

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, September 16, 2010**

ATTENDED BY -

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

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

ABSENT: Kent N. Baker, Township Engineer

CALL TO ORDER

Chair Koll called to order the September 16, 2010 Regular Meeting of the College Township Council at 7:00 PM followed by the Pledge of Allegiance.

OPEN DISCUSSION:

None.

PLAN:

P-1 Dreibelbis Street Medical Office Land Development Plan; Time Extension Request

In written correspondence dated September 1, 2010, Penn Terra Engineering requested a 90-day time extension for the recording of the Dreibelbis Street Medical Office Land Development Plan.

Mr. Klees moved to grant a 90-day time extension to the Dreibelbis Street Medical Office Land Development Plan to allow for the recording of the plan.

Mr. Fryer seconded the motion.

Motion carried unanimously.

MANAGER'S UPDATE:

Mr. Brumbaugh presented the September 16, 2010 Manager's Update, highlighting the status of the South Ridge-Hills Plaza easement. The Hills Plaza property owner is still reviewing easement documents provided by the NPK engineers prior to signing the Highway Occupancy Permit (HOP) application. It is uncertain when College Township will subsequently receive the signed HOP.

CONSENT AGENDA:

- CA-1 Minutes:**
- a. Aug. 30, 2010 Special Capital Improvement Program Council Meeting.
 - b. Sep. 2, 2010 Regular Council Meeting.
- CA-2 Incoming Correspondence:**
- /1: Letter from PennDOT, dtd Aug. 24, 2010, regarding monitoring review of Liquid Fuels Tax Fund.
 - /2: Letter from PennDOT, dtd Aug. 26, 2010, regarding speed limit study on SR 3018.
 - /3: Letter from B. Coulter, dtd Sep. 1, 2010, requesting additional review of Heather Circle on-street parking.
 - /4: Letter from Lemont Village Association, dtd Aug. 30, 2010, requesting support for the LVA Haunted Granary.
 - /5: Letter from PennDOT, dtd Sep. 7, 2010, regarding advertising on Department Dynamic Message Signs (DMS).
- CA-3 ABC Appointment:** Mr. George Khoury appointment to the Centre County Gas Emissions Pilot Project, Phase II, term to expire with completion of Phase II review.

Council pulled for discussion and possible action Consent Agenda Items CA-2/4 and CA-2/5.

**Mr. Klees moved to approve the September 16, 2010 Consent Agenda, minus items CA-2/4 and CA-2/5.
Ms. Shoemaker seconded the motion.
Motion carried unanimously.**

CA-2/4: Council offered its staff support of the Haunted Granary.

Mr. Klees moved to offer its standard support to the Haunted Granary event on October 22 and 23, 2010, in the Village of Lemont.

**Mr. Fryer seconded the motion.
Motion carried unanimously.**

CA-2/5: Mr. Klees expressed apprehension about PennDOT's allowing advertising on their Dynamic Message Signs and directed the Township Manager to forward Council's concerns to Pennsylvania Secretary of Transportation Allen D. Biehler.

**Mr. Klees moved to receive Consent Agenda Items
CA-2/4 and CA-2/5.
Ms. Shoemaker seconded the motion.
Motion carried unanimously.**

NEW BUSINESS:

NB-1 Rezoning Request; 1602 W. Branch Rd., T. P. 19-005-032-0000

Mr. Mark Torretti, Penn Terra Engineering, presented a rezoning request on behalf of property owner Mr. John Everhart for a 142.23-acre portion of Tax Parcel 19-005-032 located in College Township from Agricultural (A-1) to Single-Family Residential (R-1). Additionally, the developer is proposing that the portion of said tax parcel within College Township and outside of the sewer service area be included as part of the Regional Growth Boundary through the required Development of Regional Impact (DRI) process.

Dr. Remick arrived at 7:23 PM.

Mr. Everhart advised that, due to the encroaching sprawl of State College, the increasing cost of farming this parcel, and the liability problems associated with unmanageable trespassing of Penn State students, the family has reluctantly decided to sell this property for development. It is their desire to maximize the property's value to any future residential developer by changing the zoning to Residential-1.

