

COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING AND FIVE PUBLIC HEARINGS
THURSDAY, APRIL 14, 1983

A regular meeting and five public hearings were called to order by Vice Chairman Bailey at 7:32 pm in the College Township Municipal Building.

Members present: Donald E. Bailey - Vice Chairman, J. Carroll Dean, Herbert W. Stewart

Members absent: Gale Dargitz - Chairman, Dolores A. Taricani

Others present: C. Thomas Lechner - Manager, Robert Hayden - Treasurer

Open Discussion

Barbara Dean, a representative from the Lemont business community, wished to read into the record a letter sent to Council on April 6, 1983 regarding the proposed mercantile tax. The Lemont merchants had written that they are opposed to the tax, and suggested that a committee, composed of all sectors of the College Township population, be formed to examine viable alternatives.

Bailey acknowledged the merchants' concern and noted that a public hearing for consideration of the mercantile tax will be held on May 12.

Minutes of Previous Meetings

Approval of the minutes of the February 24, 1983 meeting was postponed for lack of a quorum of members who had attended that meeting.

The minutes of the March 10, 1983 regular meeting were accepted with the following correction: page 2, paragraph 2 was amended to read "Should repair problems arise in the far future, the bridges would possibly be eligible for Federal funding." Dean moved; Stewart seconded.

Following Dean's motion and Stewart's second, the minutes of the March 24, 1983 regular meeting were unanimously approved.

Manager's Update

In an update of his written update, Manager Lechner said that PennDOT's engineering survey of the three bridges involved in the Branch Road turnback-

to-the-Township program had been received and submitted to the township engineer for his consideration.

Financial Report

In regard to the expenditures resulting from the Struble Road traffic installation, Bailey said that the IDA had promised to contribute \$1000 toward that project; furthermore, Bailey noted the IDA had also indicated that it will contribute funds to help defray the costs of the Branch Road and South Atherton Street signalization.

In response to Bailey's questioning, Lechner said that the Township's budget is currently on target and is being expended at a normal rate.

The Treasurer's Report was then accepted following Stewart's motion and Dean's second.

Correspondence 1 -- Robert Folwell's Resignation from the EAC

Robert Folwell's resignation, due to relocation, from the Environmental Advisory Council was accepted with thanks for his good service. Dean moved; Stewart seconded.

Manager Lechner was instructed to "resurrect" the list of previous nominees for that position for consideration at the next regular meeting.

Correspondence 2 -- Folwell Relates Intentions of EAC

In a letter dated April 1, 1983, EAC member Robert Folwell advised Council of the Council's intentions for the coming months.

In addition, Folwell suggested that a member of Council (preferably the Codes person) be appointed as overseer of the Council to promote better communication between the two groups.

Consideration of these requests was scheduled for the April 28 meeting.

Correspondence 3 -- Notice of Rallis' Withdrawal of Appeal

Council is in receipt of a copy of Rallis' "Praecepte to Withdraw Appeal" of his suit against the Township. Rallis' suit had become unnecessary as the Township had already changed the zoning of his property.

Correspondence 4 -- PennDOT Has the Right-of-Way

A letter from PennDOT District Engineer Thomas C. Ickes regarding the re-

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placement of Township lands lost to the Department's right-of-way acquisition had been received by Manager Lechner. PennDOT is requesting that Council advise them as to the areas the Township deems "suitable replacement land."

Council will address this request at its next regular meeting on April 28.

At 8:02 pm the regular meeting was recessed and the first of the five public hearings was convened.

Public Hearing #1 — Grant and Liberty Streets

Bailey said that a petition for the Township's takeover of Grant and Liberty Streets had been received by Council from all the residents of those streets save Mr. and Mrs. Horner.

In a late-breaking development, however, a letter had been received, earlier that day, from the Horners indicating their acceptance of the Township's takeover subject to the following conditions: that the water and sewer tap serving their lot be moved back to a suitable position within the remaining area of their land, at no expense to them, no later than July 31, 1983.

Following a brief discussion of the Horners' demands, Dean said that although their conditions should be examined and indeed granted as long as they are not found to be detrimental to either his neighbors or the Township, Council action on the takeover should proceed immediately. He then moved that Council approve Ordinance #82 entitled the College Township Grant and Liberty Streets Ordinance. Stewart seconded and the motion was carried.

