

**Meeting Agenda
State College Borough
Planning Commission
May 17, 2018**

The State College Borough's Planning Commission (PC) met on Thursday, May 17, 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; Charles Dumas; Jon Eich; and Richard Kalin

Members Absent

Scott Dutt
Michael Roeckel

Others Present

Ed LeClear, Planning Director; Anne Messner, Planner/Zoning Officer; Jenna Wargo, Planner; John Wilson, Zoning Officer; Amy Kerner, Borough Engineer; Denise L. Rhoads, Administrative Assistant; Bob Decker, Nittany Engineering; Chad Stafford, PennTerra Engineering; and Adam Day and Rob Hays, Foxdale Village

Approval of Minutes

A motion to approve the April 18, 2018 minutes as submitted was made by Mr. Eich and seconded by Ms. Genger. The vote was unanimously in favor.

A motion to approve the May 2, 2018 minutes as amended was made by Mr. Eich and seconded by Mr. Dumas. 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 Plan(s)

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

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 into parking. This plan also included a lot consolidation plan.

Mr. Decker's and Mr. Day's presentation included the following changes to preliminary plan:

- Eliminated the lower rain garden.
- The two entrances with a steep grade into the parking lot would be eliminated.
- Landscaping would be coordinated with a landscape architect at Nittany Engineering and one individual from Penn State University.
- The primary function of the office space would be for staff to use as meeting and training rooms.

PC's comments included:

- Mr. Eich stated he liked the idea of the center island as a rain garden. He suggested not using river stone because of the possible trip hazard. Mr. Decker stated the stone would be large enough not to be picked up or moved.
- Ms. Boniface asked if staff would be primarily using the parking area. Mr. Day stated in the affirmative.
- Mr. Eich discussed the walkway between the parking lot and the main facility. Mr. Decker stated there would be a new sidewalk placed in this area. Ms. Messner stated the observation from staff was the plan was following the ordinance of only requiring one pedestrian sidewalk.

Ms. Messner also stated the developers were working to meet the ordinance requirements and Alan Sam, Borough Arborist, was looking at the landscaping plans. He wanted to make sure the developers had a good planting plan in place.

A motion was made by Mr. Eich and seconded by Mr. Dumas to approve the final plan including the PC comments. The vote was unanimously in favor.

1780 South Atherton Street, Preliminary Plan and Motor Vehicle Oriented Business (MVOB) Conditional Use Permit, Kentucky Fried Chicken, Creekside Real Estate Joint Ventures, Owner, CP2 Zoning District, PennTerra, Engineering Inc., GLMV Architecture, Architect

Ms. Messner stated this preliminary land development plan proposed to demolish the existing bank building and replace the building with a drive through restaurant.

Mr. Stafford's presentation included:

- The plan was to build a 2,800 square foot KFC drive through facility.
- In lieu of the three lanes of drive through, there would be two lanes with centrally located parking.
- Mr. Stafford stated they plan to move the dumpster.
- The building would be 575 less square feet but would increase the impervious area by 2,200 square feet.
- They would be adding a total of 40 parking spaces.
- Mr. Stafford stated the Design and Historical Review Board (DHRB) asked about parking and the box like shape of KFC. The developer had acknowledged they would be using a tan façade with red marking and lettering.

Ms. Messner stated the property was reviewed and approved for a MVOB for a bank with a drive through. At the time, when the bank proposal was submitted, the PC recommended approval with the following conditions: (1) explore re-orientation issues for both the building and dumpster; (2) address the traffic safety issue created by the proposed one-way drive through lane dumping traffic into the two-way parking aisle; and (3) consider adding a connecting sidewalk between the bank and retail building for pedestrian access. Council approved the MVOB in March of 2003 with the condition to allow the dumpster to encroach in the setback so that its presence did not interfere with the flow of traffic on the property. Ms. Messner noted, in this case, there was no proposal for the dumpster to encroach in the setback and the applicant was working toward meeting the provisions of the ordinance.

She also stated staff was waiting on information on a traffic impact review that was requested of the developer due to a possible signal timing adjustment on the University Drive side.

PC's comments included:

- Mr. Kalin stated the drive through did not look equipped to accommodate two cars on the turn. Mr. Stafford stated what was proposed was the standard.
- Ms. Genger asked how the building would fit in with the sign ordinance. Ms. Messner stated she had not received a sign application package yet.
- Ms. Genger also asked if there would be an effort to rein in signature buildings which seemed to be the norm lately. Mr. LeClear stated, in his experience, franchises had several models to work with and noted the plan was one of the better versions.

- Mr. Dumas asked what the purpose of the ladder was shown going up the side of the building. Mr. Stafford stated this was primary access to the roof for maintenance purposes.
- Mr. Eich asked if the trash area was designed to be large enough for a dumpster to be picked up by a vendor. He was also interested in if there would be a compost and recyclable facility. Ms. Messner stated there would be a dumpster for compost and trash and carts for recyclables.
- Mr. Eich asked if there would be a green roof, solar panels or LEED certification. Mr. Stafford stated none of those were in the standard model. Mr. Eich noted he found an article on the web that KFC's were looking to become more environmentally friendly.

A motion was made by Mr. Eich and seconded by Mr. Dumas to recommend approval of the plan for the MVOB conditional use permit. The vote was unanimously in favor.

A motion was also made by Mr. Eich and seconded by Ms. Genger to forward the PC's comments to Council regarding waste disposal and alternative suggestions for solar panels.

Official Reports and Correspondence

Borough Council (BC): Mr. LeClear reported Council had numerous meetings regarding the HARB guidelines. There was good feedback on the guidelines with some technical issues to review. He stated this topic would be back in front of Council in late summer. Ms. Messner stated Council also reviewed the Capital Improvement Plan.

Mr. Eich suggested technical upgrades for Council Chambers in the future.

DHRB: Ms. Messner reported the DHRB reviewed the Foxdale Village project, a sign for Strawberry Fields Café, and an alteration on a contributing Robin Road property.

Historical and Architectural Review Board (HARB): Ms. Wargo report Council appointed the new HARB members: Rosalie Bloom-Brooks, Eric Boeldt, Richard Bryant, and Eric White, property owners in the district, Harry Burd, Building Code Inspector, Alan Popovich, PA Registered Architect, and Chuck Gambone, PA Licensed Real Estate Broker.

Land Development Plans: Ms. Messner reported there was one in the queue for the old Unity Church.

Staff Updates: Mr. LeClear reported Penn State University presented to Ferguson Township an overview of a proposed parking deck in the West Campus area.

Upcoming Meeting

The next scheduled meeting will be Wednesday, June 6, 2018 at 12 p.m.

Adjournment

With no further business to discuss, the meeting was adjourned at 7:45 p.m. by Mr. Dumas.

Respectfully submitted,

Denise L. Rhoads
Administrative Assistant