

**MINUTES
OF THE
COLLEGE TOWNSHIP PLANNING
COMMISSION AND COUNCIL JOINT MEETING
JUNE 7, 2011**

PRESENT:

Council

David Fryer, Vice-Chair
Daniel D. Klees
Forrest J. Remick, Ph.D.

Planning Commission

Ray Forziat, Chair
Al Barbour, Vice-Chair
Janet Sulzer, Secretary
L. Eric Bernier
Anthony Fragola
Hayes Gearhart, Jr.
George Khoury

Staff

Kent Baker, Township Engineer
John Franek, Zoning Officer
Mark Holdren, CRPA
Adam Brumbaugh, Manager/Township Secretary
Linda Magro, Recording Secretary

ABSENT:

Mary Shoemaker, Council Chair
David Koll, Council Member
Mary Wilson, Assistant Township Secretary

CALL TO ORDER:

This meeting was called to order by Chair Forziat at 7:00 p.m.

COMMUNICATIONS:

Letter from Penn State dated May 13, 2011 regarding a DEP Permit Application for an air quality permit; Mr. Khoury noted that the title of this document was incorrect on the agenda.

Ms. Sulzer moved to accept communication. Mr. Khoury seconded the motion. This communication was unanimously accepted.

MINUTES: The Minutes from the May 3, 2011 Joint Planning Commission/Council Workshop Meeting were presented for acceptance by Planning Commission.

Ms. Sulzer moved to accept the Minutes of the May 3, 2011 Joint Planning Commission/Council Workshop, and Mr. Barbour seconded the Motion. Motion carried unanimously.

OLD BUSINESS: Zoning Reorganization

Mark Holdren, Senior Planner with CRPA, continued on with his fourth installment of the presentation on the zoning reorganization. Mr. Holdren presented Planning Commission and Council with updated definitions and Zoning District regulations along with a table of “permitted uses”, which is to be used as an informational tool rather than be included as part of the ordinance itself.

The following definitions will be included in the ordinance: multistory building, ground floor, open space, impervious coverage, renewable energy facility, and parking lot. The following definitions were amended: height, community facilities, outdoor storage, institutional living facility, retail/service establishments, gaming establishments, agriculture and nonresidential. Changes were made with regard to the Intent section of the ordinance per comments of staff and PC/Council.

Height restrictions were discussed briefly, as well as setbacks and loading docks. The definition for loading dock was, in fact, amended to specify those docks designed only for tractor trailers and that must include a platform.

Additional uses were prohibited in the Commercial and Industrial Districts. Riparian buffer requirements were added to the C-2 District, and changes were made to the size of retail in the PRD district.

Discussion was held with regard to the term “purpose,” which had been changed to “intent” throughout the zoning reorganization materials, and minor grammatical consistencies were pointed out by Dr. Remick.

More specific discussions included the following.

Ag District (A) - Discussion referenced additional Ag-related uses. It was concluded that the change to the Ag definition, as well as allowable home occupations, would cover most instances of commercial activity at farms. Mr. Khoury also wanted to see better language with regard to accessory uses that are related to agricultural uses.

Single Family Residential District (R-1) - The educational facilities use was amended to only permit grade schools. Mr. Franek indicated that the regulations were tailored to be similar to the existing regulations to impact existing neighborhoods as little as possible. Discussion was also held on how proposed setbacks greater than those required by ordinance would be enforced. This

language will be rewritten to clarify under which situations the greater setbacks would be enforced. It was also noted that a minimum lot width should be measured at the street line.

Two Family Residential District (R-2) - Group homes have been removed and are now defined as “institutional living facilities” and therefore permitted as such in the R-3. Chair Forziat questioned the limit on educational facilities, and it was determined that the purpose was to scale down uses and to limit impacts to this district. Discussion was held on the square footage language and how that could be re-worded to be better understood, i.e. 7,000 square feet per single family home.

Multi Family Residential (R-3) - The maximum building height may be increased beyond 35 feet on issuance of a conditional use permit. Workforce housing can include duplexes, townhomes and/or condos. Regulations were removed that limit the length of attached residential structures to no more than 200 feet and separation of townhouse buildings, which range from 25-75 feet.

Planned Residential District (PRD) – Changes were made relative to design regulations, including no drive-throughs, excessive traffic, and common open space for residents, property owners, and tenants. It was also suggested that incentives be drafted to encourage workforce housing.

Village District (V) – This District was discussed, which encompasses Lemont. Establishment of a sidewalk network was discussed, as well as accessory uses, utility facilities, and renewable energy facilities. Workforce housing is now incentivized in this district.

General Commercial (C-1) - “Impervious Coverage” and “Lot Coverage” were determined to be one in the same and would be clarified in the ordinance; landscaping around tractor trailer docks was also discussed. Height restrictions of buildings were increased in the C-1 District.

Mixed Use Commercial (C-2) – This District would replace the current Gateway District as written; Mr. Holdren mentioned the drive-through conditional use revision, height restriction, and loading dock restriction. The riparian buffer zone requirement from the current ordinance was increased in the C-1 District. With 60% impervious coverage permitted, Mr. Holdren asked the panel for suggestions of possible examples of other incentives to allow for increased impervious coverage. Mr. Brumbaugh suggested electric car charger ports; Mr. Fryer suggested perhaps a dog-watering station or greater pedestrian amenities.

Business Park District – Mr. Klees questioned the height requirement of this zoning district and impacts to neighbors in Scenery Park and Clover Highlands. It was explained that the proposed regulations would require the hospital and Penn Stater to get conditional use permits for further expansion. It was suggested that the previous requirement of allowing “tall” buildings only be permitted 200 feet into a lot.

General Industrial – Discussion included land use exceptions, height requirements, and buffering of residential uses.

Rural Industrial (I-2) - Mr. Holdren stated this this section required no changes.

REPORTS: None.

ANNOUNCEMENTS: None.

ADJOURNMENT: **Chair Forziat moved to adjourn the June 7, 2011, 2011 Planning Commission-Council Joint Meeting. Ms. Sulzer seconded the motion. Motion carried unanimously.**

Chair Forziat adjourned the June 7, 2011, College Township Planning Commission-Council Joint Meeting at 9:12 p.m.

Linda Magro

Linda Magro
Recording Secretary