

Meeting Minutes
State College Borough Council
August 18, 2010

The State College Borough Council met on Wednesday, August 18, 2010, in the State College Municipal Building, 243 South Allen Street, Room 304, State College, PA. Council President Filippelli called the meeting to order at 12:00 p.m.

Present: Elizabeth A. Goreham, Mayor
Ronald L. Filippelli, President of Council
Thomas E. Daubert
Donald M. Hahn
Theresa D. Lafer
Silvi Lawrence
Peter Morris
James L. Rosenberger

Also present: Thomas J. Fountaine, II, Borough Manager; Carl R. Hess, Director of Planning; Amy R. Miller, Recording Secretary; Herman Slaybaugh, Zoning Officer; Charles Khan, Intern; Anne Messner, Planning Technician; members of the media; and other interested observers.

Staff began with a brief history of the West End Zoning Project.

Council then discussed the following:

- The prescriptiveness of the ordinance
- The design standards
- Building heights
- Residential density
- Mixed uses on corner lots
- Delta Development's language on inclusionary housing
- Developers' and/or property owners' input on the proposed zoning

The majority of Council agreed to leave the ordinance as written and move forward with the existing plan. However, the majority of Council disagreed with requiring mixed uses on corner lots. Council also disagreed with including Delta's language on inclusionary housing.

The following members of the community addressed Council and shared their opinions as follows:

- Donna Conway, 129 W. Prospect Avenue, suggested that 'undo hardship' could have several meanings.
- John Simbeck, Gemini Enterprises at 601 W. College Avenue, said he has had property in the West End for a very long time which currently serves as a parking lot. He said his original intention was to develop this land.
- Tracey Olexa, 263 S. Osmond Street, said that building height of five stories is a bit high when referring to residential density.
- Carol Lee, South Buckhout Street, agreed that five stories is a bit high and also likes the idea of mixed uses. Ms. Lee added that mixed uses should not be limited to corner lots.

- Rosalie Bloom-Brooks, 812 W. Beaver Avenue, also agreed that five stories are a bit high and heights that high would change the scale of the neighborhood. She added that she would like to break the paradigm that people would not like to live in the West End.

Other Items Not Included In Today's Agenda. Pam Stickler, 127 Hoy Street in Ferguson Township, said she has been attending Ferguson Township meetings when the West End is discussed. She said attending a State College Borough Council meeting was refreshing and energetic which is very different from a Ferguson Township meeting.

Staff indicated that the West End topic would be included on the September 13 agenda to schedule a public hearing date. Staff added that enactment would also need to be advertised two weeks after the public hearing.

There being no further business, the meeting adjourned at 1:54 pm.

Respectfully submitted by:

Sharon K. Ergler
Assistant Borough Secretary