

MINUTES OF
COLLEGE TOWNSHIP PUBLIC HEARING
"MODEL ZONING ORDINANCE AND MAP"

A public hearing for the proposed Model Zoning Ordinance and Map was held Tuesday, August 16, 1977, by the College Township Council in the Township Municipal Building, 1481 East College Avenue, State College, PA.

PRESENT: J. Carroll Dean
Dolores A. Taricani
Clarence E. Trotter
Donald E. Bailey

ABSENT: John H. Ziegler

ALSO PRESENT: Manager Elwood G. Williams, Sr.

Mrs. Joan Hubbard; Robert K. Kistler; Fred Abramson;
Austin O. Furst; Bert Conn; Dennis Elpern, Ronald
Weis, John Miller; Jean Fortney; Blair Bice;
Robert Fortney spoke at the meeting.

The meeting was convened at 7:30 p.m. by Vice Chairman Trotter.

Mrs. Joan Hubbard was first to give sworn testimony at the meeting. She read a prepared statement in which she asked the Council to reconsider the proposed Residential Rezoning of the Hubbards' diamond-shaped 8-1/2 Acre piece of land south of Route 26. Mrs. Hubbard cited several reasons why she wished the land to remain totally in a Commercial Zone: size of house, yard upkeep and traffic noise were all factors that could make the property unattractive as a single-family dwelling.

Robert K. Kistler, representing himself, George Smith and Bill Leonard as co-owners of Benner Development, requested C-1 and C-2 classification of all their holdings north of Route 26 rather than having a portion zoned "Agricultural" as proposed. Also Mr. Kistler objected to the proposed R-0 Zoning for the Millbrook property and requested a Commercial classification. In his brief statement before the Council, he cited Mr. William Bryant's summation at the June Planning Commission meeting. (Mr. Bryant felt there was too much office space already in the Township.) "Would Mr. Bryant's comments reflect your testimony?" asked Taricani. "Yes", was the reply.

Fred Abramson, owner of 19 acres of land at 2260 East College Avenue, gave sworn testimony concerning the proposed zoning re-classification of his land. Now zoned Commercial, the new classification would be Industrial. Assured by Council that his interests and needs would be considered, Mr. Abramson withdrew his request for a zoning change.

Austin O. Furst, Attorney, representing Herbert Stewart, was sworn in. In agreement with past discussion, specifically the June Planning Commission meeting, Mr. Furst requested that his client's property north and south of Route 64 be entirely resolved under Commercial rather than Industrial and Commercial.

Bert Conn gave testimony before Council. In agreement with Mr. Kistler, he felt residential development unnecessary in the Millbrook area. "In the past few years, physical improvement along East College Avenue has been Commercial, not Residential", he said.

Dennis Elpern, Senior Planner of Centre Regional Planning Commission, was sworn in to clarify certain zoning terms and changes. In answer to a question from Taricani, he answered that as a professional planner he would recommend that the Millbrook area be zoned Commercial but that he could also understand the problems faced by the Planning Commission. "It's a hard piece of land to zone", he said.

Ron Weis, Chairman of the Planning Commission, was also sworn in to testify and explain the buffer concept behind the Millbrook R-0 classification. Later, in a general discussion of the problem, Mr. Weis presented the reasoning behind certain Planning Commission decisions. One of the goals of the Commission has been to reduce the amount of Commercial land in the Township. There is an over-abundance due to a faulty forecast years ago when the Township was presumed to grow at the record pace of the 1960s.

John Miller, Attorney, representing Donald and Joseph Meyer, asked that the Meyer land along Route 322 between State College and Boalsburg remain under Commercial classification.

Jean Fortney, sworn in by Trotter, questioned the traffic safety pattern along Meyer's Dairy and wondered if further building would create an even greater traffic problem. Mr. Miller assured the Council that if such building would occur in the future, safe traffic patterns could be attained.

Blair Bice, Attorney, representing the Historical Society, gave sworn testimony concerning the David Garver House on Porter Road. The mansion is on 2.4 acres near Centre Furnace. He requested

that the house be zoned so that it could be developed as a museum. Council responded warmly to this request.

Though Robert Fortney was sworn in to give testimony concerning the buffer strip between his property and the Meyer land, the topic developed into a general discussion covering traffic problems and land use of the area.

