

COLLEGE TOWNSHIP COUNCIL PUBLIC HEARING-1
ORDINANCE O-14-11
GATEWAY COMMERCIAL ZONING DISTRICT
Thursday, September 4, 2014

ATTENDED BY:

COUNCIL:

L. Eric Bernier, Chair
Mary C. Shoemaker, Vice-Chair
Lynn B. Herman
Carla Stilson
D. Richard Francke

STAFF:

Adam T. Brumbaugh, Township Manager/Secretary
Kent N. Baker, Township Engineer
Michael W. Heath, Zoning Officer
Mark Holdren, CRPA Sr. Planner
Mary E. Wilson, Asst. Township Secretary

ABSENT:

Robert T. Long, Jr., Finance Director

CALL TO ORDER

Chair Bernier called to order at 7:10 PM the duly advertised September 4, 2014, College Township Public Hearing-1 on Ordinance O-14-11, Gateway Commercial Zoning District (GC).

Mr. Mark Holdren, CRPA Sr. Planner, offered a short overview on Ordinance O-14-11, Gateway Commercial Zoning District, which proposes to amend the current Gateway Commercial Zoning District, which is situate along E. College Avenue from Porter Road to the Rte. 322 Bypass. This is a mixed-use zoning district allowing commercial and residential uses. The commercial establishments are permitted to be up to 35,000 square feet; and residential density is set at no greater than 15 dwelling units per acre. Building height is restricted to no greater than 35 feet within 300 feet of an R-1 Single-Family Zoning District property containing a single-family dwelling unit. This ordinance amendment would amend that 300-foot distance to an R-1 property containing a single-family dwelling unit to 150 feet.

PUBLIC COMMENT:

Mr. Eli Walters, Pennsylvania Avenue, stated that this proposed ordinance was approved by the Centre Regional Planning Commission and the College Township Planning Commission,

the latter offering a small amendment that could be incorporated at a later date. As a property owner of an affected property, Mr. Walters offered support for the proposed Gateway Commercial Ordinance Amendment.

Ms. Liz Kisenwether, Oak Ridge Avenue, requested and received clarification about the GC Zoning District's current configuration and subsequently expressed concern about the proposed GC amendment allowing the area to look like North Atherton Street with extensive development and traffic.

Mr. Pat Ward, President, Uni-Tec Consulting Engineers, representing the rezoning requesters, the Mayes, Mitchells, and Hendricks property owners, supported the rezoning, as presented, even though it did not give the property owners all of the elements they were originally seeking.

Mr. Bruce Pincus, Walnut Spring Lane, requested clarification on how this public hearing would impact the Hilltop property.

Chair Bernier advised that there are two actions being reflected on the presented map. This first public hearing is for receipt of public comment on revisions to the current Gateway Commercial Zoning District that propose to restrict the heights of buildings within 150 feet of a single-family home in this Zoning District to 35 feet. This does not currently include the Hilltop area property.

Mr. Holdren confirmed for Mr. Pincus that the second action, the Hilltop Area Rezoning, would consider adding specific properties in the Hilltop area, currently zoned something other than GC, to the Gateway Commercial Zoning District and be subject to these GC amendments, if approved.

Mr. Matt Parkinson, Shamrock Avenue, asked Council if they would consider looking at the number of residents per acre that would be permitted should this ordinance be adopted; and Chair Bernier replied in the affirmative.

Hearing no additional public comment, Chair Bernier called for a motion to close the public hearing.

**Ms. Shoemaker moved to close Public Hearing-1 on Ordinance O-14-11, Gateway Commercial Zoning District.
Mr. Francke seconded the motion.
Motion carried unanimously.**

ADJOURNMENT:

Chair Bernier adjourned the September 4, 2014, Public Hearing-1 on Ordinance O-14-11, Gateway Commercial Zoning District, at 7:25 PM.

Respectfully submitted,

Adam T. Brumbaugh

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Township Manager/Secretary