

COLLEGE TOWNSHIP COUNCIL  
MEETING TO BE HELD ON  
SEPTEMBER 13, 1984  
7:30 P.M.

A G E N D A

CALL TO ORDER

OPEN DISCUSSION (15 Min.)

APPROVAL OF MINUTES

Minutes of 8/3/84 Meeting  
Minutes of 8/9/84 Meeting  
Minutes of 8/23/84 Meeting

UPDATE INFORMATION

FINANCIAL REPORT

CORRESPONDENCE

- C-1 Letter from Jim Steff, COG, re Bypass "Benner Pike" Bridge Project - Regional Endorsement and Support
- C-2 Letter from PennDOT in response to Bypass Meeting Minutes of 8/3/84
- C-3 Letter from Rep. Ruth Rudy re Bypass Bridge on East College Ave.
- C-4 Letter from PennDOT re Agreement covering acquisition of a portion of Slab Cabin Park and Replacement Land for the Township
- C-5 Resignation Letter from Marlowe Froke from Planning Commission
- C-6 Letter and Notice of Publication from Arthur Rose, Oak Hall Water System
- C-7 Letter from Fred Carson, Hauler, re Disposal at Transfer Station
- C-8 Letter from PennDOT re Left Roadway Cut Slope on Orchard Road

PLANNING COMMISSION RECOMMENDATIONS (See Pink Slips for comments)

PLANS FOR APPROVAL

- P-1 Site Plan for Hills Plaza Car Wash
- P-2 Subdivision Plan of Access Easement for Charles Rallis Property
- P-3 Preliminary-Final Plan of Donald N. and Lenore C. Girouard
- P-4 Clover Highlands PRD:
  - Preliminary-Final Subdivision Plan for Phases 1-A and 1-B
  - Site Plan for Phase 1-A, Lot 2
- P-5 Preliminary-Final Plan of Abramson One Lot Subdivision

OLD BUSINESS

OB-1 Report on Improvements on Benner Pike

NEW BUSINESS

- NB-1 Residential Care Facilities
- NB-2 Letter from Lance Brodi, Penn Hills
- NB-3 Opening of Bids for Road Salt

COMMITTEE REPORTS

ANNOUNCEMENTS

ADJOURNMENT

MANAGER'S UPDATE

**MEETING HELD AUGUST 9, 1984**

1. **Suggestion.** Woskob, Lechner and McCormick meet to discuss the issue of whether and under what circumstances a Waiver should be granted in the case of Subdivision requirement to limit the number of accesses onto a private road to three.

**RESPONSE:** This meeting has not yet materialized. Sweetland Engineering  

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(Woskob's engineer) is attempting to set a time with a Woskob representative  

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to meet with Mr. McCormick and myself.  

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2. **Check with the College Township Solicitor to see if an Ordinance is essential or if a resolution would suffice in the need to rebid the project (Schlow Memorial Library loan agreement) and includes five addenda to the original agreement.**

**RESPONSE:** The Schlow Memorial Library loan agreement was to be on the September 13,  

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1984 agenda. However, COG has deferred the approval of the agreement until the  

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State College Borough learns what the bonding percentage will be. The solicitor  

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agrees that an ordinance to approve the loan is in order.  

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**COLLEGE TOWNSHIP FINANCIAL REPORT**

Cash Position for the 8 months ended 8/31 19 84

		<u>CURRENT</u> <u>MONTH</u>	<u>YEAR TO</u> <u>DATE</u>
<b>BEGINNING:</b>			
Cash	<u>(30,602)*</u>		
Investments	<u>237,742</u>		
Accounts Receivable	<u>-0-</u>		
<b>LESS</b> Accounts Payable	<u>3,462</u>		
Fund Equity		<u>203,678</u>	
Revenues		<u>40,850</u>	<u>627,770</u>
Total Available for Appropriation		<u>244,528</u>	
<b>LESS</b> Expenditures		<u>52,342</u>	<u>494,329</u>
<b>ENDING:</b>			
Cash	<u>2,990</u>		
Investments	<u>192,535</u>		
Accounts Receivable	<u>-0-</u>		
<b>LESS</b> Accounts Payable	<u>3,462</u>		
<b>UNAPPROPRIATED FUND EQUITY</b>		<u><u>192,063</u></u>	

\*Checks written to record expenditures in the month, but held past the last day of the month.

