

COUNCIL MEETING  
MARCH 10, 1977  
AGENDA

-----

CALL TO ORDER

MINUTES OF PREVIOUS MEETING

UPDATE INFORMATION

TREASURER'S REPORT

CORRESPONDENCE

- (1) PSATS (2 letters)
- (2) Letter to Dr. Helen D. Wise
- (3) Appeal to Zoning Decision, Mount Nittany Residence (McCormick & Tom Gill)
- (4) Memorandum of Law
- (5) Centre Regional Planning Commission (5 Letters)
  - (a) Minor Revision to the Planned Residential District and Sign Ordinance
  - (b) Noise Ordinance
  - (c) Revision to Subdivision Regulations
  - (d) Proposed Land Use Plan
  - (e) Service to Centre Development Corp.
  - (f) Penna. Dept. of Transportation

PLANS FOR APPROVAL

- (1) Garver Subdivision (Final Plan)
- (2) Ellis F. Houser Subdivision (Prel. & Final)
- (3) Redesign of Rephasing of Penn Hills PRD - Cal Zimmerman

BUSINESS

- (1) Proposed Fire Lane Posting - Hills Shopping Center and Nittany Mall
- (2) Transfer Road -
  - (a) Resolution of Adoption by Council
  - (b) Resolution of the Deed of Dedication
  - (c) Copy of the Application to the PUC
- (3) S.E.D.A. - C.O.G. Resolution
- (4) Reed McCormick - Private Grade Crossing between Consolidated Rail Corp. & Highland Associates - Zamrik Case
- (5) Hallock Subdivision (Sewer Service)
- (6) Bus Terminal Financing
- (7) Appointment of Council Representative to C.O.G. Executive Committee
- (8) Update on the Herbert W. Stewart Case
- (9) Street Light Resolution

ANNOUNCEMENTS

OPEN DISCUSSION

ADJOURNMENT

MINUTES OF  
COLLEGE TOWNSHIP COUNCIL  
MARCH 10, 1977

A meeting of the College Township Council was held Thursday, March 10, 1977, in the Township Municipal Building.

Present: John H. Ziegler  
J. Carroll Dean  
Dolores A. Taricani  
Clarence E. Trotter

Absent: Donald E. Bailey

Also Present: Manager Elwood G. Williams, Sr.  
Treasurer Robert A. Frederick

Reed McCormick, Claire Brown, David Sweetland, Michael Behe, Reese Jones, Richard Diffendorfer, Tom Riley, and Fred Gay spoke at the meeting.

The meeting was convened at 7:40 p.m. by Mr. Ziegler.

Dean moved that the minutes of February 10, 1977 be approved as distributed. Taricani seconded the motion and it was passed unanimously by the four members of Council present.

UPDATE INFORMATION

Manager Williams referred Council to the copy of the letter he wrote to Mr. Lawson, Chairman of the Highway System Task Subcommittee, dated February 22, 1977 concerning the Township's counter-proposal to the State. The State wishes to return certain roads to local municipalities.

Concerning the Y.M.C.A. matter, Manager Williams has been unable to contact Mr. Vincentti or Miss Coleman.

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TREASURER'S REPORT

The Treasurer's Report, which has been made part of these minutes, was unanimously accepted by Council.

CORRESPONDENCE

(1) Copy of letter from B. Kenneth Greider, Executive Director of the Pennsylvania State Association of Township Supervisors to the Council dated February 15, 1977, requesting the Township participate in a letter tribute to Milton W. DeLancey. Council instructed Manager Williams to write a letter of appreciation. It was felt that the Manager would have the best perspective on what Mr. DeLancey had contributed to the Township.

(2) Association Update of the Pennsylvania State Association of Township Supervisors. Trotter questioned the wording of Senate Bill 68 and requested Williams to contact PSATS for clarification.

(3) Copy of letter from Helen D. Wise, Member of the House of Representatives to John Ziegler, dated March 8, 1977, concerning her response to the tax collection problem.

(4) Copy of letter from Solicitor McCormick to Tom I. Gill, Attorney at Law, dated February 23, 1977, regarding the appeal by property owners to the zoning decision of College Township in the matter of Mount Nittany Residences. Discussion with Solicitor McCormick and the Council followed. The Council felt that the problem should be resolved soon, especially if money should become available for building. Calling it a "legal holding action", Taricani moved to table action on the Mount Nittany Residences. Seconded by Dean, the motion was unanimously passed by the four members of Council present.

