

PUBLIC HEARING  
ON ROLLING RIDGE PRD  
REQUEST FOR REZONING  
JUNE 12, 1978

The hearing was called to order at 7:35 P.M. by Chairman John H. Ziegler.

Members present: Clarence E. Trotter, Donald E. Bailey, Dolores A. Taricani,  
J. Carroll Dean, and John H. Ziegler

Others present: Manager Elwood G. Williams, Sr.  
Zoning Officer John Grinder (late arriving)  
Township Solicitor Reed McCormick  
Centre Regional Planning Commission Staff Member Dennis Elpern  
College Township Planning Commission members K. Ronald Weis,  
Chairman and Claire Brown, Secretary  
Reporter Charles DuBois from the Centre Daily Times and  
a Staff Writer from the Daily Collegian - Rosemary Garhart

The Chairman introduced the Council Members and other Township Officials present.

Taricani read the Legal Ad into the records (Attachment #1).

A letter from Andrew S. Vita of the Canadian Pacific Housing Company, dated May 25, 1978, was read into the record (Attachment #2), stating that pursuant to Section 7 of the Planned Residential Development Ordinance, please review attached written statement. One correction to be made was noted - Line 1 of the attachment, change State College to College Township.

The Chairman read the requirements for an Application for Tentative Approval of a Planned Residential Development from the Township PRD Ordinance (Attachment #3).

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A letter of Acknowledgement was received from the Centre County Planning Commission's Office in Bellefonte and read into the records (Attachment #4).

The Minutes of the College Township Planning Commission Special Meeting held on May 31, 1978, were noted as having been received.

K. Ronald Weis, Chairman of the College Township Planning Commission, was sworn in. He read the recommendation to Council from the minutes. Their recommendation was to not approve the rezoning. They are in favor of housing for the elderly but not being built in that particular location. They felt it should be more in the heart of the PRD (Attachment #5).

Dennis Elpern, Centre Regional Planning Commission Staff Member, was sworn in. A memorandum was received from them recommending approval of the request for rezoning of 8.1 acres of land within the Rolling Ridge PRD from R-R to R-3. Also a separate report was attached which was not read into the records but will be included in the hearing records titled "The Rolling Ridge PRD and the College Township Comprehensive Plan". Dean asked, "What was the reason for limiting it that way?" - referring to #1 condition set forth in their memo - "Phase 1 shall be limited to the construction of housing for the elderly and handicapped persons under the HUD Section 202 Housing Assistance Program." Elpern indicated that was the recommendation submitted by the Township Solicitor.

Reed McCormick, Township Solicitor, was sworn in. He responded to Dean's question. "The purpose of this would be primarily because we are dealing primarily with the PRD concept which provides for flexibility. The motivity factor for the Township's consideration for this whole modification relates to permitting 150 unit high-rise building for the elderly. Were it not for that concept, I think many opinions would change greatly as to its approvability

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or the factors in consideration. As soon as those factors are introduced, you have factors relating to public welfare, particularly to the elderly. You have factors relating to who the applicants are. This is not necessarily an application for profit for business motives. It is an application more related to a non-profit business for the elderly and handicapped individuals." "Approval along with any conditions must be sent to the applicant within 30 days and the applicant then has 30 days in which to appeal Council's decision."

Dean asked why Item #1 in Elpern's memo was that critical.

Reed replied that because we have run into the 7 stories; not only height but parking and placement of the building.

Dean asked if this was the only building being allowed in Phase 1, couldn't townhouses be built in that phase too?

Reed felt to completely understand the whole matter ~~you~~ had to <sup>do with</sup> have housing for the elderly and handicapped. If it was not there the whole issue under consideration would be quite different.

Dean also asked about Item #7 in Elpern's memo. Why is it necessary to reiterate since this is definitely spelled out in the Township PRD Ordinance?

Elpern answered there are several things there reiterated and they are in parenthesis.

Bailey asked about the single family lots bordering West Penn Power's right-of-way in Item 5. How would they be oriented?

Elpern's reply was by turning the buildings around that the rear of the lot was parallel to the right-of-way.

Taricani asked a question of McCormick. As stated by the Planning Commission members they had not had the opportunity to review some of the documents - as to

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the ownership, etc. If these documents were not presented until after the hearing was Council proceeding legally in this matter. She was informed these documents were available for the Planning Commission to review before the hearing. McCormick felt Council was proceeding legally.

A letter from Norman E. Fischer, Executive Director of the Community Services Office of Centre County, Bellefonte, PA was read into the record, since he was unable to attend the hearing, (Attachment #7) which indicated support of the project.

A memorandum of a phone call received by the Manager from Thurman Cowan, of the HUD Office in Philadelphia, about the I.D.A. Project at Hills Plaza was read into the record. He had several questions to be answered, and was informed a public hearing was to be held on the rezoning request on June 12, 1978 (Attachment #8).

Correspondence from Patrick Casher, Housing Coordinator for Centre County, Bellefonte, PA (Attachment #9) was read into the record, indicating their support of this project. He stated that because the project under consideration would have a positive impact on a sizeable segment of the County's elderly community, it was included in the County's Three Year Goal and encourages Council to take the steps necessary to see that goal realized.

Claire Brown, Secretary of the College Township Planning Commission, was sworn in. She read two pieces of correspondence: (1) the motion of the Planning Commission at their May 31, 1978, meeting and (2) a memorandum from her to Council for their consideration at the hearing, *as follows:*

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(1) Falk moved, Riedinger seconded: The College Township Planning Commission recommends to the College Township Council disapproval of the Site Plan of 10 May 1978 for the Rolling Ridge PRD. Passed with Falk, Riedinger, Vernon, and Weis voting "AYE" and Brown abstaining.

(2) Brown read her memorandum to Council indicating that the request for rezoning should be turned down. She read her reasons (Attachment #10) and feels the rezoning would nullify the originally approved PRD Plan.

Dean commented on the 539 figure for units in the PRD which is in error for the total units. He stated that in one of the Council's earlier meetings he had indicated the number to be 539. He felt the number was originally 532. Chairman Ziegler felt there were other circumstances which led to that number also.

OPEN PART OF HEARING FOR AUDIENCE PARTICIPATION

First Item to cover: The rezoning of 8.1 acres of land in the Rolling Ridge Planned Residential Development.

Joseph H. Britton was sworn in. He has been a resident of this area for some 20 years. His interest in the project is as President of the Mt. Nittany Residences; member of the I.D.A. Board; Chairman of the State College Advisory Commission on Senior Citizens. He is also professionally and academically involved in this field. He urged Council to approve the rezoning request for the housing for the elderly.

Susan Tait was sworn in. She is Director of the Senior Citizens Center of State College. She stated that a lot of the Senior Citizens located in the State College area would have to leave if the project is not approved and would have to start a whole new life elsewhere because they could not

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afford to live in this area another year. She strongly supported this project.

Betty Welch was sworn in. She is a member of the Mt. Nittany Residences and now of the I.D.A. Board. She spoke supporting this project and rezoning. She found that, in doing some research on the project, a complete circle has been made in the past 20 years. The site of the former Dr. Thomas Straley Residence was first suggested 20 years ago as a home for the elderly and handicapped.

No other comments were received concerning the rezoning portion of the PRD.

Second Item to cover: The new proposal for Rolling Ridge PRD.

Carol Pilgram was sworn in. She is a resident of College Township and an ambulance driver for the Alphas. She indicated she had not been to previous meetings, had not had a chance to look into the project, but had followed it and had come to the meeting early to ask questions of the builders. She felt the top of the hill was not a good place for a 7 story dwelling because of the difficulty of the elderly and handicapped in getting up and down the hill.

John Jameson, Consultant to the I.D.A. Project, was sworn in. He responded to the question of how the site was selected and why. I.D.A. and Forest City Dillon had looked at a number of parcels in the area and it was not a matter of being stuck with this particular parcel that they selected. This area provided the particular atmosphere they were looking for. The openness is appealing; also, the requirements of HUD were taken into consideration with regard to the needs of the elderly and handicapped. He suggested that I.D.A.'s Architect be brought in at this particular point.

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to explain further.

John C. Haas, Architect for I.D.A., was sworn in. He stated there were several reasons why they would prefer not to locate on the lower elevation in that area. (1) It would put the building closer to Route 322 with a lot of noise factors that would have to be recognized. (2) He didn't feel that it would be suitable to be located in the middle of a shopping center. It does comply with the Comprehensive Plan of the Centre Region. He indicated that the proposed building would be placed approximately 700 feet from Route 322.

Dean asked Haas if he could testify that the project couldn't possibly exist if the structure is less than 7 floors plus the basement? Haas responded that from the standpoint of economic feasibility of building, he would prefer that Fred Psolka answer that because he was more familiar with the figures.

Fred Psolka was sworn in. He is affiliated with Forest City Dillon, builders for the project.

Dean repeated his question for Psolka and his answer was that he could not testify that it couldn't feasibly exist but from the economic feasibility standpoint it couldn't. He went on to explain how they arrived at the 7 story height.

Pilgram asked if the building could be moved over to the right from the present proposed location under the same budget?

Psolka replied that they could but it would suffer a delay. Complete revision of the plans drawn would have to be done.

Alex Woskob was sworn in. He is a resident of the Township and businessman. He asked, "Does the zoning permit the location or relocation of this building - would more units be permitted in the PRD if it was rezoned?"

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Taricani informed him this would be subtracted out from the remainder of the PFD.

Elpern stated he had talked to HUD Officials and asked what would happen if the number of stories were reduced from 7 to 5. He was informed it would require a new application. The deadline for the present application is June 15, 1978, for 1978 funding. If this time for submission isn't met, they would have to reapply for 1979 funding. The problem there being no funds have been allocated for 1979 and there's no guarantee of funding.

Psolka indicated that the entire package would have to be revised if the deadline wasn't met and had to be resubmitted.

Taricani informed the crowd that she and Ziegler were on the Township Zoning Hearing Board when another project such as this had been brought before College Township, the Mt. Nittany Residences Project for the Elderly, which was approved by the Township but fell through because there were no monies available.

Britton informed Council of the enormous amount of work that had been put into that project.

Jameson clarified the funding for the Rolling Ridge Project and the time frame.

Elsie Witting was sworn in. She spoke favorably for the project.

Mary Hill was sworn in. She is a handicapped person since suffering from a stroke, and lives in an apartment in State College. She spoke in favor of the project and informed Council she was only 69, just a "kid", and introduced a gentleman in the audience who was 96 and a woman "Lulu" who was 93 and a number who were in their 80s. She stated if the crowd would like

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to see just how active they were to come to their bazaar on Friday, June 16. The Chairman jokingly stated that was a sneaky way to get an advertisement in.

Chairman Ziegler asked if there were any others who would like to speak straight out in opposition to this rezoning and PRD. There were no responses.

Dean asked how many in the crowd plan to apply for a unit if the plan is approved? A hand vote was taken with 12 hands counted. He also asked how many would be willing to take an apartment on the second floor on the side facing Hills? Approximately 7 hands were counted.

Chairman Ziegler asked for a motion from Council.

Taricani moved that College Township Council rezone Rolling Ridge PRD so that 8.1 acres as shown on the Master Plan dated May 10, 1978, be rezoned R-3 and that the remaining 72.3 acres in the Rolling Ridge PRD remain R-R. Trotter seconded the motion which was unanimously passed.

Trotter moved that Council approve the Rolling Ridge Master Plan, dated May 10, 1978, with the stipulation that the 8 conditions indicated in the recommendation dated June 12, 1978, from Dennis Elpern be complied with. Dean seconded the motion.

In discussion, relative to those conditions in Elpern's memo Dean offered amendments to Items 2 and 7:

Item #2: add to end of sentence - "and prior to any occupancy permit."

Item #7: add to end of sentence - "according to the Township PRD Ordinance No. 41-C as amended."

