

Meeting Minutes
State College Borough Council
Work Session
Monday, February 14, 2011
7:30 p.m.

The State College Borough Council met in a work session on Monday, February 14, 2011, in the State College Municipal Building, 243 South Allen Street, State College, PA. The meeting was called to order at 7:30 p.m.

Present: Ronald Filippelli, Council President
 Thomas Daubert
 Donald Hahn
 Theresa Lafer
 Silvi Lawrence
 Peter Morris
 James Rosenberger

Also present: Elizabeth Goreham, Mayor, Thomas J. Fountaine, II, Borough Manager; Thomas R. King, Chief of Police; Carl R. Hess, Planning Director; Mark A. Whitfield, Director of Public Works; Amy J. Story, Borough Engineer; Michael S. Groff, Finance Director; Charles DeBow, Parking Manager; Anne Messner, Planner/Zoning Officer; Ben Pugh, UPUA Representative; Sheila Carl, Recording Secretary.

Public Hour – No one spoke during the public hour.

Centre County Community Foundation, Inc. – Alfred Jones, Jr., Executive Director, attended the Council meeting and provided Council with an update on the Foundation's recent activities. Mr. Jones announced the Foundation would be celebrating 30 years of service this year and anticipates distributing one million dollars during the year. Mr. Jones stated the Foundation has recovered from the investment setbacks of 2008 and 2009 and highlighted a few of the projects the Foundation is working on. Council thanked the Foundation for the many contributions they give to the Community.

Schlow Centre Region Library – Cathi Alloway, Director of the Library, and Lynn Myers, Trustee, attended the meeting and provided Council with an update on the Library's activities. Ms. Myers commended the Library staff on their hard work and dedication and the many services they offer.

Ms. Alloway reported on a benchmarking report she conducted last Fall comparing the Schlow Library to fourteen other comparable libraries. The comparison showed the Library performed above average while spending relatively little on personnel. Ms. Alloway did express some concerns regarding the pending State budget but added the Library has been planning for this with extra fundraising.

Board of Health – Marcia Patterson, Chairman of the Board of Health, attended the meeting and updated Council on the Board's recent activities. Ms. Patterson reported on the changes to the State's computer reporting system and on Act 106 updating the food code and the resulting changes.

Spring Creek Watershed Commission – Amy Story, the Borough's representative on the Commission, attended the meeting and updated Council on the Commission's recent activities. Ms. Story reviewed the report provided to Council and stated the Commission continues to discuss and focus on sustainability and storm water.

Redevelopment Authority – Vicki Fong, Chairman of the Redevelopment Authority, attended the meeting and updated Council on the Authority's recent activities. Ms. Fong reported on the joint venture with Housing Transitions to purchase property on Kemmerer Road. The project is on track and improvements continue to be completed. The Authority has also been reviewing reuse options for the Verizon building, reviewed funding options for the Fraser Centre, and worked with InnoBlue and the owner of Webster's Bookstore. Ms. Fong also stated the Authority is reviewing the idea of partnering with a local bank to provide a revolving loan fund to provide capital for small business owners.

RO-O Zoning Ordinance Amendment establishing an overlay in the RO Zoning District along the south side of Beaver Avenue - On January 10, 2011, Council held a public hearing to receive public comments on a proposed zoning amendment for a portion of East Beaver Avenue. At the public hearing, Council received a proposal from Mr. Robert Ponder on behalf of HFL Corporation to revise the proposed RO-O amendment. Council also received comments from the public opposing any changes to the zoning. Council is asked to further discuss the amendment and provide direction to staff on how it wishes to proceed.

After discussion by Council it was suggested to postpone further action and not rush through the amendment. Council was encouraged by some of Mr. Ponder's suggestions and stated all possibilities should be reviewed before making a decision on zoning or rezoning and they would like to see something other than student housing for this site, possibly a mixed use building. Council agreed to send the amendment back to the RDA and Planning Commission for their feedback.

Zoning Ordinance Amendment that revises Shared Parking Provisions - After review by the Planning Commission, three provisions were being proposed for the zoning ordinance involving shared parking. Council was provided the revised amendment with their agenda as well as additional clarification on the text.

Council held a public hearing on the proposed ordinance on February 7. At this meeting, Council discussed if the ordinance should be enacted as written or if further discussion of this ordinance should occur at a future meeting.

Carl Hess noted the prohibition against having a driveway serving a shared lot located on a local street would be eliminated and this would be a substantial change to the zoning ordinance.

Council discussed various scenarios on how the proposed changes would affect neighborhoods. Council requested a map indicating the properties that could be affected by these changes and the impact these changes could have.

Council requested action on this zoning ordinance be postponed until March.

Hess Softball Field Complex – Master Site Plan – The municipalities participating in the Regional Parks program voted to refer the Master Site Plan for the John Hess Field Softball Complex to the participating municipalities for review and comment. Council will be provided with staff's review comments when they are completed.

Oak Hall Parkland – Master Site Plan Amendment – The COG General Forum voted to refer the Master Site Plan for the Oak Hall Parkland that increases the number of softball playing fields from three to four to the participating municipalities for review and comment. Council will be provided with staff's review comments when they are completed.

Regional Parks Development Timeline – Council is asked to review and comment on the timeline for the development of regional parks. Council will be provided with staff's review comments when they are completed.

The Hess Softball Field Complex Master Site Plan, Oak Hall Parkland Master Site Plan Amendment, and Regional Parks Development Timeline were discussed as one topic by Council. Ronald Woodhead, Director of Parks & Recreation, also attended the meeting.

Council discussed if the change to the Oak Hall Parkland Master Site Plan will be more attractive for softball tournaments causing Hess Softball Field to be used less. Mr. Woodhead stated it is hoped the fields will complement each other. Council stated they agreed with the overall plans and timeline. Mr. Fountaine stated Council's comments would be provided to the COG Executive Director.

There being no further business, Council adjourned the work session at 9:12 p.m. and immediately convened to a regular meeting.

Respectfully submitted,

Sharon K. Eglar, Assistant Borough Secretary

Prepared by: Sheila Carl