

**COLLEGE TOWNSHIP REGULAR  
COUNCIL MEETING MINUTES  
Monday, January 3, 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  
Kent N. Baker, Township Engineer  
John J. Franek, Jr., Zoning Officer  
Mark Holdren, CRPA Sr. Planner  
Mary E. Wilson, Asst. Township Secretary

**ABSENT:** Robert T. Long, Jr., Finance Director

**CALL TO ORDER**

Chair Shoemaker called to order the January 3, 2011, Regular Meeting of the College Township Council at 7:12 PM following Council's Reorganization Meeting for 2011.

**OPEN DISCUSSION:**

None.

*Chair Shoemaker delayed discussion of SK-1, Happy Valley Brewery, awaiting the arrival of plan presenters.*

**PLAN:**

**P-1 Microtel, Denial of Application – Discussion**

Mr. Brumbaugh, Township Manager, advised Council that Council did not need to take any official action on this plan, as the developer submitted to the Township a written request to withdraw this plan. No Council action was taken.

**MANAGER'S UPDATE:**

Mr. Brumbaugh, Township Manager, presented the January 3, 2011, Manager's Update, briefly discussing a scheduled meeting regarding the Country Inn and Suites' plan. Staff will be meeting with consulting engineers to discuss bid and bid break-outs.

No Council comments were forthcoming.

**CONSENT AGENDA:**

- CA-1 Minutes:**
- a. December 16, 2010 Public Hearing on 2010 College Township Budget.
  - b. December 16, 2010 Regular Council Meeting.
- CA-2 Incoming Correspondence: /1:**
- a. Letter from J. W. Serene to F. Remick, rec'd Dec. 22, 2010, thanking Council for paving the bike path up to Mt. Nittany Middle School.
- CA-3 Resolutions:**
- a. R-11-01, Revised Fee Schedule for Sewage Disposal Systems.
  - b. R-11-02, Permit Fees for Building Code Permits.
  - c. R-11-03, State College Area School District EIT Tax Collection Agreement.

**Mr. Klees moved to approve the January 3, 2011 Consent Agenda.  
Mr. Koll seconded the motion.  
Motion carried unanimously.**

**NEW BUSINESS:**

**NB-1 Windstream Cable Franchise Services Agreement, Authorization of**

Mr. A. Brumbaugh, Township Manager, presented a proposal from the Cohen Law Group in Pittsburgh, PA, for services to College and Ferguson Townships in negotiating a cable franchise agreement with Windstream D&E Systems and requested Council's authorization to execute the agreement. The Cohen proposal is a flat fee, \$3,000 cost for services involving setting of priorities for the Agreement, negotiation assistance, and representation of an Agreement to the Township boards. This flat fee would be split equally between College and Ferguson Townships.

Chair Shoemaker questioned the equity of the 50/50 cost split when College Township only has one Windstream customer. The Township Manager replied that the low cost was in College Township's best interest considering the ability to offer competitive balance to this industry.

**Dr. Remick moved to authorize the Township Manager to execute the Windstream Cable Franchise Services Agreement in conjunction with Ferguson Township, as presented.**

**Mr. Klees seconded the motion.**

**Motion carried unanimously.**

#### **STAFF AND ABC INFORMATIVES:**

No comments.

#### **SKETCH PLAN:**

##### **SK-1 Happy Valley Brewery, 137 Elmwood Street**

In light of no representative in attendance to discuss this sketch plan, Mr. Franek, Zoning Officer, presented the details as provided to staff on Happy Valley Brewery Co., LLC. This sketch plan reflected the conversion of a large barn on Elmwood Street (formerly Alden House Furniture) into a brewpub and restaurant. The bottom floor of the facility would be a small pub with bar and table seating, and the second floor would offer a separate banquet and meeting room along with the facility kitchen. This business is targeted to open in the Fall of 2011. Future plans include providing access to patrons using the nearby bike path via the construction of a bridge across Slab Cabin Run.

Mr. Franek stated that a traffic impact study would be required. Parking would be a problem for this business at this location, but the developer was considering a shared-parking agreement with adjacent businesses.

Council comments included 1) potential traffic flow problem; 2) advising the developer about the riparian buffer requirements; 3) viewing such a business adjacent to the bike path favorably; 4) encouraging the developer to pursue shared parking; and 5) suggesting restricting parking at the front entrance area. Mr. Klees would additionally discourage the developer from having any parking stalls out front and encouraged the plan to reflect a safe way for guests walking up the driveway to get to the front door safely, i.e. a dedicated walking path.

No Council action was taken.

#### **OTHER MATTERS:**

1. Regarding the removal of some large trees immediately adjacent to the property that abuts the reservoir, Mr. Fryer expressed concern for the proximity of these trees to the nearby house and hoped that Township staff would not be the ones tasked with these

removals. The Township Manager assured Council that professional tree removal services would be procured for the larger trees and agreed to follow up on the reservoir status.

2. Chair Shoemaker inquired into the party who is responsible for trimming trees along Kuhns Lane as they are hanging over the road, and the Township Engineer advised that the Township regularly maintains those trees.

3. Dr. Remick reminded staff that funds were put in the Township's capital budget for the erection of new College Township entrance signs and requested an update. The Township Manager reported that some preliminary work on post-type signs has been initiated, and this matter will be brought back to Council after additional information is gathered for Council consideration.

4. Dr. Remick stated that the Scenery Drive PRD and the Canterbury Crossing PRD were good examples of the mixed-use concept. Staff advised that the developments were indeed constructed at about the same time, which aided in making the concept work so well.

5. Mr. Koll asked staff to keep track of the snow removal signs with particular emphasis on any vandalism through the winter. Mr. Koll appreciated the signs being tacked to trees, as opposed to the installation of more sign posts for this seasonal purpose. However, Mr. Koll felt those signs on trees were at higher risk for being illegally removed or vandalized.

#### **COMMITTEE REPORTS:**

No committee reports.

#### **ADJOURNMENT:**

There being no other business brought forward, Chair Shoemaker adjourned the January 3, 2011, Regular Council Meeting at 7:50 PM.

Respectfully submitted,

*Adam T. Brumbaugh*

Adam T. Brumbaugh  
Township Manager/Secretary