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(5) Copy of a Memorandum of Law from H. Amos Goodall, Jr. to the Council, dated February 15, 1977. RE: Initiative and Referendum. This related to the annexation of the University dormitories into State College Borough.

(6) Copy of a letter from Dennis Elpern, Centre Regional Planning Commission, to Ron Weis dated February 14, 1977, concerning minor revisions to the Planned Residential District and Sign Ordinances.

(7) Copy of a letter from Dennis Elpern (CRPC) to Ron Weis dated February 14, 1977 concerning the Noise Ordinance.

(8) Copy of a letter from Dennis Elpern (CRPC) to the Council regarding revisions to the Subdivision Regulations. Council will await word from the College Township Planning Commission before taking action of these Regulations.

(9) Copy of a letter from Tom Kurtz, General Secretary of CRPC to the Council dated February 22, 1977 concerning presentation of the Proposed State Land Use Plan.

(10) Copy of a letter from Ron Short, Director of CRPC to David A. Allison, Executive Secretary of College-Harris Joint Authority dated March 3, 1977, concerning a zoning correction for a 16 acre tract of land near Whitehall Road.

(11) Copy of letter from David Sims, P.E. Deputy Secretary for Highway Administration to John Ziegler dated March 4, 1977: a response to Ziegler's letter regarding the State College Bypass Bikeway.

(12) Copy of letter from Dallas A. Dollase, Director of Bureau of Planning to Elwood Williams, dated March 7, 1977, concerning the contract for State Planning Assistance.

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March 10, 1977

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PLANS FOR APPROVAL

(1) David Sweetland of Sweetland Engineering and Associates came before the Council with the Preliminary Plans for the Garver Estate Subdivision. Mr. Sweetland noted the correction of deficiencies as they were listed on the memorandum from Dennis Elpern to Ron Weis, dated February 16, 1977. Council's discussion centered primarily on the tract's sewage problem. Though the property lies within the College-Harris Joint Sewer Authority service area, the nearest sewage line is 700 feet away on the far side of East College Avenue. Inadequate drainage occurs on upper Lot 2. Also discussed was the need to revise the County Sewer and Water Plan so as to make it more workable for present building needs. (Example: the Plan does not allow for on-site water and sewer for the Garver Subdivision). Taricani moved to approve the Garver Preliminary Plan and to send a letter to the CHJA asking for their recommendation on sewer service to this property. Seconded by Dean, the motion was passed unanimously by the four Council members present. It was stressed by the Council that the Final Plan will not be approved until the sewage problem is resolved.

No representative was present for either the Ellis F. Houser subdivision (Preliminary and Final) or for the redesign and rephasing of Penn Hills PRD.

BUSINESS

(1) Michael Behe came before Council with a petition containing signatures of Panorama Village residents asking that "No Parking" signs be removed. Mr. Behe, Reese Jones, Richard Diffendorfer, and Tom Riley, all residents of Panorama Village, charged that parking tickets were being issued to some cars parked along Panorama roads and not to others. Sympathetic to the problem, the Council said they would look into the charges but stressed that the parking situation was not unique to Panorama Village.

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BUSINESS (Continued)

(2) Fire posting for the Hills Shopping Center and for the Nittany Mall was discussed by Council. It was noted that the parking lanes that were established perpendicular to the traffic should be eliminated. Taricani moved to approve the Alpha Fire Company posting for both Hills Shopping Center and for Nittany Mall with a letter written to each of the property owners advising them of the change. Seconded by Trotter, the motion was passed unanimously by the four members of Council present. Owners will have 30 days to post the appropriate signs and apply roadway markings. Once completed, parking will no longer be permitted within 30 feet of the buildings.

(3) Trotter moved to approve Resolution 35, Transfer Road Dedication. (Re: Resolution attached to letter from John Blasko to Reed McCormick, dated February 28, 1977). The motion was seconded by Dean and unanimously passed by the four members of Council present.

(4) Re: Copy of a letter from Tom Kurtz, General Secretary of COG, dated February 22, 1977. Dean moved to approve the SEDA-COG Resolution which recognizes SEDA-COG as the areawide multi-county planning organization of the SEDA-COG region. Trotter seconded the motion which was unanimously passed by the four members of Council present.

