

**COLLEGE TOWNSHIP  
PLANNING COMMISSION-COUNCIL  
JOINT WORKSHOP MEETING MINUTES  
TUESDAY, MAY 3, 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 COMMISSION:**

Ray Forziat, Chair  
Al Barbour, Vice-Chair  
Janet E. Sulzer, Secretary  
Anthony Fragola  
George Khoury  
Eric Bernier (delayed arrival 7:55 p.m.)  
Hayes C. Gearhart

**STAFF:**

Adam T. Brumbaugh, Township Manager/Secretary  
Kent N. Baker, Township Engineer  
John J. Franek, Jr., Zoning Officer  
Mark Holdren, CRPA Sr. Planner  
Mary E. Wilson, Asst. Township Secretary  
Linda Magro, Engineering Department Secretary

**ABSENT:**

Robert T. Long, Jr., Finance Director

**CALL TO ORDER**

Chair Forziat called to order the May 3, 2011, Joint Meeting of the College Township Planning Commission and Council at 7:05 p.m.

**ANNOUNCEMENTS:**

None.

**OPEN DISCUSSION:**

None.

**P.C. COMMUNICATIONS:**

None.

**SPECIAL PRESENTATION:**

None.

**NEW PLANS:**

None.

**SKETCH PLANS:**

None.

**OLD BUSINESS:**

**OB-1 Zoning Reorganization**

This was the third Joint Workshop to review the zoning reorganization presented by Mr. Mark Holdren, CRPA, Senior Planner. The following districts were discussed: the Village Zoning District (V), the General Commercial Zoning District (C-1), the Mixed-Use Commercial District (C-2), the Business Park District (C-3), the General Industrial District (I-1), and the Rural Industrial District (I-2).

Mr. Holdren stressed that this draft Zoning Ordinance does not regulate land use solely through listing which land uses are permitted; rather, the ordinance lists those uses that are NOT permitted within each zoning district. In addition, building and site design regulations are used in conjunction with use prohibitions which will act as the primary method for regulating land development.

**General Discussion**

Panel consisted of both Council and Planning Commission members together with staff. Discussions were had between council/commissioners and Mr. Holdren regarding the proposed district regulations. Prior to discussing specific district regulations, Mr. Holdren presented several topics including land uses, building and site design requirements, lot and yard requirement, and height restrictions. Panel comments included the following.

- Impervious coverages, setbacks, and parking may not control height as stated; considered whether an appendix would be added that clearly stated what uses were permitted, as opposed to only stating what uses were not permitted in a

specific Zoning District. Mr. Holdren referred to the 150 + uses already permitted and offered to include that list, if that was preferred.

- Clarify what factor could be used to measure height in relation to topography, and Mr. Holdren confirmed that the standard was sea level.
- A brief discussion was held regarding future projects and future uses and Mr. Franek indicated that, instead of steering towards permitted uses, the proposed reorganization would focus on those uses “not permitted.”
- Consider whether or not restricting the number of “loading docks” was the correct method for limiting truck traffic given the fact there is no restriction on frequency of use.

Upon completing the discussion on general land use regulation topics, Mr. Holdren discussed the following specific district regulations.

### **Village District (V)**

Parking in front of buildings would be prohibited under the proposed regulations, and parking would be grandfathered for existing businesses in the Village District. (Loading docks again addressed.)

### **General Commercial District (C-1)**

Discussion focused on building height. With regard to the potential for increased density, it was noted that vehicle access to arterials could be used as a determining factor in regulating height.

### **Mixed-Use Commercial District (C-2)**

Discussions were held on the following:

- Make the 10,000-square-foot ground/gross floor area consistent throughout the document. Mr. Baker recommended use of the wording “gross” floor area.
- C-2 District may need some more work to look at the potential impacts such as stormwater, traffic and whether or not the 10,000-square-foot number is the correct threshold for requiring multi-story buildings.
- Auto sales are not permitted in the C-2 district due to the limitations on the display of merchandise outside of a structure.
- Considered whether or not the decrease in front setbacks would bring the buildings too close to the street. Mr. Holdren responded that the 20-foot-setback is measured from the ROW line. The prohibition on parking in front of the building would leave a 20 foot green space between the street and the building.
- It was also suggested that there needs to be some limitation or prohibition on drive through facilities.

### **Business Park District (C-3)**

Mr. Holdren made a brief presentation on the Business Park District with no significant comments from Council or Planning Commission.

### **General Industrial District (I-1)**

- Clarify the definition of “natural resource extraction” so that items such a geothermal heating systems do not end up being inadvertently prohibited;
- Concerns were expressed over the fact that the Township eliminated the potential for allowing non-industrial uses in the I-1 Zone as a result of removing the Industrial Revitalization Area (IRA) provisions and wondered if the Township would work toward a similar tool that was previously allowed.
- Point was made that College Township has nearly all remaining industrially zoned property in the Centre Region; and thus, industrial properties in the industrial district should be retained for industrial use.
- Mr. Baker inquired as to whether or not the phrase “performing arts studio” should be allowed in the proposed regulations. Panel consensus was not to permit it in the I-1 Zone.
- Page 48B(1)(b) it was suggested to add “are allowed.”

### **Rural Industrial District (I-2)**

Discussion was held on the purpose for not permitting manufacturing and warehousing to which Mr. Holdren stated that the location of this district was not appropriate for such uses.

### **Closing Comments**

Mr. Brumbaugh gave a brief explanation of the review process with regard to comments and recommendations made by the panel and indicated that any recommended changes would be received and processed by staff.

### **NEW BUSINESS:**

None.

### **PLANNING COMMISSION MINUTES FOR APPROVAL:**

**Mr. Gearhart moved to approve the minutes of the April 20, 2011 Planning Commission Meeting. Mr. Barbour seconded the motion. Motion carried unanimously.**

**REPORTS:**

None.

**PLANNING COMMISSION ANNOUNCEMENTS:**

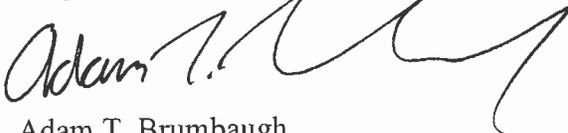
None.

**ADJOURNMENT:**

**Mr. Fryer moved to adjourn the May 3, 2011,  
Joint Planning Commission-Council Meeting.  
Mr. Fragola seconded the motion.  
Motion carried unanimously.**

Chair Forziat adjourned the May 3, 2011, Joint Planning Commission-Council Meeting at 9:06 p.m.

Respectfully submitted,



Adam T. Brumbaugh  
Township Manager/Secretary