

**Meeting Minutes  
State College Borough Planning Commission  
February 21, 2019**

The State College Borough Planning Commission (PC) met on Thursday, February 21, 2019 in the State College Municipal Building, 243 S. Allen Street. Chairman Zoe Boniface called the meeting to order at 7 p.m.

**Members Present**

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

**Others Present**

Ed LeClear, Planning Director; Anne Messner, Planning/Zoning Officer; Jenna Wargo, Planner; John Wilson, Zoning Officer; Amy Kerner, Borough Engineer; Tom Flynn, Pennsylvania State University (PSU); David Pike, Sweetland Engineering; Brian Pilot, Studios Architecture; Albert Drobka, Architect; John Sepp, PennTerra Engineering; Matt Harlow, ELA Group; Dr. Bob O'Donnell, State College Area School District (SCASD); and Denise Dobo, Administrative Assistant

**Approval of Minutes**

A motion was made by Mr. Eich and seconded by Ms. Genger to approve the February 6, 2019 meeting minutes. The vote was unanimously approved.

**Chair Report**

There was no chair report given.

**Public Hour - Hearing of Citizens**

No comments or concerns were heard during the public hour.

**Land Development Plan(s)**

Final Plan Pennsylvania State University Willard Building; UPD Zoning District Subdistrict 5; The Pennsylvania State University, Owner; Sweetland Engineering, Engineer; Studios Architecture, Architect

Mr. Flynn, Mr. Pike, and Mr. Pilot's overview included:

- Mr. Flynn noted the proposed building was a consolidation of space for the College of Communications.
- Mr. Pilot remarked initial comments requested the mass of the building be broken down and noted it was a challenge because the studio required no daylight.
- Mr. Pilot stated the changes to the plan included a six-foot tall limestone base as well as a panelized system which added a texture and reflective surface.
- He also noted the volume of the building was pushed back 3 feet 8 inches and he said the windows would be replaced with high performance windows as well as fully insulating the building.

Staff comments included:

- Ms. Messner remarked the Design Review Board (DRB) reviewed the project and liked the revisions. The DRB also suggested further refinement.
- She noted DRB proposed incorporating a podium space at the property to accommodate speakers.
- She added the Borough Engineer approved the storm water plan.

PC comments included:

- Mr. Eich remarked he appreciated the revisions made to the plan to reduce the mass of the addition.
- Ms. Genger mentioned she liked the suggestion from DRB of incorporating a podium for speakers.

Preliminary Plan Hamilton Shopping Center; University Park Plaza Corporation, Owner; CP3 Zoning District; PennTerra Engineering, Engineer; Albert Drobka, Architect

Mr. Drobka's presentation included:

- The property was situated along Fraser Street and the proposed building was approximately 20,000 square feet.
- The building would consist of three floors, each containing 4 three-bedroom and 2 two-bedroom apartments.
- The building would have no basement.
- The entrance would be situated at Fraser Street and would include 14 parking stalls
- There would be bike parking for two.
- The building would have a faux stone base with tan HardiePlank wood-grained siding. The trim would be a contrasting shade from the siding with white trim for the windows and shake shingles would be used at the gable ends.
- The roof would be chocolate brown rough-cut tab shingles with one side remain flat for the installation of solar panels in the future.
- Each floor would contain a mechanical room and laundry room.

PC comments included:

- Ms. Boniface inquired of Americans with Disabilities Act (ADA) accessibility. Mr. Drobka commented there would be no elevator and only the ground floor would have ADA accessibility.
- Mr. Kalin inquired if the commercial parking was in conformance and Ms. Messner replied it was reviewed approximately two years ago in a land development plan.
- Mr. Kalin asked if there was any concern about water entering the shopping center because of the 14-foot drop and Mr. Sepp replied the water would be directed to the drainage area at Cliffside Apartments.
- Ms. Genger questioned the plans to eliminate individuals from stepping off the edge or cutting paths to the shopping center. Mr. Drobka replied likely a fence would be installed.
- Ms. Genger asked why brown stone was chosen rather than gray. Mr. Drobka stated he did not want the same color scheme as Cliffside Apartments.
- Mr. Eich encouraged the implementation of the solar panels at the time of construction.

## **Community Planning**

### State College Area School District Lighting Ordinance Text Amendment Request

Mr. LeClear noted the objective was to hear specifics from SCASD of the information provided to PC. He stated staff worked with Mr. Harlow regarding language and hoped to provide recommendations to Borough Council (BC) with more specific language at the next meeting.

Mr. Harlow and Dr. O'Donnell's comments included:

- Mr. Harlow noted additional information was provided regarding events and user frequency as well as information regarding 40-foot lighting versus 70-foot lighting.

- A draft text agreement and an operations agreement were also provided.
- The lighting supplier recommended 70-foot lighting as the optimum plan.
- The draft operations agreement would contain a clause noting the allowance for SCASD events only, a specific “lights out” policy, a stipulation noting all practices and most competitive events would not utilize a Public Address System, any unanticipated events would require BC approval, and provisions of the agreement would be reviewed periodically.

Staff comments included:

- Ms. Messner acknowledged there has been precedent in zoning for agreements and stated it was challenging for PC to understand the demand on the space, she suggested SCASD be more specific with that information.