(5) Solicitor Reed McCormick spoke on two matters, the first concerned the private grade crossing between Consolidated Rail Corporation and Highland Associates. Because of the exorbitant price being asked by the railroad for a private crossing and because of numerous legal restrictions within the agreement, Council asked McCormick to contact the lawyers involved and tell them that a public crossing needs to be obtained. The Council stressed that the Township will support the developer in his efforts to seek a public crossing.

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BUSINESS (Continued)

Solicitor McCormick also gave an update on the Zamrik case. Mr. Zamrik (owner of E-Z Market on East College Avenue) must decide whether he will take down a gas pump canopy or face an injunction from the Township. The injunction asks that five feet of the rear of the market be removed because it violates setback requirements. If Mr. Zamrik takes down the canopy, the Township will not file the injunction. "It sounds reasonable", said Taricani.

(6) Re: Copy of letter from David Allison, Executive Secretary of CHJA to College Township dated February 25, 1977, relating to the Sewer Service for the Hallock Subdivision. Mr. Hallock needs to find out if he can hook onto the State College Borough system before he spends an estimated \$3,000.00 on engineering fees.

(7) Bus Terminal Financing was next on the agenda. RE: letter from Tom Kurtz, General Secretary of COG to College Township dated February 23, 1977, concerning the two options to pay the remaining debt for bus terminal renovation:

1. Payment in full, without interest, by July 1, 1977; or
2. Continue payments as programmed on the precise terms of the original loan.

Frederick was asked to check into the present proposal and to bring back a recommendation in the best interests of College Township.

(8) Ziegler appointed Dean as Council Representative to the COG Executive Committee.

(9) Solicitor McCormick gave an update on the Herbert W. Stewart Case. Re: Copy of letter from him to Council dated March 8, 1977 regarding the rezoning proposal for the Stewart lands. The proposal is much like the one outlined by the Township <sup>to</sup> and Mr. Stewart two years ago. Mr. Stewart is to request rezoning for land he owns adjacent to the Nittany Mall along Route 26

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BUSINESS (Continued)

as well as on the opposite side of the highway. A C-2 designation would be sought for the area next to the Mall and an I-I designation for the second property. If rezoning is granted, Mr. Stewart would have six months to move cars stored next to the Mall to the second piece of land. A fence would be erected on Mr. Stewart's land east of Summit Road and all cars would be stored inside. McCormick said that the agreement was not binding. If either the Township or Mr. Stewart does not wish to agree to the terms, then a judge could decide the case.

(10) Street lighting was next on the agenda. RE: Memorandum from Taricani to Council dated March 8, 1977. Trotter made the motion that a street light resolution be drawn up by Solicitor McCormick for the Council's adoption at the next meeting. The resolution's essence: that standard street lights (or those of like cost) be used on a street-by-street basis. Dean seconded the motion. In discussion, Ziegler again made plain his preference for a subdivision by subdivision street lighting. The vote was taken. Ziegler voted NO. Trotter, Dean and Taricani voted YES.

ANNOUNCEMENTS

None

OPEN DISCUSSION

Before the meeting adjourned, there was an information-discussion with Surveyor Fred Gay concerning plans of Nittany View owned by Peter Persia. The tract of land involved portions of three farms. Council pointed out that the plans could be restricted to any one of the three portions, but developmental plans for the entire tract was preferred. Any plan submitted should show all existing lots, many sold without proper subdivision procedures, so that those

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OPEN DISCUSSION (Continued)

lots can be documented and current owners could obtain a clear title to their  
lots.

ADJOURNMENT

The meeting was adjourned at 11:00 p.m.