The meeting was adjourned equitably at 10:40 p.m.

Respectfully submitted,

Elwood G. Williams, Sr.
Secretary

EGW:tr:bh

COLLEGE TOWNSHIP

TREASURER'S REPORT

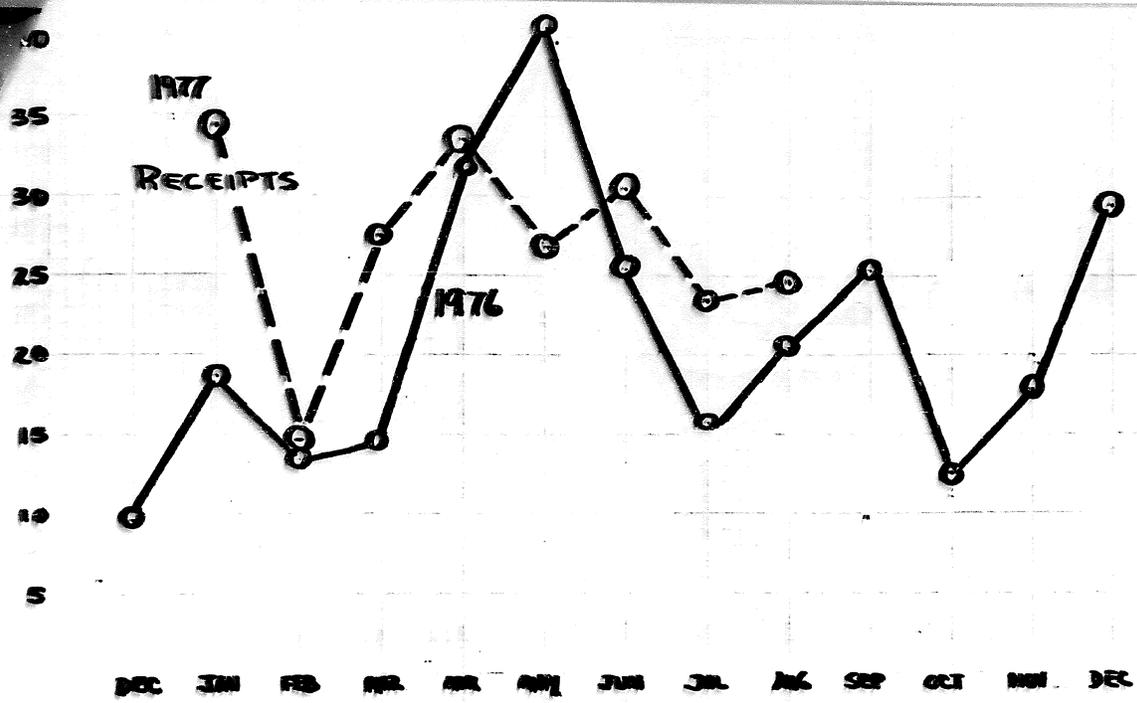
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<u>DESCRIPTION</u>	<u>REFERENCE</u>
General Account - Receipts & Expenditures	Schedule I
General Account - Comparative Summary	
Graph - Comparative Summary	Figure 1
Graph - Moving Average	Figure 2
Township Funds - Cash & Investments	Schedule II

