

COLLEGE TOWNSHIP COUNCIL

REGULAR MEETING

MAY 10, 1984

7:30 PM

Chairman Dolores Taricani called to order the first regular monthly meeting of the College Township Council on May 10, 1984, at 7:30 pm.

Members present: Gale L Dargitz, Max E Hartswick, Fred E Smith,
Dolores A Taricani - Chairman

Member absent: Herbert W Stewart

Others present: C Thomas Lechner - Manager
Beulah L Houser - Administrative Assistant

OPEN DISCUSSION

Responding to a question from the Recording Secretary concerning the Minutes, Council members indicated the Minutes were satisfactory.

APPROVAL OF MINUTES

Council approved the Minutes of the April 12, 1984 Council meeting, the April 20, 1984 Road Inspection, and the April 26, 1984 Council meeting. Hartswick moved; Smith seconded.

MANAGER'S UPDATE

Regarding the College Township's proposed responsibility in maintaining the By-pass Bikeway after its construction, Taricani voiced her concern about how much maintenance would satisfy the public. After receiving complaints about the South Atherton Bikeway, the Chairman said she would have difficulty supporting another one.

Dargitz suggested that the Bike Club in Boalsburg, who had been behind the South Atherton Bikeway Plan, broom the debris off the path as a community service, if they felt its condition was not satisfactory.

FINANCIAL REPORT

Council approved the financial report. Dargitz moved; Smith seconded.

CORRESPONDENCE

1. Small Business Week, May 6 - 12, 1984

The U.S. Small Business Administration requested that the Township recognize Small Business Week, May 6 - 12, 1984. Taricani stated Council's support of the proclamation.

2. Sewer Extension on Mt. Nittany Road

A copy of a letter dated April 30, 1984 from David Allison, Secretary of the College-Harris Joint Authority to Thomas Hartman was received by Thomas Lechner. It stated that the sewer extension to the Thomas Hartman house could cost more than \$70,000. Allison instructed Hartman to ask assistance from Council in requesting service from the Authority.

3. PSU Requests DER Permit for Settling Basin

A letter dated April 24, 1984 from Ralph E Zilly, Penn State's Vice-President for Business, to Thomas Lechner notified the Township that the University had applied for a permit from DER to construct an impervious settling basin to collect runoff from the coal pile.

4. Clearwater Conservancy Announces Flood Plain Review Trip

An announcement from the Clearwater Conservancy was received concerning their plans for a bus trip on May 12, 1984 to review flood plains.

BUSINESS

1. Estimates on Parking Lot and Entrance Construction

Lechner reviewed the construction plans of the Township Building's proposed parking lot and relocated front entrance -- all necessitated because of the By-pass construction. Taricani read a letter from the College Township IDA's Solicitor, Reed McCormick, which said that the Authority has agreed to pledge a third of the construction costs for the project with a limit of \$5,000.

Taricani asked that a letter be sent to the Authority on behalf of Council thanking them for the interest and future participation.

Referring to a drawing of the proposed construction, Lechner pointed out the private road that PennDOT has agreed to construct that will result in a 24-foot-wide area at the west end of the building which will be graded for the Township to complete into a parking lot eighteen feet on either side of the private road. PennDOT, Lechner added, insists that the service road remain intact for access to property behind the Township Building. Unofficially, PennDOT is proposing to deed all the land for a small fee to the Township although part of the land is considered flood plain and cannot be developed and would be of no use to any other land owner.

As Lechner discussed the list of rough estimates developed by Township Engineer David Sweetland, he stated that the curbing would cost \$1,100 and the stone base and paving, \$4,000.

Lechner said he was advised to purchase new doors for the west entrance rather than move the existing ones because of a framing alignment problem.

Four high sodium-vapor lights and a lighted flagpole are planned to be located near the parking lot area; Lechner said more lights might be needed. The underground wiring should be installed, he added, before the parking lot is paved.

After it was determined that paving, curbing, underground wiring, sidewalk and ramp could all be listed under one set of bid specifications, Dargitz moved and

Hartswick seconded that the project be sent out for bids. The motion was unanimously approved.

2. Hospital's Concern for Internal Patrol

At last month's Council meeting a letter was discussed from Chief of Police Elwood G Williams, Jr. who had also forwarded to Council a letter he had received from Hospital Coordinator of Security and Safety James T Walker. Mr Walker stated that night-time police patrols no longer checked internally with hospital personnel as they had done in the past.

Saying she was surprised it was ever done, Taricani stated the Hospital, as a tax-free entity, did not participate in the cost of police protection. The Chairman said she would have difficulty in seeing additional police protection reinstated.

