

**Meeting Minutes
State College Borough
Planning Commission
June 6, 2018**

The State College Borough's Planning Commission (PC) met on Wednesday, June 6, 2018, in the Municipal Building, 243 South Allen Street, State College, PA. Chairman Boniface called the meeting to order at 11:59 a.m.

Members Present

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

Members Absent

Richard Kalin

Others Present

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

Approval of Minutes

Mr. Dumas requested an amendment be made to the meeting minutes. Mr. Roeckel motioned to approve the amended minutes, which Mr. Dutt seconded. The amended meeting minutes for May 17, 2018 were unanimously approved.

Chair Report

Ms. Boniface noted she had no report.

Public Hour - Hearing of Citizens

No public comments were taken at the meeting.

Land Development Plan

Final Plan, 140 North Gill Street, Albert A. Drobka Architect, West Side Manor LP, Owner, UV Zoning District, Adaptive Reuse of Church to Office and Multi-Family Structure

Ms. Messner noted the property proposal was to renovate the building into three apartment units and office space. Parking was planned onsite and at 145 North Gill Street with a shared parking agreement.

Mr. Drobka reviewed the history of the property, which was in the Urban Village noting the property had been used as a church for the past 20 years. He indicated the property owners did not plan to spend much money on exterior renovations. He noted current zoning limited the residential space to 3,000 square feet. He added after meeting the residential space requirements, the remaining space would be used for commercial purposes. He noted the front of the building had wood siding while the back of the building was concrete block. He added three sides of the building was built on the property line and there was some space in the rear to locate parking. He added the additional parking would be located across the street and the space could accommodate 22 renters.

He reviewed the proposed interior floor plans, which included two (two-story) apartments on the front and a one six-bedroom (four bath) apartment located in the rear of the building. He added the middle of the building would be used by the West Side Village Rental Office. He noted the renovations to the commercial space would include a recessed entry door. He added the existing windows, along with some reconfiguration, met current requirements.

Ms. Messner noted the Design and Historic Review Board reviewed the plan at their June 5 meeting and asked for the exterior finishes to be freshened up as much as possible. She also indicated the architect was meeting the requirements of the current ordinance and the Public Works Department was reviewing the plan for stormwater.

Mr. Dutt asked about the location of a dumpster. Mr. Drobka indicated there were several dumpsters in the area, all of which were owned by the same property owner. He indicated they currently planned to have six parking spaces, which included one ADA space, at the rear of the building. He added they could consider removing one parking space at 145 N. Gill Street for a dumpster if it was determined to be feasible by Public Works.

Ms. Messner noted the Borough's Refuse Foreman would determine if another dumpster should be located in the parking area. She added, for efficiency, the Borough did not put a dumpster on every parcel.

Mr. Dutt asked about the pedestrian access points from Gill or Wood Alley. Mr. Drobka noted there were several large arborvitaes along the property line, and the university had previously installed barriers along the back fence to prevent vehicle access.

Mr. Eich motioned to approve the plan, with PC recommendations. Mr. Dumas seconded the motion, which was unanimously approved.

Community Planning

2019- 2023 Draft Capital Improvement Program (CIP)

Mr. LeClear presented several slides proposed in the CIP, some of which were directly related to Planning, but others that also addressed some issues the Planning Commission might be interested in.

After the review of project OP192 (Social Housing Redevelopment), Mr. Dutt wondered if it was time to revisit the Borough's need for income-based housing. He also asked about opportunities for shared agreements with other municipalities. Mr. LeClear stated there was a plan to look at it again next year, but at least 50% of the current housing burden seemed to fall in the Borough. He noted he was aware of some new low-income housing coming online in the other municipalities. He indicated as the new supply became available, additional affordable housing opportunities/options may present themselves.

