

**COLLEGE TOWNSHIP REGULAR  
COUNCIL MEETING MINUTES  
Thursday, April 7, 2011**

**ATTENDED BY -**

**COUNCIL:** Mary C. Shoemaker, Chair  
David P. Fryer, Vice-Chair  
Forrest J. Remick, Ph.D.  
Daniel D. Klees  
David W. Koll

**STAFF:** Adam T. Brumbaugh, Township Manager/Secretary  
Robert T. Long, Jr., Finance Director  
John J. Franek, Jr., Zoning Officer  
Mark Holdren, CRPA Sr. Planner  
Mary E. Wilson, Asst. Township Secretary

**ABSENT:** Kent N. Baker, Township Engineer

**CALL TO ORDER**

Chair Shoemaker called to order the April 7, 2011, Regular Meeting of the College Township Council at 7:00 PM followed by the Pledge of Allegiance.

**OPEN DISCUSSION:**

None.

**SPECIAL PRESENTATION:**

**SR-1 Parks and Recreation Committee Report**

Mr. Gregory T. Hayes, Chair of the College Township Parks and Recreation Committee, presented the *College Township Parks and Recreation Committee 2010 Annual Report and 2011 – 2015 Recommendation* to Council. Mr. Hayes noted the fine work performed by the Public Works Department at the various parks in the Township before directing Council's attention to the Parks and Recreation Committee biographies and the strengths of these volunteer team members. Mr. Hayes reported that, due to current economic conditions, local parks are getting much more use.

Following Mr. Hayes' presentation, Council discussion generated the following.

- Requested an inventory of private parks within College Township.
- Recommended that the correct owner of Oak Hall Regional Park be reflected in the report.
- Suggested removing Lemont Elementary School from "Inventory of Facilities" list, as it will be closing in the near future.
- Recommended expanding the chart to reflect when parks have Restrooms and/or Pavilions.
- Noted a correction needed under Highlights, Page 3, "Conform" to "Concord" Public Finance.
- Directed and the Township Manager agreed to get a status report on the park at Panorama Village and whether or not it will be turned over to the Township.

## **PLAN:**

### **P-1 South Ridge Plaza Final Phase I Land Development Plan**

Mr. Tony Fruchtl, Penn Terra Engineering, presented the Final Phase I Land Development Plan for South Ridge Plaza, which included a plan for a 4,997-square foot convenience store and a 10,000-square foot retail/office/bank building. This plan also includes a subdivision and replot plan to show a lot for the convenience store, a lot for the remainder of the NPK South Associates site, additions and deductions to the Home Delivery site, and additional rights of way for the relocated West Branch Road and a portion of the road renamed to Woodsdale Lane.

Council directed staff to inquire into the developer's building and sign design and commented that the confusing street name "South Ridge Plaza" sounded more like a facility, not a road name.

**Dr. Remick moved to approve the South Ridge Plaza Final Phase I Land Development Plan, dated March 11, 2011, last revised March 29, 2011, with the following conditions:**

- 1. Payment of all outstanding plan review fees;**
- 2. Obtain all required signatures on the plan; and**
- 3. Provide deeds of dedication and property transfers to the Township Engineer for review.**

**Mr. Koll seconded the motion.**

Mr. Fryer stated that, aesthetically, this plan is not pleasing and wondered which Sheetz building style would be built at this location. The Township Manager agreed to request elevations and façades from the developer.

**Motion carried unanimously.**

Mr. Brumbaugh thanked Mr. Fruchtl for the herculean effort it took in coordinating the many aspects of this project and thanked Mr. Baker, Township Engineer, for resolving innumerable issues that faced this proposed plan.

## **P-2 Innovation Park Revised Preliminary Plan**

Mr. Mark Saville, Vice President, Sweetland Engineering, presented the Innovation Park Revised Preliminary Plan, which changes the stormwater management concept behind 329 Innovation Boulevard to respond to known soil conditions and updated stormwater regulations. Plan charts have been re-tabulated to meet a recent ordinance amendment.

Council 1) discussed the level of impervious coverage, which is well below the maximum; 2) inquired into the future plans for the stormwater facility, which will remain as such; 3) directed that the plan reflect the Development Plan Summary and the Development Plan Update Table, as stated on Notes 9 and 11.

**Mr. Klees moved to approve the Preliminary Plan Revisions for Remaining Development Innovation Park at Penn State, dated 12/14/09, last revised 3/31/11, with the following conditions:**

- 1. Obtain all required signatures on the plan;**
- 2. Payment of all outstanding plan review fees;**
- 3. In the Parking Table Chart, correct the grand total for Gross Floor Area; and**
- 4. Add note 18 to the Cover Sheet for the Floor Area Ratio (FAR) calculations, as mentioned in the Sweetland Engineering March 31, 2011, response letter, item number 2.**

**Mr. Koll seconded the motion.  
Motion carried unanimously.**

## **MANAGER'S UPDATE:**

Mr. Brumbaugh, Township Manager, presented the April 7, 2011, Manager's Update, stating that 1) the traffic signal permit is now in hand for the Squirrel Drive traffic signal for the Country Inn and Suites project; 2), UAJA has submitted for their NPDES and Water Quality Permits on the UAJA Phase II Stream Augmentation project; and 3) the water main replacement project is underway on Berry Alley.

Council had previously suggested that, instead of planting trees on the hillside of the Kissinger Meadow Wetland site, UAJA consider the option of using a flower groundcover such as that which has been used in front of the Geisinger Grays Woods Clinic site. Council inquired as to whether or not UAJA went to look at that flower planting yet. The Township Manager agreed to inquire.

No other Council comments were forthcoming.

**CONSENT AGENDA:**

**CA-1 Minutes:** March 17, 2011 Regular Council Meeting.

**CA-2 Incoming Correspondence:**

- /1: Letter from FEMA, dtd Mar. 4, 2011, regarding Centre County Multi-Jurisdictional Hazard Mitigation Plan.
- /2: Letter from M/M Corl, dtd Mar. 14, 2011, Opposing the Church Cell/Bell Tower.
- /3: Email from M. Curione, dtd Mar. 22, 2011, Opposing Cell/Bell Tower.
- /4: Email from L. Robert, dtd Mar. 22, 2011, Opposing Cell/Bell Tower.
- /5: Email from R. Robert, dtd Mar. 22, 2011, Opposing Cell/Bell Tower.
- /6: Email from D. Franks, dtd Mar. 23, 2011, Opposing Cell/Bell Tower.
- /7: Email from R. Altamura, dtd Mar. 24, 2011, Opposing Cell/Bell Tower.
- /8: Letter from M. Curione to Rev. Woodruff, rec'd Mar. 28, 2011, regarding cell/bell tower.
- /9: Petition in Opposition of Cell/Bell Tower, rec'd Mar. 24, 2011.
- /10: Email from M. Peterson, dtd Mar. 29, 2011, Opposing Cell/Bell Tower.
- /11: Email from J. and C. Simpson, dtd Mar. 26, 2011, Opposing Cell/Bell Tower.
- /12: Letter from M. Curione to Rev. Woodruff, dtd Mar. 31, 2011, in response to comments.
- /13: Letter from V. Bower, dtd Apr. 1, 2011, Opposing Cell/Bell Tower.
- /14: Email from A. Bolis, dtd Mar. 25, 2011, Opposing Cell/Bell Tower.
- /15: Letter from R. Johnson, dtd 3/31/11, Opposing Cell/Bell Tower.
- /16: Letter from D. Das, undtd, Opposing Cell/Bell Tower.

**CA-3 Report:** Finance Director's

**CA-4 Waiver Request:** Funky Freezer Request for Waiver from Noise and Solicitation in Rights of Way, May 14 to August 13, 2011.

**CA-5 Open Burn Request:** Mr. S. Hamilton, Grandview Ave., Pending Approval/  
Guidelines of COG Fire Inspector.

**Mr. Klees moved to approve the April 7, 2011,  
Consent Agenda, as presented.  
Dr. Remick seconded the motion.  
Motion carried unanimously.**

## **OLD BUSINESS:**

### **OB-1 Township Entry Signage**

In response to Council comments on the topic of Township entry signs on February 3, 2011, Mr. Brumbaugh, Township Manager, returned to Council offering numerous samples of Township entry signs for Council's consideration. He suggested that the sign be made of an HDP-hard plastic resin for its durability and color retention quality.

Council agreed that a sign sized approximately five feet by two feet was appropriate, must indicate the year the Township was established, must include monument base or posts, and was anticipated to be placed in roughly half a dozen locations coming into College Township.

The Township Manager will procure design ideas and price quotes from vendors and return to Council.

## **NEW BUSINESS:**

### **NB-1 Commercial Signage – Discussion**

Mr. Franek, Zoning Officer, led a discussion on commercial signage and requested Council's input on several questions relative to 1) shopping center businesses having their own free-standing signs; and 2) whether or not drive-through menu boards should continue to be regulated as free-standing signs or accommodated using a new method of measure.

Council comments included the following.

- There is a difference between an advertising sign and a sign that tells customers how to proceed through or order from a business, such as a drive-through restaurant menu board.
- A menu board sign would be acceptable if the font size of the menu board sign is readable for the customer but is not so large it can be read 200 feet away, and that the sign is not a dual-purpose sign with logos emblazoned on them.

- Mr. Klees suggested that a formula could be devised that would base free-standing signs on the amount of road frontage a business had.

Council directed staff to try to relax the commercial signage regulations as well as the menu board regulations.

Council suggested also looking at new-technology electronic signs and how to regulate their brightness and color.

## **NB-2 Trout Road Resurfacing Phase I – Budget Re-appropriation**

In written correspondence from Mr. Garry Williams, Public Works Director, dated March 31, 2011, Council was informed that major building and parking lot construction at the Mount Nittany Medical Center will not be completed until 2013. Therefore, the proposed repaving of Hospital Drive this year has been deferred. As a result, staff requested that Council consider authorizing the re-appropriation of funds, replacing the Hospital Drive Project with the Trout Road Phase I Maintenance Project, with a net expenditure increase of \$34,020 in State Funds and \$11,310 in General Funds.

**Mr. Fryer moved to authorize that the Hospital Drive Maintenance Project be deferred and that it be replaced with the Trout Road Phase I Maintenance Project, with a net expenditure increase of \$34,020 in State Funds and \$11,310 in General Funds.**

**Dr. Remick seconded the motion.**

**Motion carried unanimously.**

## **STAFF AND ABC INFORMATIVES:**

None.

## **OTHER MATTERS:**

None.

## **COMMITTEE REPORTS:**

**Public Services and Environmental Committee, April 6, 2011:** Dr. Remick reported that the Public Services and Environmental Committee held a discussion on the Water Resources Monitoring Program and associated webinar. Most noteworthy was the revelation that there has been no depletion in the level of our groundwater resources; but, instead, there has been an apparent, but not statistically significant, slight upturn in those resources.

Impairments in Spring Creek were identified as sediments, organics, and nutrients going into the creek that consume oxygen from the creek. Dr. Remick expressed surprise that the temperature status of the creek has not been routinely established, although some individual temperatures are recorded. Dr. Remick suggested that the Spring Creek Watershed Commission consider the ongoing need for the extent of monitoring still being done and suggested a consideration be given to routinely checking the creek temperatures and any changes that may have occurred as a result of the beneficial reuse water use. Dr. Remick added that the Committee discussed possible sustainability aspects of the Comprehensive Plan, which included noting the actual use of regional bikepaths and considering green ideas in stormwater management. Dr. Remick suggested that staff consider information provided on current methods used to measure bikepath usage and presented to staff the documentation received on stormwater management.

**Residential Sprinkler Meeting, April 1, 2011:** Mr. Koll reported that he and several other Public Safety Committee members met with Sen. Corman to discuss the possibility of revising legislation that would now allow municipalities to decide individually whether or not to require residential sprinklers. Predictions are that, if current diminishing volunteerism trends continue, the Centre Region may need to hire fire-fighting staff by 2018.

**Centre County Metropolitan Planning Organization (CCMPO), March 22, 2011:** Mr. Klees reported that the CCMPO 1) received an informative presentation from Mr. Jeff Stover of SEDA-COG's Joint Rail Authority; 2) discussed Ferguson Township's previously submitted request for a revised local funding share formula; 3) held further discussion on Marion Township's CCMPO membership request; and 4) was made aware of the three funded Transportation Enhancement (TE) projects, which included a bikeway along Circleville Road in Patton Township, a bike/pedestrian path in the Borough of Howard; , and refurbishment of one of the Nittany and Bald Eagle passenger rail cars. The group also received an update on the 2011-2014 Transportation Improvement Plan (TIP); heard a report on the President's proposal for the 2012 reauthorization of highway funding; and was updated on transit projects in the county, including the traffic signal prioritization improvements along N. Atherton Street.

**Finance Committee, April 4, 2011:** Mr. Fryer reported that a special meeting was held to discuss financial options, i.e. bond vs. loan, and a decision was made, based on recommendation of Concord Public Finance, to move forward with a 20-year adjustable loan through Fulton Bank with a rate of 4.19% that would have an annual rate reset.

**ADJOURNMENT:**

**Mr. Klees moved to adjourn the April 7, 2011,  
Regular College Township Council Meeting.  
Ms. Shoemaker seconded the motion.  
Motion carried unanimously.**

Chair Shoemaker adjourned the April 7, 2011, Regular Council Meeting at 10:11 PM.

Respectfully submitted,

*Adam T. Brumbaugh*

Adam T. Brumbaugh  
Township Manager/Secretary