

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, December 2, 2010**

ATTENDED BY -

COUNCIL:

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

STAFF:

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

CALL TO ORDER

Chair Koll called to order the December 2, 2010, Regular Meeting of the College Township Council at 7:00 PM followed by the Pledge of Allegiance.

OPEN DISCUSSION:

Ms. Sue Smith, 121 Dale Street, Lemont, invited Council to Lemont Village Association's 2010 German Christmas being held on December 6 and 7, 2010, from 6:00 PM to 8:00 PM. This event benefits ongoing Lemont Village efforts.

SPECIAL PRESENTATION:

SP-1 Lemont Village Association (LVA) Presentation

Mr. Alan Popovich introduced Dr. Ron Smith, both of the Lemont Village Association, and presented comments related to the long-term planning of Lemont, highlighting the 2000 study of Lemont undertaken by the Penn State Hamer Centre for Community Design Assistance. That study emphasized opportunities and constraints related to Pike Street and addressed such items as sidewalks, crosswalks, parking, traffic calming, and improved ambiance of the Village. Dr. Smith and Mr. Popovich suggested that Council refer to this 2000 study in initiating their consideration of any comprehensive plan for Lemont and

offered their support in developing planning objectives for both Lemont Village residents and College Township. Initiatives would accommodate both vehicular and pedestrian movement within Lemont. Mr. Popovich passed along a copy of the *Historic Structure Report*, dated May 2004, for Council's quick perusal while the presentation was in progress.

Staff advised that funds were placed in the 2011 Township Budget for traffic-calming measures along Pike Street.

Mr. Popovich presented Council with a colored copy of the LVA's large "Lemont Village Heritage Timeline" poster.

MINOR PLAN:

MP-1 Pennsylvania State University Office of Sustainability – Wind Turbine

Mr. John Franek, Zoning Officer, advised Council that Penn State University was inquiring as to the level of plan submission College Township would require for the placement of a seventy-foot (70') wind turbine at the Center for Sustainability on campus. Mr. Franek recommended that a minor plan process be performed even though the turbine more closely meets the definition of an accessory use, as part of the Center for sustainability. This proposed turbine would not trigger the need for a conditional use process.

Council consensus was to allow staff to review this as a minor plan but to bring it back to Council prior to final approval to allow Council to ask questions of the developer relative to the wind turbine facility and the overall master plan for the referenced area.

MANAGER'S UPDATE:

Mr. Brumbaugh, Township Manager, presented the December 2, 2010, Manager's Update, highlighting a Country Inn and Suites' project meeting with Sen. Corman's office, PennDOT, College Township, and the developers relative to PennDOT's possible reconsideration of the timing of the required Highway Occupancy Permit and the installation of the Squirrel Drive traffic signal.

CONSENT AGENDA:

- CA-1 Minutes:**
- a. Nov. 16, 2010 Special Council Meeting.
 - b. Nov. 18, 2010 Ordinance O-10-11, Limerock Terrace Rezoning Public Hearing.
 - c. Nov. 18, 2010 Regular Council Meeting.
- CA-2 Incoming Correspondence:** /1: Letter from Penn. Housing Finance Agency (PHFA), dtd Nov. 17, 2010, Re: Shirley Heights Townhomes.
- CA-3 Meeting Schedule Approval:** 2011 College Twp. Council Meeting Schedule.
- CA-4 Report:** Finance Director's.

Ms. Shoemaker pulled item CA-2/1 for discussion.

**Mr. Klees moved to approve the December 2, 2010
Consent Agenda, minus item CA-2/1.
Ms. Shoemaker seconded the motion.
Motion carried unanimously.**

CA-2/1: Ms. Shoemaker requested that staff ask PHFA what that agency considered 'affordable housing' and what restrictions they placed upon the renters or homebuyers of such residences.

Mr. Holdren, CRPA Sr. Planner, advised that the Shirley Heights developer is envisioning that the units will be single-head-of-household families occupying the townhomes.

Council requested that staff procure a copy of the developer's PHFA application.

**Mr. Klees moved to receive Consent Agenda Item CA-2/1.
Ms. Shoemaker seconded the motion.
Motion carried unanimously.**

OLD BUSINESS:

OB-1 Everhart Tract Rezoning

Mr. Mark Holdren, CRPA Sr. Planner, gave an overview of the Everhart Tract Rezoning Request for a change in zoning from Agriculture (A) to Single-Family Residential (R-1). A small portion (6.9 acres) of this tract currently lies in the R-1 Zoning District. The request would be to add the remaining 142 acres of the tract to that zoning district, which would allow for a change in density from one unit per acre to three to five units per acre.

Following Council comments on this zoning issue regarding adequate existing R-1 lands in the Township, unfortunate negative impacts to the property owners due to trespassing, and development options under existing zoning, Council took the following action.

**Mr. Klees moved to deny the Everhart Tract Rezoning
Request from Agriculture (A) to Single-Family Residential
(R-1).
Mr. Fryer seconded the motion.**

Mr. Robert Edwards, 116 Kennedy Street, requested that Council give close attention to Ronan Drive and Campbell Road, stating that he would be concerned with problems that could develop with regard to water, land use, recharge areas. Mr. Edwards also expressed concerns regarding the possibility of making Ronan Drive a cut through street in the future and then seeing long CATA buses entering the area.

Prof. Em. Duff Gold, 117 Wildot Drive, geologist, advised that these soils be easily be compromised by development and stressed that any development should benefit all, not just a few. Two major well fields in close proximity to the Everhart Tract should be taken into account.

Mr. Richard Lundy, 201 Ronan Drive, suggested that an extension of Ronan Drive was unreasonable and traffic should be directed to go out directly to University Drive.

**Mr. Fryer called the question.
Motion carried unanimously.**

In response to Mr. Holdren's memo dated November 22, 2010, Messrs. Fryer and Klees agreed with staff that any development of this tract should utilize only existing zoning criteria and that staff would be available to make any interpretations under the current zoning district restrictions. Staff should keep the integrity of the well fields in mind as well as ensuring minimal impacts to residents of Everhart Village.

Council requested that the developer present a sketch plan for Council's review and comment at a future Council meeting and asked that, if Mr. Holdren spends any time on this matter, some review of negative impacts be made regarding trespassing, and, in the case of a clustering layout, determine the feasibility of the remaining tract being used for agricultural purposes.

NEW BUSINESS:

NB-1 COG Comments On Code Evaluation

Mr. Brumbaugh noted that at the November 22, 2010, Centre Region COG General Forum, the General Forum forwarded to the Centre Region municipalities the review of the *COG October 2010 Operations Review of Code Administration* and requested that comments be forwarded to the COG Executive Director by February 7, 2011 for distribution to the Ad Hoc Code Administration Study Committee. It is anticipated that the costs associated with new Code software will be significant; however, all participating municipalities have budgeted funds to acquire and implement the needed software to allow the Code Office and its inspectors to streamline their operations and services by the use of current technologies.

Council agreed that Code inspectors must have technology devices to assist in their field work and that there needs to be consistency among the inspectors when performing site inspections. Mr. Fryer noted that, although the perspective from the presentation was that the Code staff was lacking in interpersonal skills, it was recognized that this has improved over the past few years. Still, additional work in this regard should be realized.

Council agreed that the Centre Region Code Evaluation Study should be referred to the COG Public Safety Committee who should prioritize each of the 85 recommendations contained in the Evaluation Study. Upon completion of this prioritization, the Code Committee should

forward the list of recommendations to the COG General. In turn, the General Forum should forward the list to municipalities for comment.

STAFF AND ABC INFORMATIVES:

No comments.

OTHER MATTERS:

1. Mr. Brumbaugh reminded Council of the annual Appreciation Dinner scheduled for December 3, 2010, at the Nittany Lion Inn.
2. Dr. Remick advised staff that a property owner on Brandywine Drive has placed a brush pile out for pick up but that it is in a precarious position dangling into the street. Mr. Brumbaugh replied that staff will attend to this.
3. Recent storm damage update: Mr. Brumbaugh reported that damage to electric service at the Lemont Post Office has been repaired but that issues remain at the Walmart detention pond as well at a site on Big Hollow Road where there was a wash out of a private gravel driveway.
4. Ms. Sue Smith, 121 Dale Street, Lemont, requested that the path at Harris Alley have its chips replaced that were also washed out.

COMMITTEE REPORTS:

Centre County Metropolitan Planning Organization (CCMPO), November 23, 2010: Mr. Klees reported that the CCMPO amended the 2011 – 2014 Transportation Improvement Plan (TIP) to include work on Interstate 80; approved the 2011 CCMPO meeting schedule; discussed the 2011 – 2012 Unified Work Planning ***; and received an update from PennDOT District 2 on Centre County projects from the 2010 – 2011 TIP bridge projects list..

Public Services and Environmental, December 1, 2010: Dr. Remick reported that the Public Services and Environmental Committee will be proposing a model resolution on how to conserve energy, which includes 33 achievable recommendations.

ADJOURNMENT:

There being no other business brought forward, Chair Koll adjourned the December 2, 2010, Regular Council Meeting at 9:31 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary