

WORK SESSION
HELD ON JULY 12, 1982
10:00 A.M.

- PRESENT: College Township Council: Donald E. Bailey and Dolores A. Taricani
- College Township Planning Commission: Marlowe Froke and Pat Vernon
- College Township Manager: C. Thomas Lechner
- College Township Zoning Officer: Arthur Beward
- Centre Region Planning Commission: Herb Kahl
- PA Dept. of Transportation: Vasco A. Ordonez
- Crown American Corporation: Michael G. Harbaugh, Terry L. Johnston, and Nicholas Pasquerilla

Mrs. Taricani called the Work Session to order at 10:00 a.m. in the College Township Municipal Building and led the discussion by bringing everyone up to date on the transactions that had occurred to the present time.

She then stated the objective of the Work Session was to get an idea of what Crown is proposing to do in the matter of providing sufficient parking at the Nittany Mall in the near future.

Mr. Beward remarked that there are not enough parking spaces for the number of employees and the floor space that is there. There have been buildings built in addition to the Mall - such as McDonald's, the Bank, etc.

Mr. Lechner remarked about the Fire Lanes not being clearly marked, the Handicapped Parking stalls, trash littering along the highway - Route 26 across from the Mall.

Mr. Froke asked about the possibility of landscaping along Route 26 which might help eliminate the littering.

Mr. Vernon commented on the lack of timing on this, that there has not been much change in the past, and reference to the setup in the main entrance to the lobby of the Mall.

Mr. Froke also commented on the landscaping within the Mall lot itself. Crown American responded to this by saying that they hope to do all the landscaping as one project, but that they have done some already.

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Mr. Ordonez stated his main concern was the proposed widening of Route 150, to provide for turning lanes which was never accomplished and was to be tied in with the similar project on Route 26.

Mr. Pasquarilla informed Mr. Ordonez that Crown American had donated \$20,000 for the turning lanes project on Route 26. And that this was no bearing on Route 150 except when expansion is done. If Phase II of the Mall Expansion goes, then the turning lanes will be proposed.

The Chairman interceded here, stating that this was not the matter to be discussed at this work session. Parking at the Mall was the problem.

The plan now provides for 1986 cars. Crown stated that the parking spaces had been changed from 9 feet to 10 feet in the Zoning Ordinance, and they would like to have clarification on this. Mrs. Taricani stated that she did not remember the requirements for parking spaces being changed. The spaces now available are 1854. The plan signed by Council provides for 1963. The plan proposed provides for 1986 - 10 foot wide spaces and 2025 - 9 foot spaces.

A temporary variance was issued for the Penn Traffic Expansion. There were 197 spaces lost in this transaction.

The kiosks are included in the spaces now proposed. The square foot floor space - leasable - is 392,000. One space for every 250 square feet and 1 for each employee, (1709 cars). Crown will give Council a copy of the computations.

The subject of abandonment of Summit Road was mentioned. This had proceeded to the point of the Agreement with the Township and stopped because Phase II has never proceeded.

The question was asked if the house on the property at the corner of Summit Road and Route 150 was for sale. There was a FOR SALE sign up. Crown answered that they were not aware that there was a sign up, nor that it was for sale.

Vernon remarked on the banks of snow that are piled along the roadway - Route 26 - during the snow season. It was stated that the Mall loses spaces where it is piled on areas that are marked for parking.

Another item that was discussed was customers at the Mall backing out into the cruising lane along the Mall, which causes accidents. Also, at the rear of the Mall there is no clear marking or indication of flow of traffic. Crown indicated this will be corrected on the new plans proposed, especially at Sears.

Froke then asked Crown for a summary of the parking spaces, are they to be 9' or 10'? It was stated that there will be no markings until Council has decided on the space footage. Taricani stated that this would be taken care of as soon as possible.

There are no markings of fire lanes at Sears, no lettering on the building. There had been parking stalls at one time where the fire lane is now and the markings for fire lane is coming off and people are parking there and getting ticketed. Terry Johnston felt this would be done all at one time.

Also, Crown will review the spaces for Handicapped Parking. There are presently 12. They will be adding more.

Crown stated that landscaping had not been done. The planting and curbing was done for Phase I. There was no landscaping plan submitted for Phase I. There was a plan for site grading submitted 9/26/79 and landscaping revised 9/23/79.

Ordonez felt Crown should consider the entrance problem at Riverside onto Route 150. There have been a number of accidents there and a great problem to get onto Route 150.

Herb Kahl felt the problem during snow period was serious and should be considered.

Beward mentioned the problem with parking when there are outside activities, such as car shows, etc. Also, that the Township is not notified when such events are taking place.

SUMMARY BY TARICANI:

1. **PARKING**
Crown will review the Handicapped Parking - signs.
Will also review Fire Lane markings.
2. Crown is in process of designing and construction of arrow directions.
3. Council and Planning Commission will respond to Crown on width of parking stalls from 10' to 9'.
4. Council will draw up informal letter, on voluntary basis - that snow is piling up in excess, that Crown will have this hauled away within a certain period of time.
Possibility of getting permission from Herbert Stewart to pile it there.

OTHERS:

5. Review landscaping plan as submitted.
Crown to pursue with PennDOT the matter of access onto Route 150. (PennDOT is to correspond with Crown that they have not complied with agreement) This subject matter is between Crown and PennDOT.

6. Voluntary agreement - that when outside activities such as auto shows, etc. are planned, that the Zoning Officer will be notified. (The Zoning Officer stated that he had received a schedule for activities for the first six months of 1981 but none since.

Mrs. Taricani stated that she will actively pursue this matter of 9' for 10' parking spaces with Council and the Planning Commission and get back to Crown as soon as possible.

When Crown receives an answer from Council, they will proceed with marking the parking stalls, and take care of the other matters.

Respectfully submitted,

Beulah Houser
Recording Secretary

POST NOTE: There is a FOR SALE sign on the property - 7-1/2 acres - located at the corner of Summit Road and Route 150, despite Crown American's non-acknowledgement of existence. This property was listed approximately July 1, 1982 with Kissinger, Leonard & Associates Realtors, submitted by Michael Jones and authorized by Nicholas Antonazzo, Senior Vice President in charge of Real Estate for Crown American.

7/12/82
work session

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NAME

ADDRESS

WESLEY A. BRIDGEMAN
Herbert Paul Kaul
Michael G. Harbaugh
Terry L. Johnston
NICOLE PASQUARILLA
Marlene Fryke
ARTHUR BEWARD
Donald E. Bailey
DOLORES A. TARICANI
Pat VARNEN
Tom LECHNER

PERMADOT

CRPC

Crown American Corp.
Crown American Corp.
Crown American Corp
Planning Commission
College Twp
College Twp. Council
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C.T. PC.
College Twp Mgr.