

**Meeting Minutes  
State College Borough  
Design Review Board  
January 22, 2019  
Room 241 / 2 p.m**

The State College Borough Design Review Board (DRB) met on Tuesday, January 22, 2019 in the State College Municipal Building, 243 S. Allen Street. Ms. Messner called the meeting to order at 2 p.m.

**Members Present**

Richard Devon; Veronica Iacobazzo; Laird Jones, Chairman; and Michael Sanzotti, Vice-Chairman.

**Members Absent**

Eric Boeldt

**Others Present**

Anne Messner, Planning/Zoning Officer; Alan Sam, Arborist and Environmental Coordinator; and Denise Dobo, Administrative Assistant.

**Election of Chairman and Vice-Chairman**

A motion was made by Mr. Devon and seconded by Mr. Sanzotti to have the Board remain as voted upon in October 2018 with Mr. Jones as Chairman and Mr. Sanzotti as Vice-Chairman. The vote was unanimously in favor.

**Approval of Minutes**

*November 27, 2018*

Chairman Jones remarked Mr. Boeldt deemed the text in the minutes was not portrayed as strongly as he preferred in relation to the Hello Bistro property and the minutes were tabled until the next meeting.

*December 18, 2018*

A motion was made by Mr. Sanzotti and seconded by Ms. Iacobazzo to approve the December 18, 2019 minutes. Ms. Messner did note a correction to the Focus on Appearance nominee address as 133 East Beaver Avenue and not 133 East College Avenue. The vote was unanimously in favor.

**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, Waste Water Treatment Plant Upgrades, UPD Zoning District, Subdistrict the Pennsylvania State University, Owner, Penn State Physical Plant, Project Manager, Hazen, Project Designer

The proposed final plan would renovate, upgrade and modernize the Penn State Waste Water Treatment Plant as well as meet the waste water treatment for the University over the next 50-year planning period. In addition to the upgrades, the project proposed to reduce the stormwater runoff by converting more than 20% of the impervious area to greenspace, from approximately 6.3 acres down to 5.1 acres.

Mark Strahota, Hazen & Sawyer, noted the only comment made previously by DRB was to see architectural renderings. Mr. Strahota remarked a new driveway was part of the original plan, it has been suspended but continues to be under consideration.

Mr. Devon asked if the proposed plan went through an environmental review and inquired if the 40 acres would promote birds, bees, and butterflies as well the growth of indigenous plant species and trees. Mr. Sam added the site does experience a problem with invasive plants.

Rachel Prinkey, Penn State University (PSU), said they do not want any animals in the waste process but are creating additional greenspace. Mr. Strahota explained the landscape plan includes a pollinator meadow as well as natural woodland. He also mentioned trees would be restored after construction. Mr. Sanzotti asked if the pine trees along the drive would remain. Mr. Strahota replied they would be maintained and only a few would be removed. Mr. Sanzotti commented the proposed buildings for the project do not reflect the image of a modern, state-of-the-art facility.

Mr. Devon inquired if the quality of the effluent would be improved and Mr. Strahota replied the current effluent was considered Class C, but the improvements would raise the quality to Class A. Mr. Devon asked what the biggest effluent problem was, and Mr. Strahota replied nitrogen nutrients. Mr. Devon said he felt an environmental report could have been added to the proposal with respect to effluent, energy requirements of the building, type of materials used in the building, and intentions for the acreage.

Mr. Sam requested a copy of the landscaping plan. Ms. Prinkey explained the landscaping plan was a part of the master plan for the site and landscaping would only occur in the areas impacted by the construction.

The board had no further comments.

## **Official Reports and Correspondence**

### Borough Council

Borough Council was in the process of developing a revised strategic plan. Strategic planning was last performed in 2009.

### Planning Commission

Planning Commission would consider the waste water treatment proposal and would review the text amendment for the lighting plan at the State College Area School District. Planning Commission would also review PSU's James Building at 100 block of Burrowes Street. PSU feels the building has outlived its useful life and will re-work the space. PSU believed parking demand would not be as high because of proximity to campus and planned to reduce parking.

The Holtzman award recognizes Ingrid Holtzman who was an advocate of community design. Borough Council would like a recommendation for a nominee from the DRB.

Chairman Jones suggested PSU School of Music recital hall and the apartment complex at Pugh Street and Beaver Avenue and felt with both would be great candidates. Chairman Jones suggested DRB explore other considerations prior to the next meeting.

### **Adjournment**

There being no further business, Chairman Jones adjourned the meeting at 2:27 p.m.

Respectfully submitted,

Denise Dobo  
Administrative Assistant