

**Meeting Minutes
State College Borough Planning Commission
December 5, 2018**

The State College Borough Planning Commission (PC) met on Wednesday, December 5, 2018, in the Municipal Building, 243 South Allen Street, State College, PA. Chairman Boniface called the meeting to order at 12:01 p.m.

Members Present

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

Others Present

Ed LeClear, Planning Director; Anne Messner, Planner/Zoning Officer; Jenna Wargo, Planner; John Wilson, Zoning Officer; Denise L. Rhoads, Administrative Assistant; Mark Saville, Sweetland Engineering and Associates, Inc.; Adam Fernsler, Fernsler Hutchinson Architecture, LLC; Matt Harlow, ELA Group, Inc.; Ed Poprik, Chris Weakland, and Bob O'Donnell, State College Area School District; Andy Dunmire, Eat 'n Park and other interested parties

Approval of Minutes

A motion was made by Mr. Dutt and seconded by Mr. Kalin to approve the October 18, 2018 meeting minutes as submitted. The vote was unanimously approved.

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/Final Plan, 126 West College Avenue, Hello Bistro, 126 College Ave Partners LLC, Owner, Sweetland Engineering and Associates, Engineer, AXIS Architecture, PC, Architect

Mr. Saville and Mr. Dunmire's presentation included:

- Eat 'n Park acquired the building formerly known as Ye Olde College Diner to fully renovate, but not expand the building footprint. Due to renovations needed, the front building height needed to be increased to accommodate the renovations which necessitated a land development.
- New name will be Hello Bistro.
- Previously a diner and a pre-fabricated building.

- Street level access with no handicapped accessibility.
- Original building was not well constructed.
- Roof would be raised slightly.
- Currently, there was an 18-inch space/piece between this building and the State Theatre which would allow water to drain from the street front to the back alley.

PC's comments included:

- Mr. Kalin asked where the property line was. Mr. Saville stated it ran along the brick face of the State Theatre.
- Mr. Dumas asked if the ATM machine was attached to this property or the State Theatre. Mr. Saville stated to the State Theatre.
- Ms. Genger stated the façade was bland and generic and suggested keeping the façade more "diner" looking.
- Mr. Eich agreed with Ms. Genger and stated the current façade was iconic for the downtown. He did state he appreciated the business coming into town but wanted them to keep in mind this was a tourist community.
- Ms. Boniface stated she was not familiar with the Hello Bistro brand and suggested trying to make a gesture to the past façade.
- Mr. Dutt stated if the public cared about the diner in the past, the residents would have supported the business, and Mr. Dumas agreed with him.

Staff stated the proposal met the requirements, and the stormwater plan had not been looked at yet.

Ms. Messner stated the Design Review Board (DRB) noted they would like some of the old façade to be remembered and were appreciative of the accessibility inclusions.

Mr. Dunmire stated the Chairman of their Board was a former Penn State University graduate. They did try to address some of the concerns such as: 1) pushed entrance back into the building, and 2) added an awning to emulate some of the awnings along the street.

A motion to approve the plan and forward to Council with the PC's and DRB's comments was made by Mr. Dumas and seconded by Mr. Dutt. The vote was 5-1-0 with Mr. Eich being the "nay" vote.

Preliminary/Final Plan, 820 Westerly Parkway, Our Lady of Victory Church School Expansion, Owner, Nittany Engineering and Associates, Engineer, Fernsler Hutchinson Architecture, LLC, Architect

Mr. Fernsler's overview included:

- Our Lady of Victory Church property included a school, and they planned to expand their building by 630 square feet to improve their kitchen facility.
- The work proposed was for the north east corner of the school building.
- Currently, the basketball court doubled as the cafeteria. They proposed to add a bump out to add a cooler and a freezer with renovations to the kitchen.

- The total renovated area would be 3,700 square feet.
- Planned to match the current stone front to the one-story planned addition.

PC's comments included:

- Mr. Dutt asked if the renovated space would be sufficient for future growth. Mr. Fernsler stated it would not.
- Ms. Boniface stated she was glad they were matching the stone, and the bump out structure was awkward, but could be fixed with landscaping.

A motion to approve the plan and forward to Council with the PC's comments was made by Mr. Kalin and seconded by Mr. Dumas. The vote was unanimously in favor.

Community Planning

State College Area School District (SCASD) Lighting Ordinance Request

Mr. Harlow, Mr. Weakland, and Mr. O'Donnell's overview included:

- State College Area School District, owner of State College High School at 650 and 653 Westerly Parkway requested a proposed change to the zoning ordinance. The request was for the athletic field lighting to be permitted at a taller height (70 feet) in the R3B (Residential 3B) Zoning District for the purpose of illuminating the high school outdoor track.
- Council received the request at their November 19, 2018 meeting, and referred it to the PC.
- New football field will have synthetic turf to coincide with the lighting ordinance request.
- There are several different zoning districts within the school property.
- They are land challenged with significant extracurricular activities that occur.
- Proposed four LED lights for the primary benefit of extending the use of the synthetic turf in the spring and fall.
- Key to the lighting ordinance request was to focus on aim and height.
- The lighting was pre-designed straight from the factory.

PC's comments included:

- Mr. Dutt stated, in previous presentations, he never saw the proposed field and parking lot as elevated.
- Mr. LeClear asked what the time cut off would be for these lights. Mr. O'Donnell stated they were controlled internally, and most activities were done by 9 p.m.
- Mr. Kalin asked if SCASD talked with the neighborhood. Mr. O'Donnell stated they had not started a conversation yet.
- Ms. Boniface stated it was awkward to pursue any ordinance change now because of the current zoning revision. She asked if SCASD considered a ZHB hardship request. Mr. Harlow stated they had not because the proposed change to the lighting ordinance would actually be creating the hardship. Mr. LeClear stated staff discussed this with the Borough Manager, and the timing was about a year off and it would make SCASD wait too long.

- Mr. Kalin asked if the ordinance was a right or special exception. Ms. Messner stated it was a right.
- Mr. Dutt asked if the lights would be positioned to add future seating and would they light the tennis courts. Mr. Harlow stated they did not consider the tennis courts.
- Mr. Eich thanked the developers for the map included in the agenda that showed where the light would extend to. He was also interested in the distance between the field and neighboring residents. He was concerned about the volume the marching band generate. Mr. Eich wanted to know if the noise ordinance applied. Mr. LeClear stated the Borough had not had complaints, in the past, regarding the band and their music.
- Ms. Boniface asked what spectrum would be shining from these LED lights. Mr. Harlow stated he would gather the information for the next presentation.

Mr. LeClear summarized: SCASD would coordinate a conversation with neighbors and let the PC members know when this would occur. Staff would work with the design team on drafting the ordinance using language the Borough already had, and then bring back to the PC sometime in January 2019.

Staff wanted consensus today to move forward to prepare a draft. PC recommended staff start a draft for review.

Centre Regional Planning Agency (CRPA) Follow-up on the Recent Peer-to-Peer Regional Planning Seminar

Ms. Messner stated there was interest in getting PC feedback during a previous CRPA meeting.

Mr. LeClear suggested PC take time to review the information first then get a draft together for a Centre Regional Planning Commission meeting during the first quarter 2019. Ms. Boniface asked for some reminders of what the topics had been, and Mr. LeClear stated staff would send them via email.

Official Reports and Correspondence

Borough Council (BC): Mr. LeClear reported BC would discuss budgets at their December 10, 2018. He noted they discussed a small tax increase proposed with a balanced budget, and the ZHB was overruled regarding the two fraternity cases.

Centre Regional Planning Committee (CRPC): Mr. Eich stated the CRPC would meet December 6 in the evening. He noted agenda items were the Ferguson Township source water protection overlay district ordinance, College Township prepared a Sidewalk Master Plan to figure out how to 1) prioritize adding pedestrian facilities throughout the municipality and identifying where those facilities would be needed, and 2) reviewed an update on the Act 537 sewer facility plan. He also stated the Spring Creek Watershed held an open house on December 4 in the evening on the Integrated Water Management Plan for Spring Creek basin which included 14 municipalities.

Ms. Genger asked if the watershed was looking at the issue of water bottling plants moving in. Mr. Eich stated they were not, and it was not an expectation.

Land Development Plan(s): Ms. Messner reported the next land development plan would be for the Willard Building project.

Martin Luther King (MLK) Plaza: Mr. Dumas stated the subcommittee met recently and the next step was to approve placards to be placed on Beaver Avenue. He also noted since he was not continuing in his position on the PC, Council should think about appointing someone who was also on the MLK subcommittee.

Mr. Eich brought up community concern for PSU's plans for a West Campus parking garage and where traffic would go. He recommended the PC have an opportunity to weigh in on this topic before a land development was reviewed. Mr. LeClear stated the Borough could not treat applicants differently but acknowledged there was interest in having dialogue with PSU and there would be opportunity next year.

Ms. Boniface asked where the Borough boundary was in regarding this topic. Mr. LeClear stated the connector was Buckhout Street, an ordained street, and ran into the rail line. He stated staff was looking at a lot of angles related to this. He noted the municipal line bent slightly. Mr. Eich stated he hoped the streets between Buckhout and campus would have pedestrian and bicycle access.

Upcoming Meetings

Thursday, December 20, 2018 at 7 p.m.

Adjournment

With no further business to discuss, Chairman Boniface adjourned the meeting at 1:24 p.m.

Respectfully submitted,

Denise L. Rhoads
Administrative Assistant