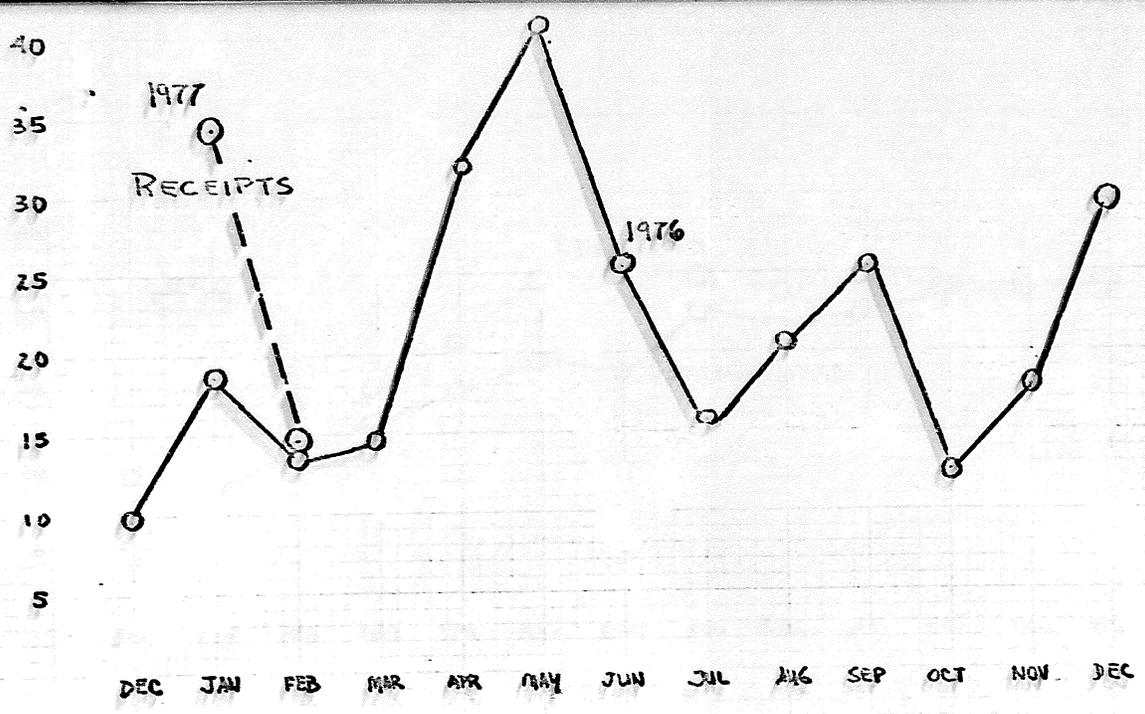
Respectfully submitted,

Elwood G. Williams, Sr.  
Secretary

EGW:tr:ct:bh

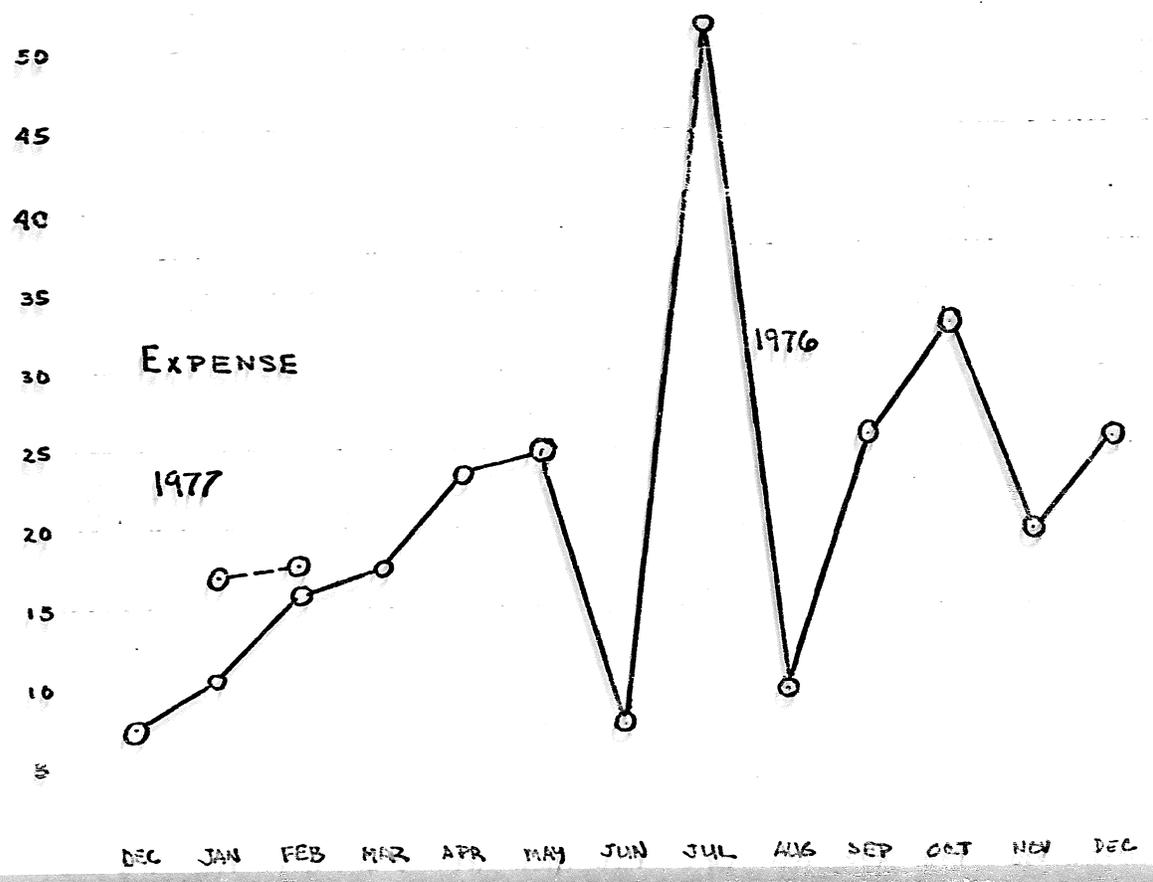
COLLEGE TOWNSHIP  
TREASURER'S REPORT  
INDEX

