

COLLEGE TOWNSHIP COUNCIL

Regular Meeting

February 14, 1985

7:30 pm

The regular meeting of the College Township Council was held on February 14, 1985, at 7:30 pm in the College Township Municipal Building.

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

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

Smith opened a Public Hearing at 7:30 pm and asked all who intended to testify to sign in and be sworn in.

The first item addressed at the Public Hearing was an IDA loan request from Ellis F. Houser in the amount of \$750,000. Albert Drobka, architect for Houser, presented the proposal. He stated that Houser wishes to construct a commercial building on land he owns on Short Street. Plans call for construction of two pre-engineered metal buildings, one building to be 5000 sq. ft. and the other 16,500 sq. ft. Wall petitions are not planned at this time but will be finished off as tenants are named. Four hundred sixty thousand dollars would be used for construction of the building, site work, landscaping, etc. and the remaining \$290,000 would be used for interior improvements.

Smith pointed out that the building space cannot be used by doctors, lawyers, or other professionals because of the nature of the loan. Drobka replied that Houser is aware of these stipulations.

Dargitz moved to sign the Certificate of Approval for the Ellis F. Houser project. Taricani seconded the motion and Council approved.

The second item addressed at the Public Hearing was Ordinance #49-A, Amendments to the College Township Occupational Privilege Tax Ordinance. It was moved by Taricani and seconded by Dargitz to adopt Ordinance #49-A. Council approved the motion.

It was moved by Taricani, seconded by Dargitz and approved by Council to adjourn the Public Hearing.

Smith called to order the regular meeting of the Council at 7:35 pm.

Open Discussion

The first fifteen minutes of the regular meeting was set aside for open discussion. Mr. Kim Steiner, who represented 27 residents of the Nittany Orchards Subdivision, stated that the residents would like to have the park area of the Nittany Orchards Subdivision dedicated to the Township and developed

110
16-85

as a park including opening the access points of the area to the streets so the area may be used as a playground for the children. He indicated that they are not requesting equipment.

Taricani advised that she had no recollection of the park being deeded to "The Town." Smith stated that it should be investigated as to whether the deeding occurred and if it has, ask the Parks and Recreation Committee to consider the request in their plan. The owners of the land are Highland Associates. Smith advised Steiner that Council would look into the matter and respond to him.

Approval of Minutes

The minutes of January 7, 10 and 24, 1985, were presented for approval. It was moved by Taricani and seconded by Hartswick to approve the minutes of January 7, 10 and 24, 1985. In discussion, Smith advised that two corrections should be made in the January 10 minutes.

The first sentence of page four should be corrected to read "The proposal is to widen a portion of Short Street which runs from East College Avenue to Gerald Street, adjacent to the Zimmerman property."

The last paragraph of page six should be corrected to read "Lechner recommended that Council support the installation of a fifth lane from the Porter Road intersection to the Houserville Road intersection and give separate consideration to the traffic signal after a traffic count can be made and studied to indicate the impact of the By-pass being open."

It was moved by Taricani to amend her motion to include "approval of the minutes of January 7, 10 and 24, 1985, as corrected." Hartswick seconded the amendment and Council voted favorably of the original motion and the amendment.

Update Information

The Manager's Update was received by Council.

Financial Report

It was moved by Taricani and seconded by Stewart to receive the Financial Report of the Township for the month ending January 31, 1985. The vote of Council was unanimous.

Correspondence

Correspondence was received as follows:

1. State College By-pass Progress Report.
2. Copies of letters written by Ruth C. Rudy regarding the Benner Pike Bridge Project.
3. Copy of a letter from James Steff, COG Administrator, to Thomas D. Larson, Secretary of PennDOT, regarding the Benner Pike Bridge Project and a copy of a letter in response from Thomas Larson.

