

**Meeting Minutes
State College Borough
Design and Historic Review Board
May 15, 2018**

The State College Borough Design and Historic Review Board (DHRB) met on Tuesday, May 15, 2018, in the Municipal Building, 243 South Allen Street. Chairman Boeldt called the meeting to order at 2:01 p.m.

Members Present

Eric Boeldt, Chairman; Richard Bryant, Vice-Chairman; Richard Devon; Laird Jones; and Eric White

Members Absent

Wendy Schneider

Others Present

Anne Messner, Planner/Zoning Officer; Jenna Wargo, Planner; John Wilson, Zoning Officer; and Judy Altieri, Office Manager

Approval of Minutes

Mr. Devon stated he was absent from the April 17 meeting and requested the minutes be corrected to reflect that. He then motioned to approve both the April 17 (amended) and May 1, 2018 meeting minutes. Mr. White seconded the motion, which was unanimously approved.

Chair Report

Mr. Boeldt indicated Rick Bryant, Eric White, and himself had been appointed to the Historic and Architectural Review Board (HARB). He noted they would be in training that afternoon and a public meeting was also planned that evening.

Public Hour - Hearing of Citizens

No public comments were taken at the meeting.

Sign

New Sign, Good Day Cafe, 278 West Hamilton Avenue, CP3 Zoning District

Ms. Messner noted the café was in the commercial district. She added the proposed sign met ordinance requirements.

Sharyn Angle, the café's project manager, noted she was employed by Strawberry Fields, and the employees of the Good Day Café were individuals with intellectual disabilities. She noted AccuWeather had provided volunteers to work on the café's logo and name. She noted they would serve Rothrock coffee, pastries, and a small selection of sandwiches. She added Taproot Kitchen, a local vendor, would be supplying the food.

Mr. Devon motioned to approve the sign's design. Mr. Bryant seconded the motion, which was unanimously approved.

Driveway Expansion

Driveway Proposal for a One-Family Dwelling located at 605 West Hamilton Avenue, Joel Myers, Owner, Lara Landscape Architecture, Landscape Architect

Mr. Wilson described the property details for the Board, noting it was a corner lot with two front yards. He stated the total frontage was 302.2 linear feet and the ordinance would allow for two curb cuts. He stated the applicant was seeking a third curb cut to create a circular driveway. He added the combined driveway coverage would be 499 square feet, a permeable driveway (approved by the Borough Engineer), which was also within ordinance. Lastly, he added the proposed driveway, sidewalks, patio, and footprint of the home, still allowed for the lot to be left with 62% green space.

Ms. Messner reminded the Board they should consider the proposal and make possible suggestions for design improvement, but the proposal generally met the ordinance criteria.

Lara Kauffman, the landscape architect, noted the additional curb cuts would not exceed 12 feet each and the existing driveway (on Gill Street) was a wider cut. She added the Gill Street driveway did not connect to the front of the home and the new circular driveway would access the front of the home and dramatically enhance the corner lot. She noted the plan called for a small rain garden at the end of the driveway and they proposed concrete inlays with paver detail along both sides of the driveway. Lastly, she indicated they planned to build some brick pillars at the end of the driveway.

Comments and suggestions included:

- Mr. Boeldt suggested they use pavers for the entire driveway, for a more permeable space.
- Mr. Bryant suggested placing a fountain near the front door.
- Mr. Devon suggested a statue versus a fountain.
- Mr. Devon suggested improving the landscaping material on the front of the home.
 - Ms. Kauffman noted once the fountain had been purchased, she would firm up the landscape plan, but she currently planned on using native plants such as hydrangeas, boxwood, knockout roses, and some ever green.
- Mr. Bryant suggested some nighttime lighting.
- Mr. Sam suggested adding some trees to the landscaping plan.
- Mr. Devon suggested adding some stone into the pillars at the end of the driveway.

Mr. Wilson noted DHRB compliance was noted and the Planning Department would move forward with issuing a permit to the homeowner.

Land Development Plan

1500 South Atherton Street and 1519 Science Street, Final Plan, Foxdale Village Staff Development Center, Owner, MP Zoning District, Nittany Engineering & Associates, Engineer, RLPS Architects, LLP

Tibben Zerby, Nittany Engineering & Associates, indicated they had incorporated some of the DHRB suggestions from their last review and briefly reviewed the changes with the Board, which included the creation of a bio retention area in the parking lot. He noted the plan was currently being reviewed by the Borough Engineer. He added the space would contain a mixture of river stone.

Adam Day, Foxdale Village, noted the office building would house their Human Resources Department, as well as some small training rooms for staff.

Questions, comments, and suggestions included:

- Mr. Devon asked how Foxdale planned to control the parking.
 - Mr. Day noted they planned to issue vehicle tags for staff and neighbor parking. He noted once the new parking area was constructed, people would be tickets for parking on the grass, etc.
 - Ms. Messner noted they also planned to close off some of the current curb cuts.