COLLEGE TOWNSHIP FINANCIAL REPORT

BUDGET AND ACTUAL APPROPRIATIONS - ALL FUNDS for the 8 month(s) ended 8/31 1984

ACC'T.	CLASSIFICATION	1983		1984					
		BUDGET 1983	ACTUAL Y-T-D	BUDGET 1984	ACTUAL MONTH	ACTUAL Y-T-D	BUDGET REMAIN. for '84	PROJECT. REMAIN. for '84	ACTUAL + to '84 BUDGET
<b>ASSETS</b>									
100	Beginning Cash	\$ 31,485	\$ 31,485	\$ 58,810	\$ N/A	\$ 58,817	\$ 192,258	\$ 192,063	\$ (195)
<b>REVENUES</b>									
300	Taxes: Proper.	152,304	148,109	162,804	3,867	155,338	7,436	6,000	(1,466)
	Local Enabling	312,000	222,559	324,500	25,936	261,367	72,533	87,000	14,467
320	Licenses & Permits	190	2,913	5,500	300	6,235	(735)	1,400	2,135
330	Fines & Forfeits	41,000	27,564	44,000	2,365	29,817	14,183	19,000	4,817
340	Interest & Rents	25,900	18,743	30,300	4,693	25,712	4,588	8,500	3,912
350	Intergovern. Revenues	137,659	108,064	151,265	370	116,904	34,361	27,500	(6,861)
360	Charges for Services	28,788	23,052	38,150	2,791	26,480	11,670	13,500	1,830
380	Miscellaneous	7,022	6,163	1,800	528	15,317	(13,517)	5,100	18,617
	<b>TOTAL REVENUES</b>	<b>\$704,863</b>	<b>\$557,167</b>	<b>\$758,319</b>	<b>\$ 40,850</b>	<b>\$ 627,770</b>	<b>\$ 130,549</b>	<b>\$ 168,000</b>	<b>\$ 37,451</b>
<b>TOTAL AVAILABLE for APPROPRIATION</b>		<b>\$736,348</b>	<b>\$588,652</b>	<b>\$817,129</b>	<b>\$ N/A</b>	<b>\$ 686,587</b>	<b>\$ 322,807</b>	<b>\$ 360,063</b>	<b>\$ 37,256</b>
<b>EXPENDITURES</b>									
400	Gen. Gov't.: Administr.	\$109,880	\$ 76,598	\$119,380	\$ 7,865	\$ 75,959	\$ 43,421	\$ 44,700	\$ 1,279
	Tax. Coll.	41,355	28,584	44,340	3,066	29,138	15,202	16,200	998
	Sub-Total 400	151,235	105,182	163,720	10,931	105,097	58,623	60,900	2,277
410	Public Safety:								
	Police	178,003	113,551	195,845	17,375	127,632	68,213	68,372	159
	Fire	26,865	20,286	31,565	62	22,494	9,071	7,991	(1,080)
	Planning & Zoning	27,225	19,835	30,155	601	21,949	8,206	8,436	230
	Sub-Total 410	232,093	153,672	257,565	18,038	172,075	85,490	84,799	(691)
420	Health & Welfare:								
	Sanitation	1,000	239	1,000	198	1,255	(255)	500	755
430	Highways:								
	General Maintenance	45,000	32,784	61,311	3,217	34,206	27,105	30,000	2,895
	Snow Removal	24,770	7,271	26,635	-0-	21,641	4,994	7,000	2,006
	Traffic Signals	5,800	2,741	13,650	683	10,034	3,616	2,300	(1,316)
	Street Lights	8,760	5,691	8,900	716	5,660	3,240	2,900	(340)
	Highway Maintenance	50,300	34,541	50,540	7,296	34,890	15,650	16,000	350
	Construction Proj.	40,790	37,198	25,535	-0-	-0-	25,535	29,000	3,465
	Sub-Total 430	175,420	120,226	186,571	11,912	106,431	80,140	87,200	7,060
440	Transportation:								
	Transit System	18,168	13,788	12,725	3,447	9,507	3,218	3,447	229
450	Culture Recreation:								
	Parks & Recreation	41,625	36,640	43,283	-0-	38,505	4,778	5,000	222
	Libraries	24,889	18,291	28,913	-0-	21,685	7,228	7,228	-0-
	Senior Citizens	6,171	2,018	5,738	-0-	4,873	865	2,300	1,435
	Sub-Total 450	72,685	56,949	77,934	-0-	65,063	12,871	14,528	1,657
470	Debt Service:								
	Principal & Interest	17,262	13,038	16,646	5,526	12,603	4,043	4,044	1
480	Miscellaneous:								
	Employee Benefits	37,000	16,956	42,158	2,290	22,298	19,860	17,500	(2,360)
	<b>TOTAL EXPENDITURES</b>	<b>\$704,863</b>	<b>\$480,050</b>	<b>\$758,319</b>	<b>\$ 52,342</b>	<b>\$ 494,329</b>	<b>\$ 263,990</b>	<b>\$ 272,918</b>	<b>\$ 8,928</b>
<b>REMAINDER for APPROPRIATION</b>		<b>\$ 31,485</b>	<b>\$108,602</b>	<b>\$ 58,810</b>	<b>\$ N/A</b>	<b>\$ 192,258</b>	<b>\$ 58,817</b>	<b>\$ 87,145</b>	<b>\$ 28,328</b>

