

MINUTES OF THE MEETING OF THE  
COLLEGE TOWNSHIP BOARD OF SUPERVISORS  
HELD AT THE MUNICIPAL BUILDING  
ON AUGUST 13, 1974

The meeting of the Board of Supervisors was called to order by Chairman Elwood Williams at 7:30 P.M. Mr. Clarence Trotter and Mr. John Ziegler were present.

The Minutes of the Meeting held July 16, 1974 were read and approved as read.

The Minutes of the Special Meeting held July 1, 1974 were read and approved as read. This meeting was held for the purpose of opening Bids for construction work on TR 333, TR 651, and TR 761, and for any other business that needed taken care of at that time.

The Treasurer's Report was read as follows:

Balance as of July 1, 1974 -----	\$33,413.27
Deposits for July -----	9,429.98
Balance -----	42,843.25
Disbursements for July -----	30,170.75
Balance as of August 1, 1974 -----	\$12,672.50

Mr. Trotter moved that the Treasurer's Report be accepted, seconded by Mr. Williams. Motion carried.

CORRESPONDENCE

A letter from Attorney Stephen W. Beik, of the firm Miller, Kistler, Campbell, Mitinger, & Beik, representing Mr. & Mrs. Alex Woskob, requested the street presently named "Farmington Street" be renamed "Scenery Drive". Mr. & Mrs. Woskob, because of personal reasons, strongly object to the present name. It was stated in the letter that the Woskobs would gladly pay for a new road sign, and any other costs involved in making this change.

Mr. Ziegler moved that the name "Scenery Drive" be approved with the condition as suggested by Mr. & Mrs. Woskob that the costs for a new road sign and any other costs involved in making this change would be paid by them. Mr. Trotter seconded this motion and was supported by Mr. Williams.

Discussion of Park Land Purchase from J. H. Mitchell in North Lemont.

Correspondence from Attorney Lillian G. Raycroft on behalf of Mr. & Mrs. J. H. Mitchell, was read stating the Mitchells had just been informed the Township was planning on using the Parkland for some type of motorcycle track, and due to the noise that would be engendered by such activity, a condition would have to be placed on the sale, incorporated into the deed, that no motorized vehicles could be used upon the property, or they would not be interested in selling the land to the Township. She further asked to be advised what is proposed and whether or not the Township will concur with this condition of sale.

A letter under the signature of Donald V. Joyce, Chairman of the College Township Park and Recreation Board was read. It was indicated that a meeting of the Board was held on July 21 to discuss proposals recently made by the

Supervisors for the new park above Matilda Avenue. Seven residents of that immediate area were invited to the meeting so the Board could get some idea of neighborhood opinions concerning development of the park. Eight recommendations were listed and requested these be considered and also consult the Regional Park and Recreation Board as to how this newly acquired parkland would fit into the Regional Park and Open Space Plan. They also asked that they be consulted as plans are made for its development. Mr. Ziegler discussed this letter. He stated he had contacted Mr. Joyce and Mrs. White, members of the Township Park and Recreation Board, in regard to several incorrect statements included in the letter. They were: (1) that not all members of the Park and Recreation Board were present at the meeting, (2) that the land has not been deeded to the Township for park use as stated and, (3) that as on previous occasions the Regional Park Board will be consulted on these matters.

A copy of a letter from Attorney Reed McCormick to Attorney Lillian G. Raycroft was read regarding the contemplated purchase of Park land from Mr. & Mrs. J. Hutchison Mitchell, and the restriction that no motorized vehicles be used upon the property as a condition of the sale, incorporated into the deed.

The Supervisors expressed their sympathy with the Mitchells as developers of the North Lemont Subdivision from the standpoint of honoring requests they have received for the expressed deed restriction. However, the Supervisors are unanimous in their belief that they cannot enter into any agreements including restrictive covenants when they purchase public parklands. It was believed the Mitchells promised to provide parkland when sufficient lots had been sold in that area. As a matter of fact, some residents believe that the park land has already been deeded to College Township. As of this date the Township has

not received park land in the North Lemont Subdivision, although in light of Section 4.913 of the Subdivision Regulations, it assumes that such dedication by the developer is correct and in order.

It was felt this purchase would be reasonable for the specific purpose of solving a current recreational problem in the Township. However, with the restriction now requested by the Mitchells, it was felt the proposed purchase should be postponed. Mr. Williams stated that in a phone conversation with Mrs. Mitchell he informed her of the problem that the Township cannot buy land with any deed restrictions and that the Board would adhere to the wishes of the citizens of College Township. Mrs. Mitchell indicated they would sell the property to the Township without these restrictions. Their Attorney, Lillian Raycroft, is on vacation and will return Wednesday, August 14, and the matter will continue from there.

