size and density:** 5,000 square feet per dwelling unit or that permitted under existing zoning, whichever is less with one exception: In the Single-Family Residential Zoning District (R-1), only those lots two acres or greater in size can be developed with multiple duplexes not to exceed a density of seven dwelling units per acre. This calculation shall be inclusive of all land proposed for development including all proposed rights-of-way, parkland/open space areas, stormwater management facilities, and the like. [Amended 9-15-2016 by Ord. No. O-16-05]

(b) **Minimum lot width:** 40 feet per unit.

(c) **Maximum impervious coverage:** 55%.

(d) **Side setback.** The side yard setback for a lot containing workforce housing dwelling unit(s) may be reduced to seven feet. Side yard setbacks may also be reduced to seven feet for market-rate housing units for those side yards that directly abut lots containing workforce housing dwelling units.

(e) **Parkland and open space requirements.** The parkland and open space requirements of § 180-26B may be waived for dwelling units designated as workforce housing. Those subdivisions or land developments which thereby reduce the parkland and open space requirements by more than 50% shall only be permitted to do so under the following conditions:

[1] All workforce housing units within the residential development will have safe, reasonable access via sidewalks, paths or bike paths to parkland or open space located within or near the subject residential development.

[2] No workforce housing unit shall be more than 1/4 mile from parkland or open space in or near the subject development as measured between the two closest points of property lines of the workforce housing unit and park or open space perimeter.

[3] For the purposes of this Subsection B(1)(e) of § 200-38.4, parkland and open space shall be considered as that designated as "existing parks" or "recreation land owned by others" and available for public use. In addition, land owned by the State College Area School District may also be considered as parkland and open space if such land contains recreation facilities that can be used by the public.

(f) **Sidewalk.** The amount of sidewalks required pursuant to § 180-16.1 may be reduced in an amount equal to the total street frontage of all lots containing dwelling units defined as workforce housing units pursuant to the following:

**NOTE:** See also §§ 180-16, Streets, and 180-16.1, Sidewalks.

[1] The reduction may take place anywhere within the subdivision or land development containing workforce housing units.

[2] Any collector or arterial streets within the residential development should have a sidewalk on both sides of the street. All other streets (public or private) shall have a sidewalk on at least one side of the street.

[3] Sidewalks shall provide access to any parkland, open space or school within or adjacent to the development.
[4] In instances where a development of single-family houses and/or duplexes developed with multiple dwellings on a single lot in which the development contains workforce housing units, the reduction in sidewalks shall be calculated as follows:

[a] The reduction in required sidewalk may be in an equal proportion to the percentage of the total proposed dwelling units which are designated as workforce housing.

[b] Regardless of the amount of sidewalk permitted to be reduced as calculated above, a sidewalk shall be provided along an adjacent public street as noted above in § 200-38.4B(1)(f)[2] and [3].

[5] The sidewalk reduction is not guaranteed upon the provision of workforce housing. Approval of such reduction by Council will be based upon ability to meet the conditions set forth § 200-38.4B(1)(f)[2] and [3].

NOTE: See §§ 180-16, Streets, and 180-16.1, Sidewalks.

(g) Additional bonus. The reduced lot requirements noted in § 200-38.4B(1)(a) through (e) above may also be applied to market-rate housing units in addition to that of the designated workforce housing units based on the following ratios or fractions thereof rounded to the nearest whole number:

[1] For every two workforce housing units which are affordable to those households with incomes between 80% to 100% of AMI, one market-rate housing unit shall be permitted to have similar lot requirements noted above in § 200-38.4B(1)(a) through (e).

[2] For every one workforce housing unit which is affordable to those households making less than or equal to 80% of AMI, one market-rate housing unit shall be permitted to have similar requirements noted above in § 200-38.4B(1)(a) through (e).

(h) Accessory dwellings. Single-family houses designated as workforce housing may be permitted to contain accessory dwellings pursuant to § 200-11A(1). If the accessory dwelling unit is to be rented, than the anticipated income from renting the accessory dwelling unit shall be included in calculating a household’s total income when certifying income of potential buyers of a workforce housing unit.