Trotter seconded the conditions as amended. The motion was unanimously carried.

Taricani asked to make a statement: "In all the time I have been in College Township this is the most difficult decision I have ever made. I

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feel that this is not an ideal site, that the community is at fault, not the community of College Township. I feel that for these people to scurry over the woodlands for 20 years for a site is ridiculous. I feel the Federal Government is at fault by putting restrictions on monies available so that they are inflexible so that you cannot use the money in a particular neighborhood. To fit that neighborhood you must conform to their regulations that they have in the middle of Philadelphia, or Pittsburgh, or Washington, D.C., or somewhere else. I feel that the right decision has been made and I am sure that we will be criticized regardless of what decision was made. I hope these people do find happiness in this building. I am not being critical of the site as presented here but feel that in a community such as State College you should not have to go out and go through all these contortions and build a 7-story building out on the top of a hill to find housing for the elderly."

The Rolling Ridge PRD Master Plan was signed by Council indicating the amendment to zoning.

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

Elwood G. Williams, Sr.  
Secretary

EGW:bh



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**CORPORATE OFFICE OF THE UNDERSIGNED**

P. O. BOX 60

20 GALESI DR. (RT. 40 AT 20) WAYNE, N. J. 07470

201 - 250-0000 N. J.

212 - 204-0000 N. Y. C.

PROVIDED PLANNED RESIDENTIAL DEVELOPMENT  
FOR VILLAGE TRACT - ROUTE 322 AND BRANCH ROAD  
STATE COLLEGE, PENNSYLVANIA

The Planned Residential Development Ordinance of College Township  
providing a framework within which all interested parties can work  
together effectively and constructively to provide an objective  
means to measure the effects of proposed developments.

May 25, 1978

College Township Council  
College Township Planning Board  
1481 East College Avenue  
State College, Pennsylvania 16801

Re: P.R.D. to be known as Rolling Ridge, Route 322 & Branch  
Road, College Township, Pennsylvania

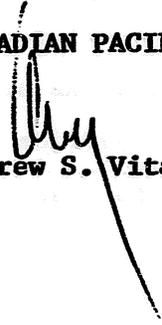
Gentlemen:

Pursuant to Section 7 of the P.R.D. Ordinance, please  
review attached written statement.

Thanking you in advance for your consideration in this  
matter.

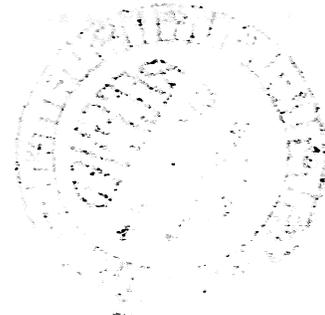
Very truly yours,

CANADIAN PACIFIC HOUSING CO.

  
Andrew S. Vita

ASV:mcd

Attachment



5 711-79 877 M. 1111. 2-10

**PROPOSED PLANNED RESIDENTIAL DEVELOPMENT  
FOR WITMER TRACT - ROUTE 322 AND BRANCH ROAD  
STATE COLLEGE, PENNSYLVANIA**

The Planned Residential Development ordinance of <sup>College Township</sup> ~~State College~~ provides a framework within which all concerned parties can work together effectively and constructively. It provides an objective means to measure the effects of a proposed project on a community-- financially, physically and ecologically.

Under Planned Residential Development zoning, two distinct advantages are apparent. First, it provides a common language that both authorities and developer can understand clearly. Second, it permits speedy analysis and evaluation of projects making it possible to test variations before and during initiation, thus insuring proper development, thus satisfying both owner and community.

Planned Residential Development's plan allows continuous analysis of acceptable land use, allowing the developer to determine feasible locations for the various density possibilities within a particular area.

Single family housing in the college area is not sympathetic to the needs of the young marrieds and senior citizens of which the community has an abundance. The ability to "cluster" housing allows the preservation of a good deal of open space without a tax dollar loss on the entire parcel.