The question was asked what restrictions were stated or why the land can't be purchased with this restriction. This was answered that the restriction was "no motorized vehicles allowed" and by purchasing land with this restriction it might be depriving some tax payers of their privileges.

It was asked if there was a need for this type of recreation in the Township, and how did they pick this particular land for a park. It was indicated there is a need for this type of recreation but as to where is another question. That was the main reason this was suggested as a place for the motorbikes to run. Approximately 6 acres is to be given to the Township by the Mitchells and in addition the Township has the option to buy approximately 4 acres, or 6 lots, adjoining this acreage to enlarge it. Further discussion was held. It was mentioned there are more motorbikes in the Township than people realize. It was felt by the residents present this type of park would not work out so

near a populated area. The majority of the people present stressed opposition to having the motorbike riding in that area. Mr. Trotter made the suggestion that we look at the situation from the other side too. He also suggested that a hearing be held so both sides could be heard.

A petition was presented and signed by approximately 188 residents of College Township. The petition read as follows:

"We, the undersigned residents of College Township, hereby petition the Township Supervisors to change the plans for the 10-acre plot east of Matilda Avenue from a motorized-vehicle park to a family-oriented park. A residential area is an inappropriate location for a 'noise park' -- a commercial or industrial zone would be more suitable; further, this plot would be of far greater benefit as a park to be used for pick-up ball, family picnics, safe sledding in winter, etc. We appreciate and wholeheartedly support your efforts to provide recreational facilities for all community residents."

It was stated the motorbike problem is far more serious than the purchase of park land. The Board will pursue this problem further.

Mr. Williams indicated there is the possibility the land will be bought without restrictions and when plans for its use are ready, they will be turned over to the Park and Recreation Boards for their suggestions.

Carroll Dean, of the College Township Planning Commission, mentioned the fact that if the purchase would be put through this would leave two dead-end roads with cul-de-sacs. The suggestion was made by Mr. Williams that one street could be made to lead into the park and the other used as a cul-de-sac. A copy of the Plans, showing the layout of the parkland, was explained to those interested.

Discussion on Reconstruction of Basketball Court at Spring Creek Park.

Correspondence dated 7/1/74 was read from the Department of Community Affairs, Harrisburg, Pa. about the Spring Creek Park Project. Following the Department's inspection of the Park on June 28, 1974 they confirmed that a problem exists with the paved multiple use facility which was to serve as basketball in the summer and ice skating in the winter. They specified two alternatives which the Township may take action on; (1) the Township may wish to hold the contractor to the original specifications which will require that the facility be repaved to hold water for ice skating or, (2) the Township may accept the facility as now graded with the intention of not using it for ice skating, provided that a deduct alternate be prepared and executed for the amount of money that was added to the total project cost for ice skating. This means that because extra cost was involved in preparing the site for multiple use (grading, extra asphalt, retaining curb, et.) and the facility will not be usable for this purpose, total project cost must be reduced by this amount. If the Township wishes to pursue this course of action, the deduct alternate must have the Department's approval prior to execution.

Correspondence from C. F. Gerlach and Associates dated 7/31/74 to the C & W Construction Company was read. Six suggestions were given in order to resolve the difficulties that exist with the recently constructed basketball court area at the Park; also, asking for a dollar amount of the credit for curbing. The completion date for the above list will be thirty days from the date of a letter directing C & W Construction Company to proceed.

A letter was read, dated August 5, 1974, from C & W Construction Company in response to the letter from C. F. Gerlach dated 7/31/74, indicating they accept the proposal for the construction at Spring Creek Park. Also, that the amount of credit for the curbing would be \$875.00.

It was moved by Mr. Ziegler that the Board accept the recommendations of the Park and Recreation Board as stipulated in the letter dated 7/31/74 from C. F. Gerlach and Associates. This was seconded by Mr. Williams and supported by Mr. Trotter. Motion passed.

Park & Recreation Board Appointments. A list of names was submitted by the College Township Park & Recreation Board to fill several resignations which have occurred recently. Those chosen by the Board of Supervisors are: 2 Adult Representatives: Mr. James A. Winck, Lemont and Mr. Richard E. Koch, Harris Acres. These appointments will be for 5 years, ending January 1, 1979.

2 Student Representatives: Sheryl Blumenthal, Lemont, and Doug Roeshot, Dalevue. These appointments will be for 3 years, ending January 1, 1977.

The Board of Supervisors hope to set up a meeting with the College Township Park and Recreation Board to discuss when their meetings will be held, what their duties are, etc.

