

**Meeting Minutes**  
**State College Borough Design Review Board**  
**November 15, 2016**

The State College Borough Design Review Board (DRB) met on Tuesday, November 15, 2016 in the State College Borough Municipal Building, 243 South Allen Street in Room 241. Vice-Chairman Reinhardt called the meeting to order at 10:00 a.m.

**Members Present**

Rick Bryant, Chairman, Bond Reinhardt, Vice-Chairman, Richard Devon and Eric Boeldt.

**Others Present**

Anne Messner, Planner/Zoning Officer; Jenna Wargo, Planner; Sarah Smith, Staff Assistant; Rich Francke, University Park Plaza Corporation(UPPC); and Tony Fruchtl, PennTerra Engineering(PTE).

**Approval of Minutes**

A motion was made by Mr. Boeldt and seconded by Mr. Devon to approve the October 4, 2016 minutes as submitted. The vote was unanimously in favor.

**Chair Report**

Vice-Chairman Reinhardt had nothing to report.

**Public Hour**

No one in the audience wished to discuss items not on the agenda.

**Land Development Plan**

Final Plan, Hamilton Square Shopping Center, CP3 Zoning District, University Park Plaza Corporation, PennTerra Engineering, Inc. Engineer.

The Final Plan proposed to demolish the existing structure that was formerly the PA Department of Health building and expand the parking lot for the Hamilton Square Shopping Center.

Mr. Francke's presentation included:

- There were not many changes from the Preliminary Plan.
- There were some parking stalls that were not permitted per ordinance so some of the existing stalls would remain.
- There would be restriping of the parking stalls and the stalls would be straight on instead of slanted parking due to the changes in the other parking areas.
- They were hoping to reseal from the parking entrance.

Boards' comments/questions included:

- Mr. Devon stated that he had reviewed the planting plan and noted that the Honey Locusts were remaining which had proven to do well there. He also noted that the English Yew was not a native plant, but he thought it would was a good choice. He stated that the

Summersweet was a nice choice because it was an indigenous shrub and it attracts birds and butterflies.

- Mr. Reinhardt inquired if the arborist had reviewed the planting plan. Ms. Messner responded that Mr. Sam had reviewed and approved it. Mr. Franke stated that Mr. Sam had only requested that the mature trees be protected during construction.
- Mr. Boeldt noted that there were not many bike racks at the property and that people just use the posts.
- Mr. Devon inquired if there were any further plans to upgrade the plaza. Mr. Franke stated that Bastian Tire façade would hopefully be done in 2016 and then they would be removing and repairing the parapet of the rest of the Center and echoing the design of Bastian.
- Mr. Boeldt inquired who were the tenants of the new section. Mr. Franke stated that some of them included Salon Beautiful, IQ Escape Room, and VK Financial Advisors.

A motion to approve this plan was made by Mr. Devon and seconded by Mr. Boeldt. The vote was unanimously in favor.

### **Official Reports and Correspondence**

Borough Council (BC): Ms. Messner had been having work sessions to discuss the budget and there were several more upcoming meetings.

Planning Commission (PC): Ms. Messner reported that Planning Commission would be reviewing the same Final Plan for Hamilton Square Shopping Center later in the week. She stated that PC would also be discussing the Neighborhood Plan and the Downtown Master Plan. In addition, the Neighborhood Coalition would be attending the Planning Commission meeting to discuss how the Borough should be investing in the neighborhoods including using the Homestead Investment Program.

Ms. Messner noted that she had items for each of the Design Review Board meetings that were scheduled to be held in December and she inquired if the Board would be available for both meetings. The Board members all answered that they were available for the dates.

Mr. Devon inquired if there were any patterns in what the neighborhood groups felt the Borough should be working on. Ms. Messner responded that there were some common themes, but some of them depended on the proximity to the downtown. She noted that rental properties in general were a concern and that there seemed to be an increase in rental properties some people were uninteresting in owning property in the Borough. Mr. Devon noted that some people could not afford to own properties. He also noted that it was not just students who caused problems in rental houses as he had previously had problems with professionals.

### **Adjournment**

With no further business to discuss, Mr. Bryant adjourned the meeting at 10:16 a.m.

Respectfully submitted by:  
Sarah E. Smith, Staff Assistant