

Meeting Minutes
State College Borough Planning Commission
September 20, 2018

The State College Borough Planning Commission (PC) met on Thursday, September 20, 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; Jon Eich; and Michael Roeckel

Others Present

Ed LeClear, Planning Director; Anne Messner, Planner; Jenna Wargo, Planner; John Wilson, Zoning Officer; Mark Torretti and Scott Shamrock, PennTerra Engineering, Inc; Steve Kirsch, Sweetland Engineering; Rachel Prinky, Penn State University's (PSU's) Office of Physical Plant (OPP); and Denise L. Rhoads, Administrative Assistant

Approval of Minutes

A motion to approve the September 5, 2018 minutes as amended was made by Mr. Eich and seconded by Mr. Roeckel. 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 Plans

Preliminary Plan, Addition of a Single-Family Home to a Lot with Eight (8) Townhomes, R3 Zoning District, SFG Real Estate, Owner, PennTerra, Engineer, Inc., Engineer; RAM Residential, Building Designer

Mr. Torretti's/Mr. Shamrock's overview included:

- This .61-acre lot contained eight townhomes.
- Had a vacated alley between the townhouses and the proposed lot.
- The owners of the property would like to add a single-family home to the parcel. Since the property was in the R3 zoning district, these uses were permitted on a single parcel. Occupancy of the single-family home would be three unrelated.
- Located on Old Boalsburg Road.
- Vehicle access to the new building would be proposed from East Irvin Avenue.
- Two bedrooms and two and a half baths.
- Added two parking spaces to the new addition and relocated current ADA parking space.
- Storm water management: small green garden sumps on Old Boalsburg Road with plantings which accounted for the increase in impervious area.
- Headlight screening for the additional parking spaces with buffering up against the adjacent property.
- 800 square feet per floor with an open floor plan on the first floor, upstairs a master bath with two bedrooms and a bathroom.
- Still exploring materials - stone veneer on the front with siding along the sides with the peak area shingled.

PC's comments included:

- Ms. Genger asked why there were so few windows in each bedroom. Mr. Torretti stated the Design and Historic Review Board (DHRB) had the same comments and the engineer would take those comments into consideration.
- Mr. Eich stated it did not make sense to have parking in front of the house but require tenants to walk to the other side of the lot. He suggested the parking be allocated to the unit it was closest to. Mr. Eich also asked why parking was so close to the single-family structure and why they were not using the alley way to provide parking. Mr. Torretti stated the land was only owned up to the property line. Mr. Eich suggested using some of the alleyway space to allow for more use of the lawn.
- Ms. Boniface asked if this property was intended to be a rental. Mr. Torretti stated it was. Ms. Boniface asked the property was proposed for affordable housing or undergraduate students. Mr. Shamrock stated it had not been decided yet. Ms. Boniface was also concerned about safety, and noted the property was not visible from any street. She asked how this was going to be addressed. Mr. Torretti stated the DHRB made a similar comment and the developers would look at adding lighting.
- Ms. Messner stated the DHRB commented on the orientation at the front of the house.
- Mr. LeClear noted the R3 zoning district had spacing requirements and the property could not be rented to undergraduates.

Ms. Messner stated the PC's comments regarding the preliminary land development plan would be incorporated into the review letter.

Preliminary Plan, Waste Water Treatment Plant Upgrades, UPD Zoning District, Subdistrict the Pennsylvania State University, Owner, Penn State Physical Plant, Project Manager, Hazen, Project Designer

Mr. Kirsch and Ms. Prinky's overview included:

- Renovation of the PSU Waste Water Treatment Plant to upgrade and modernize, as well as meet the forecasted waste water treatment levels for the University over the next 50-year planning period.
- The project site was 42.7 acres.
- The goals of the project would be to reduce the impact of the waste water on the local watershed, update treatment to minimize operational risks during low flow seasons, provide flexibility for future campus growth, and operate efficiently and safely.
- The current waste water treatment plan, from the 1950's, would be modernized by installing the latest technological advances in waste water treatment.
- Would stay within the same footprint with a low profile and visibility.
- New equipment would be screened to allow protection from odor issues.
- Colors and schemes had not been discussed yet.
- Proposed to reduce the storm water runoff by converting more than 20% of the impervious area to greenspace, from approximately 6.3 acres down to 5.1 acres.
- All inside utilities rerouted to match the plant.

PC's comments included:

- Mr. Eich commended PSU for its water conservation program in reducing the capacity as well as the impervious area. He asked for more detail on odor protection. He also stated Thompson Spring was outside the area, but asked if some special protection could be given to that site.

Ms. Messner stated the PC's comments regarding the preliminary land development plan would be incorporated into the review letter.

Community Planning

Amend the Borough Codification Chapter XIX Zoning Ordinance to Replace the Historic Resources Commission (HRC) with the Historical and Architectural Review Board (HARB)

Ms. Messner's overview included:

- Borough Council amended the Borough Codification of Ordinances to establish a HARB in 2017. The Board would become active October 1, 2018. The Zoning Ordinance needed to replace the HRC with the HARB for reviewing land development plans that involved a contributing building in either the College Heights Historic District or the Holmes-Foster/Highlands Historic Districts and to review porch enclosures for contributing buildings in the same historic districts.

A motion was made by Ms. Genger and seconded by Mr. Eich to approve this plan. The vote was unanimously in favor.

2019 Meeting Calendar

After a brief review of the 2019 meeting calendar, a motion to approve the calendar as submitted was made by Ms. Genger and seconded by Mr. Roeckel. The vote was unanimously in favor.

Mr. LeClear noted, there would be additional joint meetings with Council in 2019 and staff would keep the PC posted.

Official Reports and Correspondence

Borough Council (BC): Mr. LeClear reported BC met with the PC to discuss the University Planned District (UPD) and thanked those who attended. He noted there would be another joint BC/PC meeting on October 8 and the State College Town Centre presentation would be at this time.

Mr. Eich asked how the consultant and the Zoning Revision Advisory Committee (ZRAC) were doing. Mr. LeClear stated ZRAC would meet on October 10 regarding some items that needed additional discussion with BC and PC. A report would be presented to BC on November 5, 2018.

Land Development Plans: Ms. Messner stated there were no new land development plans at this time.

Staff Updates: Ms. Messner stated the Design Review Board members putting together a white paper. Staff was trying to figure out how to provide information to the developers. She noted she would share the paper with ZRAC to see if it could be incorporated into the revision process.

Upcoming Meetings

Wednesday, October 3, 2018 at Noon

Thursday, October 18, 2018 at 7 p.m.

Adjournment

With no further business to discuss, Mr. Roeckel adjourned the meeting at 7:35 p.m.

Respectfully submitted,

Denise L. Rhoads,
Administrative Assistant