Amendment to County Water and Sewer Plan. This amendment is recommended by the Centre Regional Planning Commission in order that expansion increments of 3.84 MGD and 4.5 MGD be included in the Plan, in addition to the already established increments of 6, 9, and 12 MGD. Centre Regional Planning Commission further recommended that the University Area Joint Authority undertake immediately a planning feasibility study of possible expansion to 4.5 MGD as a possible alternative to the already permitted 6 MGD level.

No action was taken by the Board of Supervisors. The request for this approval has been withdrawn until further information is formed by COG. The Resolution has to be approved by all municipalities and the Authority. The Authority objects to going to 6 MGD because they feel they would be unable

to handle this amount. Mr. Roger Granlund discussed this further. He indicated the County Planning Commission has to approve this plan. The plant designed will only go to 6 MGD, and there would be no objection to the authority putting in 4.5 MGD if worded right.

PLANS FOR APPROVAL

A Plan for Resubdivision of One Lot into Two for Martin Grieco, Houserville, was received and reviewed. The conditions as set forth by the Planning Commission were met as verified by their representative, Ron Weis. Mr. Trotter moved that this plan be approved. Mr. Ziegler seconded this motion and Mr. Williams supported it.

A Plan for Peoples Drive-In Bank, Hills Plaza Shopping Center was presented by Mr. Grieco. A discussion was held to decide if all conditions set forth by the Planning Commission were met. The one condition noted in the May 1974 Minutes of the Planning Commission was that the addition of a building to the Shopping Center would mean the removal of one of two other free standing proposed buildings. Review indicated that floor ratio and lot coverage specification would be met without deleting any other proposed floor space. No other conditions were added. It was moved by Mr. Ziegler and seconded by Mr. Trotter that this plan be accepted.

The Landscaping Plan was presented by Mr. Grieco but was informed this is not submitted until application for a building permit is made and included then with the application.

Western Auto Accessory Store - Hills Plaza. Plans were presented by Norman Katz, Penn State Engineering, and Mr. Andrew Vita, Canadian Pacific Housing <sup>Holding Corp.</sup> Company. They asked for tentative approval from the Supervisors in order to expedite the process if approval is granted by the Planning Commission at their meeting on August 15. This request was denied by the Supervisors. It was felt this was not a procedure which they wished to start. It was suggested that after the approval from the Planning Commission, a special meeting could be called by the Supervisors to review the plan if Canadian Pacific so desired. There would be a \$50 charge for the meeting as discussed at a previous meeting. Mr. Vita said they would be willing to pay the cost of a special meeting because he felt there was a possibility they may lose the customer if not completed in a certain time.

Proposed Revised Master Plan of Rolling Ridge PRD. The revisions made on this plan were felt to be minor ones by the Planning Commission. The density was dropped from 532 units to 509 units. This was felt to be an improvement over the previous plan. The Board was in full agreement that the revisions made were not ones that required a public hearing .

Mr. Trotter moved that the Plan be approved with the proposed changes in density, layout, and phasing. This was seconded by Mr. Williams and motion carried. The Chairman initialed and dated the plan for future identification purposes. A copy will be given to the Supervisors for their files.

OPEN DISCUSSION

It was asked why the Special Meetings were not publicized. It was understood by the Board that this was not necessary.

It was asked that Mr. Williams explain what expenses were grouped together to arrive at the individual totals listed in the Revenue Sharing Report as advertised. Mr. Williams did this.

A Petition was presented by the Residents of Matilda Avenue as follows signed by approximately 40 residents:

"The undersigned residents hereby petition the College Township Supervisors for speed limit signs in their street areas. We believe a suitable speed to be 25 mph, or lower. We have a serious problem with speeders in these areas and feel that some precautions must be taken to enforce a speed limit and thereby protect the residents from injury, or worse."

Mr. Williams said this would be taken into consideration. It was moved by Mr. Ziegler that the Board accept this petition. This was seconded by Mr. Williams and motion carried.

It was asked what was needed to make a Citizen's Arrest. Mr. Williams stated it now takes the approval of the District Attorney and that two people are needed.

Complaints were filed that the red light at the Lemont-Houserville intersection was not working right, also the green arrow.

A complaint was filed on water running down Henszey Street since Dale Street was paved. Also the ditches in that area need cleaned out.

ANNOUNCEMENTS

It was announced the Industrial Development Authority Report would be made by Mr. Robert Ishler, Chairman, at the Supervisors Meeting of September 10, 1974.

Since there was no further business to be taken care of at this time, the meeting adjourned at 9:15 P.M.

Respectfully submitted,

John H. Ziegler  
Secretary