

**JOINT COLLEGE TOWNSHIP  
PLANNING COMMISSION-COUNCIL  
MEETING MINUTES  
Tuesday, March 1, 2011**

**ATTENDED BY -**

**COUNCIL:** Mary C. Shoemaker, Chair  
David P. Fryer, Vice-Chair  
Forrest J. Remick, Ph.D.  
Daniel D. Klees  
David W. Koll

**PLANNING COMM.:** Alfred Barbour, Vice-Chair  
Janet E. Sulzer, Secretary  
Anthony Fragola

**STAFF:** Adam T. Brumbaugh, Township Manager/Secretary  
Kent N. Baker, Township Engineer  
Robert T. Long, Jr., Finance Director  
John J. Franek, Jr., Zoning Officer  
Mark Holdren, CRPA Sr. Planner  
Mary E. Wilson, Asst. Township Secretary  
Linda Magro, Engineering Secretary

**ABSENT:** Ray Forziat, P.C. Chair  
L. Eric Bernier, P.C. Member  
Hayes C. Gearhart, Jr., P.C. Member  
George M. Khoury, P. C. Member  
Robert T. Long, Jr., Finance Director  
John J. Franek, Jr., Zoning Officer

**CALL TO ORDER**

Chair Shoemaker called to order the March 1, 2011, Joint Meeting of the College Township Planning Commission and Council at 7:00 PM.

**ANNOUNCEMENT:**

Chair Shoemaker announced that, due to a lack of a Planning Commission quorum, the approval of P.C. Communications and P.C. Meeting Minutes of February 15, 2011, will be

tabled until the next regular Planning Commission meeting scheduled for March 15, 2011, at 7:30 PM.

Members agreed to set a two-hour limit on the technical discussion involving the reorganization of the Township's Zoning Ordinance.

Council and Planning Commissioners recognized and welcomed Penn State civil engineering students attending this meeting.

**OPEN DISCUSSION:**

None.

**SPECIAL PRESENTATION:**

**SP-1 Columbia Gas of Pennsylvania, Inc.; Transmission Class Pipeline Encroachment Protection Issues**

In light of recent gas pipeline explosions in other regions of the country, Mr. J. Ferguson, Columbia Gas of Pennsylvania, offered a presentation on the importance of maintaining the utmost integrity and protection of the gas pipeline that runs through College Township and demonstrated the marker that is placed above ground indicating a gas pipeline's sub-surface presence. After a brief discussion on types of piping utilized and safety precautions exercised to keep the pipelines secure, Mr. Ferguson requested that, as an imperative safety check, Columbia Gas be given an opportunity to sign off on all submitted plans that are proposing construction activities within 300 feet of any Columbia Gas pipeline right-of-way in College Township.

In response to Council inquiry, Mr. Ferguson advised that the size of the line does not dictate the force of the line or its risk potential. The risk is associated with the pressure on the line, not the volume that is able to pass through it.

Council agreed that staff would work with Columbia Gas to generate a trigger in the plan review process that would further ensure that the gas pipelines are not jeopardized by any nearby development activity.

**CONSENT AGENDA:**

**CA-1 Minutes:**

- a. Feb. 17, 2011 Public Hearing on Ord. O-11-01, UPD
- b. Feb. 17, 2011 Regular Council Meeting.

**Mr. Fryer moved to approve the February 17, 2011, Consent Agenda, as presented.**

**Mr. Klees seconded the motion.**

**Motion carried unanimously.**

## **NEW PLANS:**

No New Plans were brought forward for consideration.

## **SKETCH PLANS:**

No Sketch Plans were brought forward for consideration.

## **OLD BUSINESS:**

### **OB-1 Zoning Reorganization**

Before beginning his presentation, Mr. Mark Holdren, CRPA Sr. Planner, referred Council and Planning Commissioners to Zoning Reorganization binders that were previously provided and that would be utilized over the course of this review process. The first review of this material was received by Council on February 17, 2011, and considered the rural and residential zoning district regulations and staff's proposed changes.

Following Mr. Holdren's comprehensive PowerPoint presentation, Council and Planning Commissioners offered comments on the Forest, Ag, and R-1 zoning districts.

