

MINUTES OF COLLEGE TOWNSHIP COUNCIL
MEETING HELD ON MARCH 9, 1976
AT 7:30 P.M.

The meeting was called to order by the Vice Chairman, Clarence Trotter in the absence of the Chairman, John Ziegler. Other members present were Mrs. Taricani, Mr. Dean, and Mr. Bailey. Also in attendance were the Manager and Treasurer.

The minutes of the previous ^{regular} meeting held February 10, 1976 were distributed previous to the meeting. It was moved by Mr. Dean that these minutes be approved as distributed. This was seconded by Mrs. Taricani and the motion was unanimously carried.

The minutes of the ^{special} meeting held on February 17th, 1976 were distributed. It was moved by Mr. Dean and seconded by Mrs. Taricani that these minutes be approved as submitted. The motion was unanimously carried.

The Treasurer, Robert Frederick, gave the month of February report as follows:

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|--------------------------------------|--------------------|
| Balance as of February 1, 1976 | \$28,872.92 |
| Total Receipts for month | \$13,287.17 |
| | TOTAL: \$42,160.09 |
| Total Expenditures for month | \$15,712.51 |
| Balance as of March 1, 1976 | \$26,447.58 |

It was moved by Mr. Bailey, seconded by Mrs. Taricani, that the Report be ~~adopted~~ as submitted. The motion was unanimously carried.

~~adopted~~
accept

CORRESPONDENCE

A letter was received from the Department of Environmental Resources acknowledging receipt of Application No. 1476702, to permit construction of a covered footbridge across Spring Creek, in the Spring Creek Park.

Mr. Williams informed the Council that this permit has already been received by the Township Office. In fact, both applications for bridges to be built were received - Penn State Civil Engineering project and Boy Scout Greg Niemann's.

Some of the supplies, such as lumber, nuts & bolts, etc., have already been obtained by the Civil Engineering Class to construct the bridge. When it is built and moved to the site, Herbert R. Imbt will donate, free of charge, the use of his crane to put the bridge on its foundation across the stream.

It was suggested that a letter of appreciation for this service be sent to Mr. Imbt. Also, possibly that various clubs in the Township also acknowledge this service by Mr. Imbt, such as the Women's Club, etc.

A letter from Reed McCormick to Robert K. Kistler, Esquire, re Centre Hills Country Club and Centre Hills Realty Deeds from J. Ralph Neff, et ux., dated February 24, 1976, was read. He wrote to Mr. Kistler stating the Council had considered the issues raised by his letter of November 18, 1976 with its attached sketch of his proposal. The serious problem is encountered by the fact that Centre Hills Country Club would actually be receiving deeds from Neffs, Humphreys, and Everharts for parcels of land less than 10 acres with the exception of one which was 17.3 acres, and that one appeared to be landlocked until a new street or easement of access is designated. Analyzing the facts in this fashion indicates that none of the parcels comply with the exemptions from subdivision regulations. For these reasons, Council has not granted the approval requested. In addition, the cash rent agreement presented to Willard Campbell indicates the property is located in Harris Township. Should it be assumed this is a typographical error?

Council will take no action until a reply is received.

Correspondence from Mr. & Mrs. Charles P. Thornton, 1767 Houserville Road, was received and read. Mr. Thornton's letter refers back to one that they received from Mr. Roush, dated October 28, 1975. Mr. Roush quoted Section 602.2 of the Zoning Ordinance which states that "if a non-conforming use of land ceases operations for a period of more than one year after which the owner of such property does not file a certification of intention to maintain such use, then this shall be deemed to be an intent to abandon such use and any subsequent use of the land shall conform to the regulations of this ordinance." As a matter of courtesy, the Zoning Officer had written to them notifying them of the Ordinance provisions to eliminate any confusion at a later date. Also for their information, the flood plain boundary runs roughly along the base of the slope in back of the destroyed Peppermint Barn building. No additional fill may be placed in the flood plain. This property had been destroyed by fire October 12, 1974. Mr. & Mrs. Thornton felt they should have been notified of this situation by registered letter as soon as possible after the catastrophe. Also, that he should mail copies of his letter to appropriate property-tax assessing and collecting officials, that an amendment be made to the Ordinance to require the Zoning Officer to do this.