<u>DESCRIPTION</u>	<u>REFERENCE</u>
General Account - Receipts & Expenditures	Schedule I
General Account - Comparative Summary	
Graph - Comparative Summary	Figure 1
Graph - Moving Average	Figure 2
Township Funds - Cash & Investments	Schedule II

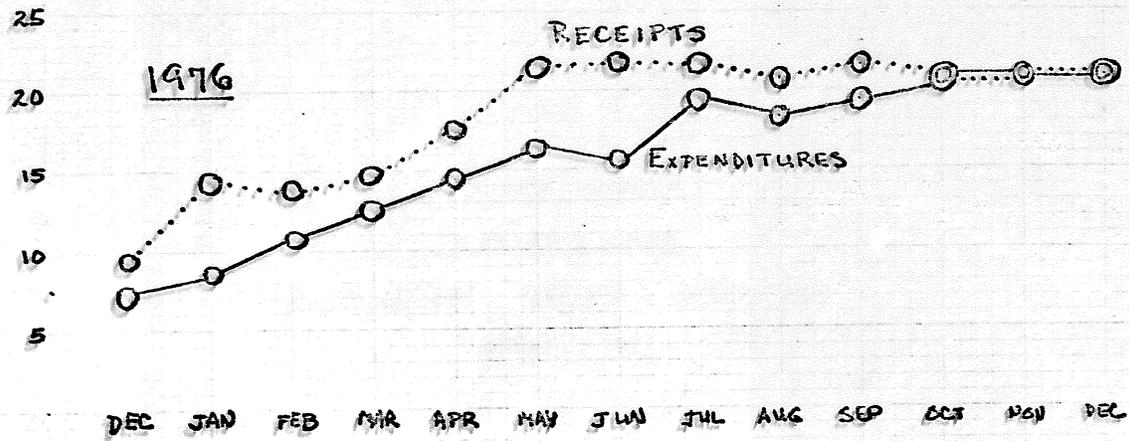


COLLEGE TOWNSHIP  
COMPARATIVE SUMMARY - 6/77  
GENERAL ACCOUNT

Figure 1

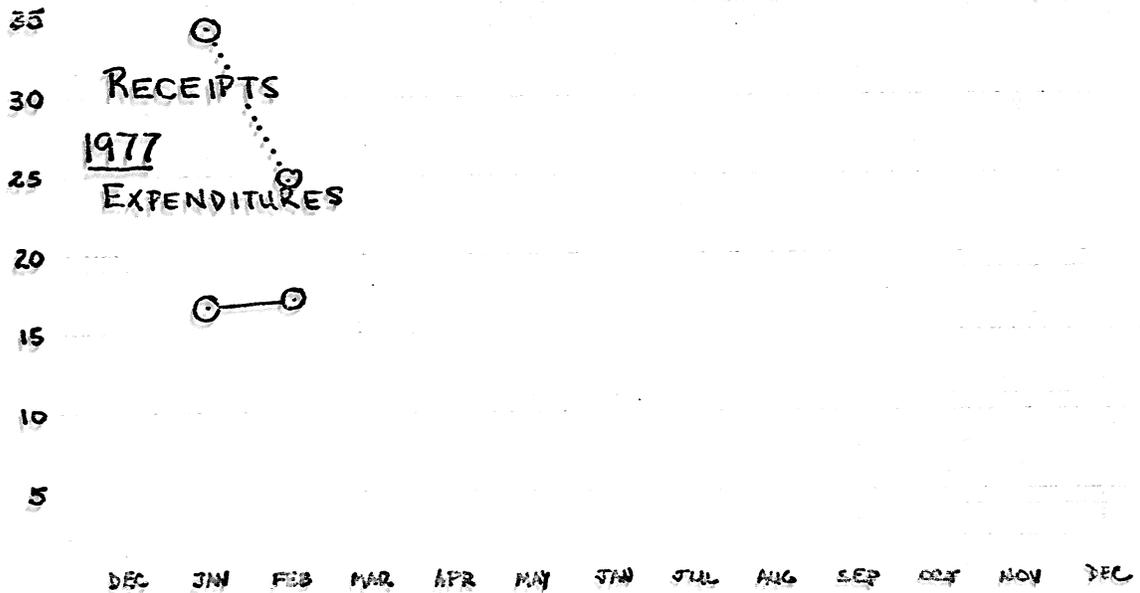


DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC



COLLEGE TOWNSHIP  
MOVING AVERAGE-76/77  
GENERAL ACCOUNT

Figure 2



COLLEGE TOWNSHIP  
TREASURER'S REPORT  
GENERAL ACCOUNT - RECEIPTS & EXPENDITURES  
FEBRUARY, 1977

	<u>Feb. 1977</u>	<u>Jan. 1977</u>
Check Book Balance - Beginning of the Month.....	\$ 4,238	\$ 9,709
Receipts during the Month.....	14,951	34,167 <sup>b</sup>
Transfers from the Savings Account.....	<u>-0-</u>	<u>-0-</u>
AVAILABLE.....	\$19,189	\$43,876
Expenditures for the Month.....	\$17,322	\$16,869
Transfers to the Savings Account.....	-0-	21,185 <sup>b</sup>
Transfers to Other Funds.....	<u>-0-</u>	<u>1,584<sup>a</sup></u>
Check Book Balance - End of the Month.....	\$ 1,867	\$ 4,238

a - Light Fund savings are invested through the General Account.  
