

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, February 4, 2010**

ATTENDED BY -

COUNCIL:

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

CALL TO ORDER

Chair Koll called to order the February 4, 2010 Regular Meeting of the College Township Council at 7:00 PM followed by the Pledge of Allegiance.

OPEN DISCUSSION:

Ms. Rosemary Zoumas, 433 Brandywine Drive, introduced a parking petition from property owners along Brandywine Drive and requested Council's consideration of lifting on-street parking restrictions along this roadway.

Council placed this on the February 18, 2010, Regular Council Meeting agenda for review.

Mr. Tony Piniuk, 451 Brandywine Drive, supported the petition request for relief from parking restrictions and encouraged Council to consider the redesign of the bike path in order to accommodate the lifting of parking restrictions. In eight years of living on Brandywine Drive, Mr. Piniuk stated that he had never seen anyone use the bike path itself, choosing instead to bike on the street itself.

SPECIAL PRESENTATION: Centre County Solid Waste Authority Presentation

Mr. Rod Fye, Enforcement Officer, Centre County Solid Waste Authority (CCSWA), gave a presentation on the hazards of illegal, and, in particular, methamphetamine litter, sites. Mr. Fye reported that he has been tasked to identify all of the illegal dumps in Centre County in an effort to reduce the risks to both people and the environment. Fifty-six (56) sites have been identified so far with ten percent of them located within College Township. Anyone

coming across an illegal dump site should report it to the CCSWA by calling (800) 605-6649.

Mr. Fye announced that the CCSWA will be conducting a Hazardous Waste Collection on April 30 and May 1, 2010.

Council requested that Mr. Fye provide a list of addresses of where residents can legally dispose of used motor oils and other material not accepted at the hazardous waste collection event.

PLANS:

P-1 Centre Medical Sciences Building II Preliminary/Final Land Development; T. P. 19-003-100-0000; Hospital Drive

Ms. Karla Coudriet, Gannett Fleming presented the proposed Centre Medical Sciences Building II Project planned for construction on Hospital Drive. The building will contain Medical Office space for human health services. The project will also consist of the construction of paved parking areas, expansion of existing parking lots, stormwater conveyance and detention facilities, water service, sanitary sewer, gas service, concrete sidewalks and all other associated appurtenances. The property is owned by The Pennsylvania State University and Mount Nittany Medical Center. ADG-Hospital Drive Associates will lease the land from the previously listed two entities for development. The site is located adjacent to Centre Medical Sciences Building I and the Mount Nittany Medical Center.

a. Plan Review and Approval

The developer requested that Council approve a waiver for a recharge basin element on their site's stormwater system.

Ms. Coudriet stated that the developer agreed with the Township planner's recommendation for widening an island and adding two trees.

Mr. Klees commented on a possible distraction to drivers of the proposed overhead signs; however, Ms. Coudriet reported that PennDOT felt it was a safety issue because people tend not to read signs on the side.

Following discussion on lack of sidewalks north of Building II, speed limits on Park Avenue as well as a potential traffic conflict at Orchard Road, Mr. Baker, Township Engineer, agreed to speak with the relevant parties about the lack of sidewalks and a possible extended right turn lane into Hospital Drive.

Dr. Remick moved to approve the Centre Medical Sciences Building II Preliminary/Final Land Development Plan, dated 11/12/2009, last revised 1/15/2010, with the following conditions:

- 1. Obtain all required signatures on the plan,**
- 2. Payment of all outstanding plan review fees,**
- 3. Address review comments from PennDOT and Trans Associates on the Traffic Impact Study (TIS) and obtain PennDOT approval of the TIS,**
- 4. Provide a note on the plan referencing the approved TIS,**
- 5. Post surety for all public improvements, including the widening of Park Avenue and all other related transportation improvements, and**
- 6. For the purposed walkway from the Centre Medical Sciences Building II to the Mount Nittany Medical Center, widen the double island to accommodate a sidewalk and two parking lot trees, and widen the eight (8) foot wide island to ten (10) feet.**

Mr. Fryer seconded the motion.