The Council felt the Zoning Officer is not responsible for notifying the property owners when this occurs because he doesn't always know when something like this happens; also, that the Township is not responsible for tax assessment on properties. This is handled by the County Assessor.

Mr. Dean moved that the Township write a letter to these people in response in which we would say that the Zoning Officer's actions were a courtesy on his part and were not required by Ordinance. To include meeting such requirements in the Ordinance would be unreasonable and impractical and as to the remainder

of their comments, we think they are also unreasonable and impossible. Mr. Bailey seconded this motion and it was unanimously carried. It was felt the letter should come from the Manager to establish the chain of command which says it's been reviewed by Council and as their representative ~~you are~~ ^{he was} writing to them.

OLD BUSINESS

Oak Ridge Avenue Sewer Project Decision. No new information has been submitted since the hearing held on March 1, 1976. Mrs. Taricani stated for the record that she had gone to Oak Ridge Avenue and looked at Mr. Peter Gould's trees planted along the public right of way that he would like saved if at all possible when the sanitary sewer line goes through. She felt they should be saved if possible since they were very nice looking trees.

Mr. Allison stated they have a meeting set with Mitchell Enterprises, Inc. to discuss their putting the sewer onto their own lots themselves. This would reduce the estimated cost of the project. The grant is based on 25% of the total remaining costs. After some discussion, Mr. Dean moved that Council instruct the College-Harris Joint Authority to proceed with Alternate "C". Mrs. Taricani seconded this motion and it was unanimously carried.

Dog Law Enforcement Officer Agreement. A short discussion was held reviewing what action had already taken place on this matter. Mr. Dean questioned Article I. He needed clarification on the ten hours to be spent a week in College Township and what this job involved. This was given.

Council will sign the agreement and it will then have to be brought before the State College Municipality for their approval and signature. Mrs. Taricani suggested that the residents be informed this will be enforced such as advertising and written articles in the newspapers.

Mrs. Taricani moved that we approve the Dog Law Enforcement Officer's Agreement on a 90-day trial basis. Mr. Bailey seconded this motion and it was unanimously

carried. This document was signed by all Council members present and by the Chairman when he returns to State College which should be the following day.

Report on Traffic Signal at Curtin Road & University Drive. Mr. Williams gave a report on the action to date on this request for Pedestrian Phase for the signal. A letter was written to PennDOT at Clearfield requesting the revised permit and they will prepare a condition diagram showing the Pedestrian activated walk phase and submit it to the Harrisburg Office for approval. He also feels he has found the problem that was causing the trouble with this light. The relay was apparently bad. It has been replaced and the light is working fine now.

Postage Meter. Now that the Treasurer-Tax Collector's office is located in the Township Building, the volume of mail will be greatly increased. A discussion was held on the possibilities of using the Sewer Authority's postage meter and reimbursing them for postage and the use of their machine. Mr. Williams talked to Mr. Allison who submitted this information to the Council in a letter dated March 9, 1976.

The charge for the use of the machine which currently leases for \$37.00/quarter - the Township's share calculated at 37.73% would be \$14.00/quarter.

The charge of 37.73% of the costs incurred for maintenance and supplies to operate the machine. In 1975 this total was \$50.92. The total charge for use of the Authority's mailing equipment including both the machine and meter would be \$50.00/quarter plus share of maintenance and supplies and also any postage used.

If the Township leases its own meter head, the charge would be \$36.00/quarter plus maintenance and supplies. The Township would have to assume any costs in changing heads on the machine. The Authority would expect this agreement to

carried. This document was signed by all Council members present and by the Chairman when he returns to State College which should be the following day.