COLLEGE TOWNSHIP
TREASURER'S REPORT
GENERAL ACCOUNT - RECEIPTS & EXPENDITURES
AUGUST, 1977

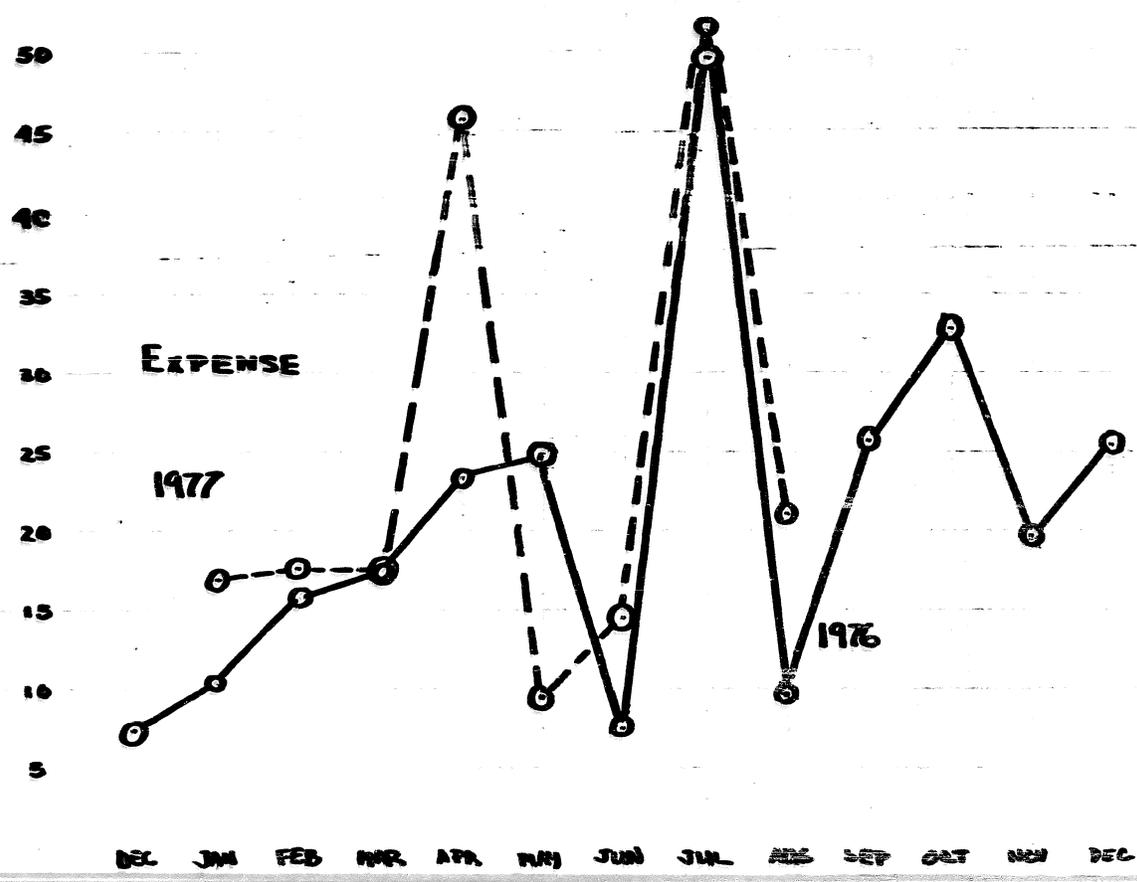
	<u>AUGUST, 1977</u>	<u>JULY, 1977</u>
Check Book Balance - Beginning of the Month.....	\$ 8,504	\$ 1,789
Receipts during the Month.....	24,734	22,130
Net Transfers from Savings.....	-0-	32,478
Transfers from Other Funds.....	-0-	1,605 ^a 1,300 ^b
	\$33,238	\$59,302
Expenditures for the Month.....	\$ 9,538	\$50,798
Net Transfers to Savings.....	21,000	-0-
Check Book Balance - End of the Month.....	\$ 2,700	\$ 8,504

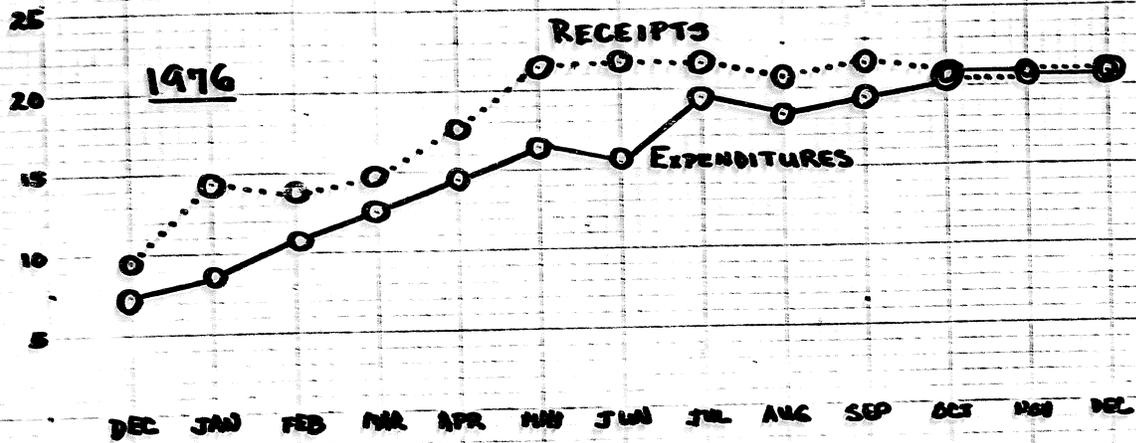
a - Anti-recession funds transferred to the General Account for expenditure.
b - Repayment of interim loan to the Equipment Fund.



