

CENTRE REGIONAL PLANNING COMMISSION

MEETING SUMMARY OF THE SEPTEMBER 7, 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

Director
Jim May

Regional & Local Planners
Mark Boeckel
Leslie Warriner

Sustainability Planner
Pam Adams

Transportation Planners
Greg Kausch
Anne Messner
Jim Saylor

GIS Specialist
Steve Arnold

Office Manager
Marcella Hoffman



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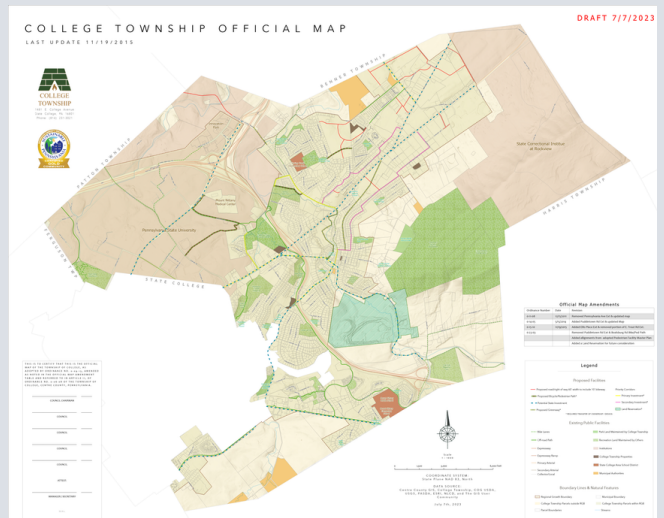
The CRPC conducted its regular meeting on Thursday, September 7, 2023 at 7:00 p.m. and took action on the following agenda items:

Official Map Update and Ordinance Amendment - College Township - The CRPC recommended that College Township support the proposed Official Map and Ordinance update. The primary purpose of the Official Map update is to implement College Township's recently adopted Pedestrian Facilities Master Plan. The proposed amendments include the addition of:

- State Investment Corridors
- Primary and Secondary Investment Corridors and Greenways
- A path to connect the sidewalk at Hospital Drive to the existing Orchard Road bike lanes
- A path connecting Houserville Road to Puddintown Road through Spring Creek Park
- The existing quarry property as a land reservation
- Carryover items from existing Official Map.

Items removed from the map include the Squirrel Drive connection to Puddintown Road and the shared use path proposed along Old Boalsburg Road. The proposed ordinance update primarily includes definitions for the classifications of facilities shown on the proposed Official Map.

The CRPC supported the Official Map update and applauded the Township's efforts to improve connectivity and pedestrian access, but it did not offer College Township Council any specific comments to consider.



Workforce Housing Ordinance Amendments - Ferguson Township

Ferguson Township is proposing amendments to its Zoning Ordinance regarding requirements for workforce housing in the Traditional Town Development (TTD) and Terraced Streetscape (TS) Zoning Districts. The proposed ordinance amendments are aimed at closing the gap between affordable housing and market-rate housing. Significant changes proposed by the amendment include the following:

- **Applicability** – The ordinance would now apply to all residential developments which contain or propose 10 or more units in any zoning district.
- **Accommodations** – Planned Residential Developments that provide workforce housing will be permitted to reduce parkland/open space as well as plantings within buffers. Diversity Standards can be modified to the extent needed to accommodate all required workforce units and allowable bonus units.
- **Standards for Workforce Housing Units** – The ordinance would permit altering the required bedroom mix of workforce units in any project to be the same ratio as the bedroom mix of the market-rate units of the project.
- **Area Median Income (AMI) Requirement** – The ordinance would require the sale of workforce housing units to be to qualified households earning between 60-120 AMI%. The lease of workforce housing units will be limited to qualified households earning no more than 80% AMI.
- **Development Options** – The ordinance provides additional options to meet the workforce housing requirements including providing units on-site, off-site, or designating existing residential units. The ordinance also permits the donation of land or the payment of a fee-in-lieu, in which the percentage of workforce housing units that can be offset by fee-in-lieu will be reduced from 100% to 40%.

The CRPC asked several clarifying questions regarding enforcement of the regulations, phasing requirements, change in unit/property ownership, and change in tenant income. The CRPC provided no specific comments, and recommended that the Ferguson Township Board of Supervisors support the proposed amendments to the Workforce Housing Ordinance.

Draft Task Activity Report (TAR) for the Puddintown Road Sewer Interceptor

The CRPC received a brief report regarding a TAR for the Puddintown Road Sewer Interceptor to allow the University Joint Area Authority (UAJA) and its consultants to evaluate a number of alternatives to address potential future surcharges in this section of the Puddintown Road Sewer Interceptor. The potential future surcharges are a result of higher intensity zoning that is anticipated in the west end of State College Borough. The Calder Way Special Study was approved earlier this year to increase the diameter of the sewer line in Calder Way, and approval required the UAJA to start an Act 537 Plan Special Study within six months of DEP approval.

The CRPC supported the UAJA and its consultants in submitting the draft TAR to the PA Department of Environmental Protection for their consideration.

UPCOMING MEETINGS

COG General Forum

Tuesday, September 26 at 7:00 p.m.

CCMPO Coordinating Committee

Wednesday, September 20 at 6:00 p.m.

Joint LUCI Committee & CRPC Meeting

Wednesday, October 11 at 12:15 p.m.



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