

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, November 18, 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/Secretary
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 November 18, 2010, Regular Meeting of the College Township Council at 7:26 PM following a public hearing on the Limerock Terrace Rezoning Request.

OPEN DISCUSSION:

None.

SPECIAL REPORT:

SR-1 Schlow Centre Region Library

Ms. Mary Anne Miller, College Township representative to the Schlow Centre Region Library Board, introduced the new Library Director, Ms. Catherine Alloway. Ms. Alloway provided a handout on *Schlow Centre Region Library Benchmark Report – 2008 Data*, highlighting the following comparison with 14 single-facility peer libraries across the country.

- With six (6) librarians and 28 total staff in 2008, Schlow has low personnel costs, as reported at \$1,183,106. Due to funding cutbacks, two Library positions were subsequently cut in 2009, although circulation has increased 4.5% over the same period of time. This supports Schlow's having a very productive staff who work hard to keep operating costs down.
- Schlow outsources its financial duties, building maintenance, and janitorial duties to the State College Borough.
- Schlow Centre Region Library scored fifth out of 27 Pennsylvania peer libraries in the *Hennen Public Library Rankings*, with three of the top five libraries having multiple facilities and larger budgets. This supports the Library's being a cost-effective and highly productive operation.
- The Library ranked lower than average on number of computers maintained; however, the rankings did not consider the Wi-Fi services the Library offers and the high volume of usage realized from patrons bringing their own laptops to the Library.

Ms. Alloway thanked Council, and all participating Centre Region Council of Governments' municipalities, for their funding support of the Library and hoped to return to Council with regular reports in the future.

Council offered its appreciation to both presenters for the exceptional, detailed hand out and for the work accomplished at the Library.

SKETCH PLAN:

SK-1 Mt. Nittany Medical Center; Sketch Plan for Emergency Room Expansion

Ms. Karla Coudriet, P.E., Gannett Fleming, introduced Mr. Lou Brungard, Mt. Nittany Medical Center, before presenting the Mt. Nittany Medical Center's Sketch Plan for Emergency Room Expansion. The developer was requesting a review of this plan under the Minor Plan Review standards. This overall project involves the construction of a 28,500-square-foot building addition to the Emergency Department of the Mt. Nittany Medical Center, a new 5,000-square-foot addition to Entrance A, and a new, permanent parking lot at the Medical Center. This plan also changes the current Y-intersection into a four-way intersection. Although not consistent with the site's Master Plan, Ms. Coudriet explained that the future outer road would bring it back into consistency with the Master Plan.

Ms. Shoemaker asked if a second entrance to the hospital was possible beyond Hospital Drive toward I-322, but Mr. Coudriet replied that there is insufficient land to add another road in the area before the I-322 ramp begins. A large sign with the logo on it is going to be proposed for erection on Park Avenue to help people successfully navigate to the hospital.

Council expressed appreciation for the thought put into the parking reconfiguration and for designing a straight accessway to the hospital that is not hampered by parking stalls.

Mr. Brumbaugh, Township Manager, stated that, based on prior difficulties in working out signage issues, staff was hoping to work much more closely with hospital representatives in order to avoid some of the previous problems encountered.

In reply to Council inquiry regarding safety of emergency room patients, Mr. Brungard advised that the renovated emergency room would have a dedicated behavioral health area for emergency room patients who needed additional monitoring.

MINOR PLANS:

MP-1 Mt. Nittany Medical Center; Request To Allow Front Parking Lot Expansion For The Emergency Room Expansion To Be Processed As A Minor Plan In Advance Of The Full Land Development Plan

Ms. Karla Coudriet, P.E. Gannett Fleming, introduced the Mt. Nittany Medical Center's Plan for the expansion of the front parking lot for the Emergency Room Expansion and requested that this project be approved for staff review under Minor Plan Review standards. Council approval would allow the developer to construct a temporary, gravel parking lot for staff's use in advance of the approval of the submission of this land development plan and during the construction of the Emergency Room Expansion.

Mr. K. Baker, Township Engineer, suggested that this could be considered by Council as a minor plan or a temporary zoning permit.

Mr. Klees moved to authorize staff to review as a minor plan the Mt. Nittany Medical Center request for a gravel parking lot outside Entrance A, as described in Gannett Fleming letter dated November 11, 2010.

Mr. Fryer seconded the motion.

Motion carried unanimously.

MP-2 Mt. Nittany Medical Center; Request For Minor Plan Review Of The Rear Parking Lot/Cancer Center Expansion Modification

Ms. Karla Coudriet, P.E., Gannett Fleming, introduced the Mt. Nittany medical Center's Rear Parking Lot Expansion Plan and requested that College Township review this under Minor Plan Review standards. This project consists of the construction of a 20,676-square-foot building addition, a second-floor addition to the rear of the Medical Center, and a new 157-space parking lot. The project was previously approved by Council; however, following the recording of that plan, the developer revised and relocated the Entrance of the Cancer Center. An additional 4,201 square feet was also added to the entrance and the two-story addition of the Cancer Center. These modifications negated the previously planned turn-around in the parking area near the front of the building. As part of this project, a new hearse/ambulance drive with a screening wall will be constructed.

