

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

The State College Borough Planning Commission (PC) met on Thursday, October 18, 2018, in the Municipal Building, 243 South Allen Street, State College, PA. Vice-Chairman Genger called the meeting to order at 7:00 p.m.

Members Present

Anita Genger, Vice-Chairman; Charles Dumas; Scott Dutt; Jon Eich; and Richard Kalin

Members Absent

Zoe Boniface, Chairman; and Michael Roeckel

Others Present

Ed LeClear, Director of Planning; Anne Messner, Planner; Jenna Wargo, Planner; John Wilson, Zoning Officer; Judy Altieri, Office Manager; and numerous students and members of the public

Approval of Minutes

Mr. Dutt motioned to approve the September 20, 2018 meeting minutes. Mr. Eich seconded the motion, which was unanimously approved.

Chair Report

There was no chair report given at the meeting.

Public Hour - Hearing of Citizens

There was no one that spoke during the public hour.

Land Development Plan - None

There were no land development plans presented at the meeting.

Community Planning

Laurel Alley Vacation Request

Ms. Messner noted Borough Council had received a request to vacate Laurel Alley and the petition was submitted by the property owners of 322 Fraternity Row and 321 East Fairmount Avenue for the vacation of Laurel Alley between Fraternity Row and Clover Alley. She noted staff had reviewed the paperwork and deemed it complete and Council referred the request to the PC for their review and comment. She reminded the PC the

request would also be submitted to the Centre County Planning Office and Centre Region Planning for review and comment.

After a brief discussion, Mr. Kalin motioned to approve the Laurel Alley vacation request. Mr. Dumas seconded the motion, which was unanimously approved.

Review 2018 Work Program in Anticipation of 2019 Work Program

Mr. LeClear presented the staff prepared draft 2019 Work Program. He noted some changes to the key, indicating the “R” was added to show “required” items. He indicated the planned 2018 neighborhood meetings were pushed to the right because of other joint ABC meetings that took place over the last few months. He planned to present a comprehensive update on the zoning rewrite project to Council before the end of the year. He also noted Clarion continued to work with staff to keep the process on track for wrap up early next year.

He continued, noting an opportunity for coordination and discussion with the Pennsylvania State University (PSU) for the West End Parking Deck project, as well as other public improvement projects that would become a priority in 2019. He noted staff from PSU’s Office of Physical Plant would present information on the West Campus Parking Deck project in November. He said staff was monitoring results from the Pennsylvania Supreme Court cases regarding short-term rentals. The results from fraternity-oriented zoning cases would also aid in the development of relevant zoning regulations for the neighborhoods.

Mr. Eich motioned to forward the 2019 Work Program to Council. Mr. Dumas seconded the motion, which was unanimously approved.

Official Reports and Correspondence

Borough Council (BC)

Mr. LeClear indicated Borough Council recently participated in a joint training session with members of the Historic and Architectural Review Board (HARB). He added the first HARB meeting was scheduled for November 6, 2018.

Lastly, he added the 2019 proposed budget would be presented to Council on October 30, 2018.

Land Development Plans

Ms. Messner noted she did not have anything pending and indicated the PC’s first meeting in November could be cancelled.

Mr. Dutt motioned to cancel the November 7, 2018 meeting. Mr. Eich seconded the motion, which was unanimously approved.

Mr. LeClear noted a scheduling conflict for Council Chambers on November 29 and staff proposed moving the PC meeting to Wednesday, November 28, 2018. He added staff would solicit for a quorum for the proposed meeting date change.

Staff Updates – Draft 132 Garner Street TIS Summary

Mr. LeClear pointed out a website update. He noted Traffic Impact Study (TIS) summaries for upcoming land development projects would be uploaded for public review. He added that past projects and recorded plans would not be uploaded.

He then distributed information on the State College Town Centre project. He noted the developer's plan met zoning requirements and would be reviewed by Council soon. If approved, a three-party agreement would be initiated early next year.

There was a brief discussion about the dense rock located on the proposed Town Centre site, Verizon's sensitive equipment, etc. Mr. LeClear noted three levels of underground parking would be expensive to deal with, but it was still a possibility.

An unidentified student asked what information was presented in a TIS. Mr. LeClear explained why the Borough solicited a TIS from area engineering firms, as they reviewed the impact of the construction and possible mitigation that may need to be addressed for travel lanes, signal timing, pedestrian islands, etc.

Upcoming Meetings

Cancelled - Wednesday, November 7, 2018
Thursday, November 29, 2018 at 7 p.m.

Adjournment

With no further business to discuss, Vice-Chairman Genger adjourned the meeting at 7:33 p.m.

Respectfully submitted,

Judy Altieri
Office Manager