Bailey reminded the residents that the Township had accepted the road on an "as-is basis"; the Township will plow and maintain the road, he said, but will not, unless funding becomes available, pave the area.

Public Hearing #2 — Subdivision Ordinance

Bailey said that this "small" amendment to the Township's Subdivision Ordinance, regarding the procedure to be used for approval of phased subdivisions, had been recommended for approval by the College Township Planning Commission.

Robert Watkins, Senior Planner for the Centre Regional Planning Commission, and the only witness, also noted his approval. He said that although the Township's current Subdivision Ordinance (Article II, Section 4, paragraph 4.1.1) allows for phased final approval, it does not address the situation wherein a development is presented in stages for preliminary approval. When this does occur, Watkins said, it becomes difficult, particularly with regard to storm water management and streets, to adequately assess the individual stages' impact on the full subdivision. It is the College Township Planning Commission's suggestion, therefore, that whenever a preliminary plan of a development is

submitted for approval, it be accompanied at all times by an updated master plan.

After a brief discussion of the amendment, which Dean termed a "clever solution," and its implications, it was moved by Dean and seconded by Stewart that Council amend the College Township Subdivision Ordinance, Article III, Plan Requirements, to insert paragraph 1.3.14 as described in a memorandum from the Centre Regional Planning Commission to the College Township Planning Commission dated January 25, 1983. The motion was approved unanimously and the requisite signatures were secured. (see attachment "A")

Public Hearing #3 -- Flood Plain Ordinance

Robert Watkins outlined the contents of the proposed Flood Plain Amendments to the Township's Zoning Ordinance.

In a memorandum dated May 11, 1982, Dennis Elpern of the Centre Regional Planning Commission recommended several changes and/or additions to Article VII, Section 1 (Flood Plain Conservation) of the Zoning Ordinance. Some of the areas Elpern covered were: essential services in flood plain areas, the prohibition of hazardous materials, development and zoning of the flood hazard boundary map, new exemptions to flood plain regulations, and a revised and more comprehensive definition of flood plains (now including soil types and on-site analysis as a determinant).

An additional section, Section 1.8 (Variances) has been recommended for inclusion by Jack McQuiston of the Flood Plain Management Division of the Department of Community Affairs. If adopted, this last section will enable the Township to meet current Federal and State Flood Plain Regulations for flood insurance. (see attachment "B")

Dean suggested that the Township obtain a copy of the Federal and State Flood Insurance Regulations and Maps; Zoning Officer Beward suggested that more information be procured on the required sewage facility permits.

Bailey reiterated that these amendments have been fully approved by the Township's Planning Commission. In response, Dean moved that Council approve those amendments to the Zoning Ordinance pertaining to Flood Plains, i.e. Article VII, Section 1 and Article XI, Section 2 as written in a memo from the Centre Regional Planning Commission to the Township dated May 11, 1982 entitled "Flood Plain Regulation Amendments." In addition, Article VII, Section 1.8 as contained in a letter to the Centre Regional Planning Commission from the Department of Community Affairs dated February 4, 1983. Stewart seconded, there was no further discussion, and the motion was carried.

Public Hearing #4 -- Motor Vehicle Access and Parking Lots

Watkins summarized the provisions contained in the proposed amendments to

the Township's Zoning Ordinance.

The purpose of the motor vehicle access amendments which, in specified cases, require the construction and/or use of marginal access street is, Watkins said, to promote increased traffic safety and to limit the number of entrances to an arterial street.

The parking lot amendments, Watkins said, are proposed in the hopes of ensuring better drainage, storm water management, appearance (landscaping, tree planting and maintenance) and safety.

Beward noted his concern over the parking lot amendment's lack of planting flexibility. Bailey concurred and said that the possibility of sight restriction exists under the proposed regulations. Dean suggested the addition of a requirement that the selection of trees and other plantings and their subsequent maintenance be of such a nature so as not to restrict sight.

Beward was also troubled by the requirement that first floor windows be screened from the parking area. He wondered whether the Township wished to get involved in a situation whereby the Township had the right to demand that an individual property owner shield his own first floor from his own parking lot. It was agreed that this section should be reworded.

Also deemed to be in need of clarification were the requirements dealing with islands and media strips, with regard to their impact on both appearance and traffic safety; Section 9.3.12 dealing with above-ground floors and levels; and the first sentence of the middle paragraph, page 3.

Also to be added to Article VII, Section 9, was Subsection 9.3.14 - Maintenance - by way of memo from Centre Regional Planning Commission dated Jan. 31, 1983.

Council was in consensus that no action be taken until the amendment's problems are solved; Watkins suggested that the Council's comments be referred to the Planning Commission for its recommendation.

Further consideration of this amendment is expected to continue at the May 12th regular Council meeting.

Public Hearing #5 -- Revisions to Penn Hills PRD Master Plan

Pat Ward, Uni-Tec Engineer and representative for Cal Zimmerman, signed in and was sworn-in to give testimony.

Ward's purpose that evening was to seek Council's approval for a change in the Penn Hill's PRD master plan -- the substitution of duplex and triplex units for the previously approved multi-family dwellings in Section 10 and 11.

Ward noted that the integrity of the area would not be disturbed. Density would actually decrease from 120 to 116 units; the amount of open space would

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increase from 2.95 to 5.63 acres. There would be no appreciable change in the storm water management plans.

The College Township Planning Commission had recommended approval of this revision subject to a statement of intent for the use of the open land in Phase 11 and a statement of intent related to an easement for a jogging trail. Ward said that he had spoken with Bob Ayer of the Centre Regional Parks and Recreation Department and had agreed to keep part of the open land partially unimproved, as had been originally planned. He also said that he will follow through with the Planning Commission's recommendations.

It was then moved by Dean and seconded by Stewart that Council approve the Penn Hills PRD Master Plan revisions dated April 14, 1983 concerning Sections 10, 10A and 11. The motion was carried unanimously.

The Public Hearing portion of the meeting was adjourned at 9:59 pm and the Regular Meeting was convened.

Plan for Approval -- Spring Creek Estates, Phase III, Final Plan

Pat Ward presented to Council a Sketch plan of the entire development along with the final plans for Phase III.

Ward said that the plans have undergone some minor revisions (change in road grades, addition of two inlets) since receiving preliminary approval. He added that Manager Lechner and the Township Engineer have reviewed these revisions and deemed them minor.

Lechner noted that the revisions have actually improved the plans. The only drawback, he said, is the lack of the surety requirement. He suggested that the plans be approved subject to satisfaction of the surety bond.

Stewart then moved that Council approve Spring Creek Estates, Phase III, Final Plan, dated March 17, 1983 with the condition that the surety be posted and meets the approval of the Solicitor. Dean seconded, and the motion was carried unanimously.

Business 1 -- Recommendations/Appointments to Building and Housing Code Board of Appeals

Dean said that the positions had been advertised and over 120 direct solicitations made to professional organizations. He preferred not to nominate anyone who had not made application, and suggested that Council await the expected responses.

Dean also said that there will be no attempt to achieve geopolitical representation, and the entire slate of candidates will be voted upon by the COG at one time.

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Business 2 -- Walker Farm PRD, Phase Schedule Update

As is required by the Township's PRD Ordinance, Clover Highland Associates had submitted to the Council their annual updated phasing schedule.

Two problems immediately surfaced: 1) What happened to Phase 1? and, 2) What changes have been made from previous updates?

Manager Lechner was instructed to research these questions and report back to Council by April 28.

Business 3 -- Council Signatures on Zoning Map

Postponed until next meeting.

Committee Reports

Dean -- Both Code and Finance Committee meetings were cancelled for lack of quorum.

Stewart -- Public Safety -- At the request of Patton Township, the COG General Forum will discuss the possibility of a regional police force.

Bailey -- Transportation -- No meeting. IDA -- Committee will go computer.

Announcements

Leaf Collection -- April 22, 1983

Riff-Raff Collection -- April 25, 26, & 27

Brush Collection -- May 2 through May 6

Public Hearing on Mercantile License and Business Privilege Tax Ordinance --
May 12, 1983 at 8:00 pm at the College Township Municipal Building

Adjournment

Following a motion by Dean and a second by Stewart, the regular meeting was adjourned at 10:30 pm.

Respectfully submitted,

C. Thomas Lechner
Secretary

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