(2) Townhouse and multifamily units. All townhouse, multifamily units and/or any other structure containing three or more dwelling units in which some or all are designated as workforce housing units shall be permitted to the following regulatory reductions:

(a) Maximum impervious coverage. The maximum impervious coverage for a development containing workforce housing units may be increased above that permitted in the zoning district by an amount equal to the total gross floor area of those units designated as workforce housing units. However, in no instance shall the impervious coverage exceed 55%, regardless of the number of workforce housing units.

(b) Parkland and open space requirement. The parkland and open space requirements of § 180-26B shall be waived for all townhouse and multifamily dwelling units designated as workforce housing. Those subdivisions or land developments which thereby could reduce the parkland and open space requirements by more than 50% shall only be permitted to do so in the same manner as that allowed for single-family houses and duplexes as noted in § 200-38.4B(1)(e).
(c) Occupancy limit. The occupancy of unrelated individuals as established in § 200-11Z may be increased from three to five individuals as follows:

[1] For each unit designated as workforce housing, one unit in the development may be permitted to have up to five unrelated individuals residing within it.

[2] The unit which is permitted to have the increased occupancy, as noted above, does not have to be designated as workforce housing and can be located anywhere within the residential development containing the workforce housing.

(d) Permitted height. The permitted height of a building may be increased by 10 feet above that permitted in the zoning district regulations, if the building contains either two dwelling units or 10% of the total dwelling units, whichever is greater, are designated as workforce housing.

(3) Planned residential developments. The workforce housing regulations herein are also applicable to planned residential developments as permitted in Chapter 145, Planned Residential Developments, with the following incentives:

(a) Maximum building coverage. The total ground floor area of all buildings and structures shall be permitted to exceed 30% of the total land area of the planned residential development in a manner equal to an increase of coverage by 1% for every 1% of total number of dwelling units which are designated as workforce housing. However, regardless of the number of dwellings designated as workforce housing, the total building coverage shall not exceed 40% of the total land area of a planned residential development.

(b) Maximum total impervious coverage. The maximum impervious surfaces shall be permitted to exceed 50% of the total area of the planned residential development in a manner equal to an increase of impervious coverage by 1% for every 1% of the total number of dwelling units which are designated as workforce housing. However, regardless of the number of dwellings designated as workforce housing, the total impervious coverage shall not exceed 60% of the total planned residential development.

(c) Open space. The minimum amount of open space required in § 145-18A may be decreased below 30% of the total area of the planned residential development in a manner equal to a decrease of 1% for every 1% of the total number of dwelling units which are designated as workforce housing. However, regardless of the number of dwellings designated as workforce housing, the total open space required may not be decreased beyond 20% of the total area of the planned residential development.

(d) Additional bonus. The maximum amount of land devoted to nonresidential uses within a planned residential development shall be permitted to exceed 20% in a manner equal to an increase in nonresidential land by 1% for every 1% of the total number of dwelling units which are designated as workforce housing for households earning less than 80% of the area median income. However, regardless of the number of dwellings designated as such, the maximum area of land devoted to nonresidential uses shall not exceed 30%.

C. Provision of workforce housing. All workforce housing units proposed in a land development and/or subdivision are required to be built on site covered by such plan unless one of the following options enumerated below is utilized. In such instances, the developer shall continue to retain the incentives applied to on-site development for the number of workforce housing units being
provided for under the options listed below:

(1) Fee in lieu. An applicant may pay a fee in lieu of constructing some or all of the workforce housing units which it is receiving incentives for given the following regulations:

(a) College Township Council shall establish by resolution the amount of the fee-in-lieu payment per unit, which shall be based on actual construction costs and inclusion of land purchase costs.

(b) To determine the total fee-in-lieu payment, the per-unit amount established by the Township shall be multiplied by the number of workforce housing units otherwise required to be constructed or as desired by the developer to be eligible for the incentives.

(c) The Township shall be required to establish and administer a workforce housing fund into which all fee-in-lieu payments shall be deposited. The Township shall then be required to use such funds to further its mission of providing workforce housing as defined herein.

(2) Land donation. Land within College Township may be donated to the Township or its designee in place of workforce housing dwelling units being built within a proposed development pursuant to the following:

(a) The value of the land must be equal to or greater than the value of the fee-in-lieu payment noted above in Subsection C(1) to be calculated as follows:

[1] The value of the land will be determined by an appraisal completed by a certified appraiser. Each party (developer and the Township) shall submit an appraisal.

[2] If the lower appraised value is 90% or greater of the other appraisal, the two appraised values shall be averaged.

[3] If the lower appraised value is less than 90% of the other appraisal, then each appraiser shall, within 15 days of notice from the Township, agree on a third appraiser, the cost of which is to be shared equally by the Township and the developer. Within 30 days of notice of his appointment, the third appraiser shall submit an appraisal. The middle of the three appraised values shall be used to determine the value of the land to be donated.

[4] If both the Township and the developer agree, the requirement for the appraisal process above in whole or in part may be waived upon mutual agreement between the Township and the developer.

(b) The land to be donated must meet all applicable zoning, land development and subdivision requirements to construct the desired type and amount of units.

(c) The land donation must occur prior to the completion of the market-rate units. The certificate of occupancy will be withheld pursuant to the requirements of Subsection D(1) below until the land donation occurs.

(3) Off-site development (new dwellings). Workforce housing units otherwise required to be constructed or as desired by the developer to be eligible for the incentives listed above may be constructed off site given the following regulations:

(a) Location. The dwelling units to be utilized to satisfy the workforce provisions shall be located within College Township.
(b) **Number of.** The total number of units provided off site shall be equal to those which would have been provided on site.

(c) **Approval.** The applicant must obtain off-site development plan approval from the Township at the same time the applicant obtains plan approval for the proposed market-rate units within the covered development. The off-site development plan must include, among other land development plan requirements, documentation of site control, necessary financing in place to complete the off-site development, architectural designs and elevations, and any other documentation deemed necessary by the Township to ensure compliance with the regulations contained herein.

(d) **Each of the off-site dwellings designated as workforce housing shall meet all of the supplemental regulations stipulated in § 200-38.4D.**

(4) **Existing dwellings.** A developer may designate dwelling units which have already been constructed as workforce housing units to meet his obligation (whether voluntary or mandatory) to obtain the incentives listed in § 200-38.4B for a particular development. Such off-site, existing dwelling units shall meet the regulations listed above in § 200-38.4C(3) and the following additional regulations:

(a) **The units must be inspected and rehabilitated to meet current building codes.**

(b) **The proposed dwellings to be designated as workforce housing units shall be considered market-rate units. Utilizing this provision shall result in the conversion of market-rate dwellings to income-restricted workforce housing dwelling units.**

(5) **Credits for existing workforce housing.** A developer of a new development may be given credit for previously built dwelling units which could be defined as workforce housing given the following regulations:

(a) **The existing dwelling units in which a developer is seeking credit shall not have previously been created or in any way developed utilizing the regulatory relief provided herein.**

(b) **The developer shall only receive credit in whole or in part to relieve him of the mandatory obligation of providing workforce housing units as stipulated in § 200-38.4A(2). If the number of dwelling units being credited toward a developer's mandatory obligation is less than that required under § 200-38.4A(2), then the developer shall be required to provide workforce housing units equal to the difference of the credit and the mandatory requirement.**

(c) **In order for a previously built dwelling unit(s) to be credited towards a development's workforce housing obligation, each credited unit must:**

[1] Have received its certificate of occupancy no more than five years prior to the date of the developer's submission of the new subdivision or land development plan; and

[2] Be designated as workforce housing upon land development and/or subdivision approval of the development seeking said credits and therefore meet all workforce housing unit regulations stipulated in § 200-38.4D.

D. **Supplemental workforce housing regulations.** In addition to the regulations above, all workforce housing units shall have the following requirements:

(1) **Amenities.** Workforce housing units may differ from the market-rate units in a development with...
regard to interior amenities and gross floor area, provided that:

(a) The differences, excluding differences related to building size differentials, are not apparent in the general exterior appearance of the development;

(b) The gross floor area of the habitable space within workforce housing dwelling units is not less than the following minimum requirements:

[2] Two bedrooms: 1,000 square feet.
[4] Four bedrooms: 1,400 square feet.
[5] Five or more bedrooms: add an additional 150 square feet per additional bedroom.

(2) Timing of construction. Workforce housing units shall be made available for occupancy at approximately the same rate as the market units, except that certificates of occupancy for the last 15% of the market-rate units shall be withheld until certificates of occupancy have been issued for all of the workforce units.

(3) Cost offsets. The Township may discount or defer municipal fees associated with the approval process of a subdivision/land development. Any developer of workforce units may submit a request for a discount or deferment of fees. The request must also contain information detailing how real costs will be reduced and how the savings will be passed on to the workforce housing units. The Township Council's decision on a discount or deferment of municipal fees will be based upon Council determining that such savings will be appropriate and directly proportionate to the reduction in unit sales or rental costs. The Township shall review the request and provide an answer to the developer within 30 days of receipt of the request.

(4) Certification of buyers. Prior to executing a purchase contract for any workforce unit, the prospective workforce unit buyer shall be certified as meeting income requirements for the specified unit by the Township or its designee. Developers and workforce housing unit buyers may execute only purchase agreements that are approved as to form by the Township or its designee. The purchase agreement shall include language attached as an addendum provided by the Township or its designee which shall require that an appropriate disclosure form be provided to and explained to the workforce housing unit buyer prior to execution of the contract. The disclosure form shall explain any deed restrictions, restrictive covenants, and/or liens that are placed on the workforce housing unit to ensure long-term affordability.

(5) Certification of renters. Prior to renting a workforce unit, the prospective renter shall be certified as meeting income requirements by the Township or its designee. The following limitations shall apply to the certification of renters:

(a) The rental unit must be used as the principal place of residence.

(b) Students enrolled in a post-secondary program, college or university are eligible only if they can meet the following two conditions:
[1] The student does not meet the Internal Revenue Service's definition of a "dependent," and

[2] The student can be classified as an "independent student" as defined by § 480(d) of the Higher Education Act.

(6) Ensuring affordability. To ensure that any unit created under this section of the Zoning Ordinance (rented or owner-occupied) remains affordable over time, the owner of said unit(s) shall be required to maintain affordability based upon a legally binding agreement with either the Township or its designee, to be recorded at the Centre County Recorder of Deeds. Said agreement shall include:

(a) The period for which the units shall remain affordable, which at a minimum should be at least 30 years from the date of initial occupancy of a workforce housing unit;

(b) The process for certifying subsequent buyers of workforce housing dwelling units for the duration of the specified period of affordability;

(c) The level of affordability, including the amount of equity able to be recouped by the homeowner or owner of a rental property containing workforce housing units upon sale of the property; and

(d) A provision allowing the Township or its designee to first be offered the right to purchase a workforce housing unit prior to selling said unit without income restrictions if such sale is to occur after the affordability period noted above in § 200-38.4D(6)(a) with the following stipulations:

[1] The resale price which the Township or its designee shall pay the owner of the workforce housing unit(s) shall be no less than that calculated in § 200-38.4D(10) below;

[2] The Township or its designee shall be given a period of 90 days to execute a purchase agreement for said unit(s).

[3] Upon reaching the end of the ninety-day resale period or upon notice by the municipality or its designee that there is no interest in the workforce housing unit, the owner will be free to sell the unit.

(7) Calculation of rental prices. Workforce housing units which are to be rented shall have a rental price which is affordable to households which earn 65% or less of the area median income, with the exception of those housing units which have a rent-to-own option pursuant to § 200-38.4D(12). Affordability shall be determined as monthly housing expenses being no greater than 30% of the household gross monthly income based upon household size assumptions noted in § 200-38.4D(11). Monthly housing expenses shall be calculated as the sum total of the monthly rent, plus the current utility allowance per the Housing Authority of Centre County.

(8) Rental price increases. Annual rent increases shall be limited to the percentage increase in the median household income within the State College metropolitan statistical area.

(9) Calculation of sales prices. Workforce housing units which are to be sold shall have a sale price which is affordable to households which earn 100% or less of the area median income. Affordability shall be determined as monthly housing expenses being no greater than 30% of the household gross monthly income based upon household size assumptions. Monthly housing expenses shall be calculated as the sum total of the principal and interest of the mortgage plus all
property taxes, homeowners' insurance, homeowners' association fees, and any other fees approved for inclusion by the Township.

(10) Resale value of workforce housing units. The resale value of a workforce housing unit(s) during the affordability period stipulated in § 200-38.4D(6)(a) shall be limited to the lowest of:

(a) The purchase price plus an increase based on the percentage increase in the Consumer Price Index for the State College metropolitan statistical area (MSA) for all urban consumers since the date of previous purchase; or

(b) The purchase price plus an increase, based on the percentage increase in the area median income since the date of purchase; or

(c) The purchase price plus an increase, based upon the compound average growth rate of Centre Region average house sale prices since the date of purchase; or

(d) The fair market value.

(11) Household size assumption. In calculating rent or sales price of a workforce housing unit, the following maximum relationship between unit size and assumed household size to determine income affordability shall apply:

(a) Efficiency units: one-person household.

(b) All other units: one plus number of bedrooms equal number of persons per household.

(12) Rent to own. Workforce housing units which are part of a rent-to-own program may be rented to households who earn more than 65%, but less than 100%, of the AMI subject to the following:

(a) The minimum duration of the initial term of a lease for renting the workforce housing unit shall be for no less than an initial 18 months followed by the ability to be annually renewed. In addition the duration of the lease may be shortened upon the tenant entering into an option to purchase the workforce housing unit.

(b) The owner of the workforce housing unit(s) must also enter into an agreement with the tenant of the rent-to-own unit which will specify the terms of the program.

(c) The rent-to-own agreement between the owner and the renter of the workforce housing unit shall include provisions for a percentage of the rent to be set aside and utilized towards the purchase of the unit by the renter.

(d) The rent-to-own agreement shall be provided to the Township for review to determine if the rent-to-own terms will lead to an acceptable number of renters succeeding in obtaining ownership of the workforce housing unit.

E. Administration. College Township and/or its designee shall ensure compliance with all regulations contained herein and/or Chapter 180, Subdivision of Land, and Chapter 200, Zoning. The developer shall draft and submit for approval a legally binding agreement which states the responsibilities of all entities involved with the ongoing administration, and marketing of, and compliance with these regulations upon approval of a development containing workforce housing units. College Township shall reserve the right to designate another legal entity for the purpose of
administrative needs of this section of who should be a party in all legally binding agreements required in this section.

87 – 46.18 Permits and Fees
A. Fees. The Council may establish, by resolution, a schedule of fees and a collection procedure for review and inspection of all applications for approval of a planned residential development plan within the planned research and business park district.

B. Zoning permit. In a planned residential development within the planned research and business park district, a zoning permit shall be required prior to the erection, extension or alteration of any structure and prior to the use or change in use of a structure or land, as required by Chapter 200, Zoning, including § 200-50, Residential site plan review. [Amended 2-20-2014 by Ord. No. O-14-01]

C. Occupancy permit. Upon completion of the erection, extension or alteration of a structure in a planned residential development within the planned research and business park district for which a zoning permit was issued, the applicant shall apply for an occupancy permit, as required by Chapter 200, Zoning.

87 – 46.19 Violations and penalties
No changes, including changes in use, bulk and location of structures, quantity and location of open space and density of residential uses, shall be made in the approved final plan, except upon application to the Township under the procedures set forth in this chapter. Any person, partnership or corporation who or which, being the owner or agent of any lot, tract or parcel of land, shall lay out, construct, open or dedicate any street, sanitary sewer, stormwater sewer, water main or other improvements for public use, travel or other purposes or for the common use of occupants of buildings abutting thereon or who sells, transfers or agrees or enters into an agreement to sell any land in a planned residential development within the planned research and business park district, whether by reference to or by other use of a plan of such development, or erect any building thereon, unless and until a plan has been prepared and approved in full compliance with the provisions of this chapter, shall be subject to those penalties prescribed by Sections 515 and 616 of the Pennsylvania Municipalities Planning Code, as amended, which penalties provide for the imposition of fines and other penalties.

87 – 46.20 Property Owners Association
A. In the event that the organization established to own and maintain common open space, or any successor organization, shall at any time after establishment of the planned residential development within the planned research and business park district fail to maintain the common open space in reasonable order and condition in accordance with the development plan, the Township may serve written notice upon such organization or upon the residents of the planned residential development within the planned research and business park district, setting forth the manner in which the organization has failed to maintain the common open space in reasonable condition, and said notice shall include a demand that such deficiencies of maintenance be corrected within 30 days thereof and shall state the date and place of a hearing thereon, which shall be held within 14 days of the notice. At such hearing, the Township may modify the terms of the original notice as to the deficiencies and may give an extension of time within which they shall be corrected. If the deficiencies set forth in the original notice or in the modifications thereof shall not be corrected within said 30 days or any extension thereof, the Township, in order to preserve the taxable values of the properties within the planned residential development and to prevent the common open space from becoming a public nuisance, may enter upon said common open space
and maintain the same for a period of one year. Said maintenance by the Township shall not constitute a taking of said common open space nor vest in the public any rights to use the same. Before the expiration of said year, the Township shall, upon its initiative or upon the request of the organization theretofore responsible for the maintenance of the common open space, call a public hearing upon notice to such organization, or to the residents of the planned residential development, to be held by the Council or its designated agency, at which hearing such organization or the residents of the planned residential development within the planned research and business park district shall show cause why such maintenance by the Township shall not, at the option of the Township, continue for a succeeding year. If the Council or its designated agency shall determine that such organization is ready and able to maintain said common open space in reasonable condition, the Township shall cease to maintain said common open space at the end of said year. If the Council or its designated agency shall determine that such organization is not ready and able to maintain said common open space in a reasonable condition, the Township may, at its discretion, continue to maintain said common open space during the next succeeding year and, subject to a similar hearing and determination, in each year thereafter. The decision of the Council or its designated agency shall be subject to appeal to court in the same manner and within the same time limitation as is provided for zoning appeals by the Pennsylvania Municipalities Planning Code, as amended.

B. The cost of such maintenance by the Township shall be assessed ratably against the properties within the planned residential development within the planned research and business park district that have a right of enjoyment of the common open space and shall become a lien on said properties. The Township, at the time of entering upon said common open space for the purpose of maintenance, shall file a notice of lien in the office of the prothonotary of Centre County upon the properties affected by the lien within the planned residential development.

SECTION 3 ZONING

200.27.1.A(2)(g) – to provide for duplexes, townhouses, and multifamily residences by Conditional Use.

200.27.1.C(1)(k) – duplexes, townhouses, and multi-family residences pursuant to Chapter 87-46.

SECTION 4 SEVERABILITY

If any sentence or clause, section, or part of this ordinance is found to be unconstitutional, illegal or invalid, such findings shall not affect or impair any of the remaining parts of this ordinance. It is hereby declared to be the intent that this ordinance would have been adopted had such part not been included.

SECTION 4 EFFECTIVE DATE

This ordinance shall take effect five (5) days after enactment.

ENACTED AND ORDAINED, this 19th day of October 2023, by the College Township Council, Centre County, Pennsylvania.

ATTEST: COLLEGE TOWNSHIP COUNCIL:

Adam T. Brumbaugh Dustin Best

Adam T. Brumbaugh, Manager / Secretary Dustin Best, Council Chair