COLLEGE TOWNSHIP CASH FLOW REPORT

BASED ON 1985 MONTHLY FLOW PERCENTAGES

August 31, 1984

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
CASH - BEGINNING BALANCE	57510	20910	32610	18010	16710	16710	165210	14110	12710	127610	119610	116010
PLUS - PROJECTED REVENUES	60000	55000	22700	21500	57600	40000	51200	43200	58700	66000	46770	24200
LESS - ANTICIPATED EXPENSES	39000	53100	51500	72000	49100	47500	51800	62800	48900	71200	52900	70200
CASH - ENDING BALANCE	29510	52610	18010	15210	16710	160210	148110	123110	127610	119010	110710	58810

  

	PERCENT MONTH		ACTUAL
	ESTIMATED	ACTUAL	
PLANS - BEGINNING BALANCE	147110	203678	54568
PLANS - PROJECTED REVENUES	49200	40850	2650
PLANS - ANTICIPATED EXPENSES	62400	52222	10255
PLANS - ENDING BALANCE	123710	192186	62476

  

	YEAR-TO-DATE		ACTUAL
	ESTIMATED	ACTUAL	
PLANS - BEGINNING BALANCE	57810	58917	7
PLANS - PROJECTED REVENUES	58000	62770	4770
PLANS - ANTICIPATED EXPENSES	50700	49439	14711
PLANS - ENDING BALANCE	123710	192258	62548

**COLLEGE TOWNSHIP COUNCIL****REGULAR MEETING**

September 13, 1984

7:30 pm

Taricani called to order a meeting of the College Township Council on September 13, 1984 at 7:30 pm, in the College Township Municipal Building.

**Members present:** Gale Dargitz, Max Hartswick, Fred Smith,  
Herbert Stewart, Dolores Taricani - Chairman

**Others present:** C Thomas Lechner - Manager  
Beulah Houser - Administrative Assistant  
Robert Hayden - Treasurer

Taricani opened the meeting by announcing that the first 15 minutes of the meeting would be set aside for discussion for non-agenda items for any citizen who would like to bring a matter to Council's attention.

The first person to approach Council was Katie O'Toole who presented a petition to Council for a stop sign to be installed on Mt. Nittany Road at Berry Street.

Lechner stated that he is familiar with this item and that one problem in installing a stop sign is the fact that Mt. Nittany Road is very steep and winter conditions could present a problem if a stop sign was installed.

Taricani asked Lechner to examine this problem and report back to Council at the next meeting.

Dan Harner, a Ferguson Township resident, approached Council on the fees required for a peddler's license in College Township. Harner had requested a license to sell fruits and vegetables at the Esber property across from the duck pond. He stated that his business planned to establish a stand on Fridays, Saturdays and Sundays in September and October then learned that the fee was \$25 per day or \$300 per month. Harner feels this is a substantial amount of money for a small business.

Taricani explained to Harner that the Township had experienced problems on this matter in the past. Concerns had been expressed by permanent businesses in the Township and at that, rules and regulations were set for the Township.

Taricani agreed to look at the ordinance to see if there may be a more equitable way to handle the small sales situation.

**MINUTES OF PREVIOUS MEETINGS**

It was moved by Smith and seconded by Hartswick to approve the minutes of the August 3, 1984, August 9, 1984 and August 23, 1984 meetings.