- Mr. Sam suggested adding some native landscaping along Marylyn Avenue and noted the Japanese barberry was becoming invasive. He added the Tree Commission would meet in July and make a recommendation on the street tree that was being removed.

Mr. Zerby reviewed the sign design for Atherton Street presented in one of the renderings. He added there would be a small Foxdale sign (like what was currently on Marylyn Avenue) incorporated near the ramp from the parking area. Ms. Messner noted staff had not reviewed the sign requirements.

Mr. Bryant motioned to approve the final land development plan as submitted. Mr. Jones seconded the motion, which was unanimously approved.

1780 South Atherton Street, Preliminary Plan, KFC (formerly known as Kentucky Fried Chicken), Creekside Real Estate Joint Ventures, Owner, CP2 Zoning District, PennTerra, Engineering Inc., GLMV Architecture, Architect

Ms. Messner noted the Board's review was advisory, but it would be forwarded to the Planning Commission as an item of information.

John Sepp, PennTerra Engineering, indicated they planned to demolish the existing bank and build a new drive-thru KFC. He noted the bank had previously been granted the Motor Vehicle Oriented Business (MVOB), as was the Rite Aid before that, and they planned to retain the MVOB. He noted they planned to increase the parking lot to 32 spaces with an additional eight spaces along Woodsdale. He noted that was an additional 18 parking spaces from what was currently located on that side of the lot. He indicated the whole site included the small plaza, which maintained 59 parking spaces plus 21 along the perimeter. He added there would be landscaping incorporated around all sides of the building.

Juan Hernandez, GLMV Architecture, indicated the restaurant would seat 42 and they planned to use the tan color on the outside of the building. They also added windows along the front of the building and KFC signs and logo would be on the front and along the side of the building.

Questions, comments, and suggestions included:

- Several board members commented that parking in the lot by the plaza was usually full.
 - Ms. Messner noted that regardless of the use (CP2 district), some businesses attracted more traffic during different times throughout the day, but she had always been able to find a spot in the lot.
- Mr. Devon suggested a larger or different colored awning over the front door.
- Mr. Boeldt suggested a double entry to the front entry.
- Ms. Messner noted the Borough's Arborist was not in favor of the Hemlocks.
- Ms. Messner noted the final sign design would be submitted later and corporate logos were a sign.
- Mr. Devon said it was not an attractive building.
 - Mr. Sepp indicated they were staying away from the red-striped façade.
- Mr. Bryant stated the rear of the building was quite grim.
 - Mr. Sepp noted the dumpsters would be screened.

Work Program

Draft Historic and Architectural Review Board (HARB) Guidelines

Ms. Messner reiterated the plans for the HARB workshop and information session planned for later that day. She said she anticipated another training session that summer with planned enactment sometime in August and an operational HARB implementation in September. She noted the HARB appointees should still attend the DHRB meetings until that time. The DHRB would then go back to the Design Review Board (DRB) and noted they were still looking to fill those vacancies. She reminded the Board if they planned to resign, they should formally do so by putting it in writing. She noted Borough Council took public comment the previous evening, and Council was learning about the HARB criteria and the requirements for a Certificate of Appropriateness. Lastly, she asked the current HARB members to be

cognizant of group emailing as the Board would be required to follow the Sunshine Law, as were all other authorities, boards, and commissions.

Mr. Boeldt suggested the flow chart be incorporated into the design guide.

Mr. Devon suggested the DRB develop an aesthetic review document. He added he had previously sent Ms. Messner a list of possible items for the document. Ms. Messner noted a small, one-page guide could be put together.

Mr. Devon confirmed the DRB would have no control over color. Mr. Boeldt wondered about presenting a list of appropriate colors. Ms. Messner noted Council had been very sensitive on that subject and that perhaps another attempt could be made.

Official Reports and Correspondence

Borough Council

Ms. Messner indicated she did not have any additional comments.

Planning Commission (PC)

Ms. Messner noted the PC would review the KFC land development plan.

Mr. Bryant asked about the planned development across from the Metropolitan. Ms. Messner indicated the project would take a fair amount of time for review and it was currently working on PennDOT and PA Department of Environmental Protection permitting.

Mr. Boeldt asked about the zoning rewrite project. Ms. Messner noted staff was reviewing the land use table and principle land use definitions. She said none of the districts were all inclusive and there would be fact sheets for each of the zoning districts. She noted some districts would likely be merged because the Borough had too many zoning districts.

Mr. Devon commented on a recent Centre Daily Times article that questioned the demand for downtown student housing. He also wondered about the demand for the retail space. Lastly, he added there was not enough public open green space.

Ms. Messner indicated that in 2005, Council had proposed first floor (and incentivized second floor) retail space with new residential housing development. She believed the market was catching up to State College and perhaps there would be some vacancies. She noted Centre Region Planning hoped to study the housing market in the region within the next couple of years.

Mr. White commented the developers could easily make money from the residential space and some of them might not have to fill the retail space immediately.

Adjournment

With no further business to discuss, Chairman Boeldt adjourned the meeting at 3:19 p.m.

Respectfully submitted,

Judy Altieri
Office Manager