Following Council discussion on the possibility of alternative uses for the property, preferences to retain a much open space as possible, and there being no promise of the Centre Region municipalities supporting the DRI application, Council took the following action.

**Mr. Klees moved to remand to Planning Commission the review and recommendations of the rezoning request for Tax Parcel 19-005-032 from A-1 to R-1 and the consideration of the development of a potential DRI application under the existing zoning.
Mr. Fryer seconded the motion.
Motion carried unanimously.**

NB-2 Ordinance O-10-10, Property Maintenance and Fire Code

Mr. John Franek, Zoning Officer, presented Ordinance O-10-10, Property Maintenance and Fire Code, which proposes to amend the Centre Region Building Safety and Property Maintenance Code, 2010 Edition, also known as College Township's Chapter 152 – Property Maintenance and Fire Code, relative to minimum habitable space requirements. Mr. Franek described Centre Region Code Administration's interpretation of the minimum habitable space requirements as precluding homes from being rented that do not have a minimum bedroom size of 100 square feet. This interpretation is heretofore prohibiting the renting of otherwise acceptable homes in College Township, mobile homes in particular.

Following discussion relative to the alternative possibility of generating a clause that would allow for a modified bedroom size specifically for mobile homes, and the error discovered in the current Table 404.5.2, Council directed staff to consider revising the proposed ordinance language and present to the Centre Region Code Administration Office for comment before returning same to Council.

No action was taken to support proposed Ordinance O-10-10, Property Maintenance and Fire Code.

NB-3 Bid Award – Anti-Skid

Ms. Shoemaker moved to award the Anti Skid Type 6S Bid to Glenn O. Hawbaker, Inc. at \$11.17 per ton for a total contract amount of \$5,585.00 based on the purchase of 500 tons.

Mr. Klees seconded the motion.

Motion carried unanimously.

STAFF AND ABC INFORMATIVES:

No comment.

OTHER MATTERS:

1. Mr. Franek, Zoning Officer, presented an open burn request from Mr. H. B. White of 1900 E. Branch Road.

Mr. Fryer moved to approve a request for a waiver from The Township's open burn ordinance to Mr. H. B. White conditioned upon the requestor complying with requirements and conditions established by the Centre Region Code Administration's Fire Inspector.

**Ms. Shoemaker seconded the motion.
Motion carried unanimously.**

2. Dr. Remick noted the successful grand opening of Hershey Medical Center's new Family and Community Care and Oncology Clinic in the Windmere Center on Rolling Ridge Drive, reporting that the Oncology Unit would be relocated to the former Pier One store on Benner Pike early in 2011.

COMMITTEE REPORTS:

Public Services and Environmental: Dr. Remick reported that the Public Services and Environmental Committee met with the Public Safety Committee for the annual emergency management review, along with a multitude of entities, such as PennDOT, Allegheny Power, Columbia Gas, ambulance and fire services, and municipalities, etc. Comcast and Verizon were again missing from this annual review. These reviews have resulted in the overall enhancement of working relationships of, and the elimination of prior difficulties at incidents previously experienced by, emergency responders and public officials.

Transportation and Land Use (TLU) Committee, September 15, 2010: Mr. Klees reported that the TLU Committee discussed the North Atherton Street Signal Coordination Project, which includes the signal prioritization option for CATA buses.

The Committee reviewed and generated comments on the Draft Environmental Impact Statement (DEIS) for the R. J. Corman Railroad Company/Pennsylvania Lines. The intent of the railroad company is to construct/reactivate about 20 miles of railroad lines in Clearfield and Centre Counties. The TLU Committee elected to forward their comments on the DEIS directly to the Service Transportation Board.

ADJOURNMENT:

Chair Koll adjourned the September 16, 2010 Regular College Township Council Meeting at 8:30 PM.

Respectfully submitted,

Adam T. Brumbaugh

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Township Manager/Secretary