

COLLEGE TOWNSHIP COUNCIL

Regular Meeting

December 13, 1984

7:30 pm

The regular meeting and a Public Hearing of the College Township Council was held on December 13, 1984 at 7:30 pm in the College Township Municipal Building.

Members present: Gale Dargitz - Vice-Chairman, Max Hartswick, Fred Smith, and Herbert Stewart

Members absent: Dolores Taricani

Others present: Thomas Lechner - Manager  
Beulah Houser - Administrative Assistant  
Robert Hayden - Treasurer

Dargitz called to order the Public Hearing at 7:33 pm. He swore in Dan Stearns, Bob Watkins, Gerald Clair and several College Township residents.

Patton Township IDA - Request from Centre Business Center

Neil C. Donahue, Trustee, presented the request from the Centre Business Center. He stated that the Centre Business School wishes to obtain a loan for \$350,000 to provide a permanent location and space for expansion for the School. The total project cost is \$632,000. The new location will be at 105 Gerald Street. Presently there are eight full-time and five part-time employees. The School proposes to employ 18 full-time and 15 part-time employees after the relocation. The lending institution is the Farmers Community Bank of State College. It was moved by Smith and seconded by Stewart to sign the Certificate of Approval for the IDA loan. Council approved the motion and the Certificate of Approval was signed by the Vice-Chairman.

Rezoning Request from Dan Stearns

Dan W. Stearns presented his request to rezone a parcel of land located in the Houserville area which contains approximately 59.2 acres. The property is bound on the north by Trout Road and private lands; on the west by property owned by Don Coble, Spring Creek Estates and the State College Area School District; on the south by property owned by Ronald Boal; and on the east by property owned by Gerald Clair. The land is presently zoned A (Agriculture). Stearns and his wife are requesting that the area be rezoned to R-1 (Single-Family Residential) which would be compatible with existing surrounding land uses. Stearns indicated that he has received word that sewer service will be available to the area.

Stearns has contacted the State College Area School District to inquire about the possibility of purchasing approximately 2/3 of an acre to provide a street right-of-way from the 59-acre tract of land to his other lands which lie south of the School property so in the future a public street could extend from the 59-acre tract to Spring Lea Drive. The School District replied that they would be willing to enter

into negotiations with Stearns for the approximately 2/3 of an acre if the plot plan is approved by Council.

Bob Watkins stated that traffic is his major concern. He said that there could someday be approximately 250 houses on the 59-acre tract of land. He stated that this is too great an additional burden for the developed portion of Houserville Road. He suggested as an alternative solution to by-pass the developed section of Houserville Road by perhaps connecting the property by Spring Lea Drive. This would depend on the School District's decision to sell the land to Stearns for the right-of-way. He also mentioned the fact that rezoning is unconditional and that the action that could come about can not be guaranteed. He expressed his opinion that development is premature in terms of planning and street development in the area.

Gerald Clair stated that there is only one road on the other side of the Stearns property that would lead into the property. His opinion is that before any more ground is developed, more access roads must be developed. He also brought up the fact that the bridge on Trout Road is very narrow and he feels it would be nearly impossible for emergency equipment to cross the bridge to get to the proposed development.

Stearns was asked how long it might be before a development would commence. He replied that it would take at least one year before the first lot could be sold.

Dargitz suggested that Council obtain an opinion from the Alpha Fire Company as to the difficulty of crossing the bridge on Trout Road with emergency equipment. Council tabled their discussion and after they have had a chance to study the matter, will continue discussion at one of the forthcoming meetings.

Dargitz adjourned the Public Hearing and called to order the regular meeting of Council at 8:25 pm.

#### OPEN DISCUSSION

No items were presented to Council for discussion.

#### APPROVAL OF MINUTES

The minutes of November 1, 5, 8, 15, 20 and December 3 were presented to Council for approval.

Smith amended the minutes of the November 5, 15, and December 3 meetings as follows:

November 5, 1984 - Page two, paragraph five, sentence three should read: Smith asked about the possibility of installing block heaters in the vehicles parked in the basement of the Township Building.