Since no direct communication was received by Council from the Hospital, Dargitz said Council had nothing at this time on which to act.

PLANS FOR APPROVAL

1. Preliminary-Final Subdivision Plan for South Ridge

John A Stewart, of Sweetland Engineering, reviewed the plan saying it proposed the division of one large tract of land into 3 smaller parcels. Stewart said they had fulfilled the Planning Commission's requirements of (1) increasing a property line of Lot #1 to 150 feet from 145 feet, (2) showing a marginal access easement of 34 feet on Lot #2 from the existing entrance to the property line of Lot #3, and (3) footnote; that the development of any marginal access road will be the responsibility of the owner of Lot #3.

During the discussion it was clarified that in an agreement between the Water Authority and the lot owners that if the Water Authority elects to extend the water line to Rt. 322 and along the PennDOT right-of-way, the lot owners will pay a proportion of the assessment.

Hartswick then moved that Council approve the South Ridge Preliminary-Final Subdivision Plan as submitted, revised May 9, 1984. After Smith's second, the motion carried. The requisite signatures were not secured since Taricani objected to the term "Supervisors" used for "Council" and said she would sign after the document was correctly worded.

2. Preliminary-Final Resubdivision Plan for Ellis Houser, Lot #1

Uni-Tec Engineer Lloyd Brubaker presented the plan and said that in surveying the property they found that (1) the existing concrete pad was non-conforming by 4 feet and (2) the right-of-way between the property to the east and the Houser land was not a uniform 60 ft. easement. Brubaker said the Resubdivision resulted in a relocated property line besides providing a uniform easement for the Township. Lechner added that a 25-ft. access easement, required on the plan, has been provided.

Dargitz then moved for the approval of the Preliminary-Final Resubdivision Plan for Ellis Houser Lot #1, dated April 13, 1984, with the added notes of April 30, 1984 (in the lower left corner) concerning access easement. Included in Dargitz's motion was Lechner's request that the developer be responsible for providing the property

deed necessary for bringing the easement into a uniform alignment. Hartswick seconded the motion which Council then unanimously approved.

3. Preliminary-Final Resubdivision Plan for Lots 1 and 2, Hills Plaza

Brubaker also presented the Hills Plaza Site Plan which proposed eliminating a property line common to Lots 1 and 2. Little discussion took place. Smith then moved and Hartswick seconded that Council approve the Hills Plaza Phase II Resubdivision Plan combining Lots 1 and 2 of the Canadian Pacific Holding Co. dated April 12, 1984. The motion carried.

4. Site Plan for Hills Plaza, Phase II

Discussion centered generally on the proposed parking area behind the new stores to be added. Brubaker asked for Council's response to a proposed second entrance to the parking lot which would be 57 feet from the Mt. Nittany Residences' entrance behind the Hills property. Council felt the lot's second entrance would add neither safety nor convenience and therefore should not be constructed.

Dargitz moved that Council approve the Hills Plaza Phase II Site Plan for Canadian Pacific, but with the requirement that the Township write a letter to Canadian Pacific signed by the Council Chairman, directing them to inform their tenants that their employees are required to park in the new parking lot located behind the stores to be constructed. After Hartswick's second, the motion carried.

5. Preliminary-Final Subdivision Plan for Centre Hills, Block 1, Phase I

Most of the discussion focused on the plan's open space. Required by law, its purpose is to retain water from heavy storms as well as provide recreational space. The problem was defined as, "Who has the responsibility for maintaining it?" Lechner said historically the responsibility has belonged to the developer or to their assigns. Dargitz said when it has rested with the developer in the past it has been unsatisfactory, and he asked what would happen if a child drowned in the storm water. Lechner replied that McCormick was researching the issue, and Council agreed to table the plan until the next meeting.

COMMITTEE REPORTS

Smith reported on a resolution formed between the COG Executive Committee and the Codes Committee which entailed the hiring of two additional inspectors for the Code staff.

Dargitz requested that Smith compile a list of items, such as garden sheds and low decks, etc., in Codes that could possibly be exempted from the College Township Code inspection. He added that Council could discuss and incorporate their decisions into an ordinance hopefully in the next three months.

Taricani asked that Council members once again receive copies of the Regional Code Report when it is issued.

ANNOUNCEMENTS

Taricani announced the Alpha Fire Co. was seeking volunteers. The CPR training session begins June 11 and is held three times per week until July 26.

ADJOURNMENT

Business concluded for the evening, Dargitz moved and Hartswick seconded the meeting's adjournment at 9:50 pm.

Respectfully submitted,

C Thomas Lechner
Secretary

CTL:jh:key