

Meeting Minutes
State College Borough Planning Commission
August 8, 2018

The State College Borough Planning Commission (PC) met on Wednesday, August 8, 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, and Scott Dutt

Others Present

Ed LeClear, Planning Director; Jenna Wargo, Planner; John Wilson, Zoning Officer; Amy Kerner, Borough Engineer; Denise L. Rhoads, Administrative Assistant; Mark Torretti, and John Sepp, PennTerra Engineering, Inc., Jonathan Barron, Shepley Bulfinch, and Tommy Songer, Board member of Centre LifeLink

Approval of Minutes

A motion to approve the July 18, 2018 minutes as amended was made by Mr. Dumas and seconded by Ms. Genger. 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)

Final Plan and Lot Consolidation, 132 South Garner Street, Ronald and Edward Friedman and Hillel Foundation, Owners. CID Zoning District, PennTerra Engineering, Inc., Engineer, and Shepley Bulfinch, Architect

Mr. Barron's presentation included:

- Building would be donut shaped with a courtyard in center and a path through the courtyard to Garner Street.
- Slight changes included:
 - Site paving would be concrete with brick at the corners.
 - Location of transformers would be on the Beaver Avenue side.
 - Entrance to the garage and tower would be on Hiester Street.
 - Lower levels A and B would be parking for resident's use.
 - Level C would be half for parking and half for retail tenants to be determined.

- Level One would be for retail businesses.
- Level Two would be for the Hillel Foundation.
- Levels Three through 12 would be for residential.
- Level 11 would have a courtyard surrounded by glass.
- Level 12 would have a terrace, planted and glassed in areas.
- Above Level 12 would have pop-up bedrooms.
- The building would have a fitness center, and other amenities, and would have a manager on the property.
- Colors and design would change slightly. The materials used would be fiber cement panels, warmer mineral tones with metal panels, and vertical windows.

PC's comments included:

- Mr. Dutt asked if bicycle parking was included, and how would bicycles get to the upper levels. Mr. Barron stated they could ride the elevator or ride down the parking garage spiral.
- Ms. Genger asked how the transformers would be screened from the street. Mr. Barron stated they would not be screened.
- Mr. Dumas asked why 12 stories were allowed. Mr. LeClear stated it was because the project would be considered a Signature Development project and was allowed in that zoning district.
- Ms. Genger asked if the private terraces on the mezzanine would be screened. Mr. Barron stated there would be some level of glass with plantings in the entry ways.
- Ms. Boniface asked if there would be any public entrances and signage for the Hillel Foundation. Mr. Barron stated the signage had not been set yet. Mr. LeClear stated a sign packet would have to be submitted for review by the Design and Historic Review Board (DHRB). Ms. Boniface wanted to see signage on the Beaver Avenue approach side because the area looked "blank and unexplained".
- Ms. Genger stated use of *UBER* or *LYFT* services could cause a traffic problem, and was the Borough going to address this issue. Mr. LeClear stated staff would discuss this with the consultants doing the zoning rewrite.
- Ms. Boniface asked if the Committee could request that a pickup or drop off not occur on College and Beaver Avenues. Mr. LeClear stated PennDOT right-of-way's had to be taken into consideration.

Mr. LeClear noted the DHRB's comments included:

- A traffic impact study was not completed yet.
- Ms. Kerner noted the storm water review was being done separately with a consultant, however, she stated the plan was satisfactory and met the requirements.
- DHRB was concerned by the many different shades of gray. They stated they would like to see some additional colors used and suggested some textured panels.

Mr. LeClear noted there was one parking issue and the owner had requested the fee-in-lieu for the 14 parking spaces which went to the ZHB for approval.

David Stone, 539 East Foster Avenue, suggested using an *UBER* or *LYFT* type of service. He stated he was curious why various setback requirements were not waived. Mr. LeClear stated the building was pushed back at a higher elevation and setbacks did not need to be waived. Mr. Stone stated he would like to see a bigger emphasis on aesthetics.

Mr. LeClear stated there was a plan for charging stations on all three parking levels. In addition, there would be a pedestrian traffic study done, and he wanted to note that Calder Way did not have the same setbacks and step backs.

A motion to approve the plan with the Commissions' comments included was made by Mr. Dumas and seconded by Mr. Dutt. The vote was unanimously approved.

Preliminary Plan Centre LifeLink Building Expansion, 732 East Marylyn Avenue, Public Activities Zoning District, Alpha Community Ambulance Service Inc., Owner, PennTerra, Engineering, Inc., Engineer

Mr. Torretti's and Mr. Songer's presentation included:

- The current garage was not adequate to meet the demands for the service Centre LifeLink provided.
- The proposal would be to expand the maintenance facility by 1,680 square feet.
- It would include two bays with one maintenance employee and would have driveway access.
- They would like to match the materials and colors to the current metal building.

Mr. LeClear stated the DHRB had no comments for this plan. He noted there would be a conditional use hearing scheduled for August 20, 2018.

Mr. Dutt asked if they would consider a dug-out bay. Mr. Songer stated he would suggest it to their architect.

A motion was made by Mr. Dutt and seconded by Mr. Dumas to approve the preliminary plan and for the conditional use to be granted. The vote was unanimously in favor.

Official Reports and Correspondence

Borough Council (BC): Mr. LeClear reported there would be a joint BC and Planning Commission (PC) meeting on Aug 13, 2018. They would be discussing parking issues and incentives. He noted the PC staff was working on a packet of material on "*Parking - Best Practices*". BC would review the Historical and Architectural Review Board's final design guidelines on August 20, 2018 and staff was hoping for an effective date of October 1, 2018.

Land Development Plans: Mr. LeClear reported there was one in the queue regarding the Old Nestelrode property to be demolished in the CP3 district.

Mr. Dumas asked if staff could request developers to bring along aerials of surrounding properties when they present their plans. Mr. LeClear stated staff could request it.

Upcoming Meetings

Thursday, August 23, 2018 at 7 p.m.

Wednesday, September 5, 2018 at 12 p.m.

With no further business to discuss, Mr. Dumas adjourned the meeting at 12:46 p.m.

Respectfully submitted,

Denise L. Rhoads,
Administrative Assistant