

**Meeting Minutes
State College Borough Planning Commission
September 4, 2019**

The State College Borough Planning Commission (PC) met on Wednesday, September 4, 2019 at the Municipal Building, 243 South Allen Street. Zoe Boniface, Chair, called the meeting to order at Noon.

Members Present

Zoe Boniface, Chair; Anita Genger, Vice-Chair; Scott Dutt; Jon Eich; Richard Kalin; Mary Madden; and Ron Madrid

Others Present

Ed LeClear, Planning Director; Greg Garthe, Senior Planner; Jenna Wargo, Senior Planner-Redevelopment; Isabel Storey, Planner; Denise L. Rhoads, Administrative Assistant; and Albert Drobka, Architect

Approval of Minutes

A motion was made by Mr. Dutt and seconded by Ms. Madden to approve the August 22, 2019 meeting minutes as submitted. The vote was unanimously in favor.

Chair Report

Zoe Boniface, Chair, stated members had received an email from the State College Borough Parking department regarding Kimley-Horn conducting a parking study and would meet on September 11, 2019 from 9:30 a.m.-10:30 a.m. in Room 112. Mr. LeClear stated a limited number of members from the PC, Transportation Commission, and Borough Council would attend. Denise Dobo would be keeping count of those who would be attending.

Ms. Boniface also noted the PC's previous meeting was discussed on the front page of the *Centre Daily Times* and if anyone wanted to discuss anything pertaining to that article to do so during the public hour.

Public Hour

No comments or concerns were heard during the public hour.

Land Development Plan(s)

Preliminary/Final Plan - 142 East College Avenue (Queenstown Restaurant); General Commercial Zoning District; AKE Enterprises, Owner; PennTerra Engineering, Engineer; Albert A. Drobka, Architect

Mr. Drobka's presentation included:

- Proposed development of a new restaurant in the former Spat's location at 142 East College Avenue.

- Plans included expansions into the former Family Clothesline store and the second floor of the adjacent Homarella Building.
- The site was at the corner of East College Avenue and South Pugh Street.
- The renovations included enclosing the entrance of the former clothing store, an existing mechanical platform, and an exterior covered walkway that connected to the Homarella building.
- In addition, the plan proposed a second-floor exterior eating area above the entrance to Doggie's Pub, and a new ramp and stairs at the entrance along East College Avenue.
- Demolition would be inside of the old Spats location and the Homarella building which would connect the two buildings. There would be reconfiguration and a handicap ramp by the tree well.
- He noted the total space added would be less than 800 square feet.
- Proposed were two decks for outdoor eating.
- Discussed elevations, briefly.
- Windows would change in the second floor of the Homarella building.
- Currently, no ADA access into the space.

Design Review Board Comments: Mr. Garthe stated the DRB met yesterday and suggested leaving the existing windows on the East College Avenue side, making the windows on the South Pugh Street side match the ones on the East College Avenue side, and were curious about the structural integrity of the overall building.

Borough Staff Comments: Mr. Garthe stated a Traffic Impact Study was not needed base on the traffic generated. A verification would be needed from the traffic engineer to assess what traffic was generated. He also noted some of the proposed decks and outdoor seating would need to be discussed with the Borough Solicitor.

PC Comments:

- Ms. Madden was concerned that painting the vinyl siding would make it peel rapidly. Mr. Drobka stated they would address this concern.
- Ms. Boniface asked if any thought was given about patrons from one restaurant looking down on patrons from the other restaurant. Mr. Drobka stated there would be nothing from a zoning legal standpoint.
- Mr. Dutt asked if the developers proposed tearing down the house that was built-in and Mr. Drobka stated they would not.
- Mr. Eich asked what made the property non-conforming and Mr. Garthe stated the walls of the building were set into the setbacks.
- Mr. Eich wanted to make sure Ms. Madden's comment was included in the review letter.

Official Reports and Correspondence

Borough Council (BC): Mr. LeClear reported BC would meet this coming Monday. The Real Estate Advisory Committee chair would be presenting on the Neighborhood Sustainability Program. Mr. LeClear would be giving a refresher on the program.

Zoning Hearing Board (ZHB): Mr. Garthe reported on the following items:

Variance - 235 Ridge Avenue: On August 13, 2019, the ZHB heard a request for a variance from Ch. XIX, Section 603.a: "Height, Dwellings not to exceed 25 feet, 2 stories." The property owners wished to remodel the attic of their two-story home to create more living space. The property was located in the R-2 zoning district. The ZHB did not reach a decision at the August 27, 2019 meeting.

Special Exception - 129 South Sparks Street: On August 27, 2019, the ZHB heard a request for a special exception to allow expansion of an existing office use into an additional floor of the structure. Per Ch. XIX, Section 965: Mixed Use District of the zoning ordinance, the ZHB was authorized to grant special exceptions in the mixed-use area of the R-3H district. A decision was expected at the September 10, 2019 meeting.

Variance - 230 South Gill Street: On September 10, 2019, the ZHB would hear a request for a variance concerning encroachment into a side yard setback. Applicants proposed to construct a side porch on a very narrow lot. The property was located in the R-2 zoning district.

Centre Regional Planning Commission (CRPC): Mr. Eich reported the CRPC would meet tomorrow evening and review a presentation by Todd Giddings on how the Spring Creek Watershed managed all rainfall the Borough had last year and would look at draft projects for the Comprehensive Plan and implementation program and noted what was missing from last year's plan was a coordinated or integrated water management plan. One that would be included for discussion this year would be an inventory analysis to the existing update to the Centre Region Comprehensive Plan which would, hopefully, be on line in three to four years. He noted they would also be discussing best practices for parking management, model ordinance for community engagement, re-evaluation of commercial zoning in the Centre region, and accessory uses as an alternative housing program.

Upcoming Land Development Plans: Mr. Garthe reported the following upcoming land development plans:

Final Plan - The Pennsylvania State University Center for Innovation, Making, and Learning (James Building Replacement).

Final Plan - 803 Old Boalsburg Road.

Preliminary Plan – Two structures on 430 West Irvin Avenue.

Staff Updates: Mr. LeClear stated the Borough was waiting on a response from PSU on the west campus parking deck and noted SCB would expect call from PennDOT in the next week or two. He also stated the proposal was still looking at an entrance at White Course and Atherton Street.

Update on Personnel: Mr. LeClear asked Ms. Storey, the Borough's new Planner, to introduce herself. She stated she was originally from State College and after living in a few other Big Ten communities returned to State College.

Mr. LeClear stated this would be Ms. Wargo's last meeting as she would be moving to Ferguson Township. Ms. Wargo stated it had been a pleasure to work for the Borough and was excited about future projects for both the SCB and Ferguson Township.

Mr. LeClear stated Ms. Kerner, the Borough Engineer, had resigned from the SCB and was going to be the Public Works Director for College Township.

Mr. LeClear discussed the staffing situation within the region, briefly.

Upcoming Meetings

Thursday, September 19, 2019 at 7 p.m.

Wednesday, October 2, 2019 at Noon

Adjournment

With no further business to discuss, Ms. Genger, Vice-Chair, adjourned the meeting at 12:23 p.m.

Respectfully submitted,

Denise L. Rhoads
Administrative Assistant