

ATTENDANCE

Planning Commission

Richard Schmidt, Chair- (in person)
William Burnett, Vice Chair- (in person)
Jim Payne, Secretary- (in person)
Ellen Foreman, Alt. Secretary- (in person)
Sharon Collins- (in person)
Debbie Scitti- (in person)
Brian Peterka- (absent)

Township Staff

Douglas Erickson, Township Manager- (in person)
Alexandra Castrechini, Township Engineer- (in person)
Nicole Harter, Zoning Officer- (via zoom)
Leslie Warriner, CRPA – Senior Planner - (in person)
Valerie Good, PW Administrative Asst- (via zoom)

Audience

C-Net
Russell Murray
Michael Pratt

****Meeting was Hybrid**

1. **CALL TO ORDER**

The March 13, 2023, Planning Commission regular meeting was called to order at 4:30PM by Chair Mr. Schmidt.

2. **APPROVAL OF MINUTES**

Meeting minutes from the February 6, 2023, regular meeting were brought before the Planning Commission for approval.

Mr. Burnett made a motion to approve the meeting minutes as submitted. Ms. Collins seconded the motion. The motion passed with a vote 6-0.

3. **PUBLIC COMMENTS**

No public comment

4. **GRAYS WOODS PLANNED COMMUNITY-BRYNWOOD PHASE 4A-MASS GRADING LAND DEVELOPMENT PLAN**

Mrs. Warriner noted Keller Engineers submitted a Land Development Plan for Brynwood Phase 4A, Mass grading. This plan submittal proposes 19.91 acres of disturbance to distribute cut material from the construction of Grays Pointe Phase 7A. Stormwater and Erosion and sedimentation control measures will be installed prior to any major site disturbance. No other site improvements are proposed on Brynwood Phase 4A at this time, although the rough grading does reflect the future geometry of road alignment, stormwater, and residential building lots.

Mr. Pratt from Keller Engineers gave a brief presentation on the Grays Woods Planned Community- Brynwood Phase 4A Mass Grading Land Development Plan, noting that Grays Pointe Phase 7A was approved last fall with 36 residential lots. Phase 7A is going

to generate excess earth material and the developer wishes to place the resulting fill in a future phase area. Brynwood Phase 4A is directly across Gray's Woods Boulevard from Phase 7A providing easy access to move the material in a streamlined operation and only one time. A grading plan has been prepared based upon a future lot and street layout. The plan includes rough grading to allocate the placement of material and outline future lots, roadways and other infrastructure. A new stormwater management basin will handle increased run off due to the conversion from wood lot to meadow. Ultimately once this area is developed the implemented stormwater infrastructure will serve as a management solution for future streets and lots. Associated permits for erosion and sedimentation control and MPDES permits are under review.

The Planning Commission had a brief discussion. A motion was made by Mr. Burnett to recommend conditional approval of the Brynwood Phase 4A Mass Grading Land Development Plan with completion of staff comments. Ms. Collins seconded the motion. The motion passed with a vote 6-0 and will be forwarded to the BOS meeting on March 22, 2023, at 5:30pm to conditionally approve the plan.

5. WORK TASKS FOR PLANNING COMMISSION AND STAFF

Further discussion will occur after the completion of the General Code Review.

Mrs. Warriner noted we'll have a complete list once the General Code Review is completed and prioritize at that time.

6. STATUS REPORT ON PENDING ITEMS

No new information on Attainable Housing

7. OTHER BUSINESS

Ms. Collins noted she attended the Centre Regional Planning Commission meeting. She noted the study being done on the State College Area Connector. Open comment period on Draft PEL for (SCAC Study is open till March 19, 2023). The website provided is www.penndot.pa.gov/scac

8. ADJOURN

Mr. Payne made a motion to adjourn the meeting. Ms. Collins seconded the motion. The meeting was adjourned at 4:56 PM.

*Reference Resolution 2022-008: Policy for Adding items to Published Agendas in Accordance with Act 65 of 2021.