

**COLLEGE TOWNSHIP COUNCIL PUBLIC HEARING-2
ON ORDINANCE O-16-05,
DUPLEXES AS A PERMITTED USE IN THE R-1 ZONING DISTRICT
Thursday, September 15, 2016
1481 E. College Avenue, State College, Pennsylvania**

ATTENDED BY:

COUNCIL: D. Richard Francke, Chair
Carla Stilson, Vice Chair
Stephen J. Lyncha
Anthony Fragola

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

ABSENT: L. Eric Bernier, Council member

CALL TO ORDER

Chair Francke called to order at 7:02 PM the duly advertised September 15, 2016, College Township Public Hearing-2 on proposed Ordinance O-16-05, Duplexes as a Permitted Use in the R-1 Zoning District.

Mr. Mark Holdren, CRPA Sr. Planner, advised that this proposed ordinance would amend the Single-Family Residential District (R-1) to add duplexes as a permitted use. The intent of this ordinance is to increase the variety of available dwelling unit types within the Township through the addition of duplexes as a permitted use within the R-1 Zoning district. The regulations will permit such a use but at no density greater than that already permitted in the R-1 District. Furthermore, restrictions are placed on existing structures (single-family homes) to limit their conversion to duplexes, as well as limitations on whom and how a given lot upon which multiple duplexes are proposed will be developed and maintained.

PUBLIC COMMENT:

Ms. Melanie Fink, Julian Drive, voiced no objection to the ordinance but wondered if a precedent was being set and questioned whether or not residents living close to affected empty lots were aware of what could happen there.

Hearing no other public comments, Chair called for a motion to close the public hearing.

Ms. Stilson moved to close Public Hearing-2 on proposed Ordinance O-16-05, Duplexes as a Permitted Use in the R-1 Zoning District.
Mr. Fragola seconded the motion.
Motion carried unanimously.

ADJOURNMENT:

Chair Francke adjourned the September 15, 2016, Public Hearing-2 on Ordinance O-16-05, Duplexes as a Permitted Use in the R-1 Zoning District, at 7:05 PM.

Respectfully submitted,

Adam T. Brumbaugh
Township Manager/Secretary