

**Meeting Minutes
State College Borough
Planning Commission
July 18, 2018**

The State College Borough Planning Commission (PC) met on Wednesday, July 18, 2018, in the Municipal Building, 243 South Allen Street, State College, PA. Vice-Chairman Genger called the meeting to order at 12:18 p.m.

Members Present

Anita Genger, Vice-Chairman; Charles Dumas; Jon Eich; and Michael Roeckel

Members Absent

Zoe Boniface, Scott Dutt, AND Richard Kalin

Others Present

Ed LeClear, Planning Director; Anne Messner, Planner/Zoning Officer; Jenna Wargo, Planner; Denise L. Rhoads, Administrative Assistant; Richard Manning, Penn State University (PSU) Design Services; Tom Flynn, PSU Landscape Architect; and John Sepp, Penn Terra Engineering, Inc.

Approval of Minutes

A motion to approve the June 6, 2018 minutes as submitted was made by Mr. Dumas and seconded by Mr. Roeckel. The vote was unanimously in favor.

Chair Report

Vice-Chairman Genger had nothing to report.

Public Hour

No one was in the audience who wished to discuss items not on the agenda.

Mr. Dumas stated he wanted to commemorate Nelson Mandela's birthday today.

Mr. Dumas stated he was appreciative the speed limit on North Atherton Street was reduced to 25 miles per hour. Mr. LeClear stated this was an action taken by Council.

Land Development Plans

Final Plan, Pennsylvania State University Library Renovation Project, UPD Zoning District Subdistrict 5, Pennsylvania State University, Owner, WTW Architects, Architect

Mr. Manning's overview included:

- Pennsylvania State University (PSU) proposed to renovate and infill the existing Pattee Library building on the southeast corner of the intersection of Curtin Road and Fraser Road.
- The Pattee Library renovation project involved a building infill of an interior courtyard totaling 9,104 gross square feet along with internal building renovations. The exterior entrance and courtyard at the southwest corner of the library would also be renovated and reconstructed. No changes were planned for the exterior building façade.
- The project would result in a net increase in impervious area of approximately 900 square feet. This total included both the new building infill and the exterior courtyard renovations. The exterior courtyard consisted of a concrete patio and an external screening wall that wrapped around the site with the intent to open it up.
- The walkway would not need ADA improvements as it would be at grade.
- Bicycle racks were planned.
- The existing trees, both within the internal and external courtyards, as well as the trees along the sidewalk between the Pattee and Sparks buildings, would be removed.
- The new courtyard would include café tables and seating areas along with a low sandstone site wall, new canopy trees, low woody shrubs and perennial plantings. The walkways would be reconstructed such that slopes would meet accessibility guidelines.

PC comments included:

- Mr. Eich stated it was a shame all the trees were being lost but liked all the other changes being proposed. Mr. Flynn stated the trees were in bad shape and trees would be planted on the south side.
- Mr. Dumas asked if there would be more space in the interior area per the image in the agenda. Mr. Flynn stated it was an illusion. Mr. Dumas asked what would be placed on the inside terrace. Mr. Flynn stated that space would be a more flexible space with study rooms, technological rooms, etc.
- Ms. Genger suggested they consider some type of shade and asked if the roof would be prepared for solar panels in the future. Mr. Flynn stated the existing roof would not be changed.

Ms. Kerner stated the storm water plans were within the ordinance requirements.

Ms. Messner stated the Design and Historical Review Board (DHRB) appreciated the reconfiguration of the student area.

A motion was made by Mr. Dumas to approve the final plan. No second was given, but the vote was unanimously in favor.

Final Plan, 1780 South Atherton Street, Final Plan, Kentucky Fried Chicken, Creekside Real Estate Joint Ventures, Owner, CP2 Zoning District, PennTerra, Engineering Inc., GLMV Architecture, Architect

Mr. Sepp stated there were not any changes to the plan except to show that one of the two drive-through lanes would be a pass-by lane.

Ms. Kerner stated she was in the process of reviewing the storm water plan but saw no major issues.

PC comments included:

- Mr. Dumas asked if there were any plans for another KFC particularly on the other side of town and Mr. Sepp stated not to his knowledge.
- Mr. Eich asked if the concrete pad was just for a dumpster or for recycling items, too. Ms. Messner stated it was sized for other items and grease dumping as well. Mr. Eich stated he would like to see a location mark on the plans for where the grease would be picked up.
- Ms. Genger asked what the Borough regulations were for recycling at a commercial establishment. Ms. Kerner stated the Borough would work with Centre County Recycling and Refuse Authority.

Ms. Messner stated the DHRB was appreciative of the earth tone colors to be used. She stated Mr. Sam reviewed the plan and was concerned about the existing hemlock trees and had asked the KFC developers to re-evaluate. A traffic study was still under review and there were a few items the traffic engineer would like modified. They also wanted to make sure the timing of refuse pickup was not during high traffic business hours.

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

Official Reports and Correspondence

Borough Council (BC): Mr. LeClear thanked the Commission for participating in the joint work session with Council and stated another one was planned during BC's August 15 work session. Mr. LeClear reported BC scheduled a joint Lunch-n-Learn on September 20 on the University Planned District. He also stated BC postponed the design guidelines for the Historical and Architectural Review Board (HARB) until all seven members of BC were in attendance. The effective date for the HARB would be October 1 if approved by BC.

Land Development Plans: Ms. Messner reported upcoming land development plans included one for Centre Life Link for their University Drive Extension and the final plan for 132 S. Garner Street.

Upcoming Meetings

Thursday, July 26, 2018 at 7 p.m. – Canceled
Wednesday, August 8, 2018 at 12:00 p.m.

Adjournment

With no further business to discuss, Vice-Chairman Genger adjourned the meeting at 12:44 p.m.

Respectfully submitted,

Denise L. Rhoads,
Administrative Assistant