b - Includes direct credit of interest to the Savings Account.

COLLEGE TOWNSHIP  
TREASURER'S REPORT  
CASH & INVESTMENTS  
FEBRUARY, 1977

	GENERAL	EQUIPMENT	PARKS & REC.	STREET LIGHT	FIRE PROT.	STATE	REVENUE SHARE	ANTI-RECESSION
CASH:								
Checking Account	\$ 1,867	\$ 899	\$ 415	\$ 1,099	\$ 2,374	\$ 236	\$ 315	\$ 496
INVESTED:								
Daily Interest - 5% Annual	32,251	11,000	-0-	-0-	-0-	6,754	10,756	-0-
90 Day Certificate - 5.5% Annual	-0-	10,000 <sup>a</sup>	-0-	-0-	-0-b	-0-	10,000 <sup>a</sup>	900 <sup>d</sup>
		-0-b,c						
TOTAL FUND @ FEBRUARY, 1977	\$34,118	\$21,899	\$ 415	\$ 1,099	\$2,374	\$6,990	\$21,071	\$1,396
Previous Month	\$36,489	\$21,712	\$ 685	\$ 1,581	\$2,737	\$9,881	\$24,074	\$1,408
	CASH							
	INVESTED							
	\$ 7,701							
	\$81,661							
		\$39,362 = TOTAL CASH & INVESTED						
		\$98,565 = PREVIOUS MONTH						

NOTES:

Tax accounts not included in this report.  
 Maturity dates of certificates of deposit:  
 a) April 16, 1977  
 b) Feb. 18, 1977 - Cashed  
 c) Feb. 23, 1977 - Cashed  
 d) Mar. 7, 1977  
 The Police Pension Fund designation has been deleted since State payments to the fund are being sent directly to the State College Bureau of Police Services.