CORRESPONDENCE

Taricani announced that because of the lengthy agenda, she felt that only one of the items of correspondence needed to be discussed, that being a letter from Fred Carson, who is one of the licensed haulers in the Township. In Carson's correspondence, he states that Delta Disposal Service, a licensed hauler, has been taking the trash from Hills Department Store but has not been depositing it at the transfer station, which is a requirement of all haulers when licensed. Taricani asked Lechner to look into this item.

FINANCIAL REPORT

Stewart made a motion to receive the financial report and Dargitz seconded the motion. It was voted in favor of by all members of Council.

PLANS FOR APPROVAL

1. The first plan presented to Council was the Site Plan for the Hills Plaza Car Wash. Charles Weyandt, representing the Architect (Albert Drobka) and the lessee of the car wash area (All-American Enterprises, a corporation owned by Mr. and Mrs. Frank Bortz and their business associates, Mr. and Mrs. Robert Lewis), presented revised plans to Council for the car wash.

The College Township Planning Commission reviewed the plans at their August 23, 1984 meeting and recommended to the Zoning Officer that the plan dated July 5, 1984 be approved subject to:

1. Inclusion of a reference indicating the parking around the car wash by attachment of the original plan with a note on this plan.
2. That the nine (9) parking spaces at the exit of the car wash be not included in the total spaces assigned to the Hills Plaza Shopping Center.

The plan that was presented; the Planning Commission had not approved the above motion.

Lechner advised Weyandt that he felt the Planning Commission should have a chance to view the final plans and make their recommendations to Council before Council approves or disapproves the plan.

Stewart moved to approve the Site Plan (dated September 4, 1984 on Page 2) contingent upon the additional preliminary planning and the corrections of the parking plan which includes the northerly entrance. Smith seconded the motion. The plan was voted on and approved.

2. The next plan brought before Council was the Subdivision of Access Easement for the Charles Rallis property. Songer explained that the only thing being done with the plan that has not already been approved is guaranteeing an access easement across Lot 3-A to serve Lot 3-RR. Dargitz moved to approved the Preliminary-Final Plan for Access Easement across Lot 3-A to serve Lot 3-RR. Stewart seconded the motion. All members of Council voted in favor of the motion. Taricani signed the plan.
3. Taricani announced that the next plan before Council is the Preliminary-Final Plan of Donald N and Lenore C Girouard. Songer explained that this plan is a resubdi-

vision of one lot into two lots of properties located on Charles Street. Smith made a motion to approve the Preliminary-Final Subdivision Plan of Donald N and Lenore C Girouard dated August 8, 1984 and revised August 25, 1984, Harstwick seconded the motion. Council members voted in favor of the motion.

4. The next plan to be presented was the Clover Highlands ~~FRD~~ Preliminary-Final Subdivision Plan for Phases 1-A and 1-B; and the Site Plan for Phase 1-A, Lot 2.

Taricani expressed her concern that because of the magnitude of the development project, the Planning Commission and the Township Engineer should have a chance to thoroughly review the plans. Dargitz moved that the plan be referred to the Planning Commission and that the Township Engineer and the Township staff do a complete review with input from the Centre Region Planning Commission. At that time Council could call a special meeting if necessary to stay within the time limits of the Ordinance. Smith seconded the motion and all Council members voted in favor.

Lechner recommended that a special meeting be called for October 1, 1984 at 7:30 pm. Taricani agreed with his recommendation.

John Haas, Architect, presented a scale model of the complex.

5. Marty Wiser, representing Andrew Knapka - Engineer, presented the Preliminary-Final Plan of the Abramson One Lot Subdivision. It was moved by Smith and seconded by Harstwick to approve the Abramson One Lot Subdivision. All members voted in favor of the motion.

#### OLD BUSINESS

Lechner was asked by Taricani to give a brief report on the improvements on Benner Pike. He referred the item to Songer since he (Songer) had met with the Darlington and Mr. Metzger. Songer stated that nothing had yet been solved between the Darlington and Metzger. Darlington was present and stated that no equitable transfer had been reached. He stated that the problem is that Metzger has requested two acres of land for less than one-tenth of an acre. Darlington informed Council that he and his wife plan to meet with PennDOT on Monday (September 17, 1984). Dargitz suggested that a Township representative be present at this meeting. He went on further to say that any decision regarding a temporary permit would effect the Township and that the Township and the MPO should make every effort to review any action of PennDOT before final approval.

