

**Meeting Agenda**  
**State College Borough Planning Commission**  
**October 18, 2018**  
**Room 304 / 7:00 p.m.**

- I. Call To Order**
- II. Roll Call**
- III. Approval Of Minutes**
- IV. Chair Report**
- V. Public Hour - Hearing Of Citizens**
- VI. Land Development Plan - None**
- VII. Community Planning**
  - A. Laurel Alley Vacation Request
- VIII. Work Program**
  - A. Review 2018 Work Program In Anticipation Of 2019 Work Program
- IX. Official Reports And Correspondence**
- X. Upcoming Meetings**
- XI. Adjournment**

*Documents:*

[Complete Planning Commission Agenda - October 18, 2018.pdf](#)

**Meeting Agenda  
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Room 304 / 7 p.m.**

- I. Call to Order**
- II. Roll Call**
  - Zoe Boniface, Chairman
  - Anita Genger, Vice-Chairman
  - Charles Dumas
  - Scott Dutt
  - Jon Eich
  - Richard Kalin
  - Michael Roeckel
- III. Approval of Minutes – September 20, 2018**
- IV. Chair Report**
- V. Public Hour - Hearing of Citizens**
- VI. Land Development Plan - None**
- VII. Community Planning**

A. Laurel Alley Vacation Request

Borough Council received a request to vacate Laurel Alley at their October 1, 2018 meeting. A petition was submitted by the property owners of 322 Fraternity Row and 321 East Fairmont Avenue for the vacation of Laurel Alley between Fraternity Row and Clover Alley. Following the Borough process in the Borough Code of Ordinances street and alley vacation, staff has reviewed the paperwork and deemed it complete. Borough Council referred the request to the Planning Commission for their review and comment. As part of the process, the request will be submitted to the Centre County Planning Office and Centre Region Planning for review and comment.

Attached to the agenda is an aerial view of the alley and the petition documents on **pages 7-11**.

Planning Commission Action: Receive and review the petition to vacate Laurel Alley.

**VIII. Review 2018 Work Program in Anticipation of 2019 Work Program**

Each year the Planning Commission is to develop a work program for Council's review and approval. Attached to the agenda, on **pages 12-13**, is the 2018 Work Program for Planning Commission review.

Planning Commission Action: Review and discuss the current work program for items that should carry over into 2019.

**IX. Official Reports and Correspondence**

- A. Borough Council (BC)
- B. Land Development Plans
- C. Staff Updates – Draft 132 Garner Street TIS Summary

**X. Upcoming Meetings**

Wednesday, November 7, 2018 at Noon  
Thursday, November 29, 2018 at 7 p.m.

**XI. Adjournment**

**Meeting Minutes  
State College Borough Planning Commission  
September 20, 2018**

The State College Borough Planning Commission (PC) met on Thursday, September 20, 2018, in the Municipal Building, 243 South Allen Street, State College, PA. Chairman Boniface called the meeting to order at 7:00 p.m.

**Members Present**

Zoe Boniface, Chairman; Anita Genger, Vice-Chairman; Jon Eich; and Michael Roeckel

**Others Present**

Ed LeClear, Planning Director; Anne Messner, Planner; Jenna Wargo, Planner; John Wilson, Zoning Officer; Mark Torretti and Scott Shamrock, PennTerra Engineering, Inc; Steve Kirsch, Sweetland Engineering; Rachel Prinky, Penn State University's (PSU's) Office of Physical Plant (OPP); and Denise L. Rhoads, Administrative Assistant

**Approval of Minutes**

A motion to approve the September 5, 2018 minutes as amended was made by Mr. Eich and seconded by Mr. Roeckel. The vote was unanimously in favor.

**Chair Report**

Chairman Boniface had nothing to report.

**Public Hour**

No one was in the audience who wished to discuss items not on the agenda.

**Land Development Plans**

Preliminary Plan, Addition of a Single-Family Home to a Lot with Eight (8) Townhomes, R3 Zoning District, SFG Real Estate, Owner, PennTerra, Engineer, Inc., Engineer; RAM Residential, Building Designer

Mr. Torretti's/Mr. Shamrock's overview included:

- This .61-acre lot contained eight townhomes.
- Had a vacated alley between the townhouses and the proposed lot.
- The owners of the property would like to add a single-family home to the parcel. Since the property was in the R3 zoning district, these uses were permitted on a single parcel. Occupancy of the single-family home would be three unrelated.
- Located on Old Boalsburg Road.