November 15, 1984 - Page one, paragraphs four and five should read: Lechner recommended that the Township take no involvement in the matter and that PennDOT should vacate the road directly to the University. Stewart made a motion to ask the Manager to write to PennDOT indicating that the Township does not wish to get involved in the vacation of the road. Hartswick seconded the motion.

Stewart amended his motion to include ". . . vacation of the road from University

Drive to Porter Road and Fox Hollow Road from Porter Road to the stop light on Park Avenue." Hartswick seconded the amendment and Council unanimously voted in favor of it.

December 3, 1984 - Page three, paragraph five should read: Smith moved to support the Recreational Improvement and Rehabilitation Act concept as long as projects proposed are in line with the College Township Parks and Recreation Committee Report. Hartswick seconded the motion and all were in favor.

It was moved by Smith and seconded by Hartswick to approve the minutes of the November 1, 5, 8, 15, 20 and December 3 meetings with the above corrections. The vote was unanimous.

#### UPDATE INFORMATION

The Manager's Update information was received by Council.

#### FINANCIAL REPORT

The Financial Report for the 11 months ending November 30, 1984 was presented to Council. Hartswick moved to approve the Financial Report. Smith seconded the motion and Council approved.

#### CORRESPONDENCE

A memo was received from Alexis Penich-Walsh of the Centre Region Planning Commission requesting review and input from Council to the documents entitled "Issues Demanding Attention" and "Performance Objectives" for the CRMPO Unified Planning Work Program for FY 85/86.

The Vice-Chairman asked Council to review the documents and indicate any concerns to Lechner.

A letter was received from the Undergraduate Student Government at Penn State stating that the Organization has been established to voice and deal directly with student issues of a general nature. One of their goals is to work on the lines of communication within the town. They are currently working on projects which will increase the public awareness of the Committee and in the future hope to plan programs which will involve both the students and townspeople. They requested that Council get in touch with the Committee for feedback from students on any issues.

#### PLANS FOR APPROVAL

Discussion continued on the U-Haul Site Plan. Dargitz noted that the two concerns of Council are use and access.

David O'Connell stated that he spoke with the legal representative for the owners of the South Ridge Motor Inn. The South Ridge Motor Inn is not willing to give up their access. He also indicated that PennDOT has informed him that a traffic light is a possibility if the area meets PennDOT's criteria. The owners of Hills Plaza have indicated to O'Connell that within five years they plan to build on their undeveloped land which is located directly across from the proposed access for the U-Haul facility.

He explained that his office staff have reviewed many times the Site Plan and have decided that the Plan is as good as anyone could come up with and they feel the location is appropriate for the piece of land.

Smith asked O'Connell if he thinks Meyer Dairy would be willing to close their entrance. O'Connell replied negatively.

Dargitz stated that there really were two issues - one was the discussed, access and traffic signalization, the other is the view, at least by some, that the storage space constituted an Industrial Use rather than a Commercial Use. Dargitz felt it was U-Haul's desire to get off dead center. One way to do this was to have the issue turned over to our Zoning Hearing Board and a way to get at that is to deny or not approve the Site Plan. Then when U-Haul makes an appeal to this decision, they would automatically go before the Zoning Hearing Board, and then put the issue of USE out of the way. So Dargitz thought it had come to a full drive in making that kind of motion or not making that kind of motion . . . so that U-Haul and Council can get off dead center and what the Zoning Hearing Board decides, of course, then U-Haul would know where they stand on that issue.

Smith moved that the Site Plan for U-Haul, dated October 15, 1984 - revised November 15, 1984, not be approved. Hartswick seconded the motion.

O'Connell asked for reasons for denial. Dargitz and Smith gave the reasons for denial as Storage and, according to the Solicitor's interpretation, it violates the Zoning for that area and also that Dargitz doesn't believe anyone is pleased with the access which, he stated, is also an issue here.

Stewart asked how soon this request could come before the Zoning Hearing Board. The appeal would have to be filed first within 30 days.

The vote on the motion was unanimous - 4-0.

