

Meeting Minutes
State College Borough Planning Commission
May 8, 2019

The State College Borough Planning Commission (PC) met on Wednesday, May 8, 2019 at the State College Municipal Building, 243 S. Allen Street. Zoe Boniface, Chair, called the meeting to order at Noon.

Members Present

Zoe Boniface, Chair; Anita Genger, Vice-Chair; Jon Eich; Richard Kalin; Mary Madden; and Ron Madrid

Members Absent

Scott Dutt

Others Present

Ed LeClear, Planning Director; Anne Messner, Planning/Zoning Officer; Jenna Wargo, Planner; John Wilson, Zoning Officer; Amy Kerner, Borough Engineer; Jasmine Fields, AmeriCorps representative; Dean Spanos, DSR Properties; Maria Papacharalambous, HOK Architects; Jeff Spackman, Pennsylvania State University; and Denise L. Rhoads, Administrative Assistant

Approval of Minutes

A motion was made by Mr. Madrid and seconded by Mr. Eich to approve the March 28, 2019 meeting minutes as amended. The vote was unanimously in favor.

Chair Report

Zoe Boniface, Chair, stated she presented to Council the 2018 work plan. She noted Council did not have any comments.

Public Hour - Hearing of Citizens

No comments or concerns were heard during the public hour.

Land Development Plans

Final Plan, 251 South Pugh Street; Dean and John Spanos and Vicki Dimitriou, Owners; C Zoning District; Evanko-Renwick Engineering, Engineer

Mr. Spanos' presentation included:

- The proposal submitted added two additional units to an existing two-unit building to make the building a multi-family structure.
- The proposal did include removing the porch but added to the front and the back of the structure.

- Mr. Spanos stated they were adding a rear efficiency apartment that would cover the ADA accessibility requirement.
- He noted comments from both the PC and Design Review Board (DRB) were implemented by changing the windows to make them look more attractive.
- Changed the façade putting a breeze port between the floors.
- On the Borough side, there were only two windows and they proposed to add three or four more.
- Proposed a trio of planters in the rear of the parking lot.
- To address a PC concern about sliding rocks onto the walkway, they proposed to cut an edge out by the river rock and place landscaping bricks to extend the walkway about two to three inches as a preventative measure.

Ms. Messner stated the DRB did not have any additional comments. She noted staffs' comments were minor.

A motion to recommend to staff for approval was made by Mr. Eich and seconded by Mr. Kalin. The vote was unanimously in favor.

Ms. Messner stated comments made by the PC would be incorporated into the review letter.

Preliminary Plan, The Pennsylvania State University (PSU) Henning Building Replacement Project, UPD Zoning District Subdistrict 5; The Pennsylvania State University, Owner; Sweetland Engineering, Engineer; HOK Architects, Inc., Architect

Ms. Papacharalambous' presentation included:

- The PSU Henning Building would be demolished and rebuilt to bring it up to current standards.
- Noted the main approach was diagonal from the Northwest and Southwest from Shortlidge Road. A secondary entry would be from the ASI plaza.
- The proposal was to construct a replacement building using a similar footprint, and slightly smaller building size at the same location.
- The current building was completed in 1967 and housed the Department of Veterinary and Biomedical Science, and the Department of Animal Science.
- PSU proposed the replacement building since the existing building, and infrastructure were at the end of their useful life.
- An existing tree would be preserved and protected.
- The Animal Science Building would have a two-story penthouse.
- There would be exhaust hoods on each floor.
- Some materials to be used were field stone and dry stack masonry. Different materials would be used to differentiate between the two buildings.
- Proposed a green roof and a screened loading dock.
- First floor would house a general-purpose class room.
- Would strive for LEED Silver at minimum.
- Would keep existing bicycle parking but were working on improvements.

PC's comments included:

- Mr. Eich asked if there would be an indoor connect. Ms. Papacharalambous noted there would be with an addition of a curtain wall.

- Ms. Boniface asked how many stories the curtain wall would be, and Ms. Papacharalambous stated three.
- Mr. Kalin asked if there was a change in square footage and Ms. Papacharalambous stated there would be a 35,000 square foot increase.
- Ms. Genger asked if any provisions were made for future solar panels. Ms. Papacharalambous stated there were not due to budget constraints.
- Ms. Genger asked if any of the windows were openable and Ms. Papacharalambous stated they were not.
- Ms. Madden asked if the green roof was accessible. Ms. Papacharalambous indicated it was, but not for the public, only for maintenance and egress.
- Mr. Eich thanked them for working towards for LEED Silver and agreed with Ms. Genger to prepare for possible solar panels.
- Mr. Eich asked what the buildings life expectancy was, and Ms. Papacharalambous stated 50 years.
- Mr. Eich was interested if this company was thinking about using drones for packaged deliveries. Ms. Papacharalambous stated she did not have any experience with this.
- Mr. Eich stated he was concerned about the overhang and wind control issues. Ms. Papacharalambous stated the overhang was not deep, just slightly over the sidewalk width and was only around one corner of the building.
- Ms. Boniface asked what the penthouse would be used for and Ms. Papacharalambous stated for mechanical equipment. She also asked where the interim building would be. Mr. Spackman stated they had already moved most of the occupants out to the east side of campus.
- Ms. Boniface stated she appreciated the circulation map, saving the important tree, providing a green roof, and using LEED certifications.

Ms. Messner noted the PC's comments would be incorporated into the review letter.

Minor Lot Line Adjustment for 415 Nimitz Avenue and 1282 Smithfield Street, R-2 Zoning District

Ms. Messner's presentation included:

- The two properties contained single-family homes. The driveway of 415 Nimitz Avenue encroached within the property of 1282 Smithfield Street and the request was to adjust the lot line, so the driveway was on one parcel.
- Staff noted the lot line adjustment could occur since it met the lot requirements of the zoning ordinance.
- Ms. Messner noted the proposal met the ordinance requirements.
- She also noted a surveyor's analysis had been completed.
- Staff recommended approval with a few comments regarding the impervious coverage of the driveway.

Mr. Eich stated both owners should be commended for their proactive proposal.

A motion to recommend staff approval of the proposal was made by Mr. Eich and seconded by Ms. Madden. The vote was unanimously in favor.

Community Planning

Stormwater MS4 Permit

Ms. Field's overview included:

- The Borough held a Phase II Municipal Separate Storm Sewer System (MS4) permit through the National Pollution Discharge Elimination/System as regulated by Environmental Protection Agency (EPA) which required the development of a Stormwater Management Program, and education of the program to all appointed officials.
- The permit was required for municipalities to develop and implement a stormwater management program, for municipalities that had separate water transportation systems for stormwater, and municipal wastewater.
- The permit was originally issued in 2003 and covered five years. An extension was granted until 2013. A new permit was to be issued in 2019 to include 10% Quantifiable Reduction Requirements.

The permit requirements included:

- Implementation of a stormwater management program.
- Chesapeake Bay Pollution Reduction Plan: produce a tangible improvement of quality water to the Chesapeake Bay.
- Minimum Control Measures
 - Develop a written Public Education and Outreach Program.
 - Develop a written Public involvement and Participation Plan: hold one public meeting per year and provide public opportunities for participation.
 - Illicit discharge detection and elimination: encouraged reporting each case of illicit discharge and illegal dumping.
 - Construction site stormwater runoff control administered by Pennsylvania Department of Environmental Protection and the Centre County Conservation District.
 - Post construction stormwater management applied to new and redevelopment activities and had ordinance requirements.
 - Pollution prevention and good housekeeping: develop/implement/maintain a written Operation and Maintenance Program.
- The public was encouraged to review plans, suggest ideas for education/participation, report illicit dumping and discharge, and visit the MS4 partner website.
- There was an educational binder available on the second floor in the Public Works Department.

