

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

The State College Borough Planning Commission (PC) met on Thursday, December 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; Scott Dutt; Jon Eich; and Richard Kalin

Others Present

Ed LeClear, Planning Director; Jenna Wargo, Planner; John Wilson, Zoning Officer; Denise L. Rhoads, Administrative Assistant; Tom Flynn, Pennsylvania State University (PSU); Erin Carlisle, Studios Architecture; and David Pike, Sweetland Engineering

Approval of Minutes

A motion was made by Mr. Dutt and seconded by Ms. Genger to approve the December 5, 2018 meeting minutes as submitted. The vote was unanimously approved.

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 Plan

Preliminary Plan, Pennsylvania State University Willard Building; UPD Zoning District Subdistrict 5; The Pennsylvania State University, owner; Sweetland Engineering, Engineer; Studios Architecture, Architect

Mr. Pike, Mr. Flynn and Ms. Carlisle's presentation included:

- The proposal was to renovate the building to house the College of Communications with 58,225 square feet of renovated space and a new three-story addition.
- The exterior would undergo a complete restoration which included window replacement and insulation to improve thermal performance.
- To date, the building had a u-shaped footprint.
- The proposal included an infill of two stories within the u-shape to link floors together with a shared communal space and broadcast studios. Faculty offices from the Carnegie Building would be housed in this building as well.

- The project also included audio studios, production classrooms, and a screening room including a news suite with a news lab, an open newsroom, and an emerging technology lab.
- The original building was built in 1949 and a full renovation was proposed.
- LEED Silver certification included extensive renovations to the building façade and added energy efficient historic looking windows that worked with the existing architecture.
- Proposed a new addition on the south side. The existing building looked the same with just the energy efficient additions. This would house the new black box studio and the new College of Communications and a skylight would be added with a rain screen system.
- On the front side of the building they would remove the concrete entry way and stairs.
- On the back side they would remove the landscaping and some parking and relocate one utility, a roof drain.
- Proposed putting back a new concrete entryway with two sets of stairs and added parking spaces to the back with new ADA access. New sidewalks would be added to both sides of the building.
- Proposed a new concrete refuse area, landscape improvements, and a reduction of impervious area of approximately 1,700 square feet.

PC's comments included:

- Mr. Genger asked for an explanation of the rain screen system. Ms. Carlisle stated it was a panelized system to pull in the color of the building and they were looking to place a window or something to break up the mass into the black box space.
- Mr. Kalin asked how many parking spaces they were adding. Mr. Flynn stated 17 were being added.
- Mr. Eich suggested adding faux windows to the blank wall on the black box space and turning it into an art space reflecting what the College of Communications was all about.
- Ms. Boniface asked what the Design Review Board comments were. Ms. Wargo stated the board asked if the windows could be historically replicated and stated it "looked ok".
- Mr. Dutt asked about the "gray thing" on the roof and suggested screening it. Ms. Carlisle stated they were trying to eliminate putting the mechanicals in that space.
- Mr. Eich suggested using a different color for the blank wall.

Mr. Flynn stated Ms. Carlisle and her team were working extensively with the architects to make this building aesthetically appealing.

Community Planning

Centre Regional Planning Agency (CRPA) Follow-up on the Recent Peer-to-Peer Regional Planning Seminar

Previously, a request was made by both the Centre Regional Planning Commission (CRPC) and the Centre Regional Planning Agency (CRPA) for a discussion with

municipal Planning Commission's regarding the future growth boundary, how to improve the existing urban environment, plans for common infrastructure, how to protect neighborhoods regarding future growth, and how to help preserve agricultural land. The CRPC would receive those comments in the first half of 2019.

Mr. LeClear stated he had been in touch with Mr. May at CRPA and Mr. May stated he would like a collection of comments by next Thursday.

Mr. Dutt stated both Ms. Boniface and Mr. Eich's comments were well put together. Mr. LeClear stated their comments were consistent with staff's thoughts as well. He stated the Borough had more of a core community of service.

Mr. Eich reiterated that he was abstaining from the questions on future regional growth boundaries.

Official Reports and Correspondence

Borough Council (BC): Mr. LeClear reported BC passed the budget. He also noted the Planning Commission would be getting new members, Ron Madrid and Mary Madden. Mr. Dumas' term had expired, and he chose not to be reappointed.

Land Development Plans: Mr. LeClear stated there would be a zoning text amendment request regarding the Glennland Building and parking. Another zoning text amendment request would be coming soon regarding PSU's James Building.

Staff Updates: Mr. LeClear distributed a handout regarding the proposal and meeting for the State College Area School District "South Track Field with Neighbors". It was scheduled for January 14, 2019 at 7 p.m. in the High School **LGI** Room.

Upcoming Meetings

Wednesday, January 9, 2019 at Noon
Thursday, January 24, 2019 at 7 p.m.

Adjournment

With no further business to discuss, Mr. Dutt adjourned the meeting at 7:26 p.m.

Respectfully submitted,

Denise L. Rhoads
Administrative Assistant