COLLEGE TOWNSHIP
 COMPARATIVE SUMMARY - 6/77
 GENERAL ACCOUNT

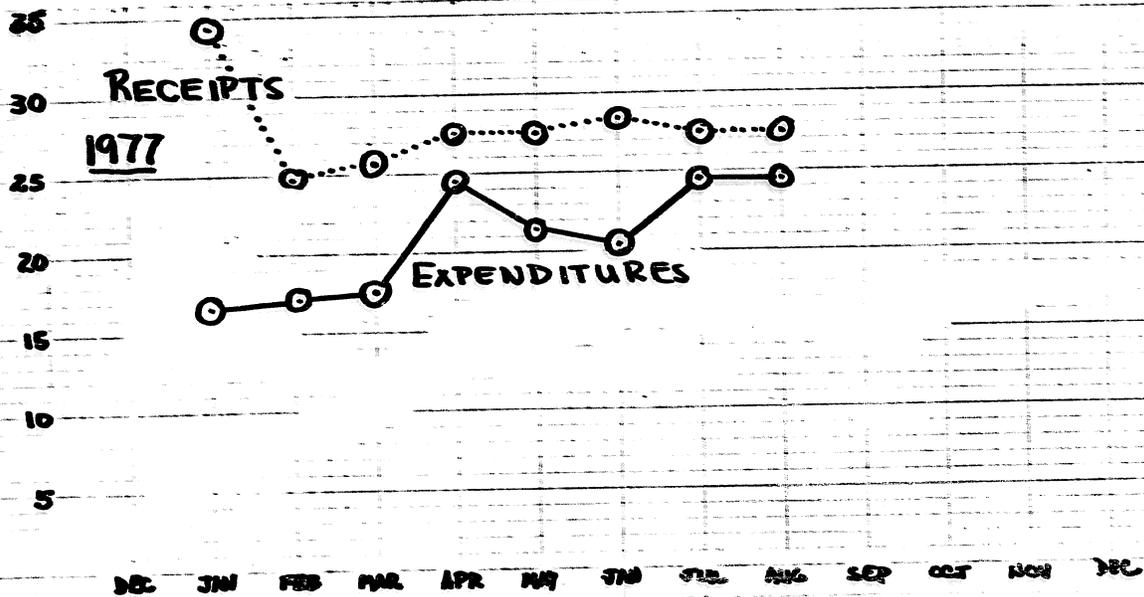
Figure 1





COLLEGE TOWNSHIP
MOVING AVERAGE-76/77
GENERAL ACCOUNT

Figure 2



COLLEGE TOWNSHIP
TREASURER'S REPORT
CASH & INVESTMENTS
AUGUST, 1977

	GENERAL	EQUIPMENT	PARKS & REC.	STREET LIGHT	FIRE PROT.	STATE	REVENUE SHARE	ANT. RECESSION
CASH:								
Checking Account	\$ 2,700	\$ 357	\$ 469	\$ 230	\$ 416	\$ 288	\$ 448	\$ 414
INVESTED:								
Daily Interest - 5% Annual	53,150	8,702	1,000	4,547	4	26,413	13,957 ^a	-0-
90 Day Certificate-5.5% Annual	-0-	-0-	-0-	-0-	2,800 ^a	10,000 ^a	10,000 ^a	-0-
TOTAL FUND @ AUGUST, 1977	<u>\$ 55,850</u>	<u>\$ 9,059</u>	<u>\$ 1,469</u>	<u>\$ 4,777</u>	<u>\$3,220</u>	<u>\$36,701</u>	<u>\$34,405</u>	<u>\$ 414</u>
Previous Month	\$ 40,654	\$ 8,988	\$ 11,112	\$ 5,153	\$3,157	\$38,929	\$34,229	\$ 414
CASH	\$ 5,322							
INVESTED	<u>140,573</u>							
TOTAL	\$145,895							
PREVIOUS MONTH	\$142,636							

NOTES:

Tax accounts not included in this report.
Maturity dates of certificates of deposit:
a) October, 1977

The Police Pension Fund designation has been deleted since State payments to the fund are being sent directly to the State College Bureau of Police Services.