- Vehicle access to the new building would be proposed from East Irvin Avenue.
- Two bedrooms and two and a half baths.
- Added two parking spaces to the new addition and relocated current ADA parking space.
- Storm water management: small green garden sumps on Old Boalsburg Road with plantings which accounted for the increase in impervious area.
- Headlight screening for the additional parking spaces with buffering up against the adjacent property.
- 800 square feet per floor with an open floor plan on the first floor, upstairs a master bath with two bedrooms and a bathroom.
- Still exploring materials - stone veneer on the front with siding along the sides with the peak area shingled.

PC's comments included:

- Ms. Genger asked why there were so few windows in each bedroom. Mr. Torretti stated the Design and Historic Review Board (DHRB) had the same comments and the engineer would take those comments into consideration.
- Mr. Eich stated it did not make sense to have parking in front of the house but require tenants to walk to the other side of the lot. He suggested the parking be allocated to the unit it was closest to. Mr. Eich also asked why parking was so close to the single-family structure and why they were not using the alley way to provide parking. Mr. Torretti stated the land was only owned up to the property line. Mr. Eich suggested using some of the alleyway space to allow for more use of the lawn.
- Ms. Boniface asked if this property was intended to be a rental. Mr. Torretti stated it was. Ms. Boniface asked the property was proposed for affordable housing or undergraduate students. Mr. Shamrock stated it had not been decided yet. Ms. Boniface was also concerned about safety, and noted the property was not visible from any street. She asked how this was going to be addressed. Mr. Torretti stated the DHRB made a similar comment and the developers would look at adding lighting.
- Ms. Messner stated the DHRB commented on the orientation at the front of the house.
- Mr. LeClear noted the R3 zoning district had spacing requirements and the property could not be rented to undergraduates.

Ms. Messner stated the PC's comments regarding the preliminary land development plan would be incorporated into the review letter.

Preliminary Plan, Waste Water Treatment Plant Upgrades, UPD Zoning District, Subdistrict the Pennsylvania State University, Owner, Penn State Physical Plant, Project Manager, Hazen, Project Designer

Mr. Kirsch and Ms. Prinky's overview included:

- Renovation of the PSU Waste Water Treatment Plant to upgrade and modernize, as well as meet the forecasted waste water treatment levels for the University over the next 50-year planning period.
- The project site was 42.7 acres.
- The goals of the project would be to reduce the impact of the waste water on the local watershed, update treatment to minimize operational risks during low flow seasons, provide flexibility for future campus growth, and operate efficiently and safely.
- The current waste water treatment plan, from the 1950's, would be modernized by installing the latest technological advances in waste water treatment.
- Would stay within the same footprint with a low profile and visibility.
- New equipment would be screened to allow protection from odor issues.
- Colors and schemes had not been discussed yet.
- Proposed to reduce the storm water runoff by converting more than 20% of the impervious area to greenspace, from approximately 6.3 acres down to 5.1 acres.
- All inside utilities rerouted to match the plant.

PC's comments included:

- Mr. Eich commended PSU for its water conservation program in reducing the capacity as well as the impervious area. He asked for more detail on odor protection. He also stated Thompson Spring was outside the area, but asked if some special protection could be given to that site.

Ms. Messner stated the PC's comments regarding the preliminary land development plan would be incorporated into the review letter.

## **Community Planning**

Amend the Borough Codification Chapter XIX Zoning Ordinance to Replace the Historic Resources Commission (HRC) with the Historical and Architectural Review Board (HARB)

Ms. Messner's overview included:

- Borough Council amended the Borough Codification of Ordinances to establish a HARB in 2017. The Board would become active October 1, 2018. The Zoning Ordinance needed to replace the HRC with the HARB for reviewing land development plans that involved a contributing building in either the College Heights Historic District or the Holmes-Foster/Highlands Historic Districts and to review porch enclosures for contributing buildings in the same historic districts.

A motion was made by Ms. Genger and seconded by Mr. Eich to approve this plan. The vote was unanimously in favor.

### **2019 Meeting Calendar**

After a brief review of the 2019 meeting calendar, a motion to approve the calendar as submitted was made by Ms. Genger and seconded by Mr. Roeckel. The vote was unanimously in favor.

Mr. LeClear noted, there would be additional joint meetings with Council in 2019 and staff would keep the PC posted.

### **Official Reports and Correspondence**

Borough Council (BC): Mr. LeClear reported BC met with the PC to discuss the University Planned District (UPD) and thanked those who attended. He noted there would be another joint BC/PC meeting on October 8 and the State College Town Centre presentation would be at this time.

Mr. Eich asked how the consultant and the Zoning Revision Advisory Committee (ZRAC) were doing. Mr. LeClear stated ZRAC would meet on October 10 regarding some items that needed additional discussion with BC and PC. A report would be presented to BC on November 5, 2018.

Land Development Plans: Ms. Messner stated there were no new land development plans at this time.

Staff Updates: Ms. Messner stated the Design Review Board members putting together a white paper. Staff was trying to figure out how to provide information to the developers. She noted she would share the paper with ZRAC to see if it could be incorporated into the revision process.

### **Upcoming Meetings**

Wednesday, October 3, 2018 at Noon  
Thursday, October 18, 2018 at 7 p.m.

### **Adjournment**

With no further business to discuss, Mr. Roeckel adjourned the meeting at 7:35 p.m.

Respectfully submitted,

Denise L. Rhoads,  
Administrative Assistant



Aerial View of Laurel Alley



# ENGLE, KAUFFMAN & VANHORN, P.C.

ATTORNEYS AT LAW

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September 12, 2018

Anne Messner, AICP  
Planner/Zoning Officer  
Borough of State College  
243 South Allen Street  
State College, PA 16801

Re: Petition for the Vacation of Laurel Alley

Dear Anne:

Enclosed please find a Petition for the Vacation of Laurel Alley with map exhibit which has been signed by the authorized representatives of both Petitioners (AGR and ATO). If you need any additional information, please do not hesitate to contact me.

Very truly yours,

ENGLE, KAUFFMAN & VANHORN, P.C.

By: \_\_\_\_\_

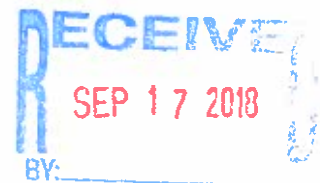
  
David D. Engle, Esquire

DDE:ar

Enclosure (Petition, Check)

cc: Jon Schroer (w/encl.)

Kathleen Yurchak (w/encl.)



**PETITION FOR THE VACATION OF LAUREL ALLEY**

TO: THE COUNCIL OF THE BOROUGH OF STATE COLLEGE

We, the undersigned owners of all of the real estate abutting Laurel Alley between Fraternity Row and Clover Alley in the Borough of State College hereby petition the Honorable Council to vacate said Laurel Alley or portion thereof as indicated above.

We hereby, as owners of all of the real estate abutting on the portions petitioned herein to be vacated do hereby agree as follows:

1. To release and we hereby do release the Borough of State College from all damages which may be sustained as a result of such vacation arising in any manner whatsoever and agree not to petition for the assessment of damages either before or after such vacation and further agree not to attack the validity of such vacation proceedings.

2. We will, by separate written easement, grant to the Borough of State College, or any other appropriate entity, an easement or easements for utilities which may be located in the portion of the street or alley to be vacated or which may be desired by the Honorable Council.

3. A Boundary and Existing Features Survey by Ryan G. Nagle, P.L.S. depicting the alley at issue is attached hereto as Exhibit "A".

We allege the foregoing statements to be true and have hereunto set our hands and seals this 15 day of AUGUST, 2018.

NAME & ADDRESS

SIGNATURE

RICH GOLDBECK



321 E FAIRMOUNT AVE

STATE COLLEGE, PA 16801

PRESIDENT - GAMMA OMEGA HOUSE CORPORATION

**PETITION FOR THE VACATION OF LAUREL ALLEY**

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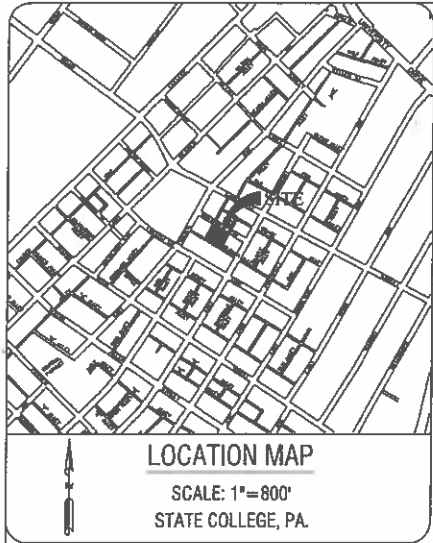
We allege the foregoing statements to be true and have hereunto set our hands and seals this 6<sup>th</sup> day of August, 2018.