Motion carried unanimously.

b. Resolution R-10-03, Sewage Facilities Planning Module

Mr. Baker, Township Engineer, explained that, because this project involves a pump, DEP is requiring the developer to file a Sewage Facilities Planning Module, rather than a Planning Module Exemption. In this case, a resolution is needed from Council as part of the application.

Mr. Klees moved to approve Resolution R-10-03, Authorizing ADG-Hospital Drive Associates to file for a Sewage Facilities Planning Module to DEP for the privately owned pump station for the CMSB II project.

Mr. Fryer seconded the motion.

Motion carried unanimously.

**P-2 Mt. Nittany Manor Preliminary/Final Subdivision – Phase I;
T.P. 19-004-071-0000**

Mr. Robyn Frolich, Uni-Tec Engineering, presented the Mount Nittany Manor Subdivision, located along the northern base of Mount Nittany. This is a 37.85-acre parcel situated in two zoning districts. The project is proposed to be completed in three phases. Phase I includes approximately 5.1 acres located in the R-1 Zoning District. The remaining phases rest in the Forest District. Phase I proposes to construct twelve (12) single-family residential homes with a fee simple layout. The stormwater for the site will consist of conventional inlet/pipe

collection systems. Diversion berms and swales are also planned, and all stormwater will be routed through one of three detention basins to break up the flow prior to discharge to the existing storm sewer system on First Avenue.

Staff comments included providing a turnaround for Stella Way, showing addressing for all lots in Phase 1, and considering placing a note on the plan that structures on the lots in future phases lying beyond the Sewer Service Area (SSA) should be placed to have only minimal encroachments outside the SSA.

Council discussed 1) the possibility of planting trees after the houses have been sited, 2) problems with managing water coming out of the basin and then going into the houses downhill along those other roads, such as First Avenue, and 3) the request for a temporary cul-de-sac.

Mr. Fryer expressed concern about there being no fencing around the stormwater basins; although the Township Engineer stated that fencing is discouraged because it limits the ability to get into the basins.

Mr. Klees moved to approve the Mount Nittany Manor Phase I Final Subdivision Plan, dated 1/21/2010, with the following conditions:

- 1. Obtain all required signatures on the plan,**
- 2. Payment of all outstanding plan review fees,**
- 3. Provide notes on the plans relative to stormwater waivers,**
- 4. Show addresses for all lots in Phase I,**
- 5. Provide a temporary turnaround on Stella Way, paved with asphalt base course material,**
- 6. Posting of surety for all proposed public improvements, and**
- 7. That the developer and Township staff work out a street tree phasing plan to minimize conflicts with driveways.**

Ms. Shoemaker seconded the motion.

Motion carried 4 – 1 (Fryer voting nay).

P-3 Country Inn and Suites Preliminary Land Development Plan; Request for Time Extension

In written communication dated Jan. 19, 2010, Penn Terra Engineering advised that a time extension is necessary for the Country Inn and Suites Preliminary Land Development Plan in order to resolve ongoing PennDOT traffic issues, specifically with regard to PennDOT's review and acceptance of the proposed traffic signal agreement.

**Mr. Klees moved to grant the requested time extension to the Country Inn and Suites Preliminary Land Development Plan to May 21, 2010.
Dr. Remick seconded the motion.**

Ms. Shoemaker was supportive of the time extension; however, she expressed dissatisfaction with the temporary orange fencing still surrounding the hole in the ground. This was viewed as showing a lack of consideration for people coming through the Township who must pass this unsightly site. Ms. Shoemaker suggested that, if the plan is going to be another while in the developing, the developer might consider simply filling the hole in for awhile.

Mr. Brumbaugh, Township Manager, agreed to again address this matter with the developer.

Motion carried unanimously.