*As of May 31, 1977, Central Counties Bank Increased its rate on daily interest accounts to 5%. Farmers Bank has maintained a 5% rate since inception of the accounts.

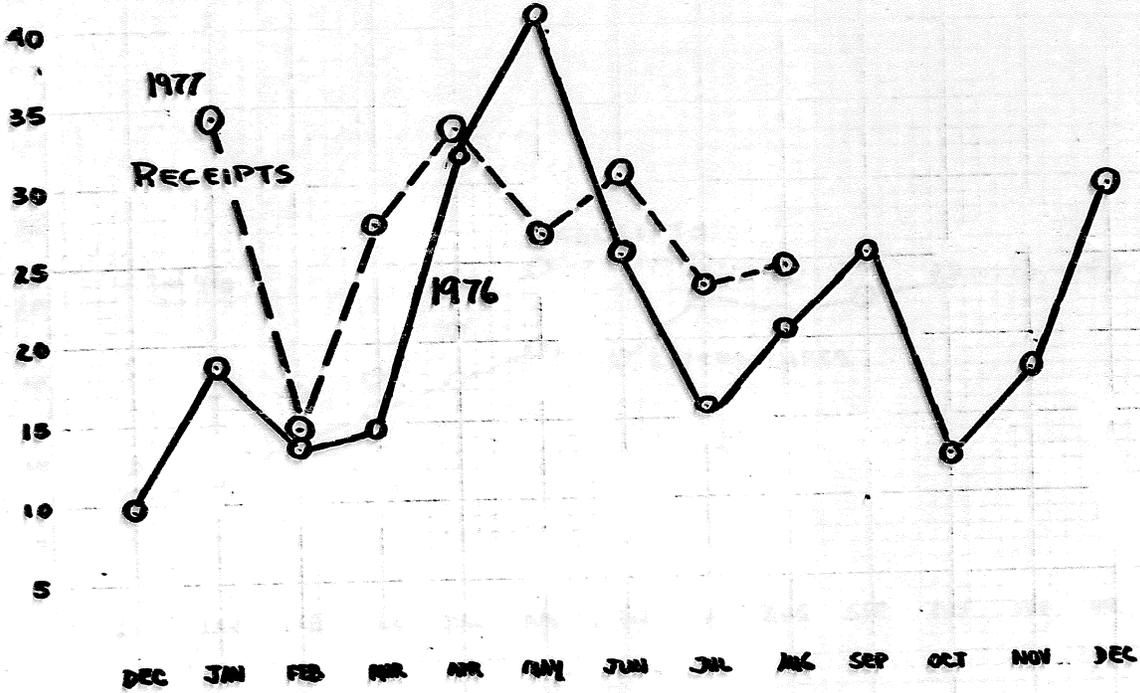
Peoples Bank has given us no notice regarding increasing their 4 1/2% rate which still prevails on Revenue Sharing Funds held in daily interest with that Bank.

COLLEGE TOWNSHIP

TREASURER'S REPORT

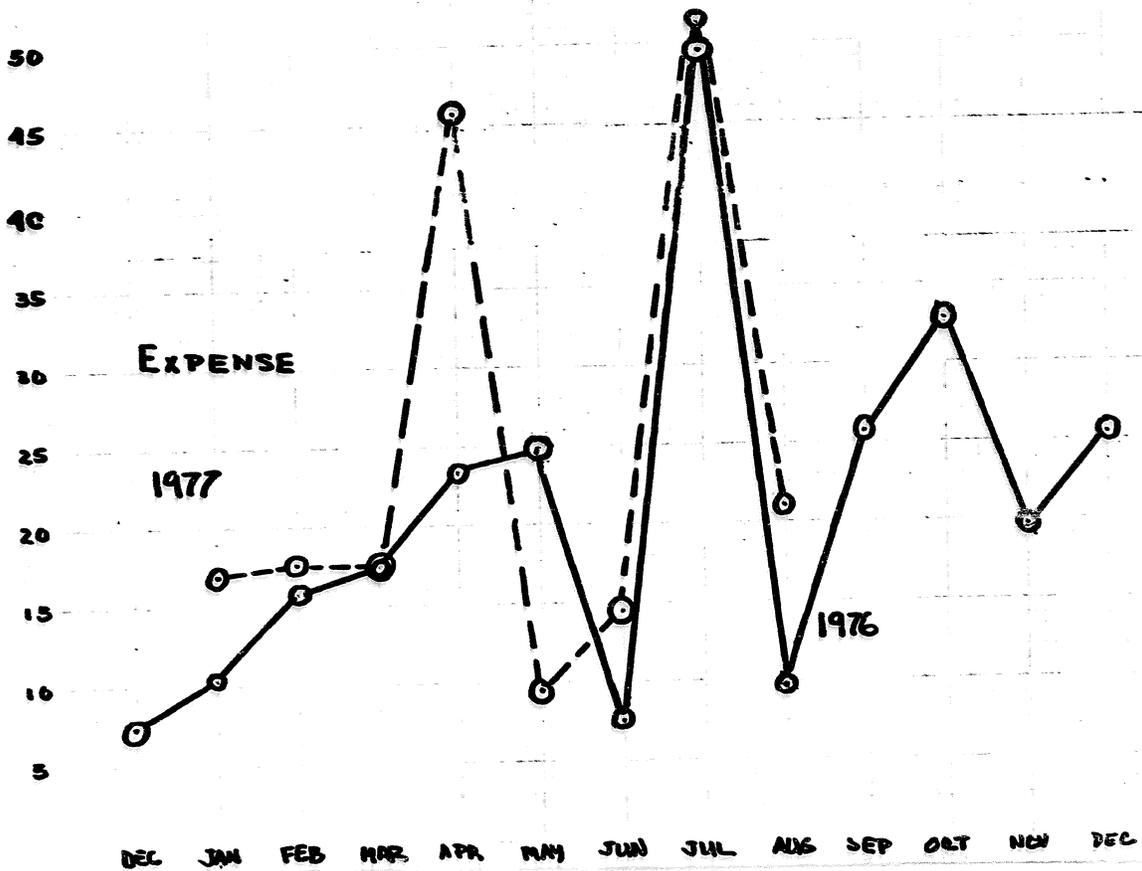
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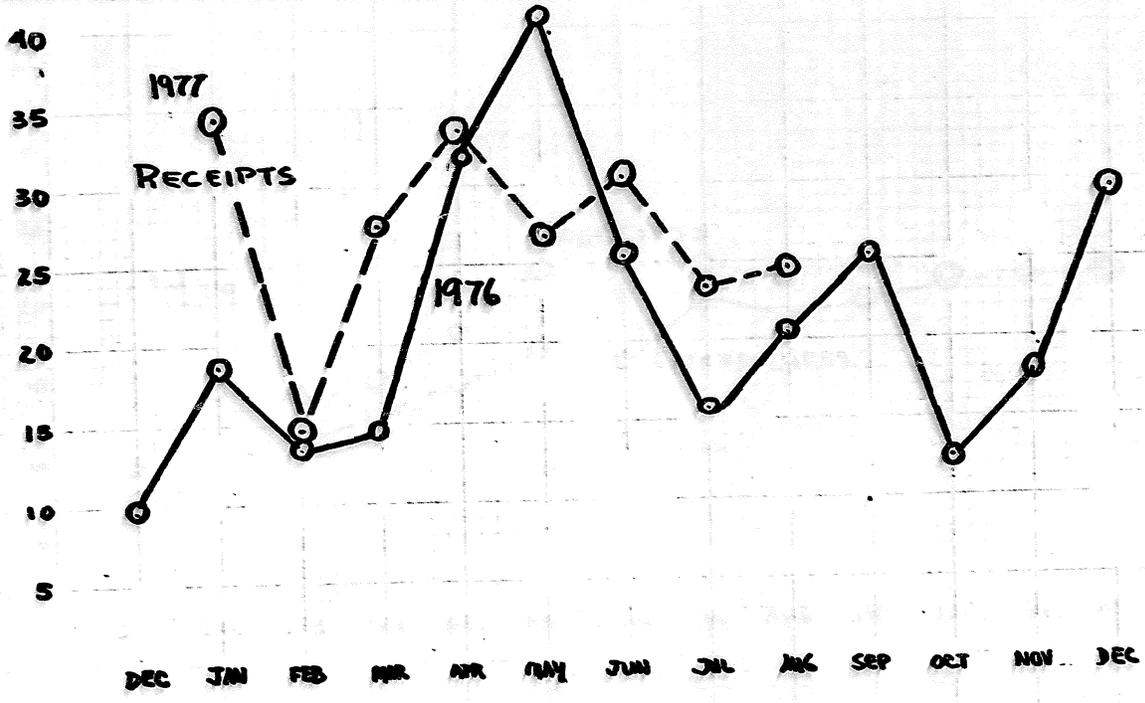
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COLLEGE TOWNSHIP
COMPARATIVE SUMMARY - 7/77
GENERAL ACCOUNT

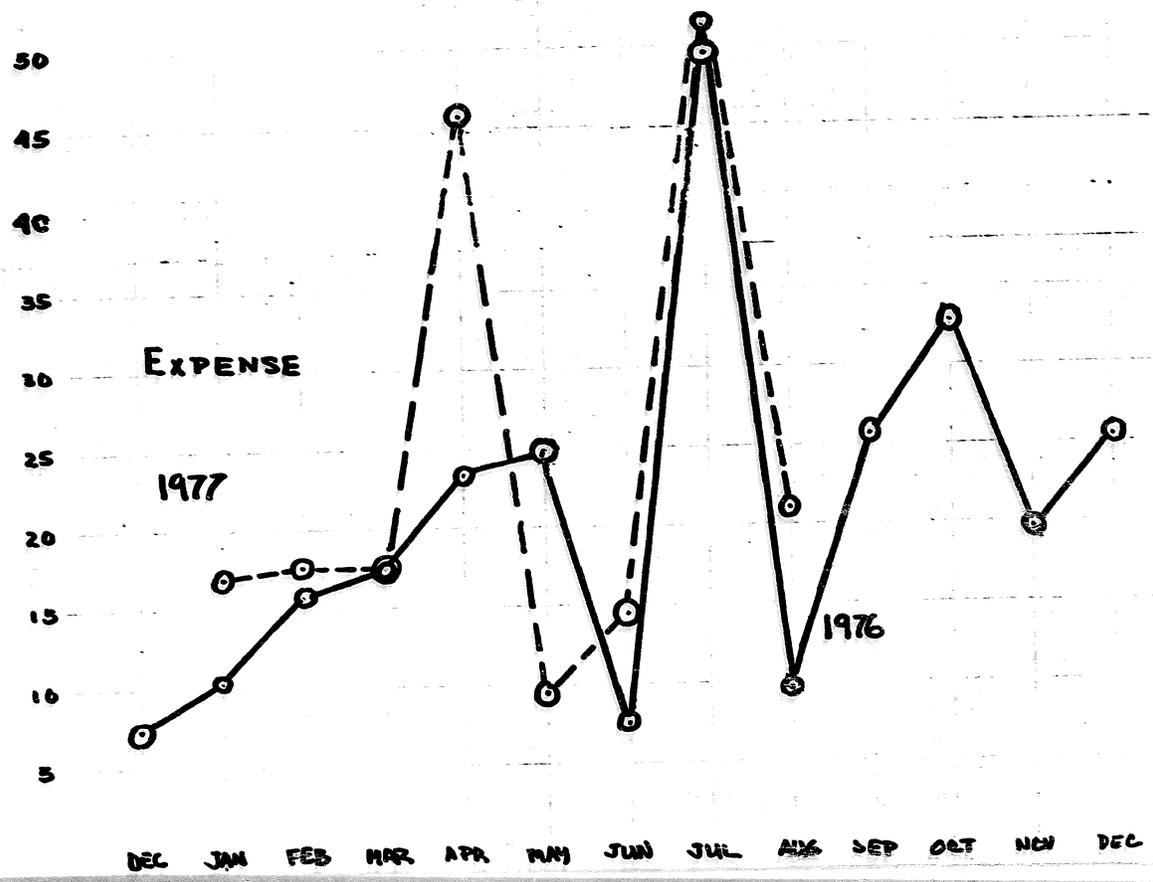
Figure 1

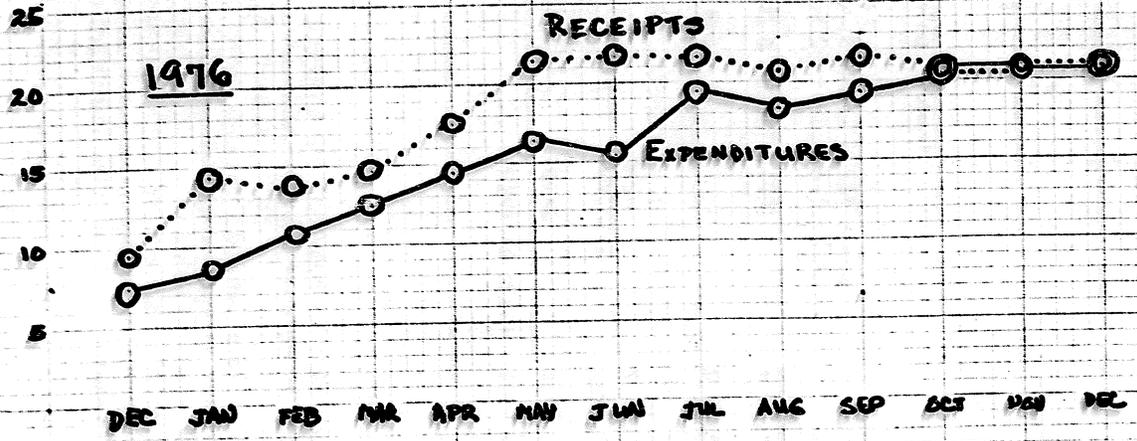




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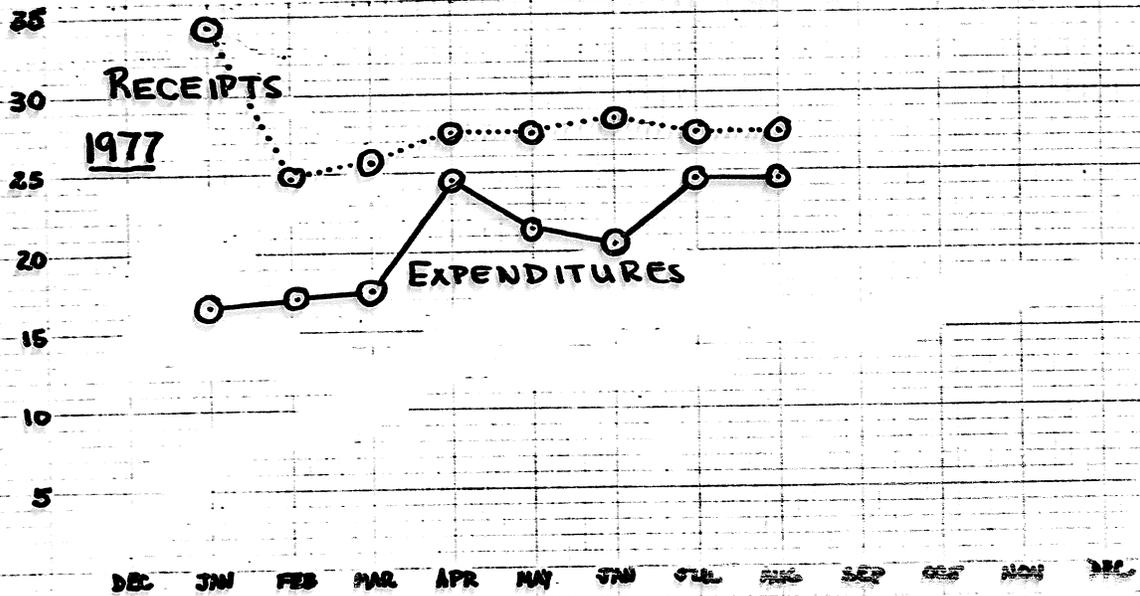
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COLLEGE TOWNSHIP
MOVING AVERAGE-76/77
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COLLEGE TOWNSHIP

TREASURER'S REPORT
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Schedule 11

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