

**Meeting Minutes
State College Borough Design Review Board
January 19, 2016**

The State College Borough Design Review Board (DRB) met on Tuesday, January 19, 2016 in the State College Borough Municipal Building, 243 South Allen Street in Room 241. Chairman Bryant called the meeting to order at 10:02 a.m.

Members present

Chairman Rick Bryant, Richard Devon, Bond Reinhardt and Alexandra Staub

Others Present:

Anne Messner, Planner/Zoning; Alan Sam, Arborist/Environmental Coordinator; Paul Sekula, Sekula Signs; Paul Gilbert, Mike Gitomer and Wes Payne, Crown Castle and Denise Rhoads, Staff Assistant

Approval of Minutes

Mr. Devon made a motion to approve the December 15, 2015 minutes as amended and Chairman Bryant seconded the motion. The vote was unanimously in favor.

Chair Report

Chairman Bryant had nothing to report.

Chairman Bryant asked the newest members to introduce themselves.

Alexandra Staub stated she goes by "Sandra" and is an Architectural Professor at Penn State University (PSU). She noted she lives in the 500 block of Nittany Avenue.

Bond Reinhardt stated he is a Civil Engineer who graduated from PSU. He noted he has opened his own firm in town. He lives in the Tusseyview Neighborhood.

Public Hour

No one in the audience wished to discuss items not on the agenda.

Election of Officers

The Election of Officers was deferred to the next scheduled meeting.

Signs

Replacement Sign, St. Vincent DePaul Store, 526 Westerly Parkway, CP3 Zoning District

Ms. Messner stated this shopping center has been given a facelift and St. Vincent DePaul wanted to change their sign.

Board comments:

- Mr. Devon stated there was nothing notable about the sign but, he has no objection to it.
- Ms. Staub asked if the rest of the businesses use the same color scheme. Ms. Messner stated no. Ms. Staub stated she liked the sign.
- Mr. Reinhardt stated the sign is fine.

A motion to approve this sign was made by Mr. Reinhardt and Ms. Staub seconded the motion. The vote was unanimously in favor.

Replacement Ground Pole Sign, Office Building, South Allen Street, CP2 Zoning District

Mr. Sekula stated the sign is a free standing sign. He also noted the sign is 25 square feet with raised architectural style letters. It is a one sided sign facing one direction.

Boards' comments:

- Mr. Devon asked what the white panel would be. Mr. Sekula stated it is brushed aluminum and a composite material.
- Mr. Reinhardt asked if tenant names would be listed on this sign. Mr. Sekula stated they will not.
- Ms. Staub stated she would rather see the tenant names listed. Mr. Sekula stated with the limited square footage it would be difficult to list all the tenants names legibly.
- Mr. Devon stated he did not see the need for the panel.

A motion to approve this sign was made by Mr. Reinhardt and Mr. Devon seconded. The vote was unanimously in favor.

Work Program

Review of Borough-owned Streetlight Poles for Wireless Installations by Crown Castle

Ms. Messner stated this proposal is the first of its' kind for staff to review. She noted it will be installed in public right-of-way.

Ms. Messner stated the Crown Castle team presenting today is Paul Gilbert, Wes Payne and Mike Gitomer.

Mr. Gilbert stated the proposal is to install 12 new cellular poles in the Borough with three of those poles being utility poles. The poles are either the "acorn" or "shoe box" style poles.

He stated 2/5 of homes do not have a landline phone anymore and there is a huge need for emergency response systems to be robust.

Mr. Gilbert noted small cells are designed to complement original towers.

Boards' comments:

- Mr. Devon asked if buildings inhibit signals. Mr. Gitomer stated they do.
- Ms. Staub asked if these cell positions need to change over time. Mr. Gitomer stated the antennae's stay about the same size at about 30 feet high.
- Mr. Devon asked if this is an extension of the pole that exists. Mr. Gilbert stated they would have to place a new, higher pole.

- Ms. Staub asked since the buildings in State College are getting taller, will the 30 foot height be a problem down the road. Mr. Gilbert stated it should not be because they are trying to mainly serve pedestrians.
- Ms. Staub stated, aesthetically, the “acorn” poles do not look good. Ms. Kerner stated the Public Works Department needs to have consistency in the luminaires for maintenance purposes.
- Mr. Reinhardt asked if people will be able to connect to Wi-Fi. Mr. Gilbert stated they would not.
- Mr. Devon asked what the cost of this project is. Mr. Gilbert stated he has no information on that question. Chairman Bryant stated the cost is not in the purview of this Board.
- Chairman Bryant stated this proposal is a better tradeoff for better cell coverage for the Borough.
- Mr. Devon asked how much this company has learned in doing these projects. Mr. Gilbert stated they have learned how much these poles hide in plain sight.

Ms. Kerner stated these cells are going to be owned and maintained by Crown Castle and they are renting the space from the Borough. She noted the Borough has no cost in this.

Mr. Gilbert stated, per the utility company, they cannot have their box on a utility pole. So, they designed a box that would sit along the curb.

Mr. Gilbert discussed, briefly, the proposed light pole designs.

He also discussed what the benefits to community will be and they included:

- Enhance services
- Small project size
- Small installation size

The Board asked Ms. Messner to take the following bullet points and pass them on to Council:

- The “acorn” design is problematic and poorly designed.
- The boxes near the three wooden poles should be painted.
- The downtown character needs to be respected

Draft 2016 Work Program

Ms. Messner stated staff has been looking carefully, overall, to what the Planning Department should be concentrating on in 2016. She discussed the five priority objectives:

1. Student home rental licenses
2. Complete the Property Maintenance Code (PMC)
3. Make substantial progress on the State College Town Center project
4. Continue operating the Homestead Investment Program (HIP)
5. Begin zoning update process

A motion to approve the 2016 Work Program was made by Mr. Reinhardt and seconded by Mr. Devon. The vote was unanimously in favor.

Official Reports and Correspondence

Tree Plan Update – Alan Sam, Borough Arborist will present an updated Municipal Tree Plan.

Mr. Sam, Borough Arborist/Environmental Coordinator noted the Holmes-Foster Park Master plan was approved by Council with conditions and he briefly went over those conditions.

Mr. Sam gave a brief presentation on the Master Tree Plan 2016 and his highlights included:

- He noted this would be the third edition of this plan.
- The table of contents has some history of the Tree Plan.
- They added a section for “Benefits of our Urban Forest”.
- They also added a new section called “Challenges we Face”
- Mr. Sam also discussed public outreach such as the tree walk/ride, volunteer events, etc.
- He listed the type of trees that were planted in the beginning such as: green ash, etc.
- Mr. Sam mentioned the list of the top 10 trees that are now planted in the Borough.
- He noted they will include a recommended tree list in this update.
- Mr. Sam stated there are quite a few appendices.

Mr. Devon stated he would like to see a section on animals included.

Borough Council (BC): Ms. Messner noted new and current members were sworn in. She noted Council requested the Planning Commission (PC) review the Inclusionary Housing (IH) ordinance. She noted they also reviewed The Rise (532 and 538 E. College Avenue) building and their concerns about the affordable units be disbursed throughout the building.

Planning Commission (PC): Ms. Messner stated the PC will be working on their 2016 Work Program.

Adjournment

With no further business to discuss, this meeting was adjourned at 11:48 a.m. by Ms. Staub.

Respectfully submitted by,
Denise L. Rhoads, Staff Assistant