4. Copy of a letter from the College-Harris Joint Authority regarding application to DER for Water Obstruction Permit.
5. Letter from Mrs. Thelma M. Powers regarding Share-A-Home.
6. Meyer Dairy Waste Disposal
 - a. Letter from Mt. Nittany Sportsmen's Club
 - b. Letter from Centre County Federation of Sportsmen's Clubs

Culligan Industrial Waste Disposal

 - a. Letter from Mt. Nittany Sportsmen's Club
 - b. Letter from Centre County Federation of Sportsmen's Clubs
 - c. Letter from Alan S. Krug, Township resident
7. Memo from Police Chief Elwood Williams, Jr. regarding 911 Information Update.
8. Letter from Michael Groff, Tax Administrator for the State College Borough, regarding anticipated collection procedures for Occupational Privilege Tax.
9. Letter from PennDOT regarding Response to Request from Township to lower the speed limit of PA 26 between Houserville Road and the Nittany Mall.
10. Letter from Rhonda Decker regarding request for installation of LEFT TURN ARROW at Struble Road, East College Avenue.
11. Letter from RHM Marcon, Inc., Contractors, regarding Proposed Uses permitted under the Township Zoning Ordinance.

Correspondence regarding the Meyer Dairy and Culligan waste disposal was discussed (#6). Harold Henry, representing the Centre County Federation of Sportsmen's Clubs and the Mt. Nittany Sportsmen's Club, was present and expressed his views on the waste disposal systems. He indicated that both he and the Clubs he represents are against the proposed systems. He stated that the Clubs have been in contact with the EPA and the DER who advised them to be in contact with the local governing body. Henry informed Council that a permit number had been given to Meyer Dairy, that number being A-1485201 but the permit had not yet been issued.

Smith stated that the engineer's report regarding the Culligan disposal system indicated that the backwash does not contain toxic materials. The Township has not received a report on the Meyer system yet.

It was moved by Taricani that Council correspond with the DER citing the permit number for Meyer Dairy and express the concern of Council and the citizens. Stewart seconded and the vote of Council was unanimous.

Smith advised that Thomas Ickes, PennDOT District Engineer, in his letter of January 24, 1985, (#9) stated that an engineering study had been done on the Township's request to lower the speed limit on PA 26 between Houserville Road and the Nittany Mall. Ickes indicated that the speed limit cannot be reduced at this time but that the area is being studied for inclusion in the 1986-87 ECOPS Program. The potential project would include a center lane for left turns only.

Rhonda Decker wrote to Council (#10) asking that consideration be given to installing a Left Turn Arrow on the traffic light on East College Avenue at Struble Road. Lechner advised that this request relates to previous correspondence from Ickes (#9) and that it would also be studied for inclusion in the 1986-87 ECOS Progr.

Correspondence received from RHMacon, Inc. (#11) indicated that the Firm is proposing to purchase a tract of land located within the General Commercial (C-1) Zoning District of the Township. The Firm is a full service roofing and sheet metal contractor. They indicate that they do not plan upon constructing a building at the present time, but would like to secure a location so that the business can eventually be relocated from the Bellefonte area to College Township. They have asked the Township to reply as to whether the proposed use is permitted under the present College Township Ordinance.

Smith advised that the Solicitor has mixed reactions on giving pre-zoning and pre-permit advice. Dargitz stated that the application process is for this purpose.

Taricani stated that she has been advised by professional planners that the Commercial Zoning does not provide for proposed uses that might occur. She made a motion that Council ask the Planning Commission, with the help of the Regional Planning Commission, to study and review the present Ordinance as it relates to Commercial uses and determine what changes should be made to provide for uses that might occur. Hartswick seconded and Council approved the motion.

PLANS FOR APPROVAL

1. Preliminary-Final Subdivision Plan for Colonial Courts, Gordon Kissinger

Pat Ward, Uni-Tec Engineering, presented the Preliminary-Final Subdivision Plan for Colonial Courts. He indicated that the parcel of land is located off Branch Road and is accessed off Sandpiper Drive (which is in the State College Borough). There is no proposed plan for development of housing at this time. However, Kissinger wishes to have the lot subdivision and road installation plan approved. Ward stated that the streets will be constructed according to Borough and Township standards which include 28' wide streets with concrete curbs. He also noted that the plans call for a center island.

Lechner stated that he is not in favor of the center island. He indicated that there would be a problem as to whether the Township or the Borough would be responsible for maintaining the area. Ward replied that the Planning Commission and the Centre Region liked the idea of a center island, but if Council wishes to remove it, Kissinger would be willing to do so. He also indicated that Kissinger would be willing to enter into an agreement to maintain the area.

Council agreed that the island should be removed. It was moved by Dargitz and seconded by Taricani to approve the Preliminary Plan of Gordon Kissinger, Subdivision Lot R-4, last revised February 4, 1985, conditional upon the change in the cul-de-sac design to conform with the standard cul-de-sac requirements in the Ordinance. Council approved the motion.

2. General Discussion on Proposed Rolling Ridge PRD

Al Drobka presented the information concerning the proposed Rolling Ridge PRD. He stated that the plans are to build four 65' tall buildings to be utilized as

offices or townhouses. The purpose of presenting the information is to get Council's reaction on the height of the proposed buildings. He indicated that the buildings would be six stories with five floors of units and ground floor parking.

Taricani stated that there is no height restriction in the PRD Ordinance. Council agreed that the plan, as presented, seemed to be suitable for the land area. However, a new Council (next year) might not be of the same opinion.

Old Business

1. Decision on Landscaping Bids

Council received correspondence from Dave Sweetland, of Sweetland Engineering, who had been asked to review the low bid by College Gardens Nursery of \$6,374.60 for the landscaping surrounding the Township Building. He indicated that he found the bid to be properly in order and recommended that Council award the bid to them. A motion had been previously made to award the bid to College Gardens Nursery predicated on the approval of the engineer.

New Business

Because of the lateness of the hour and the number of persons present for the Parking Restrictions Proposal, this item was moved up on the agenda.

2. Parking Restrictions Proposal

Lechner advised the audience that Council had given the Manager and the Centre Region Planning Commission the charge to look at parking problems in the Township. They were asked to map, prepare a plan and make resolutions in this regard.

Lechner recommended that effective with Resolution #113, parking be restricted in Klinger Heights and Armau Village by posting "No Parking" signs, not to exceed 200' intervals, on both sides to help enhance safety and help keep cartways clear of vehicles to allow free movement of emergency vehicles and allow for removal of snow.

Also, effective with Resolution #111, that Clover Road from East College Avenue to Elmwood Street be made one-way South for the purpose of easing traffic congestion on Clover Road and at the intersection with East College Avenue. Lechner also suggested that the road be posted for use to local traffic only and that a ten ton weight restriction be put on the road.

Lechner informed those present that PennDOT has announced that beginning Tuesday, February 19, Elmwood Street will be closed for approximately seven months. Lechner also stated that at the end of March, East College Avenue will have one-lane traffic patterns going east and west because of a box culvert under College Avenue which must be relocated. The area will be very congested.

A lengthy discussion occurred with Lechner, Council and residents of the Township. Martha Driver indicated that she was in favor of the plan to make Clover Road one-way and also to prohibit parking on the road. Residents agreed that they felt it was unnecessary to prohibit all parking in the Klinger Heights and Armau Village area. They suggested that parking be restricted to one side only. Lechner

also indicated that the one-way pattern was to be of a permanent nature and only coincidental with temporary closing of Elmwood Street.

It was moved by Dargitz in the form of Resolution #111 to make Clover Road one-way South, restrict parking on the East side (upper) and allow parking on the West side (lower), adopt the Resolution immediately and look the situation over in the next few months to see if it is working or if it will be necessary to restrict parking on both sides of Clover Road. Included in the motion was to have signing installed for local traffic only (local traffic including CATA buses and school buses) and a weight limit restriction of ten tons. Taricani seconded the motion.

In discussion, it was discovered that the wish of the residents was to prohibit parking on both sides of Clover Road. Smith asked to have the motion amended to include no parking on both sides of Clover Road. Hartswick seconded and Council voted in favor of the original motion as well as the amendment.

Parking restrictions on the other streets discussed were tabled until a later meeting.

Old Business (continued)

2. Engineering Services for 1985

Hartswick moved to continue with Sweetland Engineering as Primary Township Engineer and Uni-Tec Engineering as Secondary Township Engineer for 1985. Taricani seconded the motion.

In discussion, Dargitz stated that he objects to the engineers working for private developers on business that comes before Council. Taricani agreed. Lechner indicated that both Sweetland Engineering and Uni-Tec Engineering responded that they would not work solely for the Township. The other two engineers who replied said that they would work only for the Township.

Dargitz pointed out that the Township does not have to appoint a new Township Engineer every year. Hartswick withdrew his motion; Taricani withdrew her second.

Tom Songer was present at the meeting and stated that he felt the Centre Region Planning Commission could justify having a full-time engineer on staff. The Township could hire an engineer for special projects. Dargitz queried the possibility of COG having a consultant for engineering rather than a full-time employee as engineer. Songer reiterated that he felt a full-time engineer could be kept busy and questioned COG's decision to hire another full-time planner. He stated that it is important for the engineers and planners to work together.

Council decided to take no action on the matter at this time and agreed to continue engineering services as they have been.

3. Pike Street - Road Turnback

Lechner indicated that over the past year he has been working and negotiating with PennDOT on the turnback of Pike Street. PennDOT has replied that they have not approved the highway transfer for 1984 but will consider it again in 1985. Lechner advised that Pike Street is not big enough for PennDOT to take on as one

project. PennDOT has asked if the Township would consider taking over Pike Street and Branch Road without the bridges. Lechner had asked PennDOT to make a formal offer before Council would take any action.

4. Engineer's Cost Estimate for Feasibility Study of Bridge at Houserville Road - Trout Road

Raymond Shipp, Civil Engineering Technician for Sweetland Engineering, has estimated that the cost to the Township for preparation of a feasibility study for the replacing of the existing one-lane bridge crossing Spring Creek on T-365 would be \$950.

It was moved by Dargitz and seconded by Taricani to proceed with the feasibility study with Sweetland Engineering. Council voted in favor of the motion.

New Business

1. Resolutions (2) for the Renaming of Clover Road - North Side

It was moved by Dargitz and seconded by Taricani to adopt Resolution #110 to rename the portion of Clover Road on the northwest side of College Avenue as Walker Drive. Council unanimously approved.

2. Parking Restrictions Proposal

Action taken previously in the meeting.

3. Request for Sewer Service to Residents of Hawthorn Drive

Tom Songer presented the proposal to Council. Robert and Linda Davis have requested that Council look at the possibility of extending the public sewer up Hawthorn Drive. Songer stated that the area had been looked at in 1979 with respect to sewer service. The public sewer has been extended across Route 26 up to Hawthorn Drive, but not as far as the Davis residence. At this time, Davis has a malfunctioning septic system and he has been advised by the sewage enforcement officer that he would have to install a sewage sand mound system which would be very costly.

Uni-Tec has prepared a report and they are suggesting that in an effort to save dollars, the College-Harris Joint Authority buy all the materials associated with the project and bid out the installation of the materials. Songer pointed out that it would hopefully save money in the long run because the work could be done and not come under the category of prevailing wages. The Authority would do the inspection themselves.

The cost estimate for installation of the sewer, materials and full paving of Hawthorn Drive is \$43,464.06; the cost estimate of the backside is \$40,584.95; and the total estimated project cost is \$84,049.79. The cost per lot would be \$4,002.44.

It was moved by Taricani and seconded by Dargitz that Council recommend to the College-Harris Joint Authority that Hawthorn Drive be considered for the public sewer system.

22
22-85

The vote of Council was unanimous.

Adjournment

It was moved by Hartswick and seconded by Taricani to adjourn the meeting.
The meeting adjourned at 10:20 pm.

Respectfully submitted,

C. Thomas Lechner
Secretary