

State College Borough Council  
Special Meeting  
October 22, 2004

The State College Borough Council met in a special meeting on Friday, October 22, 2004 in the Council Room (Room 304) of the State College Municipal Building, 243 South Allen Street, State College, Pennsylvania. Mr. Daubert called the meeting to order at 12:05 p.m.

Present: Thomas E. Daubert  
Elizabeth A. Goreham  
Craig R. Humphrey  
Jeffrey R. Kern  
James H. Meyer

Absent: Catherine G. Dauler  
Janet K. Knauer

Also present: Thomas J. Fontaine, Borough Manager; Michele Nicolas, Director of Human Resources; Michael S. Groff, Finance Director; Timothy Grattan, Director of Information Systems; Mark A. Whitfield, Director of Public Works; Amy J. Story, Borough Engineer; Herman L. Slaybaugh, Zoning Officer/Planner; John P. Marchek, Finance Assistant; Cynthia S. Hanscom, Recording Secretary; members of the media and other interested observers.

**PUBLIC HOUR:** There were no comments made by the public.

#### **Amendments to the Zoning Ordinance**

Mr. Fontaine said that, on September 20, Council received an amendment to the zoning ordinance to revise setbacks in part of the commercial district, increase the per-space amount of the fee-in-lieu-of-parking option and modify the option to include residential uses. The amendment recommends a reduction in the 30-foot front setback, to 15 feet for non-residential uses and to 25 feet for residential uses. Parking would continue to have a minimum 30-foot setback. [In the commercial district, setbacks are measured from the curb.] This portion of the amendment would apply on the south side of West Beaver Avenue from the southwest corner of the intersection of West Beaver and South Fraser to the southwest corner of the intersection of West Beaver and H Alley.

The amendment has a built-in increase in the fee-in-lieu-of-parking option--\$25,000.00 per space, up from its current \$10,000.00 per space—and would apply throughout the commercial district.

Also incorporated was a proposal to reverse a prohibition in the in-lieu-of-parking option and allow it to apply to residential uses in the commercial district. If adopted, it would allow 10 percent of the required parking to be provided using the in-lieu option provided 90 percent of the required parking is located on the site. This amendment would also apply throughout the commercial district.

Mr. Fontaine noted the Planning Commission reviewed the amendment at its meeting on October 13 and 20 and agreed with the idea that Council should revise the front setback along Beaver Avenue but believed the language needed some clarification. Staff revised the proposed setback amendment, as requested by the Planning Commission and, on October 20, the Commission voted unanimously to refer the revised language to Council for adoption.

Mr. Fontaine recommended Council hear input on the amendments proposed and discussed it at Council's October 29 work session.

John Haas, an architect from 1301 North Atherton Street, asked how the per-space fee for the in-lieu parking option was arrived at \$25,000. He noted, in his experience, the cost per space was \$12-14,000 with underground parking averaging between \$18-20,000 per

space. He presented material from R.S. Means, a national organization that develops construction costs. Mr. Daubert explained the per-space fee was taken from the proposed for the Beaver Avenue garage, which is about \$26,000. Mr. Meyer noted the per-space fee incorporates land costs. Mr. Kern noted that other property owners in the downtown expressed displeasure with the ordinance with regards to the per-space fee.

Mr. Slaybaugh noted that staff supports the Planning Commission's recommendation to change the parking setback from 30 to 25 feet. This would allow parking to be under a building.

There being no further comments, Mr. Daubert closed the hearing.

There being no further business, the special meeting adjourned to a work session at 12:12 p.m.

Respectfully submitted,

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Barbara J. Natalie  
Assistant Borough Secretary