Mr. LeClear continued his review of planned projects. Several Commission members asked about the SS191 (Sewer Capacity Study) project. Mr. LeClear and Ms. Messner explained the sewer permitting process, which began during the land development review process. Ms. Messner indicated the Borough Engineer calculated the capacity and Equivalent Dwelling Units needed for both residential and commercial space. She added as the funds were collected, the money was deposited, and the money was used only for future sewer improvement projects.

After reviewing PF152 (a Public Works & Parking project), Mr. Dutt suggested if the shared parking agreement was made with the Days Inn, then the 200 block of South Allen Street should be turned into a permanent pedestrian mall. He noted the street closure could present other opportunities for the Borough building and proposed Town Centre.

After reviewing PF152, Ms. Boniface noted she had heard complaints the Borough's requirement for parking associated with rental housing was excessive and the spaces were not always used. She wondered if there was a way to help landlords monetize the unused space. Mr. LeClear noted Borough staff had been working to collect some data to help determine usage rates. He added most large cities do not have parking on every block.

Mr. Eich noted most communities looked to get where State College was with parking. He said the future may hold changes and unmanned vehicles may help force the issue, but those vehicles would need a place to park too. Mr. LeClear indicated the topic was being discussed with the Clarion vendor. He noted the Borough was trying to solve two problems by getting vacant spaces used. He noted the data was difficult to get from the private sector and getting the Downtown State College Improvement District involved had been very helpful.

Lastly, Mr. LeClear indicated the public hearing for the proposed CIP was scheduled for June 18 with adoption scheduled for July 2, 2018.

Mr. Eich said he hoped one of the items being considered was the technical improvements for Council Chambers. He suggested that item become a high priority item.

Official Reports and Correspondence

Borough Council (BC)

Mr. LeClear noted the deadline for Historic and Architectural Review Board (HARB) public comments on the design guidelines was June 15. He noted staff would present the comments to Council and the current plan for HARB implementation was September 2018.

He continued, noting BC had reviewed the KFC at Creekside and a decision on the conditional use would be made on June 18. He noted developers for the Glennland Building had scheduled an open house for July 2, with a presentation to BC that same evening.

He noted the Zoning Rewrite Advisory Committee (ZRAC) continued to discuss the zoning rewrite document and would have a discussion on the University Planning District (UPD) soon. He noted the University had a lot of interest in a west end parking deck and a presentation on that matter was planned for July 9, 2018.

Ms. Boniface noted the UPD was complicated because it was located within multiple municipalities.

Mr. Eich provided an update on the funding that was recently announced for the I99 and I80 interchange project. He noted the project was \$190,000,000 and that PennDOT had received a federal grant to start Phase 1 of the project. He noted the Bellefonte interchange replacement project had received \$35,000,000. He noted without the funding, the area would have to live with the current configuration because interchanges were not normally relocated. PennDOT and the Centre County Metropolitan Planning Organization (CCMPO) announced \$150,000,000 was received from state and federal funding. He noted the high-speed interchange would allow for continuous traffic flow and eliminate the backups that happened in this area. He noted the CCMPO had awarded \$8,000,000 toward Phase 2 of the project which would realign local roads. He noted the bidding process would begin in 2019 with construction starting in 2020. He suggested the project was one of the three missing links in Centre County and the project had a relatively short waiting period (only 15 years).

He added the other two projects were – Route 322 between Boalsburg and Potters Mills and Route 322 between Port Matilda and Clearfield.

Land Development Plans

Ms. Messner noted the PC would review the final land development plan for the Pattee Library sometime in July.

Staff Updates

Ms. Messner asked members of the PC to solicit for current vacancies in multiple Authorities, Boards, and Commissions.

Upcoming Meetings

Mr. LeClear noted the PC's next scheduled meeting, on June 21, 2018, was cancelled. He added PC members should plan on attending an open house for the Glennland Building on July 2, and a joint Borough Council and PC meeting on July 9, 2018.

Adjournment

With no further business to discuss, Chairman Boniface adjourned the meeting at 12:56 p.m.

Respectfully submitted,

Judy Altieri,
Office Manager