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become retroactive to January 1, 1976. A comparison was made with the Authority's proposal and buying the machine outright (not including the meter head which is rented only) by Mr. Williams.

| | |
|--|------------------------------------|
| Mailing Equipment & Meter = \$16.67*/Mo. | <u>Twp. Providing Meter Head</u> |
| Postage | Machine \$13.00/Mo. |
| 2 x 1975 Ave. (21.39) = \$42.78/Mo. | Meter Head \$11.50/Mo. |
| Maintenance & Supplies | Stamps \$42.78/Mo. |
| 2 x 1975 Ave. (1.60) = \$ 3.20/Mo. | <u>\$67.28/Mo.</u> |
| <u>\$64.25/Mo.</u> | Maintenance & Supplies \$ 3.20/Mo. |
| | <u>\$70.48/Mo.</u> |

* (\$50.00/quarter)

Lease

| | |
|------------|---------------------|
| Machine | \$49.50/Mo. |
| Meter Head | \$11.50/Mo. |
| Stamps | \$42.78/Mo. |
| | <u>\$103.78/Mo.</u> |

Buy Outright (amortized over a 5-year period)

| | |
|------------|--------------------|
| Machine | \$29.50/Mo. |
| Meter Head | \$11.50/Mo. |
| Stamps | \$42.78/Mo. |
| | <u>\$83.78/Mo.</u> |

Mr. Dean stated there were advantages to buying our own machine. No. 1 there will be no priority conflict. No. 2 if either one of the machines should have a malfunction there is one for backup. Mrs. Taricani moved that Council purchase the postage machine and rent the meter head. This motion was seconded by Mr. Dean and was unanimously carried.

Sign Amended Tax Agreement with County Commissioners. Since the County Commissioners agreed to and made the changes requested by Township Council, no action was necessary on this except for signing the document. The Chairman, who was absent and out of town, will sign when he returns.

NEW BUSINESS

Resolution # 25 - Schedule of Fees for Land Subdivision or Resubdivision.
Mr. Stan Hoy, Township Engineer, and Jeffrey Koush, Zoning Officer, explained the proposed changes in fees. The present fee for subdivision (Preliminary)

is:

\$10.00 minimum
\$ 5.00 filing fee plus \$2.00 per acre

Proposed:

Subdivision - \$20.00 plus \$2.00 per lot
Resubdivision - \$5.00 plus \$2.00 per lot

Mr. Dean asked how "resubdivision" was defined. Discussion was held on the definition of this. He suggested it be reworded to "replot" for clarification purposes. Mrs. Brown was asked how the Planning Commission had described it and her reply was "whatever appealed to us at the moment". No definition has been given for "replot" in the Ordinance. Mr. Roush felt replotting was the same as subdivision. They felt they should not introduce something that is not referred to in the Ordinance, such as "replot".

Mr. Dean asked for an explanation of what was meant by "Field Inspection". Mr. Roush stated this fee covered the cost of the Regional Planning Commission having to go out to the site and make a tour of the plot to be subdivided and any expenses connected with this. It was felt by Council that the residents are already paying for these services through the Regional program. They were concerned about charging a fee for services which cannot be accounted for.

Mrs. Taricani moved that Council approve Resolution # 25 and delete the section entitled "Field Inspection Fee". Mr. Dean seconded this motion and it was unanimously carried. Discussion of costs involved in field inspections was held, whether there should be a charge for this and who makes the inspection.

Deed of Dedication for road into Centre County Solid Waste Transfer Station. Mr. Williams gave some background information on this. The road had been put in at the Centre County Commissioner's expense and the Township was to take it over after it met the Township specifications. The Township has

snow plowed it and was reimbursed by the Centre County Solid Waste Authority. It was felt that if the Board of Supervisors had previously agreed to do this, there was no alternative but to accept it if it meets all Township specifications.

Mrs. Taricani moved that Council accept the Deed of Dedication for the road to Centre County Solid Waste Transfer Station. Mr. Dean seconded this motion and it was unanimously carried. No name has been given to this road yet. This will be checked out with the Regional Office to avoid duplication of street names.

PLANS FOR APPROVAL

Kissinger Subdivision (Centre Hills). The conditions set forth by the Township Planning Commission were discussed and found to be met. They were: (1) a temporary cul-de-sac at the end of Haymaker Drive be shown on the Final Plan, (2) indication that storm sewer and road cross-section plans had been reviewed by another Civil Engineer.

Since Mr. Stan Hoy, the Township Engineer, had submitted these plans, they were reviewed prior to the meeting by the appointed Secondary Engineer, Sweetland Engineering and Assoc., Inc. for the first time and his comments were read and discussed. He stated the plan did not comply with the following sections of the regulations:

Section 3.322 - The areas have not been designated for each individual lot. It appears that minimum lot sizes for R-2 (12,000 sq. ft.) have been met.

