

MINUTES OF THE MEETING OF THE COLLEGE TOWNSHIP PLANNING COMMISSION HELD ON JUNE 18, 1970

The regular meeting of the College Township Planning Commission was held in the Municipal Building at 7:30 p.m. on June 18, 1970. Present were: Dean, McChesney and Trotter. Also attending the meeting were 15 residents of Clover Highlands, Mr. and Mrs. J. Hutchison Mitchell, Norman Olsen and Steve Thompson of the Regional Planning Commission, and representatives of Humble Oil Company and Crown Construction Company.

The minutes of the meeting of April 18th were approved with the following correction: On Page 2, 5th line, 1st paragraph wording should be changed from "the area from R-3 to C-1" to "the area from C-1 to R-3."

Mr. and Mrs. J. Hutchison Mitchell presented the final plan for a section of land along Branch Road, presently a mobile home court, which had been rejected by the supervisors because it did not conform to the Subdivision Regulations, as previously submitted. It was moved by Trotter and seconded by McChesney that the Commission recommend to the supervisors that they approve the subdivision of a tract of land owned by Mr. and Mrs. J. Hutchison Mitchell comprising 4.59 acres on the northwest side of Branch Road, one mile from the village of Lemont and one and one-quarter miles from Route 322, dated May 12, 1970, this plan to be processed under Section 2.90 of the Subdivision Regulations. Motion carried 3 to 0.

Mr. and Mrs. Mitchell also discussed informally with the Commission the possible subdivision of several lots in the area east of Matilda Avenue.

Mr. Dean stated that he had attended a meeting this afternoon with Highway Department officials with respect to the proposed change in the interchange with Benner Pike in the area of the township building. He said that the Highway officials had indicated that they considered the drawing submitted to be the final plan unless they were instructed to change it from Harrisburg. The drawing of the proposed interchange was examined by residents and members of the Commission.

In response to a question, Mr. Dean stated that the best way for the residents to register objection to the plan was to present a petition to the supervisors with the request that the Board endorse the petition and forward it to the Highway Department in Harrisburg, since the district office is not authorized to make changes. He stated that the Highway Department officials felt the new proposal had several advantages. It would give people in College Township access to bypass, it would cost about 2 million dollars less, it would not disturb the duck pond, the Garver house or the iron furnace, and would take fewer properties than the plan proposed earlier.

In answer to further questions, he stated that as yet no access road had been provided for the area north of Benner Pike and that Clover Road across the Pike would be closed with a cul de sac.

Mr. Nelson presented a statement to the Planning Commission relating his opposition and the opposition of other residents of Clover Highlands with respect to the new proposal. He proposed that the interchange be completely eliminated and the interchange at the Hospital be retained as the sole interchange in this area of the Bypass. He felt that most residents in College Township

did not care whether or not they had direct and easy access to the bypass.

Residents requested the Planning Commission to make a recommendation opposing the interchange. Mr. Dean stated that members had not had an opportunity to study or discuss the proposal and, further, had not been asked to make a recommendation by the supervisors. He pointed out that the Board of Supervisors had already indicated its opposition to the plan. He stated that at the meeting he had attended several alternative proposals had been put forth which he considered to be of merit and which should also be considered.

Next matter for consideration was a request for a special exception by Humble Oil Company to the Zoning Hearing Board to erect a service station in the C-2 Planned Commercial area at Nittany Mall. A recommendation from the Planning Commission is required by the Zoning Ordinance in cases where a Special Exception is being requested.

Mr. Dean read the notice of the Zoning Hearing Board meeting to be held on July 6th. He also read a statement from the Regional Planning Commission opposing the location of a service station at the intersection of Routes 64 and 26. The station would be adjacent to a major intersection and would have entrances within 100 to 50 feet to sub-intersections. Traffic entering the station involving left turns would further complicate the problem. The presence of the mall has contributed to the traffic problem and the location of the service station at the tip of the intersection would obstruct free movement of traffic. The installation of the traffic signal has made some improvement in traffic flow, but this improvement would be diminished by the establishment of a service station at the corner.

Mr. Garrett representing Humble Oil Company of Pittsburgh maintained that the traffic problem already exists, that Humble did not create it and would not make the problem worse by building a service station at the intersection. He quoted a Detroit study indicating that there is a low incidence of accidents around service station exits. Commission members pointed out that the location was the principal problem, that there are already problems from the exits from Nittany Mall, and the station would add two more to each road, making a total of 5 exits in a short distance on Route 64 and three on Route 26.

Mr. Garrett stated that this would be the first Humble investment in this area, that the Highway Department had issued a conditional permit, dependent upon provision of the final plot plan, and that they were working with Soil Conservation personnel at Penn State to work out a satisfactory solution to the drainage problem. He said that Humble would landscape the area attractively and that the placement of the building on the site would prevent persons from driving through from one road to another.

Steve Thompson of the Regional Planning Commission reiterated the Commission's concern about possible traffic hazards. Mr. Trotter and Mr. Dean expressed most concern about the exits on Route 64 since the divider on Route 26 would tend to discourage motorists from cutting across the highway and wondered whether or not some alternative design could be devised to close them, even though this closure might restrict sales possibilities. McChesney felt that

the exits on Route 26 would be the most problem because of the heavier volume of traffic.

After considerable more discussion in which Mr. Antonazzo of Crown Construction joined, Mr. Trotter moved and Mr. McChesney seconded the following motion: That the Planning Commission recommend that the Zoning Hearing Board look favorably upon the plans of Humble Oil for a service station at the Nittany Mall Intersection. Motion carried 2 to 0. Dean voted no.

The Commission discussed the Mobile Home Ordinance. Mr. Thompson pointed out that no provision had been made in the ordinance for the developer to provide open space. Mr. Trotter volunteered to look over the Regional Commission's recommendations about the ordinance and prepare a section on open space for incorporation into the draft ordinance at the next meeting.

There being no further business, the meeting adjourned at 10:30 p.m.

Respectfully submitted,

Clarence Trotter, Secretary