

CENTRE REGIONAL PLANNING COMMISSION

MEETING SUMMARY OF THE MARCH 2, 2023 MEETING

2023 CRPC MEMBERS

Ray Forziat, Chair
College Township

Andrew Meehan, Vice Chair
Halfmoon Township

Chris Gamble
Harris Township

Sharon Collins
Patton Township

Ellen Taricani
Ferguson Township

Josh Portney
State College Borough

Neil Sullivan
Penn State University

CENTRE REGIONAL PLANNING AGENCY

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Jim May

Regional & Local Planners
Mark Boeckel
Leslie Warriner

Sustainability Planner
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Transportation Planners
Greg Kausch
Anne Messner
Jim Saylor

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The CRPC conducted its regular meeting on Thursday, March 2, 2023 at 7:00 p.m. and took action on the following agenda items:

Maxwell Development of Regional Impact (DRI) and Proposed Rezoning, College Township - The CRPC recommended that College Township approve the proposed rezoning and forwarded the DRI Report to the General Forum for review.

The request includes rezoning approximately 3 acres of a 31.76-acre parcel located outside of the Regional Growth Boundary and Sewer Service Area (RGB and SSA) along Struble Road. The applicant is requesting the rezoning to allow Maxwell Trucking and Excavating to expand their current operations with the intention of constructing a storage building and parking lot on the aforementioned three acres. The RGB and SSA Implementation Agreement requires a DRI Report to be prepared because the property in question is outside of the RGB and SSA and because the proposed rezoning is General Industrial, which permits a significant number of uses that could be developed at a density greater than one equivalent dwelling unit per acre.

The CRPC asked several questions regarding nearby residential areas, input from nearby residents, and potential environmental impacts, but did not offer any specific comments for the COG General Forum or College Township to consider.

Master Plan Amendment for the Geisinger Grays Woods Healthplex, Patton Township - The CRPC supported the proposed Master Plan amendments for the Geisinger Grays Woods Healthplex which include changes to the sequencing of phasing, building sizes and locations, parking, stormwater infrastructure, and utility placement. The Patton Township Zoning Ordinance requires all master plans submitted within the Office Buffer District 2 (OBD2) to be provided to the CRPC for comment. The CRPC asked several questions regarding the phasing schedule but did not offer any specific comments for Patton Township to consider.



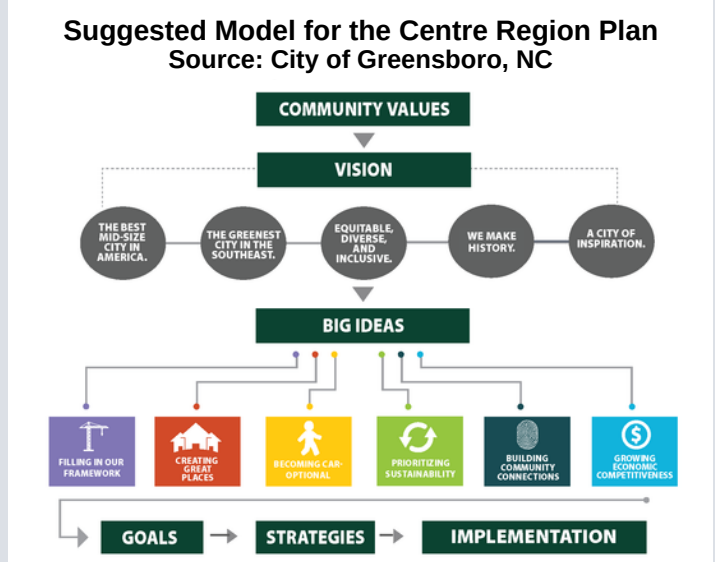
Amendments to the Zoning and SALDO Ordinances to Permit Self-Storage Units in the C-2 Zoning District, Patton Township - The CRPC supported the proposed amendments to Patton Township's Zoning and SALDO Ordinances to permit Self-Storage Units in the C-2 Zoning District. The proposed amendments include:

- Add “Multi-Story Commercial Style Storage Facility” to the permitted uses in C-2 Zoning District.
- Add Zoning definitions for "Self-Storage Facility" and "Multi-Story Commercial Style Storage Facility".
- Add a line item under Parking Spaces Required: Commercial Uses for 1 per 50 units, plus 1 per each full-time employee, plus 1 for each loading zone.

The CRPC asked several questions in relation to the potential development that spawned the requested amendments, including the number of potential units, anticipated employment, likely location of development, and the number of units that will be climate controlled. These questions were addressed by staff, but the CRPC did not offer any specific comments to Patton Township to consider.

Ten-Year Staff Assessment of the Comprehensive Plan - The CRPC received a presentation regarding CRPA staffs' assessment of the 2013 Comprehensive Plan to document the implementation of policies, identify potential gaps in regional planning, and illustrate limitations in the format and content. The assessment also identifies areas to improve and determines which areas of the Plan may be out of date. Additionally, the assessment summarizes key conditions, trends, opportunities, and challenges facing the Centre Region that have emerged since the Plan was last updated.

Staff has explored several options for a potential structure for the Plan over the past few months and believes the model that the City of Greensboro, NC utilized for their comprehensive plan process would be a better model for the Centre Region. This model expresses the community's vision for what it wants to be in 20 years and creates a broad framework of policies for achieving that vision. These policies are based on extensive public input and conversations, a review of data about the current state of the Centre Region, alignment of existing plans from entities across the Region, collaboration with community partners, and a review of current trends affecting communities across the country. This plan will use several key pieces to describe the Region's current values, the vision of what residents want to achieve, and the goals and strategies that will be used to get there. Staff will refine the assessment over the next month and incorporate any comments into the document



COG General Forum

Monday, March 27 at 7:00 p.m.

CCMPO Technical Committee

Wednesday, April 5 at 7:00 p.m.

UPCOMING MEETINGS

Joint LUCI Committee & CRPC

Thursday, April 6 at 12:15 p.m.

CCMPO Coordinating Committee

Tuesday, April 18 at 6:00 p.m.