"The Subdivision Regulations do not require that the areas be designated for each individual lot."

Section 3.323 - Proposed house numbers for individual lots have not been shown.

"The house numbers are not assigned until after construction has been started or finished. It was felt this should be omitted from the subdivision requirements".

Section 3.325 - Sanitary Sewer elevations are not shown. We assume the design will be by College-Harris Joint Authority.

"Mr. Hoy stated Mr. Sweetland evidently did not have a complete set with these shown, strictly for the sewer office which they must approve before it is submitted to the State for approval again.

Section 3.331 - The plan does not designate whether the proposed right of ways are to be public or private. If they are public, then an offer of dedication should be shown. If they are private, then they should be noted as such.

"The offer of dedication is on the Final Plan. It was not indicated on the Preliminary Plan because the offer was not made at the Preliminary Plan stage."

Section 3.332 - Deed Restrictions of Record have been submitted. There is no notation on the plan that the restrictions exist. It would aid tremendously, if there were a notation on the plan stating there are deed restrictions and giving the miscellaneous book and page number where they can be found.

"As far as Mr. Hoy knows, they have not been filed yet, and have no book or page number assigned at this time. We can, if you want to, hold up the plan until it is recorded and we have a book and page number. This is sufficient for the purpose. It was stated the purpose in indicating this was to let the buyer know they exist."

Section 4.23 - Cartway width shown is 24'. Regulations call for 20' on a minor street and 28' on a Collector street.

"Twenty-eight feet provides for on-street parking. Hunter Avenue really is the Collector Street. Mr. Hoy checked with Regional Planning Commission and they do not classify it as a Collector Street. All the other streets in Dalevue are 24' wide with curbing."

Section 4.24 - Greenbriar Drive is designated as a 60' Right-of-Way. I assume that it will be a Collector Street within the development. Maximum allowable grade for a Collector Street (60' R/W) is 8% within the regulations. Street grades shown varies from -.75% to 12%. Grades up to 14% are allowable on a minor street for 500' or less, if there is an alternate route of less than 10%. There is no alternate shown.

We are seeing only a phase of development, there may be an alternate route planned, of less than 10%.

"A Sketch Plan of the whole area was previously presented to the Planning Commission but had to be redeveloped because of the Bypass cutting the back end of the development off. So this is the redevelopment. A copy of the revised Sketch Plan was presented to the Planning Commission at their February meeting. Mr. Hoy stated the grade could be cut to an 8% grade,

but does not blend itself very favorably to the subdivision.
The 12% grade is at approximately 250'."

Section 4.281 - Clear sight triangle of 75' from centerline intersection at Hunter and Greenbriar shall be shown.

"That was an omission and it is shown on the plan now."

Section 4.292 - Temporary turnaround shall be shown at the ends of Hunter and Greenbriar.

"The turnarounds are not shown on the Preliminary Plan. Now they are shown."

Section 4.83 - The plan does not indicate the termination of the 18" storm pipe on Greenbriar Drive. It appears that it would connect with existing storm drainage pipe in Block 1. This review did not encompass a check of the pipe sizes of the storm drainage system.

"This ties in with a proposed storm sewer that goes down Haymaker Road. There is no place for it to tie in yet but will drain down over Mr. Kissinger's ground and become temporary surface water. The temporary cul-de-sac will be shown on the Plan."

Centre Regional Planning Commission, in their memo, indicated this plan constitutes a supplement to the County Water and Sewer Plan. Mr. Hoy said in the new procedure, Act 537, the Township has all the responsibility of approving the sewer plan and making sure that the County Water and Sewer Plan and the Township Water and Sewer Plan is revised correctly or supplemented correctly. It does not affect the plan in any way but approval of the Sewer Authority must be gotten before going ahead plus the approval of the State. If not approved by the Sewer Authority, the developer must resubmit the plan and go with the on-site sewer.

The conditions as set forth by the Township Planning Commission were met on both the Preliminary and Final Plans. Mr. Dean moved that Council approve both the Preliminary and the Final Plans. This was seconded by Mrs. Taricani

and the motion was unanimously carried.

