

Memo
MINUTES OF THE MEETING OF THE COLLEGE TOWNSHIP SUPERVISORS HELD ON APRIL 2, 1969

The regular meeting of the College Township Supervisors was held in the Municipal Building at 7:30 p.m. on April 2, 1969. All supervisors were present.

The minutes of the previous meeting were read and approved.

Treasurer's Report The supervisors approved payment of bills in the amount of \$7,180.55, leaving a balance as of April 1st of \$25,425.61.

Old Business Mr. Levine stated that Elwood Williams had been selected as the township delegate to the Township Supervisors Convention in Pittsburg on April #9, to April 23.

The Planning Commission had recommended the acceptance of the revised route suggested by the Highway Department for the relocation of Benner Pike and the interchange with the State College Bypass. This route, which is a revision of the Alternate No. 3, previously approved, would close Puddintown Road before Benner Pike and extend Orchard Road to Benner Pike opposite Elmwood Street. The Board indicated support for the Planning Commission's recommendation.

Development Plans -- Mr. Coulson and Mr. Joe Meyer presented the final plan for the 5-acre subdivision along route #322 for a Planned Commercial area. Messrs. Granlund, Trotter and Dean from the Planning Commission; the Township Solicitor, Reed McCormick; and the Township Zoning Officer, Earl Maize all participated in the discussion of the plan with the supervisors.

Mr. Coulson and Mr. Meyer agreed that the planting screen shown on the plan would be a continuous line along the entire southern border of the property where it abutted R-1 and R-2 areas.

Along with the plan, the Meyer Brothers attached a letter agreeing to provide performance and maintenance guarantees and to assure that any future buildings would conform in aesthetic design and value to the original structure. (See copy of letter attached as Exhibit 1) Also attached to the letter were the sewage inspection report (Exhibit No. 2) and driveway and drainage permit from the Highway Department (Exhibit No. 3).

It was agreed that the Meyer Brothers would place \$3,000 in escrow with a bank or trust company as a performance guarantee and a maintenance guarantee for the landscaping and other improvements included in the initial development stage of the subdivision, for a three year period. The Township Zoning Officer was designated as the official responsible for determining compliance with the regulations. It was understood that when permits should be requested for future development of the C-2 area, new performance and maintenance bonds might be required.

Mr. Maize indicated that the Final Plan as submitted met all the requirements of the Zoning Ordinance for C-2 areas and all requirements of the Subdivision Ordinance.

The supervisors voted unanimously to accept the final plan for the 5.3 acre subdivision along Route #322, as requested by the Meyer Brothers, with the stipulations noted above.

Mr. J. Hutchison Mitchell presented a subdivision plan for a replot of Lots 50, 51, 52 and 53 in Section IV of the Mitchell Houserville Development, which had been previously approved by the Board on June 7, 1966, but which plan had not been recorded, as required by Section 2.73 of the Subdivision Ordinance. This plan which had been reviewed by the Planning Commission and recommended to the supervisors for approval was again approved by the Board. Mr. Mitchell was advised to record the plan with the new signature date within the 30 days required by the Ordinance.

A final plan for the North Lemont Subdivision along the Penn Central Railroad tracks was presented for approval by Mr. Mitchell. This plan for Section 5, of the North Lemont Subdivision, dated February 20, 1969 was recommended for approval by the Planning Commission, provided the following conditions were met: Drainage easement shown for the cul de sac, deed restrictions presented, either on the plan or on a separate sheet, and labelling of the plan as the Final Plan.

The plan contained provision for the drainage easements and was labelled as the Final Plan. A copy of the deed restrictions was presented by Mr. Mitchell and is attached to the minutes as Exhibit No. 4. In the discussion of the plan, Mr. Mitchell stated that he did not intend to develop any of the subdivision at this time. It was pointed out that at the time of development, a performance and maintenance bond would have to be provided to cover water lines, roads, drainage, etc. The Board approved the plan with the requirement that before the subdivision is developed, a performance and maintenance bond would be necessary before such development could be approved.

With respect to the crossing of the Penn Central tracts by a proposed street to join with Nixon Avenue on the other side of the tracks, it was decided that Mr. Mitchell would get his attorney to request the Public Utilities Commission to grant such a crossing permit, and that the township would support Mr. Mitchell's request, since Penn Central Railroad had previously indicated that they would fight such a crossing.

In addition, the township accepted Mr. Mitchell's offer to dedicate Lots 7 and 8, comprising a little over an acre in area to the township for open space. The necessary agreement will be drawn up.

Announcements Mr. Levine announced that a special meeting will be held on April 8th, at which Mr. Robert Kepner of the Highway Department will be present to discuss the relocation of Whitehall Road and to answer questions.

Mr. Williams stated that the Houserville Women's Club will be donating a drinking fountain to Spring Creek Park, and that C. & W. Construction company will make the installation free of charge.

Plans for the first two development phases of Spring Creek Park are awaiting approval in Harrisburg, and it should be possible to put up the development for bid sometime this month.

There being no further business, the meeting was adjourned at 9:30 p.m.

Respectfully submitted

Lester M. Weaver, Secretary