Lechner stated that he talked with Metzger at noontime today and Metzger told him that he has not received any response whatsoever from the Darlington in the form of a yes, no or counter-proposal.

#### NEW BUSINESS

The next item on the agenda was Residential Care Facilities. Taricani explained that Council is very familiar with the proposal to change the Zoning Ordinance to provide domiciliary care. The general forum recommended that this be returned to the individual municipalities so that each individual municipality could act on this as they see fit. College Township does already provide for unrelated people to live in a house and that this use could occur at the present time without a change in the Zoning Ordinance.

Lyn Horning, Housing Coordinator - Centre County Area Agency on Aging, spoke before Council explaining that the reason the Agency is asking that the third unrelated person be permitted to live in a home is that there is a shortage of homes and a shortage of people who are willing to take in people and care for them. For this reason, she feels that they need to make as much use of the space they can get.

Horning was asked how many domiciliary care operators in College Township are waiting for this Ordinance. She replied that there are none presently but if the Ordinance were changed it may have an impact on this. Horning also informed Council that there are presently no domiciliary care homes in College Township.

Mr. Elton Atwater, a volunteer for the Association for Retarded Citizens, spoke before Council expressing ideas concerning small group homes for retarded individuals. He mentioned that group homes for retarded citizens are very beneficial because of the small family-type setting. He urged Council to consider allowing group homes for up to six people. He said that the use of a particular home is the same use a family would make of it.

He mentioned a Commonwealth Court decision handed down in 1980 in Montgomery County where the Court held that a small group home of this sort for three (3) retarded people is the same in use as a biological family and, therefore, it was unconstitutional by Zoning Ordinances to exclude that simply because the people are unrelated. He stated that this is the law of the Commonwealth and he hopes that the local municipalities would make their ordinances compatible with it. Dargitz countered by asking if this involved only children under 21. Watkins stated that was not clear in the ruling.

Atwater explained that there are resident supervisors who live in the house who are aided by others who come in to help out.

Harstwick made a motion that the subject be tabled until more information is provided to Council. Smith seconded the motion.

The next item on the agenda was a letter and petition from Lance Brodie of Penn Hills asking Council to install a center turning lane into the Penn Hills Development. In his letter, he also expressed the desire to have the 45 MPH speed limit reduced to 35 MPH.

Lechner advised that PennDOT has previously looked into the possibility of adding a turning lane but has decided it is not feasible. Council agreed to ask PennDOT to study the speed limit situation and report back to Council.

The next item on the agenda was the opening of bids for salt. The bids were received as follows:

The first bid was from Bradco Supply Company, Inc. of Towanda, Pennsylvania; for 750 tons of salt at \$23,550 (\$31.40 per ton).

The second bid was from Morton Thiokol, Incorporated; for 750 tons of salt at \$24,637.50 (\$32.85 per ton).

The third bid was from Cargill, Incorporated of Watkins Glen, New York; for 750 tons of salt at \$20,700 (\$27.60 per ton.)

The final bid was from International Salt Company from Clarks Summit, Pennsylvania for 750 tons of salt at \$22,005 (\$29.34 per ton).

Lechner announced that the low bid was from Cargill, Incorporated for 750 tons at \$20,700 at \$27.60 per ton.

It was moved by Dargitz and seconded by Harstwick to accept the low bid for salt from Cargill, Incorporated. Pending, conditional on the Manager proving they are bona-fide. Council members voted in favor of the motion.

#### REPORTS

Lechner spoke to Council regarding the status of the parking area for the Township Building. He asked Council to consider approval of funding for lighting of the parking area. Lechner also asked Council to consider installing a sign and a flag pole in front of the Township Building. He estimated the total expenditure to be \$10,500. Lechner stated that Revenues to date are higher than anticipated in the budget and Expenditures are very close to budget. In addition, he felt the money (\$14,000) contributed by business people could be used for the project.

Dargitz moved to amend the budget to allow \$10,500 for improvements on the parking area, including lighting, a sign and flag pole. Hartswick seconded the motion. Council members voted in favor of the motion.

The meeting adjourned at 9:55 pm.

Respectfully submitted,

C Thomas Lechner  
Secretary

CTL:cak:key