Mr. Dean made a motion that the College-Harris Joint Authority be informed that Council has approved the Final Plans of Centre Hills Subdivision, Block 2, and request comments and recommendations. Mrs. Taricani seconded this motion and it was unanimously carried.

Russell Kline Subdivision for R. J. Reese and Wife. No one was present to present the plans or to answer questions. No action was taken by Council.

ANNOUNCEMENTS

A work session on the "Proposed Goals and Objectives of the Comprehensive Plan" is to be held March 25, 1976 at 7:30 p.m. between Council and the Township Planning Commission members.

Correspondence was received by Elwood Williams, Manager, from Reed McCormick, that he has received a memo and order from Judge Campbell in regard to the Charles Rallis case; that a hearing be held to elicit further facts relative to the issues. This has been set for April 12, 1976, at 2:30 p.m. He felt that Mr. Williams, as a former Supervisor, and Mr. Trotter or Mr. Dean, as former planners, would be indispensable, as well as any others who are directly involved.

A memo from the College Township Zoning Hearing Board summarizing the Board's activities during 1975 was read.

- 11 meetings were held
- 17 requests were heard
 - 12 were granted
 - 5 were denied
 - 1 being appealed to Court of Common Pleas
- 2 appeals to decisions of College Township Zoning Officer were heard - both were granted
- 1 temporary variance granted in 1974 for one year was extended for an additional year.

Mr. Dean discussed the Local Government Seminar being held by the Cooperative Extension Service of the Pennsylvania State University, of which each Council member has received correspondence. These sessions will be focused on "Management of Local Government". A registration fee of \$10 for 6 sessions will be charged. The sessions will be held on Thursday nights, at the Centre County Vo-Tech School, Pleasant Gap, at 7:30 p.m. Mr. Williams has been asked to participate at the session on April 1, 1976 - A Look at Home Rule in Centre County. Mr. Dean expressed interest in attending two sessions, March 25th and April 8th. Mr. Dean moved that one registration fee be sent in. Mrs. Taricani seconded this motion and it was unanimously carried. Mr. Dean can attend the sessions he is interested in and anyone else who wishes to attend any of the others may do so. This registration fee will be billed to the Township.

Mrs. Taricani said her neighbor had attended this meeting to find out what progress, if any, is being made on the drainage problem in Harris Acres. Mr. Hoy said they had just been discussing this. He said this has been caused by fill being put in the natural draining area. No draining easement is provided between the properties. No action was taken by Council. As soon as the weather gets nice, this will be checked into further.

Reports on:

Reduced Speed Signs Request at Houserville. Mr. Williams said he had received a call from PennDOT, that they have conducted a survey and these reports are being forwarded to their Harrisburg Office. It is a borderline case. PennDOT has approved it but they're not sure Harrisburg will.

Left Turn Signal into Houserville. Nothing has been received from PennDOT on this request.

The Firelane, Parking, Noise & Nuisance Ordinances are to be reviewed before the next meeting, April 13, when these will be discussed.

Mr. Bailey asked that a copy of the Tax Collection Agreement between the County Commissioners and Council be sent to John Miller, Solicitor for the School District, when it is signed by the County Commissioners; that a proposal be submitted to them of what had been discussed by Council and the School District, agreeing to pay 75¢ per taxable parcel. The Board could then come back with a counter-proposal if they wished. Mr. Dean suggested that Mr. Frederick, Mr. Bailey, and Mr. Ziegler get together and work up a proposal, to be reviewed at the next Council meeting on April 13. Mr. Trotter, as Acting Chairman, appointed Mr. Bailey, Mr. Ziegler, and Mr. Frederick to work up a proposal until the next meeting of Council.

Mr. Trotter moved that since this would be Denise Bowman Emmers' last meeting with us, that he would like publicly to acknowledge her very knowledgeable, fair, and at times kind coverage of our meetings; that if it would serve the purpose, he would be glad to submit a "To Whom it may Concern" letter that she may take with her to submit to her future employers. This motion was seconded by Mr. Dean and it was unanimously carried. Denise and her husband are leaving the area to go to a new job.

The meeting was adjourned at 10:00 P.M.

Respectfully submitted,

Elwood G. Williams, Sr.
Secretary