#### NEW BUSINESS

1. Resolution on Speed Limit Established on Mt. Nittany Road

Council previously approved that a 25 mph speed limit should be established on Mt. Nittany Road from Pike Street to Thompson Street. Council signed the Resolution No. 29-C.

2. Response to Carson's Complaint Regarding Delta Disposal Service

On August 17, 1984, Fred Carson filed a complaint with Council stating that as of July 20, 1984, Hills Department Store is being serviced by Delta Disposal Service, and that on July 25 the container was removed by them and not emptied at the Centre County Transfer Station. Carson stated that he felt it violated Ordinance 50-A of College Township.

The complaint was directed to Jim Steff, of the Centre Region Council of Governments, at which time he asked the COG Solicitor, John Miller, Jr., to examine the College Township Refuse Ordinance. Miller has indicated that Delta Refuse is in violation of Ordinance 50-A. He suggests that College Township notify Delta Refuse that the company's disposal procedures represent a violation of the Ordinance and should be brought into conformance with the provisions of the said Ordinance. The Public

Services Committee of the Centre Region Council of Governments has recommended that College Township Council consider Miller's recommendation.

Lechner also feels that Delta Refuse should be notified and that if the practice continues, Council should refuse to renew Delta's license. Council agreed with Lechner.

### 3. Preliminary MPO Agenda Materials

(Exclusion of State College By-pass/Benner Pike Interchange and State Transportation Committee Hearing)

Lechner reported that because of fiscal constraints the State College By-pass/Benner Pike Interchange has not been included in the Twelve-Year Program of the State Department of Transportation. The State Transportation Commission hearing is scheduled on February 1, 1985, in Williamsport and the Township has been notified that if they wish to make a presentation at the State hearing, they should contact Shirley Thomson, Secretary to the Transportation Commission and the Transportation Advisory Committee, to schedule an appointment.

Lechner recommends that Council schedule an appointment to make a formal presentation at the hearing. He asked Council for their comments. Bob Watkins indicated that he thinks the MPO is also planning to make a presentation at the hearing. Dargitz indicated that Council will discuss this item further at the December 20, 1984 meeting.

### 4. Parking Problems in College Township

Bob Watkins discussed the study he did regarding parking restrictions in the Township. He indicated that he and Lechner have studied the recognized parking problem areas in the Township and recommend the following restrictions:

#### Penn Hills

Because of small lots and short driveways, residents of Penn Hills PRD are parking vehicles on the street. Where the cartways are narrow (24 feet), the travel lanes are severely restricted when vehicles are parked on both sides. Watkins recommends that parking be restricted on one side only of the 24 foot streets and that the R7-1 No Parking Symbol sign be used with the R7-7 No Parking Arrow sign. Signs should be placed at intervals not to exceed 200 feet which would require approximately 31 signs.

#### Lemont Village

The cars parked in the right-of-way on Pike Street, within approximately one block of the traffic signal are a problem. The perpendicular parking is potentially a safety problem and cars so parked sometimes extend into the cartway. PennDOT reports no major accidents in this area associated with parked vehicles. However, PennDOT indicates that a "Parallel Parking Only" sign could be used to improve the situation -- although this may lessen the total number of spaces in the area. A "Limited Time Parking" sign could be used to insure that parking is available for customers between certain times. In order to post such restrictions, there would have to be a routine engineering study and a new ordinance passed. PennDOT is willing to assist if such restrictions are desired.

### Uncurbed Streets

There are a number of narrow, uncurbed residential streets where cars parking on the cartway restrict traffic flow and hinder snow removal. At such locations, the R7-1 No Parking Symbol sign could be used within the R3-1 On Pavement sign on both sides of the street to insure that cars do not park on the paved cartway. The proposed locations and number of signs recommended include: Clover Road (10); Hillview Avenue (10); Pikeview Road (4); Grandview Road (4); Rainlo Street (8); Oakwood Street (8); Norle Street (8); and Spring Street (20).

Additional locations could be added to the list. An alternative approach, especially on Rainlo, Oakwood and Norle Streets could be to prohibit parking on one side. Also, there is a "Snow Emergency Route" sign (R2-22) which might be used where snow removal is the only problem.

### New Residential Subdivisions

Watkins indicated that it is important to insure that new developments do not cause unnecessary parking problems. The Planning Commission has suggested that the minimum local street cartway width be increased from 24 feet to 28 feet. The minimum width needs to be increased because 24 feet is not enough to allow parked cars on both sides with sufficient travel lane for one travel lane. A minimum required width of 26 feet would be sufficient.

Watkins suggested that it may be appropriate to require developers to install parking restrictions at some locations in new developments.

Lechner indicated that he has incorporated into the Budget monies for signing and that the Township will install signs as they can afford to. Dargitz thanked Watkins for his presentation.

### 5. Residential Care Living Recommendation to Amend the Zoning Ordinance

The Centre Regional Planning Commission has drafted zoning amendments for Residential Care and Group Homes. The zoning amendment language intends to make possible the following:

- A) Allow residential care for up to three clients in all Residential Districts under the "Family" definition.
- B) Allow group homes for up to eight clients in all Residential Districts, except Single-Family Districts.
- C) Allow halfway houses/rehabilitation centers and community centers in mixed and/or Commercial Districts.

In Section 1 of the Ordinance, they recommend a change in the definition of "Family"; and in Section 2 recommend a change in the definition of "Family Care". Regulations would allow group homes in R-2 and R-3 Districts. The present Ordinance allows nursing homes and personal care boarding homes in R-3 Districts.

Dargitz indicated that Council will study the proposed zoning amendments and will plan to discuss them after January 1, 1985.

6. Discussion on College Township Sign for Parking Lot

The College Township Planning Commission has recommended to Council that they initiate a contest or other means of involving design-oriented people in the design of a new Township sign and perhaps a logo with a panel of people selected, one from the Planning Commission, others from the community, to judge submissions, and that a program be written to indicate budget and other parameters necessary for the project.

Hartswick indicated that a group of individuals from the University have taken on projects of this nature as class assignments. He will forward the names of the individuals who have been involved in past community projects to Lechner.

Dargitz suggested that Council think about the matter for a few weeks before making a decision to appoint a committee.

7. Discussion of Snow Removal on Non-Township Roads

Lechner discussed the problem of snow removal on non-Township roads. He indicated that the Township is plowing roads that have not been deeded or dedicated to the Township. The Township does not receive any Liquid Fuels money for these roads. He indicated that Council could give consideration to charging a rate for roads that have not been deeded or dedicated or have the owner or developer of the roads contract with a private individual. He suggested that these private streets should be the last streets to be plowed.

Smith stated that he feels the responsibility of plowing should be that of the owner of the roads. Dargitz asked Lechner to draft a suggested written policy for Council to review.

8. Update on Darlington Subdivision Access

Lechner stated that a session was held in October with the Darlingtons, the Metzger's son (the Metzgers were unable to attend), Bob Watkins and himself. A proposal was then prepared and the Darlingtons were asked to respond. The Darlingtons decided that they were in no hurry to proceed and indicated that they would get back to Council after January 1, 1985.

COMMITTEE REPORTS

Regarding the Feasibility Study on Routes 144 and 322, Dargitz indicated that he attended a meeting where PennDOT representatives and budget officials discussed whether the Centre Hall/Pleasant Gap problem could be solved by a By-pass around Pleasant Gap and Centre Hall. He said that he has a report if Council members are interested in reviewing it. The Manager also has a report in his office.

Lechner informed Council that the By-pass is scheduled to open on December 21 and traffic signals are scheduled for inspection on December 18.

ANNOUNCEMENTS

Lechner announced that the Public Meeting for the Budget will be held on December 20, 1984 at 4:00 pm and that the Council Organizational Meeting is scheduled for January 7, 1985 at 4:00 pm.

**ADJOURNMENT**

It was moved by Smith and seconded by Hartswick to adjourn the meeting. Council approved and the meeting was adjourned at 10:15 pm.

Respectfully submitted,

C. Thomas Lechner  
Secretary

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