

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, March 18, 2010**

ATTENDED BY -

COUNCIL: Mary C. Shoemaker, Vice-Chair
Forrest J. Remick, Ph.D.
David P. Fryer
Daniel D. Klees

STAFF: Adam T. Brumbaugh, Township Manager
Kent N. Baker, Township Engineer
Robert T. Long, Jr., Finance Director
John J. Franek, Jr., Zoning Officer
Mark Holdren, CRPA Sr. Planner
Lucy Beman, Accounting Assistant

ABSENT: David W. Koll, Chair
Mary E. Wilson, Asst. Township Secretary

CALL TO ORDER

Vice-Chair Shoemaker called to order the March 18, 2010 Regular Meeting of the College Township Council at 7:00 PM followed by the Pledge of Allegiance.

OPEN DISCUSSION:

None.

MANAGER'S UPDATE:

Mr. Brumbaugh presented the March 18, 2010 Manager's Update highlighting the Township receipt of an appraisal for the right-of-way for the Branch Road project.

CONSENT AGENDA:

- CA-1 Minutes :** a. March 4, 2010 Regular Council Meeting.
- CA-2 Incoming Correspondence:** /1: Letter from Centre Region Council of Governments, dtd Feb. 24, 2010, in thanks for the new Alpha Fire Substation.
- /2: Letter from Mt. Nittany Medical Center, dtd March 2, 2010, forwarding 2009 contribution.

- /3: Letter from Penn State, dtd Feb. 24, 2010, re: Individual NPDES Permit Modification – Municipal Review.
- /4: Letter from HRI, Inc., dtd Feb. 26, 2010, re: Notification of Downstream Municipalities and Surface Water Users, Oak Hall Operation.
- /5: Letter from Sweetland Engineering, dtd Feb. 26, 2010, re: Redline Speedshine Car Wash NPDES Permit Notification.

Ms. Shoemaker pulled item CA-2/2 and CA-2/5 for discussion.

**Dr. Remick moved to approve the March 18, 2010 Consent Agenda, minus CA-2/2 and CA-2/5.
Mr. Klees seconded the motion.
Motion carried unanimously.**

CA-2/2: Mr. Brumbaugh informed Council that the 2009 contribution from Mt. Nittany Medical Center was for municipal services.

CA-2/5: Mr. Brumbaugh advised that this Plan has just been submitted to the College Township Planning Commission.

**Mr. Klees moved to accept Correspondences CA-2/2 and CA-2/5.
Dr. Remick seconded the motion.
Motion carried unanimously.**

OLD BUSINESS:

OB-1 Revised Planned Research and Business Park District (PRBD)

Mr. Mark Holdren, CRPA Sr. Planner, presented proposed Ordinance O-10-02, Planned Research and Business Park District (PRBD), which amends the College Township Code by revising the Planned Research and Business Park District of the Zoning Ordinance to change the percentages of limited and permitted uses, as well as reducing setbacks. The intent of this ordinance is to amend the PRBD to allow greater flexibility in developing a mix of uses that better suit the changing makeup of business and tech parks.

**Mr. Klees moved to remand Ordinance O-10-02, Planned Research and Business Park District, to Planning Commission for review and recommendation.
Dr. Remick seconded the motion.
Motion carried unanimously.**

OB-2 Mincemoyer Rezoning Request; Grazing of Livestock in Forest Zoning District

Following Council's February 4, 2010 regular meeting review of correspondence from Mr. Thomas Mincemoyer, dated February 25, 2010, regarding a request for an amendment to the Forest District Zone to allow the grazing of cattle, Council remanded this to Planning Commission for review and was returned to this meeting for additional consideration.

Mr. Mark Holdren, CRPA Sr. Planner, advised that at their March 2, 2010, Planning Commission Meeting, Planning Commission recommended that this request be denied, as it was against the intent of the Forest Zoning District. Further, Planning Commission felt that allowing the grazing of livestock as a temporary use would only lead to regulatory/permitting headaches for the Township's Zoning Office.

This matter will be returned to Council with draft regulations that would allow this as a temporary use.

OB-3 Squirrel Drive Intersection Improvements Agreement

Mr. Kent Baker, Township Engineer, provided information on required engineering services for the Squirrel Drive Traffic Signal Design and Highway Occupancy Permit and recommended that Council award this contract to Keller Engineers in the amount of \$60,547. This project is in conjunction with the construction of the Country Inn and Suites Hotel on E. College Avenue, which is anticipated to be completed at the end of April, 2011.

Following discussion, Council took the following action.

Dr. Remick moved to award the Engineering Services for the Squirrel Drive Traffic Signal Design and Highway Occupancy Permit to Keller Engineers in the amount of \$60,547.

Mr. Klees seconded the motion.

Motion carried unanimously.

NEW BUSINESS:

NB-1 Sandhoo Memorandum of Understanding; Benner Pike Hotel

Mr. Kent Baker, Township Engineer, presented the proposed Memorandum of Understanding (MoU) between developers Guri and Jaspreet Sandhoo and College Township relative to the construction of a hotel on Centre County Tax Parcel 19-2V-25 on the south side of PA 150, Benner Pike. The MoU details conditions relative to the initial public street improvements, future public right-of-way, intersection signalization, Benner Pike road improvements, Benner Pike/Trout Road intersection, and street classification. The

township's solicitor offered written comments on this agreement in an email correspondence dated March 9, 2010, which were forwarded to the developer's attorney, Mr. T. Williams.

Following Council's review of this Memorandum of Understanding, staff was directed to finalize the agreement and bring back to Council at a future date.

OTHER MATTERS:

1. Dr. Remick inquired about whether crews will return to Township roads a second time to collect gravel that ended up on grass, which will be raked back into the streets for collection. Staff noted that the crews may make it back around.

STAFF AND ABC INFORMATIVES:

No comments.

COMMITTEE REPORTS:

Transportation and Land Use (TLU) Committee, March 17, 2010: Mr. Klees reported that the TLU will hold a joint meeting with the Centre Region Planning Commission in May. The TLU discussed the Long Range Transportation Plan rankings of future projects and identified the two primary projects as the Waddle Road Bridge Replacement, estimated to cost approximately \$18,000,000, and the Park Avenue Widening Project, estimated to cost approximately \$35,000,000. Due to the significant costs involved with these two projects, it was understood that it would be difficult to move both of these forward simultaneously.

Parks Capital Committee, March 18, 2010: Mr. Klees reported that the Parks Capital Committee discussed details regarding ongoing negotiations for the acquisition of Hess Field in Harris Township and directed the solicitor to prepare a counter offer.

Staff provided the outline for a three-meeting warm up to an April 15, 2010, final meeting regarding the generation of a recommendation to the General Forum on regional parks, which would include field acquisitions.

The Committee agreed on a recommendation to the General Forum for the execution of a grant for funding assistance for the additional 25 acres adjacent to the proposed Whitehall Road Regional Park in Ferguson Township.

Executive Committee, March 15, 2010: Mr. Fryer reported that the Executive Committee set the agenda for the March 2010 General Forum Meeting. The Committee then discussed the formulation of a capital policy for the fire stations, development of which will be a joint effort between the Finance and Public Safety Committees.

Finance Committee, March 8, 2010: Mr. Brumbaugh reported College Township's motion to re-establish the library capital funding line in the COG budget, noting the resistance of the Library Board regarding sharing its annual budgetary information with the municipalities.

Managers' Roundtable, March 18, 2010: Mr. Brumbaugh reported that Sen. Jake Corman attended the Managers' Roundtable addressing various topics of County interest. Sen. Corman noted that business tax collections are down more than the deficit that was originally anticipated.

ADJOURNMENT:

Vice-Chair Shoemaker adjourned the March 18, 2010 Regular College Township Council Meeting at 8:40 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary