

**Meeting Minutes  
State College Zoning Hearing Board  
Reconvened Regular Meeting  
Thursday, March 2, 2017**

The State College Zoning Hearing Board met on Thursday, March 2, 2017. Chairman Stan Lembeck called the meeting to order at 10:30 a.m.

Members in Attendance: Stan Lembeck, Rosalie Bloom-Brooks, and Lee Lowry.

Others in attendance: Anne Messner, Zoning Officer; Jeff Stover, Board Solicitor; Sarah Smith, Recording Secretary; Ron Lucas on behalf of Highland Holding Inc.; Susan Venegoni, Bond Reinhardt, David Stone, and other interested parties.

Roll Call - The Board and Solicitor introduced themselves.

Public Hour - Hearing of Citizens: There was no one present in the audience who wished to discuss items not on the agenda.

Chairman Lembeck noted that this was a continuation from the February 28, 2017 meeting and gave a brief overview of the previous meeting. He moved to continue the discussion of the Draft Decision for the case of N. Randal Sees on behalf of the adjacent owner, Phi Kappa Sigma, owner of 234 East Beaver Avenue. Chairman Lembeck noted that since the February 28, 2017 meeting, there were two letters received from Mr. Sees and Mr. Lucas regarding the case.

Mr. Stover summarized the comments from the letters from Mr. Sees and Mr. Lucas as well as what his own research found regarding the questions that the Board had raised at the previous meeting. The Board discussed the information that Mr. Stover provided and read the letters from the attorneys.

The Board then continued to discuss the case and the Decision Document. The Board discussed the first point in the Decision regarding the timeliness of the Applicant's appeal of the building height. The vote was unanimous that the appeal was not timely.

Next, the Board discussed the second point in the Decision regarding the timeliness of the Applicant's validity challenge. The vote was with two members voting that the challenge was not timely and one member voting that the challenge was timely.

As the appeal and validity challenge were both determined to be untimely, the Board did not further discuss the case.

Mr. Stover would correct the Decision to reflect the votes and the Board would sign the document on Monday, March 6, 2017. In addition, Mr. Stover stated that he would draft a Notice of Decision to be sent to the parties on March 3, 2017.

Ms. Bloom-Brooks inquired if there was another case coming. Ms. Messner noted that there might be a hearing on March 28, 2017.

There was no further business and the meeting ended at 11:47 a.m.

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Respectfully submitted,  
Sarah E. Smith