Mr. K. Baker, Township Engineer, advised that this minor plan revises the approved Rear Parking lot Expansion Plan, which also includes an addition to the rear of the building. Staff was seeking Council comments on this minor plan.

Mr. Franek requested confirmation that it was the developer's intent to show these changes on the land development plan as a culmination of all of the minor plans to this point, and Ms. Coudriet replied in the affirmative.

Mr. Klees moved to grant the request for minor plan review for the Mt. Nittany Medical Center Rear Parking Lot/Cancer Center Expansion Modification in advance of the land development plan, as described in the Project Narrative.

Mr. Fryer seconded the motion.

Motion carried unanimously.

MANAGER'S UPDATE:

Mr. Brumbaugh, Township Manager, presented the November 18, 2010, Manager's Update, highlighting the receipt of the signed Highway Occupancy Permit (HOP) application for the W. Branch Road Realignment project.

Council had no further comments on the Manager's Update.

CONSENT AGENDA:

CA-1 Minutes:

- a. October 21, 2010 Regular Council Meeting.
- b. November 4, 2010 Regular Council Meeting.

CA-2 Incoming Correspondence:

- /1: Letter from WHVL TV, dtd Sep. 21, 2010, regarding Carriage of Local Station.
- /2: Letter from Lemont Village Association, dtd Nov. 1, 2010, in appreciation of assistance with Haunted Granary event.
- /3: Letter from First Night State College, dtd Nov. 5, 2010, requesting annual support.
- /4: Letter from CATA, dtd Nov. 4, 2010, regarding a Nov. 22, 2010, CATA Ride Program Meeting.
- /5: Letter from State College Community Land Trust, dtd Nov. 5, 2010, requesting support.
- /6: Letter from Carla Jeremias, dtd Nov. 10, 2010, Resigning from Parks & Recreation Comm.

CA-3 Resolution:

R-10-22, No Parking - Spring Creek Park Road.

**Mr. Klees moved to approve the November 18, 2010
Consent Agenda, as presented.
Ms. Shoemaker seconded the motion.
Motion carried unanimously.**

OLD BUSINESS:

OB-1 Ordinance O-10-11, Limerock Terrace Rezoning Request; Adoption of

Ordinance O-10-11, Limerock Terrace Rezoning, amends the College Township Zoning Map to rezone the College Township parcels 19-008-101A, 19-008-101, 19-008-103, and 19-008-104B from General Commercial (C-1) to Two-Family Residential (R-2). A public hearing this date presented public comment to Council relative to this rezoning request.

Council discussed zoning change impacts, the need for a future traffic study, and existing non-conformities not creating precedence for building on the steep corner lot.

Mr. Fryer expressed concern about the traffic loads and noted the disparity between those numbers under C-1 and an R-2 zoning designations.

Ms. Kerry Wiessmann, 162 Limerock Terrace, inquired into the possibility of this being rezoned for single-family units, and Mr. Klees noted that the cost of the infrastructure was prohibitive.

Mr. Klees advised the residents present that, regardless of how this would be zoned, current residents would again have an opportunity to review and express comments on any proposed plan, as the plan was considered by both Planning Commission and Council.

Ms. Grayce Amick, 221 Limerock Terrace, thanked Council for allowing the residents the opportunity to express their views. Ms. Amick's main concerns were that 1) the hill remains a safe place for the children and wildlife who live there, 2) the roadway does not become a speedway, and 3) the townhomes are not an eyesore but are instead an enhancement to their neighborhood. Ms. Amick requested staff to come look at an existing home in their area that has a problem with outside storage and debris.

**Dr. Remick moved to approve Ordinance O-10-11,
Limerock Terrace Rezoning to rezone parcels 19-008-101,
19-008-101A, 19-008-103, and 19-008-104 from General
Commercial (C-1) to Two-Family Residential (R-2).
Mr. Klees seconded the motion.**

Ms. Shoemaker asked if property owners of the other three parcels were aware, and in support, of this rezoning request, and Mr. Holdren advised that two offered no objection.

One of these other property owners was present at this meeting and also reported no objection.

Mr. Fryer called the question.

Motion carried 3 – 2 (Fryer, Shoemaker voting nay).

NEW BUSINESS:

NB-1 Penn State University Request for Rezoning of UPD Districts 5 to 9

Mr. Gordon Turow, Director, Penn State University (PSU) Campus Planning and Design, introduced Mr. Steven Watson, PSU Architect, and Mr. Daniel Sieminski, Assoc. Vice President for Finance and Business, before they collectively addressed Council relative to Penn State University's request for a zoning map change to the University Planned District (UPD) within College Township. This rezoning would allow for the construction of a new, 6,000-person-capacity Ice Arena in UPD Subdistrict 5 and UPD Subdistrict 9 on University Drive behind the Shields Building. The gross floor area for this facility is proposed to be 216,000 square feet. Due to the differences in Designated Uses permitted in these two subdistricts, PSU requested that Subdistrict boundaries be adjusted to convert an approximately 4.7-acre area of Subdistrict 5, Academic uses, in the area of the current Shield Building parking lot to Subdistrict 9, Athletic/Sports uses. Mr. Turow requested that Council look at the entire area and note the University's intent that this project follow the master plan, stressing a pedestrian-friendly objective for this vicinity. This redistricting would also allow for the projected expansion of the IM Building and the Natatorium. There will be a total of 103 parking spaces displaced as a result of the construction of this facility.