NAME & ADDRESS

SIGNATURE

Jonathan Tabolt - Alumni President 267-568-4770 

Jul J Settoon - TREASURER 609-841-0347   
103 SUNSHINE LANE  
MIDDLEBORO DE 19709



**OWNER:**  
 STATE COLLEGE ALPHA GAMMA RHO ALUMNI ASSOCIATION  
 322 FRATERNITY ROW  
 STATE COLLEGE, PA 16801  
**TAX PARCEL:** 36-013-347  
**TITLE:** D.B. 136, PG. 415 (LOTS 72, 73, & 74 IN P.B.1, PG.96)

**CURRENT ZONING:**  
 R-2 = RESIDENTIAL 2 DISTRICT  
**BUILDING SETBACKS:**  
 FRONT 30 FEET  
 SIDE 8 FEET  
 REAR - NOT LESS THAN 15 FEET  
 MINIMUM OPEN SPACE 50%  
 MINIMUM LOT AREA 10,000 SQ. FT.

- NOTES:**
- HORIZONTAL DATUM SHOWN HEREON IS BASED ON DEED BEARING.
  - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, BASED ON POST-PROCESSED GPS STATIC OBSERVATIONS.)
  - FIELD WORK COMPLETED BY SUMMIT LAND SURVEYING, LLC ON MAR. 10, 2018. PLAN REFLECTS FIELD CONDITIONS AS OF THIS DATE.
  - LOCATION OF UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND PROVIDED UTILITY MAPPING. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUTS DO NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. SUMMIT LAND SURVEYING, LLC DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
  - ELEVATIONS NOTED AS "F.F." SHOWN HEREON REFER TO DOOR SILL AT EXTERIOR OF DWELLING. SURVEYOR DID NOT ENTER THE STRUCTURE.
  - TREE LABELS SHOWN HEREON REFER TO DIAMETER AT BREAST HEIGHT (D.B.H.) IN INCHES.
  - THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY, EXISTING RECORDS, AND EXISTING EVIDENCE RECOVERED ON THE SUBJECT PARCEL AND ADJOINING LANDS.

- REFERENCE DATA:**
- DEEDS OF RECORD (AS NOTED).
  - PLAN ENTITLED "PLAN OF LOTS ON THE HIGHLANDS", MADE FOR JOHN HAMILTON, DATED JULY 1908, IN PLAT BOOK 1, PAGE 98

CALL BEFORE YOU DIG !!  
 PENNSYLVANIA LAW REQUIRES  
 (3) WORKING DAYS NOTICE FOR  
 CONSTRUCTION PHASE AND  
 (10) WORKING DAYS IN DESIGN STAGE  
 - STOP & CALL -  
 Pennsylvania One Call System, Inc.  
 1-800-242-1776



**UTILITIES**

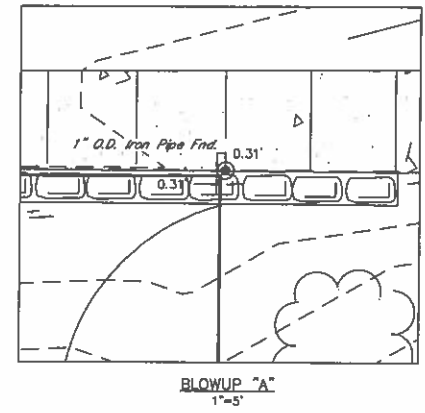
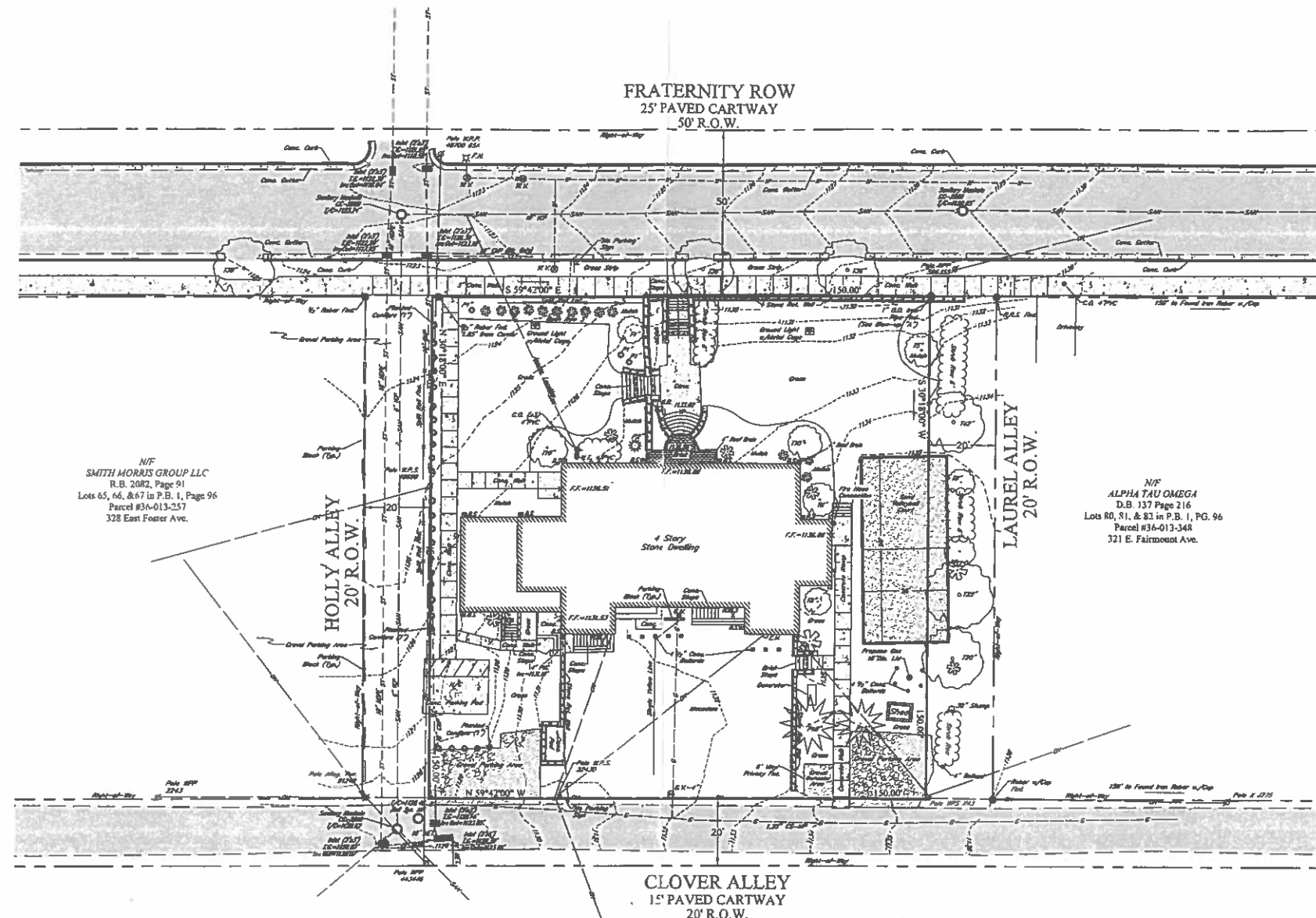
THE FOLLOWING COMPANIES WERE NOTIFIED BY PA 1-CALL AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THE SURVEYED AREA. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. (SERIAL NO. 2018054048B)

UTILITY COMPANY	PHONE NUMBER
PENN STATE UNIVERSITY TELECOM (CLEAR-NO FACILITIES)	814-238-8788
STATE COLLEGE BOROUGH WATER AUTHORITY (FIELD MARKED)	1-800-688-0021
WEST PENN POWER (CLEAR-NO FACILITIES)	215-468-9900
VERIDON PENNSYLVANIA LLC (CLEAR-NO FACILITIES)	814-234-7100
STATE COLLEGE BOROUGH OF (FIELD MARKED)	814-238-3756
CAMPUS COMMUNICATIONS GROUP INC (NO RESPONSE)	
COLUMBIA GAS OF PA (MAPPING SENT & FIELD MARKED)	
PENN STATE UNIVERSITY (CLEAR-NO FACILITIES)	

	AREA (SQ. FT.)
TOTAL BUILDING COVERAGE	4,461.9
TOTAL GRAVEL COVERAGE	1,098.2
TOTAL MISC (CONC., PAVE., STONE)	6,456.4
OPEN SPACE	10,485.5
<b>TOTAL LOT AREA</b>	<b>22,500.0</b>

	PROPERTY LINE
	RIGHT-OF-WAY
	EDGE OF PAVEMENT
	ROAD CENTERLINE
	EX. FENCE
	OVERHEAD WIRES
	SANITARY SEWER
	STORM SEWER
	WATER LINE
	GAS LINE
	CONTOUR LINE

	IRON PIPE OR PIN FOUND
	TREE (DECIDUOUS)
	TREE (CONIFEROUS)
	BUSH/SHRUB
	STUMP
	VENT
	CLEAN-OUT
	MANHOLE
	DOWNSPOUT
	STORM SEWER INLET
	FIRE HYDRANT
	WATER VALVE
	GAS METER
	GAS VALVE
	UTILITY POLE
	ROAD SIGN
	BOLLARD
	LIGHT
	MARLBX
	STONE WALL



**SUMMIT LAND SURVEYING, LLC**  
 P.O. BOX 753 STATE COLLEGE, PA 16804  
 PHONE: 814-470-7416 EMAIL: maglepis@comcast.net  
 WEB: www.summitlandsurveying.net

BOUNDARY & EXISTING FEATURES SURVEY FOR ALPHA GAMMA RHO AT 322 FRATERNITY ROW STATE COLLEGE BOROUGH CENTRE COUNTY COMMONWEALTH OF PENNSYLVANIA

**SURVEYOR CERTIFICATION**  
 I HEREBY CERTIFY THAT THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
 Ryan G. Nagle  
 Ryan G. Nagle, PLS Date: MARCH 18, 2018



REVISONS	DATE
NO.	

DRAWN: RGN  
 DATE: MAR. 18, 2018  
 SCALE: 1"=20'  
 JOB NO.: 2018-0003  
 CLIENT: JON SCHROER  
 SHEET: 1 OF 1

**STATE COLLEGE PLANNING COMMISSION WORK PROGRAM FOR 2018**

Approved by Planning Commission on: 12/6/2017

Key: I= Initiate Planning, IP= In Progress  
 R/C=Review and Comment, BC=Refer to Council  
 C=Complete

<u>Routine Activities</u>		Priority	Council Goals	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Comments	
1	Plan Reviews	H	These activities vary greatly in their scope and support the 2009 Strategic Plan Goals	All routine items take place on an as needed basis.					
2	Subdivision Reviews	H							
3	Items referred by Borough Council (including zoning amendments)	H							Likely Telecom amendment forthcoming in 2018
4	Capital Improvements Program & State of Planning Report	H							
5	Interaction with CRPC	H							
6	Penn State Liaison	H							
7	SCPC Reports to Borough Council	H		BC	BC	BC	BC		
8	Coordinate with RDA on Redevelopment Area Certifications as needed	M							
9	Meet with Neighborhood Associations	H				C			
<u>Zoning Ordinance Comprehensive Update</u>		Priority	Council Goals	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Comments	
9	Drafting Stage: Review ordinance draft language and provide verbal and written comments, meet jointly with Council to review policy direction and specific areas of interest. <b>2018 objective: public hearing draft completed by end of year.</b>	H		I	—————→			<b>This project is the highest priority for the year and other priorities may be minimized in order to focus time and resources on this project.</b> In addition: possible grant application for support of a charrette for West End in coordination with Ferguson Township.	

Downtown Plan Implementation								
		Priority	Council Goals	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Comments
10	Assist with implementation activities as identified in the Downtown Master Plan Implementation Program & Strategy Board.	M	These activities vary greatly in their scope and support the 2009 Strategic Plan Goals	IP	—	—	→	Implementation of priority recommendations/items and identification of partnerships/resources needed. <b>2018 Priority is support for the RDA's State College Town Centre project.</b>
11	Participate in joint meetings with Borough, University, and Regional municipal officials regarding potential partnerships and implementation of Plan's recommendations.	L	Goal 5: Continue to improve community infrastructure	As needed				
Neighborhood Plan Implementation								
		Priority	Council Goals	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Comments
12	Assist with implementation activities as identified in the Neighborhood Plan Implementation Program	H	Goal 1: Maintain safe, stable and attractive neighborhoods	IP	—	—	→	Implementation of priority recommendations/items and identification of partnerships/resources needed. <b>2018 priorities are to 1) coordinate with RDA to develop a community awareness campaign for housing programs and neighborhood quality, 2) monitor results of fraternity oriented zoning cases and 3) explore a licensing process for short-term rentals.</b>
13	Participate in joint meetings with Borough, University, neighborhood and community representatives regarding ongoing/upcoming projects, potential partnerships, and implementation of Plan's recommendations	L		As needed				Coordinate with PSU regarding the update to the Five-Year Capital Plan and the Parking/Transportation Demand Management Study.