

**Meeting Minutes
State College Borough Planning Commission
February 22, 2018**

The State College Borough Planning Commission met on Thursday, February 22, 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; Charles Dumas, Scott Dutt, Jon Eich; Richard Kalin, and Michael Roeckel

Others Present

Ed LeClear, Planning Director; Anne Messner, Planner/Zoning Officer; Jenna Wargo, Planner; John Wilson, Zoning Officer; Denise L. Rhoads, Administrative Assistant; Tibben Zerby, Nittany Engineering and Associates; Adam Day, Foxdale Village; Ryan Nagle, Summit Land Surveying; Robert Lingenfelter, Weber Murphy Fox; Ed Poprik, State College Area School District (SCASD) and other interested parties

Approval of Minutes

A motion was made to approve the January 18, 2018 meeting minutes as amended by Mr. Dutt and seconded by Mr. Dumas. 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.

Subdivision/Lot Consolidation and Land Development Plan

Minor Lot Line Adjustment for 326 and 334 Hillcrest Avenue, R-2 Zoning District, Elizabeth Ackell, Owner

Ms. Messner stated the two properties contained single-family homes and had the same owner. The owner would like to adjust the lot line to accommodate more yard space on 326 Hillcrest Avenue. She stated the plan met the lot requirements of the zoning ordinance.

Mr. Nagle's presentation included:

- Performed boundary surfaces survey for owner.
- Anticipating moving the dividing line 2.4 feet in the south west direction.
- Both properties were zoned R2.

- Mr. Nagle stated the plan did meet all the Borough's minimum requirements and would also meet both set back requirements.

Commissions' comments included:

- Mr. Kalin asked staff if granting the lot line adjustment request would open up something that could not be done by the current ordinance. Ms. Messner said no.
- Mr. Eich asked staff if the lot line adjustment would result in the elimination of a non-conforming lot. Ms. Messner stated possibly.

A motion was made by Mr. Dumas and seconded by Mr. Dutt to approve the lot line adjustment as submitted with members additional comments included. The vote was unanimously in favor.

500 South Atherton Street and 1519 Science Street, Preliminary Plan and Lot Consolidation, Foxdale Village Staff Development Center, Owner, Nittany Engineering & Associates, Engineer, RLPS Architects, LLP, Architect

Ms. Messner stated Foxdale Village acquired both properties and planned to use the existing office for their own use as well as improve the vacant lot parking. The proposal included a lot consolidation plan.

Mr. Zerby's/Mr. Day's presentation included:

- Existing site was used for commercial offices and the rear lot was a building that had burned down previously.
- Renovations would be to the front office building while the bottom floor would become offices and meeting space.
- They would like to clean up the rear lot and consolidate with the front lot.
- They had discussions with the Ramada Inn and Marriott Hotel and both general managers approved the proposal.
- Their goal was for the exterior of new building to model the existing building.

Commissioners' comments included:

- Mr. Dutt asked who would use the new building. Mr. Day stated the building would be used by staff with some meeting space on second floor. Mr. Dutt also asked if there was a sidewalk to accommodate residents walking to this area. Mr. Day stated they could come down Science Street and cross Marylyn Avenue and use the connector.
- Mr. Dumas asked if the new ramp was ADA accessible. Mr. Zerby stated yes with ADA accessibility on the east side as well.
- Mr. Kalin noted, on the plans to the back of the lot, the term "future building" and asked what that meant. Mr. Day stated they were keeping an open mind for an opportunity for the future. Mr. Kalin suggested the "future building" be removed from the plan.
- Mr. Eich asked what their storm water management was. Mr. Zerby stated the front lot would be controlled by sumps and the parking lot area would be controlled by the two rain gardens on the western edge of the parking lot. Mr.

Zerby stated they did meet with Amy Kerner, Borough Engineer, to discuss this.

- Mr. Eich asked if any modernization would be done. Mr. Day stated they met with Reese Engineering and were planning to update the HVAC units and to place new windows.
- Ms. Boniface asked if the plan would come back to the PC. Ms. Messner stated they would see the plan a second time.
- Mr. Eich asked if they would consider placing updated wiring or adding insulation. Mr. Day stated there would be very little room in the walls for insulation, but they could place some in the attic area. Mr. Eich stated he recommended there be insulation added in the walls and attic space. Ms. Messner and Mr. LeClear stated the PC could recommend it, but it would depend on what the Code regulations were.
- Ms. Boniface asked the team to think about solar panel placement.

Ms. Messner stated a surveyor looked at the plan and noted it was a go. She stated to Mr. Zerby and Mr. Day they could go ahead with the next submission.

Ms. Messner noted what the DHRB had to say about the plan.

- She stated there were two driveways. The DHRB discussed using both driveways instead of having everything go through only one of them.
- Landscaping needed more work and it was noted some residents wanted to help with the landscape design. Ms. Messner requested a plan to be drawn up with alterations for staff to review.
- She noted the DHRB approved the alterations to the existing building regarding the façade and the addition of the roof.

Commissioners' comments included:

- Mr. Dutt wanted to make sure the sidewalk recommendations were addressed.
- Mr. Eich asked staff if the PC could request curb cuts and Ms. Messner stated they could. Mr. Eich noted to make this one of the Commissions' recommendations.

A motion was made by Mr. Eich and seconded by Mr. Dutt to recommend approval of the plan and the lot consolidation with the additional recommendations made by the Commission. The vote was unanimously in favor.

Final Plan, Memorial Field Phase 2, State College Area School District (SCASD), Owner, ROA Zoning District, Penn Terra Engineering, Inc. and Urban Engineers, Engineers, Weber Murphy Fox Inc., Architect

Ms. Messner stated the SCASD was proposing additional modifications to the Memorial Field complex.