PC comments included:

- Mr. Madrid asked who would be responsible for drafting, approving, and recommending the draft operations agreement and Mr. LeClear replied it would be BC. Mr. Madrid asked who would be responsible for providing input for the agreement and Mr. LeClear remarked PC would only be recommending the text amendment language and BC would be responsible for the development of the operations agreement.
- Mr. Kalin recommended the operations agreement be reviewed more frequently at the onset.
- Mr. Kalin suggested the public address system be located in a place which would project the sound away from the residential neighborhood. Mr. Harlow replied SCASD would explore the request.
- Mr. Eich stated he did not feel it would be appropriate to add the language to the zoning amendment for South Track to Memorial Field since circumstances were significantly different.
- Mr. Eich noted screening was discussed at the last meeting and was not listed as a provision in the agreement.
- Mr. Eich added any provisions written into the agreement needed to survive the leap from the existing ordinance to the new ordinance. He added concern extensions would create an opportunity for mission creep.
- Ms. Genger explained she would prefer neighbors be consulted with regards to the operations agreement since they would have the most at stake.
- Mr. Madrid noted there was no provision for non-conformity in the agreement.
- Ms. Madden mentioned the operation agreement should address the increased demand on the field.
- Mr. Dutt asked the definition of SCADS activities, such as school acknowledged functions, groups who use the facilities now, or club teams. Dr. O’Donnell stated SCASD was not considering non-district programs but noted as an example the girl’s rugby program, which was a club and not a Pennsylvania Interscholastic Athletic Association (PIAA) sanctioned team. would receive consideration. He added the district would like to accommodate programs which consist of SCASD students. Mr. LeClear remarked there needs to be a better definition of SCASD events.
- Ms. Messner clarified the field would be utilized for fall and spring sports only which totals 61 events. She also suggested adding a list of items in the agreement to assist council when presented with the agreement.

Public comments included:

- Matt Vidic showed his support for the lighting system and explained the lack of field space throughout the region. He asked PC to be considerate of those needs.

- Doug Lovisky discussed the needs for field space and noted the addition of lights would enhance the experience. He requested outside sporting group's needs to be considered when making the lighting decision.
- Nicholas Aurillain discussed the lack of daylight which changes schedules and caused postponements. He offered his support for the lights.
- Mr. Kalin noted the increased demand for the field and suggested a lighted synthetic field be considered for Community Field.
- Jack Walmer expressed his opposition to the track lighting. He acknowledged the pressing need for fields and spoke about noise as a result of activities on the field. He noted his house was below grade of the field and has concerns the elevated lighting would cause light dispersion. He has doubts only six amplified events would occur per year. Mr. LeClear clarified there would be six events using the public address system and noted the band used a hand-held megaphone. Dr. O'Donnell added there were 24 band events.
- Ms. Boniface explained she polled residents regarding a wall to shield sound and light and further stated if the possibility of a wall were desired in several years what would be the cost and the height. Mr. Harlow replied he did not have those figures but would do research. Mr. Eich suggested contacting PennDOT for information regarding walls. Mr. Kalin said although the wall may work for sound, the height to block light may require the wall to be very high. Ms. Messner added the zoning ordinance does not allow for walls above 6 ½ feet.

Mr. LeClear remarked items would need to be added to the draft language and BC would need to entertain the field use request idea prior to the March 13 meeting. The draft text amendment would be considered for approval at the next PC meeting in order for a recommendation to be made for the BC meeting scheduled for April 1, 2019.

Mr. Kalin stated the actual terms should be considered as well as the draft text amendment before a recommendation was made to BC.

Ms. Genger requested lead time for the public to view. Mr. LeClear noted the terms must be advertised 30 days prior to a vote. Ms. Messner added the amendment would be advertised twice, no more than 30 days and no less than 7 days.

#### Zoning Text Amendment related to New Construction of Commercial Buildings in the Downtown

Mr. LeClear stated PSU rescinded their request for a text amendment due to budgetary constraints. PSU reduced the square footage of the building and would meet parking requirements with one floor of underground parking. PSU would like to have a meaningful front yard that would be active and contribute to street life.

#### State of Planning Report

Ms. Madden stated the section with plan reviews would be more useful if it stated what the organization was and had an indication of their current status. She also noted Plan Review #10 and #15's text was redundant.

Mr. Eich noted on pages 6 and 13 the zoning districts were scattered across the text making it difficult to read. He suggested adding addresses to each of the plan reviews. He remarked on the zoning ordinance update and noted it should mention the Zoning Revision Advisory Committee (ZRAC) was the lead in developing the ordinance update. Mr. LeClear noted BC was the lead agency for the update and ZRAC provides review and comment.

Ms. Boniface referred to page 6, paragraph two, noting the confusion of the statement. Ms. Messner reported the project did not progress and staff would correct the report.

A motion was made by Mr. Eich and seconded by Ms. Genger to move forward to BC with the amendments. The vote was unanimously approved.

### **Official Reports and Correspondence**

#### **Borough Council**

Mr. LeClear reported many planning topics would be presented at the April 1, 2019 BC meeting and Ms. Boniface would be presenting the State of Planning Report.

Mr. Eich stated the Centre County Metropolitan Planning Organization (CCMPO) joined Governor Wolf in announcing \$5,000,000 dollars for preliminary engineering for the “missing link” on SR 322 between Boalsburg and Potters Mills. Funding for the entire project would come from PennDOT’s discretionary funds established through Act 89. Construction for the project would begin in 2027 and completed in 2030. The highway would include four lanes beginning at Potters Mills and finishing the connection at Mt. Nittany Expressway.

#### **Land Development Plans**

Ms. Messner stated two land development plans were slated for the next meeting. The projects were 805 Old Boalsburg Road for an infill project and the Glennland Building for a change of use from multi-family residential to hotel.

#### **Staff Updates**

Ms. Messner reported the Transportation Commission meeting scheduled for February 12, 2019 was postponed and rescheduled for March 12, 2019 at 12:15 p.m.

### **Adjournment**

There being no further business, Ms. Boniface adjourned the meeting at 8:20 p.m.

Respectfully submitted,

Denise Dobo  
Administrative Assistant