PC's comments included:

- Ms. Genger asked if the Borough was going to permit less water to runoff. Ms. Kerner stated most ordinances required recharge elements and only for new construction. Ms. Genger asked if the Borough could require non-new construction to follow the current change and if the Borough could change the ordinance. Ms. Kerner stated only with new construction as long as they were not changing the foot print. Ms. Genger asked if the Borough changed the ordinance could they require non-new construction to follow the current change. Ms. Kerner stated they could not, they could only move forward.

- Mr. Kalin noted in some other areas of the state they charged fees based on impervious coverage. Ms. Kerner stated she was aware.
- Mr. Eich asked what the Borough was going to do about the stream that ran into the Borough. Ms. Kerner stated that stream was consider not impaired.
- Mr. Madrid asked where the Borough stormwater went to. Ms. Kerner stated Big Hollow ran towards the Fox Hollow underpass and the other three merged into Millcreek Marsh and ended up in Spring Creek Park. They were not treated by any treatment plant. She noted the Borough did use infiltration beds, rain gardens, etc. Mr. Madrid also noted the Borough could not have a remediation effort unless you had a target and a place to remediate to.

Ms. Kerner stated the reason the Borough had the permit was to work toward having cleaner stormwater. She noted the *PA Bulletin* would be reevaluating the streams.

- Ms. Boniface asked what plans the Borough had to expand capacity. Ms. Kerner stated it would be difficult to retrofit more capacity. She stated the best plan would be to recharge at the source.
- Ms. Madden asked if the zoning rewrite factored into this issue. Mr. LeClear stated the consultants had been doing extensive work at trying to reduce impervious areas and parking. They could look at some national models.
- Mr. Eich noted for the CP3 district designs, the Borough could add another incentive for reducing the stormwater flows.

Staff noted, since this was for informational purposes only, no action was required.

Official Reports and Correspondence

Borough Council (BC): Mr. LeClear reported BC held a public hearing on the text amendment regarding lighting for the State College Area School District (SCASD) south track. They decided to move the vote to the May 15, 2019 meeting. They had to advertise for that meeting as an action meeting instead of a work session. The time would be moved from 7 p.m. to 11:30 a.m.

Land Development Plan: Ms. Messner reported staff had one upcoming plan for the James Building at 100 South Burrowes Street.

Staff Updates: Mr. LeClear reported there would be a new museum built near the Arboretum.

He noted Greg Garthe would be stepping into Ms. Messner's position and Ms. Wargo was appointed to the new redevelopment position.

He also noted staff receive notification the Edge received LEED Gold certification.

Mr. LeClear reported a plan had been submitted for the West Campus parking deck and the Borough was waiting on comments. Mr. Kalin stated, regarding the plan, having only one entrance would be "suicidal". He noted they should plan an exit further on the west side.

Centre Regional Planning Commission (CRPC): Mr. Eich reported Clearwater Conservancy presented what they had accomplished over the past year. He noted proposed amendments for the SCASD's south track were sent to CRPC for comments and the CRPC would be sending a

letter listing many of the PC's comments. He stated Harris Township would be doing a rewrite for their four zoning districts. Mr. Eich also reported COG decided to postpone a comprehensive update to the Act 537 Sewage Facilities Plan until the regional comprehensive plan was updated. The thought was the comprehensive plan should drive the sewer plan not vice versa. Mr. Eich stated the Centre County Metropolitan Planning Organization (CCMPO) received 20 million dollars for the preliminary U.S. 322 missing link project with the allocations of five million dollars each year. The CCMPO must amend its 40-year plan which projected funding because of the size of the amendment. Information would be posted May 3 – June 3, 2019 on CCMPO's website. He noted, on May 15, 2019 at 5:30 p.m., there would be a public meeting at the Mount Nittany Middle School to discuss what was being proposed.

Upcoming Meetings

Thursday, May 23, 2019 at 7 p.m.
Wednesday, June 5, 2019 at Noon

Adjournment

There being no further business to discuss, Mr. Madrid adjourned the meeting at 1:02 p.m.

Respectfully submitted,

Denise L. Rhoads
Administrative Assistant