

COLLEGE TOWNSHIP COUNCIL

REGULAR MEETING

THURSDAY, JULY 12, 1984

7:30 PM

Chairman Dolores Taricani called to order a meeting of the College Township Council on July 12, 1984 at 7:30 pm, in the College Township Municipal Building.

Members present: Gale L Dargitz, Max E Hartswick, Fred E Smith, Herbert W Stewart, and Dolores A Taricani - Chairman

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

OPEN DISCUSSION

None.

APPROVAL OF MINUTES

Dargitz moved and Smith seconded that the minutes of the June 14, 1984 meeting and the June 28, 1984 meeting be approved as distributed. The motion carried.

MANAGER'S UPDATE

Calling attention to Item 1 of the June 28, 1984 meeting Update, Lechner said that because the construction bids on Schlow Library's proposed expansion were higher than anticipated, the Financial Agreement must be re-worked. Lechner added that the agreement would likely be available for consideration at the July 26 Council meeting.

FINANCIAL REPORT

With Smith's motion and Dargitz's second, Council accepted the Treasurer's report as distributed.

CORRESPONDENCE

None.

PLANNING COMMISSION RECOMMENDATIONS

1. Master Plan - Pre-Application for Clover Highlands PRD

Taricani summarized action taken on the Clover Highlands PRD Pre-Application at the June meeting, saying the Planning Commission recommended approval contingent on

eight conditions which Taricani then read. Council held a public hearing on the Clover Highlands PRD later during the meeting.

2. Preliminary-Final Plan for a Two-Lot Subdivision on Clyde Avenue by Alex Woskob

Alex Woskob's two-lot Subdivision Plan was denied approval by the Planning Commission because of failure to limit the number of accesses onto a private road to three. Therefore, Taricani stated the plan must be referred to the Township Solicitor for an interpretation of the Zoning Ordinance before Council could take action.

NEW BUSINESS

Schlow Library Financing Agreement

Taricani stated that since the construction bids on the proposed Schlow Library expansion were much higher than anticipated, she would entertain a motion to table the matter until a financing agreement could be resolved. Dargitz so moved, Hartswick seconded, Council concurred.

ADJOURNMENT

Business of the regular meeting being concluded, Council adjourned the regular meeting in order to open the Public Hearings. Smith moved, Stewart seconded.

PUBLIC HEARINGS

1. IDA Request from Ronald L Wiser to Remodel the Decker Building in Bellefonte

Ronald L Wiser, applicant for IDA funding, summarized his plans saying he intends to complete a project originally started two years ago with financing through the College Township IDA.

Asked by Taricani if he had not anticipated the upcoming part of the project two years ago, Wiser replied that he wanted to have a tenant ready to occupy the office space before he borrowed the money for its construction. Wiser said the project's Phase Two will add 29 employees. Dargitz inquired if the employers would be new or moving from other buildings; Wiser answered that the employers there will be hiring new people.

Hartswick then moved and Smith seconded that Council ratify the College Township IDA's approval of the loan. The motion carried.

2. IDA Request from Donald E and Bettie A Coyne for Development of the Former Lemont House

Donald Coyne summarized his request for IDA funding as he provided Council members with a fact sheet related to his proposal. Coyne said he had purchased the former Lemont House and plans to remodel the building to house several shops which will all offer home improvement products or services. Coyne added he would not be altering the exterior of the building, but he does plan to pave the parking lot pending approval of the Storm Water Management Plan.

Stewart then moved that Council support the request for IDA funding by Donald E and Bettie A Coyne. Following Smith's second, the motion carried.

3. The Proposed Storm Water Management Ordinance

Outlining the purposes of the proposed Ordinance, Robert Watkins, Senior Planner for the Centre Regional Planning Commission, stated that College Township has been enforcing the tenets of the Ordinance for a number of years. The purpose of this Ordinance is to provide standards and criteria for engineers to follow in designing storm water facilities. Also the Ordinance would provide the Township Engineer with more definite standards for enforcement.

The primary principle, said Watkins, is that the maximum rate of storm water run-off is no greater after development than before, and the quality, velocity and direction of the run-off is managed so the health and well being of Township residents is protected.

Watkins emphasized that although not stated specifically in the Ordinance, all requirements are the responsibility of the property owners or Developers. Developers will have to meet these requirements when (1) subdividing property and (2) applying for a zoning permit on land previously subdivided.

After a brief discussion between George Borosque, of the Planning Commission, and Taricani on an active role by the Township Engineer in the execution of the Ordinance, Dargitz moved and Smith seconded for adoption of Ordinance No. 85 (the Storm Water Management Ordinance). The motion carried.

4. The Revised Master Plan for Clover Highlands PRD

Representing the Clover Highlands Associates at the public hearing were John Haas, Architect; Thomas Songer, Uni-Tec Engineer; and Calvin Zimmerman, Developer. Songer read the narrative statement outlining the planned community which basically stated that the proposed development is situated on 82.35 acres of land bounded by the By-pass, Puddintown Road, Spring Creek Park and East College Avenue. Access to the development will be via Clover Road, off Route 26 and by proposed Parkside Drive which will intersect with Puddintown Road.

A designated adult (retirement) community, all deeds to property will contain a covenant requiring that an individual must be 50 years old or older to live in the community.

The development is to be constructed in nine phases from 1984 to 1993. Approximately 10 acres are to be used for professional office space, 32.66 acres will be set aside for common open space and 1.52 acres are planned for commercial use (a small convenience store). It is anticipated that 323 units will be built. Either individual property owners or a Homeowners Association will maintain parking lots, open space, storm water management facilities and interior sidewalks.

Smith asked if the 50-years-of-age requirement constituted discrimination, but Zimmerman answered that the Supreme Court had upheld similar cases of developments based on age. Later in the hearing, Dargitz expressed reservations on approving an age-based occupancy development, saying Council should be assured that the covenant can be enforced. Taricani asked Zimmerman to provide Council with documented cases

in which the courts have upheld the age-restricted ownership and residency so that the College Township Solicitor can review them.

Four members of the Planning Commission were in the audience -- Ronald Weis, George Borosque, Marjorie Froke and Janet Sulzer. Ronald Weis said he was concerned about traffic congestion since the By-pass will connect on-grade with East College Avenue at a point near the entrance to the Clover Highlands Development. He also felt the presentation portrayed the traffic generation too favorably since it compared the proposed PRD to previous planned communities on that site -- one with the By-pass not in place and another with the By-pass going under East College Avenue. Weis was also concerned about the small commercial area generating more traffic congestion, particularly at rush hour.

Hartswick questioned the capacity of the sewage plant to handle the new development. However, Lee Shields, member of the College-Harris Joint Authority, indicated the plant was presently operating at 2/3 of its full capacity.

A discussion on the phases of construction took place when George Borosque asked if there were assurances the phases would be constructed as scheduled. Songer replied that they needed some flexibility such as in Phase 4, when construction for recreation is planned. At that point residents will be asked for their input. Borosque asked that Council and related committee have a part in the decision-making also.

Borosque questioned the 26 ft.-wide streets planned for the development when a 28 ft. standard was being deliberated for the Township. Lechner replied the issue had not yet been resolved as they were waiting to hear a final word from the Township Engineer.

Borosque, too, was concerned about traffic congestion particularly near the convenience store and inquired about a left-hand turn there. Another question Borosque raised was related to the number of bedrooms in the single family dwellings. Songer replied that only four single family houses were planned and Zimmerman commented that most retirement communities did not have any.

When Donald E Bailey asked if the property would be owned or rented by the residents, Zimmerman disclosed that they were negotiating with two religious organizations to operate the community, and they would make decisions on that issue. Zimmerman dismissed questions on partiality towards religious affiliation for occupancy, stating neither of the groups considered would base occupancy decisions on membership in their religious body.

Concerns of other citizens were as follows:

Sarah Fox - Did not feel flood plain land was suitable as recreation space. Wondered if a market study revealed need for this kind and size of development. Concerned that Puddintown Road could not accommodate traffic, especially with two one-lane bridges.

Eugenie Harlow - Lives on Oakmont Road and views the left-hand turn off Puddintown Road to Oakmont Road and total traffic situation as dangerous. Did not favor a homogeneous-type community in the Township. Questioned amount of open space. (Zimmerman did not feel many residents would use Puddintown Road.)

James Schomer - Lives on Houserville Road near Spring Creek and was apprehensive about run-off contributing to annual flooding. (Songer explained how Storm Water Management controlled problems.) Asked if traffic light was planned for access to development. (None at this time.) Was concerned about additional traffic and use of Houserville Road. (Songer replied traffic figures show retired people make 3.3 trips per day compared to working-aged people's 7.3 trips per day.)

Sue Smith - Concerned about inconveniences and problems in Township during construction. (Taricani said the Storm Water Management Ordinance addressed those problems.)

Norman Deno - Chairman of the Environmental Advisory Committee. Felt the Flood Plain should not be counted as open space in calculating dwelling density. Pleased to see Storm Water Ordinance passed

Watkins then addressed the Council and those present with a statement saying that the PRD Ordinance covers certain things not necessarily included in the Subdivision Ordinance and vice versa. Therefore, the Township bodies should be certain that requirements in both Ordinances are accounted for. Watkins stated that if the Clover Highlands PRD is approved, a legal agreement should be signed establishing the following:

1. The Developer shall be responsible for the landscaping of all open areas and for the improvement of common open space and walkways.
2. The Developer shall be responsible for installing parking restrictions necessitated by bus services.
3. The Developer shall be responsible for street and walkway lighting.
4. The Developer must provide the traffic signal and intersection improvements at Clover Road and East College Avenue.

Watkins added that the Planning Commission should review the file plans in the PRD process and that PennDOT should be encouraged to participate in planning the intersection. Watkins' final comment was that the traffic generation figures presented by Clover Highlands Assoc. were low compared to the national average. There is potential, he said, of having as much as 25 percent more traffic generation than was presented.

At 9:20 discussion on the PRD seemed to be completed. The Public Hearings closed with Hartswick's motion for adjournment and Smith's second.

Respectfully submitted,

C Thomas Lechner
Secretary

CTL:jh:key