### **General Comments**

- In response to panel inquiry regarding group homes, Mr. Holdren stated that case law prohibits the discrimination against unrelated residents of a household, which makes some of the zoning ordinance in need of modification.
- Dr. Remick will provide editorial revisions to Mr. Holdren separately.
- Ensure that this document be consistent throughout.
- Consider the possibility of allowing a conditional use for each zoning district that could then handle the fringe uses in each district.
- Staff directed to reconsider its workforce housing ordinance.

### **Forest District**

- Add the definition for "Open Space".
- Page 3.B.(4), "Accessory Uses", consider whether this should be "shall" or "may" be permitted.
- Consideration of uses based on topographical conditions in the Forest District.

Mr. Wayne Pauley, 390 Mt. Nittany Road, Lemont, stated that when he purchased his property in the early 1990s, the permitted uses in Code's "Criteria and Standards For The Forest District" chart lists included "All permitted uses of the Agricultural District". However, changes to this district have been a philosophical migration from the original intent of the zoning district, which was primarily agricultural. Mr. Pauley added that his land

is grandfathered in, allowing him to continue using his land as farmland; however, he recommended some agricultural uses be retained for the Forest District. Mr. Pauley provided photographs of his property and the lot use documentation.

### **Agricultural District**

- Page 6.A., first line; change reference from “Forest District” to “Agricultural District”.
- Add definition for “clustering” or “rural preservation design”.
- Viability of Ag uses:
  - Consider the value of including creative Ag uses, which may help sustain some farms;
  - Removing artisan/craftsmen from uses could impact businesses such as Tait Farm; and
  - Definition for “Community Facilities” may be too restrictive.
  - Explore the possible expansion of home occupations, as it relates to Ag uses.
- Clarify, streamline, and, where necessary, expand zoning definitions to bring into line with current, contemporary uses.
- Could certain types of uses, such as retreats, be permitted in the Forest District?
- Add definition for ‘Height’.

### **Single-Family Residential (R-1) District**

- Dr. Remick: Page 12, (2)(c), Sidewalks; sidewalks on one side of the street are less costly for developers; however, it hampers half the residents, such as parents with strollers, children with bicycles, from exercising without crossing to the sidewalk side of the street. This does not encourage pedestrian movement and should be reconsidered.
- Mr. Fryer spoke similarly relative to parks in affordable housing areas and felt these two items were contradictory to one another.
- Mr. Koll: When considering minimum lot widths and size, lots should be determined by setback and impervious coverage to work with the market-driven trend for smaller, more sustainable lots; consider a higher-density R-1 for market reasons.
- Minimum lot widths should only apply to the street line.
- Considered removing Ag uses from the R-1 vs. allowing for sustainability activities. Possibly allow some horticultural uses.
- Incorporate sustainability by increasing density and mixing of uses.
- Incorporate bonus density into PRD to allow for higher densities.

**NEW BUSINESS:**

No New Business was brought forward for consideration.

**REPORTS:**

No Planning Commission Reports were presented.

**Centre County Metropolitan Planning Organization (CCMPO), February 22, 2011:** Mr. Klees reported that the CCMPO discussed the Unified Planning Work Program (UPWP) and subsequently adopted the FY 2011 – 2012 UPWP. The group amended the Transportation Improvement Program (TIP) to include Whitehall Road/University Drive Extension Widening and the State College Area Universal Transit Access Study Project. The group then considered the different options that the subcommittee presented in response to Marion Township's request to join the CCMPO. The CCMPO discussed Ferguson Township's request for a revision to the CCMPO's local funding share formula.

**Benner Township Canyon Access Request:** Mr. Fryer inquired about Benner Township's access road to the Canyon; and Chair Shoemaker explained that the Pennsylvania Department of Environmental Protection (PaDEP) is constructing some of the access roads, but Benner Township will not be able to fund the remainder. Benner Township is looking at where the users of the Canyon will likely be coming from and will be asking those municipalities to consider contributing.

**PLANNING COMMISSION ANNOUNCEMENTS:**

None presented.

**ADJOURNMENT:**

**Mr. Klees moved to adjourn the March 1, 2011,  
Joint Planning Commission-Council Meeting.  
Mr. Fryer seconded the motion.  
Motion carried unanimously.**

Chair Shoemaker adjourned the March 1, 2011, Regular Council Meeting at 8:55 PM.

Respectfully submitted,

*Adam T. Brumbaugh*

Adam T. Brumbaugh  
Township Manager/Secretary