In reply to Council inquiry regarding the possible losses of the metered, visitor parking spaces at the Shields Building parking lot, Messrs. Watson and Turow agreed that those were important visitor spaces that the University would not eliminate from the busy Shields Building.

Mr. Klees moved to remand to Planning Commission Penn State University's Request for Rezoning of UPD Subdistricts 5 to 9.

Ms. Shoemaker seconded the motion.

Motion carried unanimously.

NB-2 Proposed 2011 College Township Budget; Approval of

Mr. Brumbaugh, Township Manager, and Mr. Long, Finance Director, presented the Proposed 2011 College Township Budget and reported that no increases in the Township's

millage were necessary for 2011. Mr. Brumbaugh reported revenues of approximately \$5,500,000; expenditures of approximately \$6,900,000; and 2011 year-end fund balance of \$1,900,000.

Mr. Brumbaugh stated that one change was necessary to the proposed budget in Account 400.405, Contracted Services. This line item figure of \$8,000 should be increased to \$10,000 to accommodate funds required from the municipalities participating in the Centre Area Cable Consortium for the development of a formal cable franchise agreement with Windstream. Action on the proposed budget includes this adjustment.

- The General Fund Balance is at 12.6% of the General Fund Operating Revenues.
- Real estate millage remains at 4.40, one of the lowest in the Centre Region.
- Significant 2011 Projects:
 - o New Dump Truck - \$155,000
 - o New Traffic Signal - \$230,000
 - o West Branch Road Relocation - \$350,000
 - o Road Projects - \$621,000 (\$350K of this is W. Branch Road).

Dr. Remick moved to approve the Proposed 2011 College Township Budget, reflecting a tax millage of 4.40 mils, and set a public hearing on the Final 2011 College Township Budget for December 16, 2010.

Ms. Shoemaker seconded the motion.

Motion carried unanimously.

NB-3 Policy P-020, Inclement and Winter Weather

Policy O-020, Inclement and Winter Weather, describes criteria that essential and non-essential staff members should follow when they observe significant winter weather conditions prior to traveling the roadways to work. This policy asks non-essential employees to report to work, as conditions allow but no later than by 10:00 AM

Council directed staff to add language that 1) would ensure that non-essential employees would not be charged or docked hours if and when the Governor declares a state of emergency; and 2) declares a measurement location for the snow totals.

Mr. Fryer moved to approve Policy P-020, Inclement and Winter Weather, with recommended revisions.

Klees seconded the motion.

Motion carried unanimously.

Mr. Brumbaugh suggested that the University Airport's weather-monitoring center could be used as the precipitation measurement station.

STAFF AND ABC INFORMATIVES:

No comments.

OTHER MATTERS:

1. In response to Dr. Remick's inquiry into the need for residents to phone in a brush pick-up request the last week of the month before the scheduled collections are made, staff advised that, as the crew starts at one area and works its way through the Township, some residents in the first areas would be missed if they did not advise prior to the start of collections that they have brush to be picked up.
2. Mr. Klees reported that he received comments of commendation for the work the Public Works crews have done in the Nittany Orchards area.

COMMITTEE REPORTS:

Executive Committee - November 16, 2010: Mr. Fryer reported that the Executive Committee set the agenda for the November 2010 General Forum Meeting.

Finance Committee – November 9, 2010: Mr. Fryer reported that the Finance Committee met to finish its evaluation of the proposed 2011 COG Budget.

Parks Capital – November 18, 2010: Mr. Klees reported that Committee members received an update on Whitehall Road Regional Parkland and whether or not COG would be pursuing a Development of Regional Impact (DRI) for the park. A letter will be written asking to amend the Act 537. The Committee received a second appraisal for the acquisition of the 25 acres adjacent to Whitehall Road Park, discussed improvements to Hess Softball Field Complex, received a staff update on the approved budget, decided to cap contributions for the \$367,000 for next year's regional parks, considered staff's parks development timeline, and discussed possibly amending consulting services to add a meeting.

Public Safety: Chair Koll reported that the Mount Nittany Medical Center will give a presentation in January on how the newly designed emergency room will be able to better handle patient problems experienced during high-impact events. The Committee will be furthering its discussions of area impacts of large-scale events with hopes of generating some viable recommendations.

ADJOURNMENT:

**Mr. Klees moved to adjourn the November 18, 2010
Regular College Township Council Meeting.
Mr. Fryer seconded the motion.
Motion carried unanimously.**

Chair Koll adjourned the November 18, 2010, Regular Council Meeting at 9:32 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary