

**Meeting Agenda  
State College Borough Council  
Work Session  
October 10, 2011**

The State College Borough Council met on Monday, October 10, 2011, in the State College Municipal Building, 243 South Allen Street, Room 304, State College, PA. Council President Filippelli called the meeting to order at 7:34 p.m.

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

Also present: Thomas J. Fountaine, II, Borough Manager; Amy R. Miller, Recording Secretary; Brendan McNally, UPUA Representative; Charley DeBow, Parking Manager; Mark Whitfield, Public Works Director; Carl Hess, Planning Director; Roger Dunlap, Assistant Manager; Beth Johnston, Human Resources Director; Courtney Hayden, Communications and Grants Coordinator; Thomas King, Police Chief; members of the media; and other interested observers.

**Public Hour.** There were no comments from the public.

### **Special Reports**

Fraser Centre Update. Jack Kay, President of Susquehanna Real Estate, provided Council with the third quarter update of the Fraser Centre announcing that the threshold of commitment and financing has been met. He added that some additional commercial commitments require refinement of the foundation design but they will hopefully apply for building permits by December. Council was glad to receive this news and thanked Susquehanna Real Estate for their persistence.

### **Planning and Zoning**

Inclusionary Housing Amendments - Density Bonus & Parking. Council President Filippelli and Council Member Hahn suggested revisions to the Inclusionary Housing Ordinance intending to give developers more flexibility in meeting their inclusionary housing obligations. Additionally, Mr. Filippelli also asked to consider making reductions in parking requirements more generally in downtown.

Council agreed with reducing the parking requirement except for Mr. Hahn. Mr. Hahn said Council should be cognizant of the need for adequate parking with development. Staff said they would prepare the amendment with the reduced parking requirements and submit the changes to the Planning Commission.

Council then discussed the proposed amendment changes in regard to the density bonus.

Mr. Morris said that Council very recently just passed the Inclusionary Housing Ordinance and should not amend it at this time because it is going against the Borough's development goals.

Mr. Hahn said he is in favor of allowing developers to contribute to an in lieu fund to contribute to the Community Land Trust because there is a need for workforce housing. Council Members Lawrence and Lafer agreed.

Mr. Rosenberger said he was confused about Mr. Hahn's suggestion and questioned who would control these in lieu funds. Staff said the funds would be set aside for Council to decide how the funds would be dispersed. Ms. Lafer addressed Mr. Rosenberger's concern and said governments have always done this type of in lieu.

Pat Vernon, resident of College Township, offered to share an article with Council that appeared in the New York Times on inclusionary housing. He is concerned with adding floors, discouraging people from bringing cars, and using public transportation and bicycles.

All Council Members were in favor of the amendment related to the density bonus except Council Members Morris and Daubert. Staff would prepare the amendment as written and return the amendment to the Planning Commission.

Discussion of ROO Zoning Overlay and rezoning of 254 East Beaver Avenue. Staff said that Council authorized the publication of the Notice of Intent to enact the zoning amendment for 254 East Beaver Avenue and the ROO Overlay on the November 7 agenda and requested further discussion.

Council previously discussed setback requirements for 2<sup>nd</sup> and 3<sup>rd</sup> story buildings, and open space requirements established by the amendments.

Council should continue its discussion of the amendment and if the amendment is ready for a vote, a summary of the amendment will be published in the Notice of Intent to Enact for the November 7 meeting.

Mr. Morris said he was in favor of the zoning amendment. Ms. Lawrence disagreed and said setbacks should be widened.

Mr. Morris spoke in favor of arcades; arcades could be aesthetically attractive. Mr. Hahn and Mr. Rosenberger agreed; however, Mr. Hahn added that Beaver Canyon is not a proper location. Mr. Filippelli was not in favor of an arcade.

Pat Vernon, resident of College Township, asked Council to consider the design of Penn State's new Millennia Science Building. He said that setting back the face of the building would allow for sunlight without an arcade.

Other Council members said green incentives should be considered as well as parking. The majority of Council suggested tabling this amendment.

Neighborhood Sustainability Report. Staff explained that Council received the Neighborhood Sustainability Report at their September 16 meeting and Council requested time to review the report. Staff highlighted recommendations from the report based on the Borough's strategic goals and organized a priority ranking and brief update on each of the recommendations.

Council thanked staff for their work on the report; but added that a brochure about each neighborhood would be helpful to residents. Council also suggested expanded enforcement for over occupancy and student home violations as well as an increase to fees wherever possible in order to enable staff to continue working seven days a week.

Council Members Lawrence and Daubert added that hiring a consultant to study student housing is not necessary.

### **Projects Report/Open Agenda.**

Mr. Daubert said he previously requested discussion of the Home Rule Charter at a future agenda and would like it added to the list of agenda items.

There being no further business, the meeting adjourned to an executive session to discuss personnel matters at 9:12 p.m.

Respectfully submitted,

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Sharon K. Ergler  
Assistant Borough Secretary

Prepared by Amy R. Miller