MANAGER'S UPDATE:

Mr. Brumbaugh presented the February 4, 2010 Manager's Update highlighting the Alpha Fire Substation Open House for elected officials and the general public on February 22, 2010.

CONSENT AGENDA:

CA-1 Minutes :

January 21, 2010 Regular Council Meeting

CA-2 Incoming Correspondence:

- /1: Letter from Pro-Am Cycling Events, dtd Jan. 20, 2010, re: University Park Time Trial.
- /2: Letter from Pro-Am Cycling Events, dtd Jan. 20, 2010, re: Nittany Road Race.
- /3: Letter from Pro-Am Cycling Events, dtd Jan. 20, 2010, re: State College Criterium.
- /4: Letter from CATA, dtd Jan. 15, 2010, re: Orientation Breakfast for Local Elected Officials.
- /5: Letter from Lemont Village Assoc., dtd Jan. 20, 2010, thanking College Township for support of 2009 Haunted Granary.
- /6: Letter from P. Kennedy, dtd Jan. 26, 2010, regarding starling pesticide spraying.
- /7: Petition from residents of Brandywine Drive, dtd Jan. 27, 2010, regarding change in parking restrictions.

/8: Letter from Thomas Mincemoyer, dtd Jan. 25, 2010, regarding amendment to Forest District Zone to allow cattle.

CA-3 Reports:

- a. Finance Director's
- b. 2009 Road and Storm Drain

CA-4 Resolution:

R-10-04, dotGrants System and Agreement

Council pulled items CA-2/1, CA-2/8, CA-3b, and CA-4 for discussion.

Mr. Fryer moved to approve the February 4, 2010 Consent Agenda, minus CA-2/1, CA-2/8, CA-3b and CA-4. Mr. Klees seconded the motion. Motion carried unanimously.

CA-2/1: Mr. David Butterworth, Pro-Am Cycling Events, was present to answer Council's questions regarding the three proposed bicycle races planned for this spring and summer. The race that is proposed to cross Trout Road Bridge must be diverted due to the bridge being under reconstruction at that time.

Council suggested that the event planner should be responsible for all police services necessary for these events, and Mr. Butterworth stated that Pro-Am Cycling Events would be picking up the costs of any necessary police services.

Mr. Fryer moved to authorize the Township Manager to write a letter of support on the condition that the event holder assumes the costs of police services. Mr. Klees seconded the motion. Motion carried unanimously.

CA-2/8: Mr. Mincemoyer was present for Council's discussion relative to his request to allow cattle on his Forest District parcel. Mr. Franek, Zoning Officer, advised that the Forest District allows horses, but not cattle, as they would be against the intent of the Forest District. Following a brief discussion, Council remanded this to Planning Commission for review.

Dr. Remick moved to remand this request to Planning Commission. Mr. Fryer seconded the motion. Motion carried unanimously.

CA-3b: Ms. Shoemaker asked about 1) College Township's choice of pesticides being used to control weeds, as there was concern for any impact to the creek, and 2) needed pavement painting.

Mr. Klees advised that the Township's new boom mower will reduce the need for spraying because the areas previously unreachable by other means will now be able to be mowed. Mr. Brumbaugh agreed to procure and provide further details.

Mr. Baker reported that the painting contractor was not able to finish the Township's painting and will not be able to complete that work until the spring.

CA/4: Mr. Long, Finance Director, explained that this resolution and accompanying agreement with PennDOT allows the Township staff to submit their annual liquid fuels reports electronically.

**Mr. Klees moved to accept the remainder of the February 4, 2010 Consent Agenda.
Ms. Shoemaker seconded the motion.
Motion carried unanimously.**

OLD BUSINESS:

**OB-1 Ordinance O-10-01, State College Area School District Rezoning;
Adoption of**

Ordinance O-10-01, State College Area School District Rezoning, amends the College Township Zoning Map to rezone the College Township portion of Parcel 19-006-007 from Rural Residential and Agriculture to Single-Family Residential. Following the duly advertised public hearing on Ordinance O-10-01, Council considered the adoption of this ordinance.