Mr. Lingenfelter's/Mr. Poprik's presentation included:

- The school district planned to demolish the administrative offices in the existing building.
- The plan would be to provide amenity space for the use of patrons of Memorial Field. The basement would remain for restrooms, classroom meeting space, and storage. Bleacher work and improved access to the playing field was proposed as part of the project.
- They would create new ramps for better access to the field.
- They noted one of the changes was the removal of the planned bleachers along Nittany Avenue.
- Proposed a re-oriented entryway.
- After a discussion with Alan Sam, Borough Arborist, they would be protecting trees along Nittany Avenue. On the Sidney Friedman Park side, they would remove some invasive plants and plant new plants.
- Materials would be maroon and gray (school colors). They would keep stone from the original stone foundation and reprogram into the use for restrooms, classroom meeting space etc.
- Some of the changes in response to the PC's comments previously included:
 - Accessibility would be added behind the parking lot and along the west side bleachers. Mr. Poprik stated ADA accessibility would be on both sides of field.
 - The band would be sitting on upper right of field near the press box.
 - The existing scoreboard would be relocated next to the stage.
 - There were no changes proposed to the current storm water management plan. They would be looking to enhance the plan.

Commissioners' comments included:

- Mr. Kalin asked if the west side viewing platform would be at street level. He was concerned how someone needing ADA accessibility would get from the parking lot to the stadium. Mr. Lingenfelter stated they could access the area from street level.
- Mr. Kalin asked what they would be putting under the bleachers. Mr. Lingenfelter stated locker rooms, restrooms, training space and storage would be some of the uses to be located there.
- Mr. Kalin asked if there would be any increase in the number of parking spaces. Mr. Poprik stated the only increase would be to the ADA spaces. Mr. Lingenfelter stated the 37 potential spaces noted in the plan would be for buses, service vehicles, etc.
- Mr. Eich asked if the removal of the seating on the south end was permanent. Mr. Poprik stated, at this time, it would be permanent. Mr. Eich suggested the area could be used for additional events.
- Mr. Dutt stated adding a connector between the east and west bleachers was prudent. Mr. Poprik stated the school's goal was to attract people in the streets to come into the stadium area. He also noted they wanted to go back to allowing people to walk around the interior of the stadium.
- Mr. Dutt asked where does the concession money goes. Mr. Poprik stated the SCASD would take over the concession stand.

- Mr. Eich asked what the capacity of the restrooms would be. Mr. Poprik stated there would be approximately 60 stalls.
- Mr. Dutt stated he would like to see hand dryers instead of paper towels in the restrooms.
- Mr. Roeckel asked if the top floor was ground level (plaza level). Mr. Poprik stated yes.
- Mr. Eich asked staff if there was a comprehensive plan and review of the demolition of the administrative building. Mr. Lingenfelter stated yes and it had already been done.

A motion was made by Mr. Roeckel and seconded by Mr. Dutt to recommend approval of this final plan with the additional comments made by the Commission. The vote was unanimously in favor.

Work Program

Draft 2018 Work Program - State of Planning Report

Ms. Messner stated this report must be done each year. Ms. Wargo put this report together for review. Ms. Messner noted staff also looked at the State College Town Center and the Martin Luther King Plaza to be included in the report.

Commissioners' comments included:

- Mr. Roeckel stated the colors were not bright enough and he stated the text regarding what was done in 2016 was confusing.
- Mr. Dumas stated he would like a chance to review it.
- Mr. Eich stated he would like a paper copy.
- Mr. Dutt stated the plan needed updated images of the proposed Residences.

It was agreed upon to discuss this topic at the next meeting in March.

Official Reports and Correspondence

Borough Council (BC): Mr. LeClear reported Council would see a potential zoning text amendment request at an April meeting for the Fresh-n-Fill property.

Land Development Plans: Ms. Messner reported there was nothing in the queue currently.

Staff Updates: Mr. LeClear stated the Historical and Architectural Review Board recruitment for membership had been launched and the deadline would be in March. Staff was actively recruiting for a resident, an architect, a real estate broker or associate real estate broker, and a building inspector. Mr. LeClear also stated the consultants were in the middle of developing the guidelines with a draft becoming available sometime in April.

Ms. Messner noted there was a Request for Proposal on our website for professional services to assist with the Historical and Architectural Review Board process.

Centre Regional Planning Committee (CRPC): Mr. Eich reported the CRPC met March 1. Some topics discussed were: 1) received information on “Bicycle Friendly PA”, the community was ranked twelfth in the nation; 2) the state started to update the bicycle and pedestrian master plan and there was a survey on the PennDOT website; 3) discussed the demographic information on bicycles in the area which showed that 8 percent of the population were bicyclists; 4) College Township planned to rezone the old Ruetgers site in which some of the parcel was in an R2 zone with a provision of no residential allowed; 5) CRPC received a first draft of the Regional Development Capacity Report and Mr. Eich noted the newer report would reflect how much work had already been done.

Ms. Messner stated the bicycle share program had been around for about six months. She noted there were 1200 members total (600 annual members and 600 hourly members). She also stated there was a campus shuttle that went in reverse with an 80 percent rider increase.

Upcoming Meetings

Wednesday, March 14, 2018 at 12 p.m.

Mr. LeClear stated staff had been approached by a professor who would like to present at an April meeting and asked if to move the April 19 meeting to April 18. Mr. LeClear stated Ms. Rhoads would be sending out a quorum request for this date.

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 8:15 p.m. was made by Mr. Dutt.

Respectfully submitted,

Denise L. Rhoads
Administrative Assistant