

**Meeting Minutes  
State College Borough  
Planning Commission  
May 2, 2018**

The State College Borough's Planning Commission (PC) met on Wednesday, May 2, 2018, in the Municipal Building, 243 South Allen Street, State College, PA. Chairman Boniface called the meeting to order at 12:00 p.m.

**Members Present**

Zoe Boniface, Chairman; Anita Genger, Vice-Chairman; Charles Dumas; Scott Dutt; Jon Eich; Richard Kalin; and Michael Roeckel

**Others Present**

Ed LeClear, Director of Planning; Anne Messner, Planner/Zoning Officer; Jenna Wargo, Planner; John Wilson, Zoning Officer; Judy Altieri, Office Manager; and other interested parties.

**Chair Report**

Ms. Boniface stated she had nothing to report.

**Public Hour - Hearing of Citizens**

No one spoke during the public hour.

**Land Development Plan**

Preliminary Plan, Pennsylvania State University (PSU) Library Renovation Project, UPD Zoning District Subdistrict 5, Pennsylvania State University, owner, WTW Architects, architect

Richard Manning, Design Services at PSU, presented the project plans to the PC. He noted the infill renovation of the courtyard would increase the square footage by 9,200 SF and access to the library would be improved with graded walkways that met ADA accessibility guidelines. He added the total project would increase the impervious coverage by 900 square feet and they planned to maintain tables and chairs in the renovated terraced green space, along with bike racks, charging stations, and a stone wall for seating. He noted the space would be more user friendly as the interior courtyard was underutilized. New canopy trees, low woody shrubs, and perennial plantings would be planted when construction was complete. Lastly, he added stormwater would be retained in an underground system. He noted they hoped to begin construction soon with planned occupancy in the fall of 2019.

Mr. Dutt wondered if the plan would improve the accessibility to the other sides of the building, creating a more inviting space for visitors who walked through that area of campus. He noted there were plenty of "funny" corners for bicyclists and some very narrow pathways. Mr. Manning indicated those areas were not included in the scope of the project.

Tom Flynn, PSU Campus Planning & Design, noted the project focused on ADA accessibility for the library and some of the immediate connection points and they felt they were making dramatic improvements for the library space. He noted they would, however, take Mr. Dutt's comments and concerns into consideration for future development in the area.

Ms. Messner noted Planning and Engineering staff were still reviewing the plans, but the Borough's arborist gave his approval.

Mr. Eich motioned to approve the renovation plan as submitted, but asked staff to include Mr. Dutt's comments with the recommendation. Mr. Dutt seconded the motion, which was unanimously approved.

Mr. Flynn took a moment to introduce the university's new planner, Neil Sullivan. He noted Mr. Sullivan was replacing Steve Watson, who was the new director of Physical Plant.

## **Community Planning**

### Zoning Map Amendment for 401 South Pugh Street from ROA to C

Ms. Messner asked the PC if they wanted to review the agenda item again or if they were prepared to make a recommendation to Council. She reminded the PC the Fresh-n-Fill was currently located in the ROA (Residential Office A) district and the owners were requesting the parcel be changed to Commercial. She noted the Planning Department's recommendation was for the proposal to be considered as part of the Zoning Ordinance rewrite.

Mr. Roeckel expressed some concern over the request, indicating there was a reason why the property was rezoned ROA several years ago. He noted the PC should wait until the rewrite project was complete.

Mr. Eich indicated he would be more in favor of the project if the property owners said they would develop for senior housing. He iterated no matter what, they had no guarantee from the property owner regarding their plan for commercial/residential use. He suggested the property owner/developer work with the Redevelopment Authority on the affordable housing aspect. Otherwise, he was inclined to table the matter until the rewrite project was completed.

Ms. Boniface asked if staff could forward the issue to the zoning consultants for consideration as they work on the rewrite project. Ms. Messner indicated she would do that.

Ms. Genger turned her attention to the rewrite project and asked if PC members would be able to see parts of the document. Ms. Messner stated that was the original plan, but staff realized review of the document could not be done in parts and pieces and review of the document would involve the entire document, otherwise there would just be too many questions.

Mr. Kalin suggested the consultant come back and present what they were thinking. He was concerned they might be go too far down the wrong road.

Mr. Eich stated he had submitted over 50 comments and it would be nice to get some insight as to what direction they were going.

Ms. Messner reminded the Commission the consultants had provided a preliminary review (with quite a bit of detail) and were reviewing existing plans, i.e., Downtown Master Plan, Neighborhood Plans, etc.

Mr. Dutt turned the conversation back to the zoning amendment request and suggested the design team think hard about the product they planned to put on that corner. He stated they should be concerned about the neighborhood and be certain the building was of good quality and design.

Mr. Roeckel made a motion not to change the zoning map for South Pugh Street from ROA to C. Ms. Genger seconded the motion. The motion failed 2-5-0 with only Mr. Roeckel and Ms. Genger voting in favor.

Mr. Kalin then motioned to defer the decision until after the zoning rewrite project was complete, but to also have staff forward the matter to the consultants for consideration. Mr. Dumas seconded the motion. The motion passed (6/1) with Mr. Roeckel opposing.

Ms. Messner indicated she was not sure when the rewrite project would be completed, but she encouraged members of the PC to review the assessment document, which referred to some changes, revised boundary lines, etc. She also noted staff expected the review process to be quite lengthy (into 2019).

Mr. Kalin noted he was concerned about the current process and motioned staff to ask Borough Council to include the PC with the review process of the entire document. Mr. Eich seconded the motion, which was unanimously approved.

## **Official Reports and Correspondence**

### Borough Council

Ms. Messner noted Council had recently received the Historical and Architectural Review Board (HARB) Guideline document, and noted they would discuss it at their May 14, 2018 meeting. The document was quite large and available on the Borough's website. She added the alley vacations the PC previously reviewed would be presented to Council in June.

### Land Development Plans

Ms. Messner noted the PC would see Foxdale Village's resubmission and a proposal for redevelopment at Creekside soon.

### Staff Updates

Mr. Eich shared information from a recent Municipal Planning Organization (MPO) meeting where they had received a list of proposed projects for the next four years (2019-2022). He added there was a public comment period from now until May 25, 2018. He noted there were \$86,000,000 worth of proposed projects for the Centre Region area. The major project within the Borough was the ongoing construction along Atherton Street and the work from Park Avenue to Westerly Parkway would begin in 2021. He continued to speak about multiple projects planned throughout the Centre Region, i.e., I99/I80 interchange, Route 322 in Potters Mills, etc. He stated the Centre Region Planning Commission (CRPC) was supporting the Drive Forward initiative; a grant application being submitted by the Chamber of Business & Industry in Centre County and the MPO for continued roadway improvement in the area. He also noted pending grant funding (\$45,000,000) to PennDOT for improvements to the I80/Bellefonte interchange. Lastly, he added the CRPC would soon review rezoning for Patton Crossing (previous mobile home park).

Ms. Genger asked if the Borough had a plan to help deal with the traffic on Atherton Street. Mr. LeClear noted the Planning Department was not involved, but he would direct those questions to the Public Works Department.

## **Upcoming Meetings**

Thursday, May 17, at 7 p.m.

Wednesday, June 6, at 12 p.m.

## **Adjournment**

With no further business to discuss, Chairman Boniface adjourned the meeting at 12:40 p.m.

Respectfully submitted,

Judy Altieri  
Office Manager