Ms. Shoemaker opposed this ordinance, preferring to keep the Rural Residential portion as is, unless there is an immediate need.

**Mr. Klees moved to adopt Ordinance O-10-01, State College Area School District Rezoning.
Mr. Fryer seconded the motion.
Motion carried 4 – 1 (Shoemaker voting nay).**

NEW BUSINESS:

NB-1 South Ridge Development Addressing

In written correspondence dated January 22, 2010, Mr. Franek, Zoning Officer, advised that re-addressing of the area around the future realigned West Branch Road would be required in order to meet 9-1-1 criteria. Council was requested to review some suggestions and determine their preferred method of addressing this redeveloped area at W. Branch Road and S. Atherton Street.

Council directed staff to develop a list of potential street names and return to Council for review and determination. Chair Koll suggested that the names be unique and appropriate to the area.

NB-2 Bid Award - Fuel

College Township received one bid to supply vehicle and equipment fuel. Based on estimated quantities of 4,000 gallons of gasoline and 14,000 gallons of diesel fuel, the bid total contract amount is \$43,542.00.

Mr. Klees moved to award the College Township fuel bid to Christoff Mitchell Petroleum, Inc. for the total contract amount of \$43,542.00

Mr. Fryer seconded the motion.

Motion carried unanimously.

STAFF AND ABC INFORMATIVES

SI-5, Photograph of Newly Constructed Foot Bridge into Thompson Woods Preserve: Dr. Remick inquired about who built this foot bridge. Mr. Brumbaugh reported that College Township road crew members constructed this bridge, which spans Walnut Spring from the parking lots at the YBC store and Blaise Alexander car dealership on E. College Avenue.

OTHER MATTERS:

1. Mr. Fryer reported that what seems to be sub-standard paving surface on the bike path east of the tunnel needs to be evaluated, as he is concerned about vehicles on the path that may cause its further deterioration.
2. Dr. Remick stated that he wrote an article about Marcellus Shale fracture water and was disappointed that the *Centre Daily Times* did not print it.
3. Mr. Klees reported that the wearing surface on inbound S. Atherton Street in the vicinity of the Taco Bell Restaurant is breaking up and requested that the responsible parties be advised.
4. Mr. Koll recommended that the Centre Region Council of Governments find a way to reduce the cost of mailings; and Mr. Fryer agreed to talk about this at the next Executive Committee meeting.

COMMITTEE REPORTS

Centre County Metropolitan Planning Organization (CCMPO), Feb. 4, 2010: Mr. Klees reported that the CCMPO held their reorganization meeting and elected Mr. Klees as chair and Ms. Jadine Reese as vice chair. The CCMPO then discussed the LRTP process and reviewed the long list of projects, several of which are span municipal boundaries.

Parks Capital Committee, Feb. 1, 2010: Mr. Klees reported that the Parks Capital Committee elected Mr. Klees as chair and Mr. Cliff Warner as vice chair. The Parks Capital Committee met in a joint session with Regional Parks Planning to discuss the master planning for Whitehall Park. The group then discussed Oak Hall Regional, Hess Field and spent considerable time discussing the Whitehall Road Regional Parklands. A public meeting will be held later in February on the master site plan for the Whitehall Road Parkland. Over the next few months, a plan for municipalities' development costs will be generated, although it was noted that some municipalities are not inclined to support the parks development. Mr. Klees requested that this matter be added to a future Council meeting for discussion. Mr. Brumbaugh stated that this could be placed on the March 4th agenda.

Human Resources Committee: Ms. Shoemaker reported that the Human Resources Committee has reduced the field of candidates down to three in consideration of the Schlow Centre Region Library Director position from an original field of 18.

ADJOURNMENT:

Chair Koll adjourned the February 4, 2010 Regular College Township Council Meeting at 9:18 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary