COLLEGE TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
December 20, 2016
1481 East College Avenue, State College, PA 16801

PLANNING COMMISSION MEMBERS
PRESENT:
Ray Forziat, Chair
Al Barbour, Vice-Chair
George Khoury, Secretary
Brian Stouffer

ABSENT:
Kevin Ryan
Haining Schoeneman
Robert Hoffman

STAFF PRESENT:
Kent N. Baker, Township Engineer
Mark Holdren, Sr. Planner, Centre Regional Planning Agency
Mark Gabrovsek, Zoning Officer
Linda Magro, Recording Secretary

AUDIENCE:
D. Richard Francke, Council Chair
Mark Saville, Sweetland Engineering
Andrew Kilmer, Landscape Architect, Forum Architects
Nick Naeger, Architect, Mackey Mitchell
John Sickles, Clayco Construction
Mike Strauss, Clayco Construction
Steve Watson, Penn State University Planner

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

ANNOUNCEMENTS:

Special Presentation: Mr. Francke, College Township Chair presented Vice-Chair Barbour with a resolution (R-16-34) adopted and approved by Council recognizing his many years of service to the Township. This was Vice-Chair Barbour’s last meeting after 21 years of service to the Township.

Chair Forziat also thanked Vice-Chair Barbour for his time, dedication, and mentorship during his tenure with the Planning Commission.
OPEN DISCUSSION:

None

CORRESPONDENCE:

None.

PLANS:

P-1 PENN STATE UNIVERSITY EAST HALLS PHASE 2 PRE/FINAL LDP

Mark Saville, P.E., Sweetland Engineering, presented the Penn State University East Halls Phase 2 Preliminary/Final Land Development plan to PC members. He explained that with this phase, a new hall will be constructed, existing utilities and utility tunnels will be utilized and some of the more mature landscaping will remain.

Mr. Andrew Kilmer, landscape architect for Forum Studio, St. Louis, Missouri, explained that the new residence hall campus was recreated to be centered around open spaces for passive and active recreations. With the new hall on Curtin Road, a south lawn and east quad are planned for active pedestrian circulations. The plan was responding to the current use of the location and how best it can be utilized going into the new constructions. The design will also reduce vehicle and student pedestrian conflict by moving the parking area to the east of the residence campus. This parking is for students, however, first year students are not permitted to have vehicles on campus so the lot is underutilized. The existing canopy trees will be preserved. The design is to better suit longevity and generational populations, rather than a short term plan. There is also a plan for maintenance and succession of the mature and aging trees, some of which are fifty plus years old.

Mr. Saville discussed the utilizing of the existing utility tunnel system. He stated that the stormwater system has been reviewed by Donald Franson, Assistant Township Engineer, for both the Township and the State College Borough. The system is configured so that half the water drains to Fox Hollow, thereby taking some pressure off of Thompson Run.

Mr. Nick Naeger, with Mackey Mitchell Architects, discussed the structures, describing their grand entrances to better recognize the access to the buildings. The new buildings will consist of low and mid-rise buildings. Glass windows with large entrances will allow students to recognize entrance ways easier and allow for a more open space with better views of campus. The buildings are equipped with more student space and common space for gathering and studying opportunities.

Mr. Stouffer expressed that he was impressed with the project. Vice-Chair Barbour echoed Mr. Stouffers comments. Mr. Khoury questioned the walkway installation and how that would be accomplished with students being present on campus. Mr. Saville explained that the construction team has the logistics figured out to do most of the work when the students are not on campus. The plan is to build one hall and renovate two at the same time. Chair Forziat also commended...
the design team on a well thought out plan. He also inquired about the runoff to Thompson Run. Mr. Saville reiterated that approximately fifty percent (50%) of the runoff will be directed down to Fox Hollow thereby significantly decreasing runoff towards Thompson Run.

Mr. Baker reminded PC that staff had no outstanding comments on this project.

Mr. Khoury moved to recommend to Council to approve the Pennsylvania State University East Halls Phase 2 Preliminary/Final Land Development plan dated November 7, 2016, subject to the following conditions:
1. Obtain all required signatures; and
2. Pay all outstanding review fees.
Vice-Chair Barbour seconded the motion;
Motion carried unanimously.

OB-1 TEMPORARY RESIDENTIAL FACILITIES ORDINANCE (FORMERLY KNOWN AS COMMUNITY CORRECTIONS FACILITIES ORDINANCE)

Mark Holdren, Sr. Planner with the Centre Regional Planning Agency presented PC members with a revised draft ordinance per the December 6, 2016 meeting comments. Changes include increasing parking at the Community Corrections Facilities (CCF) and Half Way Houses (HWH) to 1 space per 500 square feet. Maximum beds per units were reduced to 40 per CCF and 15 per HWH. An exclusion regarding height restriction was made to accommodate the potential for guard towers. In addition to churches, schools, and daycare facilities, parks were added to restrictive setback limits of 1,000 feet. Mr. Holdren presented map exhibits to demonstrate the areas available for development of any CCF and HWH with the addition of the restriction of parks.

Chair Forziat indicated that he would like to see more PC members present to comment on and vote on the ordinance. Mr. Khoury wanted to make it clear that Rural Residential was the minimum that he was willing to accept. Mr. Stouffer also agreed with this. Mr. Stouffer also pointed out that the parks restriction was omitted from Section 8735.C. Mr. Holdren acknowledged the omission and indicated that he will add it in the final draft.

PC agreed that the ordinance was acceptable as written. Mr. Holdren will bring back the ordinance to the next PC meeting when more members are present to comment and vote.

Mr. Stouffer moved to table the Temporary Residential Facilities Ordinance;
Mr. Khoury seconded the motion;
Motion carried unanimously.
MINUTES:

Mr. Stouffer moved to approve the Minutes of the December 6, 2016 Planning Commission Meeting, as revised;
Mr. Khoury seconded the motion;
Motion carried unanimously.

REPORTS:

None.

PLANNING COMMISSION OTHER MATTERS:

Chair Forziat recognized that Ms. Magro emailed out the most recent prioritized listing of Planning Commission Other Matters for consideration and updating. He also stated that some of the matters listed will be discussed the upcoming January 26, 2017 joint meeting with Council.

ADJOURNMENT:

Mr. Khoury moved to adjourn the December 20, 2016 Planning Commission Meeting;
Mr. Stouffer seconded the motion;
Meeting adjourned at 7:57 p.m.

Linda L. Magro

Recorded Secretary