Much of the areas left open were treated as such because they were found to be of a nature where the particular growth promoted natural percolation of water into the soil, controlling erosion, hence should be left relatively undisturbed. However, as much as possible, groups of private units have been clustered around interior courts creating quasi public hamlets of individual identity while at the same time interlocking these hamlets to a continuous public commons, allowing the inter-relationship of the various clusters and densities, the higher densities being nearer the highway and commercial facilities.

Finally, we do not want to build a housing project, we are trying to build a viable community.

The appropriate easement will be granted to cover the installation of roads and utilities within the proposal.

Lincoln T. Witmer, Pearl C. Witmer and Kalin Realty Incorporated are the record owners of the land included in the Planned Residential Development. Canadian Pacific Housing Company holds a beneficial 105 year land lease from the owners.

A private organization will be formed composed of the second, third, fourth and fifth phases in the Planned Residential Development for the purpose of regulating and maintaining the common open spaces in said phases. The owners of Phase I and VI will be responsible for the maintenance of their own areas.

It is anticipated that construction will commence immediately upon granting of final approval for this Planned Residential Development proposal. The construction schedule calls for the building of approximately 150 units the first year with the completion of the entire project in approximately six years.

**Covenants, grants or easements and other restrictions will be imposed upon the use of land, buildings and structures as follows:**

- I. Provisions will be made for the ownership of the common open space by an association to be comprised of the various property owners within the Planned Residential Development. This organization will provide for the regulations, use and maintenance of common open space, courts, playgrounds, driveways, parking areas, landscaping, snow removal and lighting and other items that are deemed relevant.**
- II. Recreational facilities are to be constructed by the developer and will be sublet or sold to the private association.**
- III. Appropriate easements will be granted to the various public utilities, governmental authorities and any agencies servicing the Planned Residential Development.**
- IV. Restrictive covenants will be established to supplement the local zoning and building codes relative to the use and occupancy, maintenance and expansion of housing facilities.**

5-24-78 Elgen, Miano, Williams, Ziegler

Planned Residential District Ordinance - IDA proposal  
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Bv  
ATTACHMENT # 3

**B. Application for Tentative Approval of a Planned Residential Development**

1. An applicant desiring to establish a Planned Residential Development shall provide the Planning Commission with ten copies of a master plan indicating the following: *coming from C.P.*

- a. A key map showing the location of the site, - *Yes*
- b. The size and topography of the site, - *Yes - S.D.A + topo lines*
- c. A plan showing the proposed general layout: the location of the various types of land uses; the approximate location, use, height, and bulk of buildings; the proposed density of population in each distinct residential area; the location and size of recreational spaces, parks, schools, and other facilities which are intended for public use; the provisions for automobile parking; and the size and floor space of commercial or industrial uses, *Yes*
- d. A public utility plan for sanitary sewer, water and storm drainage, *Yes*
- e. A plan showing the width and location of proposed streets and public ways, *Yes*

2. The Applicant shall also submit ten copies of a written statement made up of the following information:

- a. An explanation of the character of the Planned Residential Development and the reasons why a Planned Residential Development would be in the public interest and would be consistent with the comprehensive plan for the development of the Township. *Yes - see attached -*

- b. The substance of covenants, grants or easements or other restrictions proposed to be imposed upon the use of the land, buildings and structures including proposed easements or grants for public utilities. *Yes - see attached cover files*
- c. A statement of the present ownership of all of the land included within the Planned Residential Development and the applicant's interest in the land proposed for development. *Yes - see plan block + letters*
- d. The form of organization proposed to own and maintain the common open space, and whether public or private ownership is proposed. *Yes*



# CENTRE COUNTY PLANNING COMMISSION

Third Floor Willowbank Unit  
Corner of Valentine & Holmes Street  
Bellefonte, Penna. 16823  
814-355-1544

ATTACHMENT # 4

23 May 1978

## Letter of Acknowledgment

Mr. Elwood G. Williams, Sr., Manager  
College Township  
1481 East College Avenue  
State College PA 16801

Re: Rolling Ridge Site Plan

Dear Mr. Williams:

The Centre County Planning Office is in receipt of the above referenced proposal.

As per our previous agreement with the Centre Regional Planning Commission Office, the County Planning Office's responsibility concerning its review and comment function, as required by Section 502 of the Pennsylvania Municipalities Planning Code (Act 247 as amended), will be assumed by the Centre Regional Office.

For your official records, please be advised that this Letter of Acknowledgment is intended to satisfy the County Planning Office's review and comment responsibilities.

If you have any questions concerning the above, please feel free to contact me.

Respectfully submitted,

Robert B. Donaldson  
Executive Director

RBD:ek

cc: Ron Short, Centre Regional Planning Commission

COLLEGE TOWNSHIP PLANNING COMMISSION  
MINUTES OF SPECIAL MEETING  
MAY 31, 1978

A Special Meeting of the College Township Planning Commission was held on Wednesday, May 31, 1978, at the Township Building. Chairman Ronald Weis called the meeting to order at 8:44 p.m.

Members present: Claire Brown, Jack Falk, Frank Riedinger  
(R. Pat Vernon arrived late)

Members absent: Joseph Meyer, Nuri Mohsenin

Also present: Charles DuBois, Centre Daily Times; John Haas,  
Architect for IDA Project for the Elderly,  
Fred Psolka and William Morse, representing  
Forest-City Dillon Builders.

Dennis Elpern, Centre Regional Planning Staff

AGENDA

Mr. Weis announced the Agenda consisting of two items, both related to the proposed housing for the elderly in the Rolling Ridge PRD near Hills Plaza:

1. Consideration of rezoning of 8.1 acres (within Rolling Ridge PRD) from R-R to R-3
2. Planning Commission's recommendation or non-recommendation of PRD submitted in new form for Rolling Ridge. College Township Council has asked for the Commission's recommendation for or against this matter.

ITEM 1

Mr. Weis introduced discussion on this item. He indicated he was disturbed that rezoning was necessary to "get back where we were" with the Rolling Ridge PRD. "I thought the PRD was a closed matter when (recent) rezoning left it alone." General discussion among the members centered around the number of dwelling units allowed under the previous PRD (zoned commercial and partly R-2 with 532 units). The new PRD (per site plan dated May 10, 1978) allows 539 units (with requested rezoning to R-3). Mrs. Brown stated that she felt rezoning was not needed; changes could be made within present plan. She pointed out that previous changes in the Rolling Ridge PRD involving change from "1 or 2 apartment buildings to several more" was not considered a "major change". Mr. Riedinger asked, "Is this the only way we can get project (for the elderly), to change it (zoning) to R-3?" Mr. Falk asked, "What would happen if we kept the number of units in the 1974 plan?" Mr. Elpern's answer to these and other questions with regard to "revision" vs. "major change" was that he felt that the new plan for Rolling Ridge (dated May 10, 1978) represented a "major change" and that "rezoning is the simplest procedure".

(Mr. Vernon entered the meeting at 9:00 p.m.). Mr. Elpern indicated that the Township Solicitor had agreed to proceeding by way of rezoning.

Mr. Weis stated that rezoning would allow the developer of Rolling Ridge "to work with densities of 3 or 4 years ago". Mr. Riedinger moved, Mr. Falk seconded: The College Township Planning Commission recommends to the College Township Council the rezoning of the Rolling Ridge PRD so that 8.1 acres, as shown in Site Plan dated 10 May 1978, be rezoned R-3 and that the remaining 72.3 acres in the Rolling Ridge PRD remain R-R. Passed with Falk, Riedinger, Vernon, and Weis voting "AYE" and Brown voting "NAYE".

ITEM 2

Mr. Weis stated that Elwood Williams, College Township Manager, stated that all requirements for submission of a new Site Plan by the Developers of the Rolling Ridge PRD have been met. In discussion, concern was again expressed with regard to provisions for parking at the site of the proposed home for the elderly. Mr. Elpern indicated that the normal requirements for parking in an R-3 Zone would have to be met if the building should become a regular apartment building. Mr. Elpern's memo on the Rolling Ridge PRD also indicated the need to readjust some lots through which the power line goes and to require the "regular setback" in all single-family lots. Mr. Weis again stated that he does not see the need for a 7 story building. The Commission spent time going over the Site Plan of 10 May 1978 to see whether there might be a "better place" to locate the 7-story building proposed for the elderly. Mr. Psolka told the Commission that representatives from H.U.D. have given tentative (not yet written) approval for the site indicated on the Site Plan of 10 May 1978 as "housing for the elderly". He also stated that new approval would have to be given if the site was changed—even to another site within the Rolling Ridge PRD. Mr. Vernon asked who provides sewer and water to the lot for the housing; answer, the Developer, Canadian Pacific. Mr. Vernon also indicated that he felt the proposed plan and the high-rise are "unimaginative". Mr. Riedinger asked if the proposed site in the PRD was the only one offered by the Developer and the only one shown to representatives of HUD? Mr. Psolka: Yes. Mr. Psolka also indicated that HUD "likes" to have sites for the elderly within walking distance to shopping.

Weis: "What is the best compromise here?"

Mr. Riedinger moved, Mr. Falk seconded: The College Township Planning Commission recommends to the College Township Council approval of the Site Plan dated 10 May 1978 for the Rolling Ridge PRD with 3 reservations:

- (1) If the use of the building should revert to an integrated apartment that adequate parking per the existing Ordinance be provided.
- (2) That single family lots adjacent to the power line in Phase 6 be reoriented.
- (3) That all single family dwellings meet setback requirements.

Motion denied with Mrs. Brown abstaining and Falk, Riedinger, Vernon and Weis voting "NAYE".

Mr. Weis stated disagreement with the idea of isolating the elderly from the rest of the proposed PRD community.

Mr. Elpern observed that he felt that the Commission was trying to use "physical planning to accomplish social objectives". After considerable further discussion, Mr. Falk moved, Mr. Riedinger seconded:

The College Township Planning Commission recommends to the College Township Council disapproval of the Site Plan of 10 May 1978 for the Rolling Ridge PRD.

The Commission states again that they are in favor of housing for the elderly and recommends a location with less visibility east of the site indicated on the Plan of 10 May 1978 near the proposed recreation center in Phase 3 and 4, only if project is only feasible with use of a seven story building. Passed with Falk, Riedinger, Vernon, and Weis voting "AYE" and Brown abstaining.

Mr. Falk moved, Mrs. Brown seconded: Adjournment at 10:40 P.M.

Respectfully submitted,

Claire Brown  
Secretary

CB:nd:bn

## CENTRE REGIONAL PLANNING COMMISSION

MUNICIPAL BUILDING 118 SOUTH FRASER ST.

STATE COLLEGE, PENNSYLVANIA 16801

PHONE: (814) 234-0351

June 12, 1978

TO: College Township Council

FROM: Dennis Elpern, Senior Planner

RE: Rolling Ridge Planned Residential Development  
Rezoning Request and Tentative Approval of Master Plan

We recommend approval of the request to rezone 8.1 acres of land within the Rolling Ridge PRD from RR to R-3.

We recommend tentative approval of the master plan, dated May 10, 1978, as submitted, subject to the following conditions not included on said plan.

1. Phase 1 shall be limited to the construction of housing for the elderly and handicapped persons under the H.U.D. Section 202 housing assistance program.
2. All roads shall be constructed to Township standards. The road from the McDonald's entrance shall be completed prior to the completion of construction of Phase 1, and shall extend through Phase 1 to the border with Phase 2 at that time. *4 prior to any Occupancy Permit*
3. Public off-site sewer and water service shall be provided to all units prior to occupancy.
4. If, for whatever reason, the apartment in Phase 1 is converted to use by other than those persons specified in the H.U.D. 202 program, parking shall be expanded to meet the requirements of the College Township Zoning Ordinance. With the exception of the number of parking spaces provided in Phase 1, all parking lots in the PRD shall be designed in accordance with the Zoning Ordinance.
5. All single family lots bordering the West Penn Power Company's right-of-way shall be oriented so that only the rear lot lines abut said right-of-way; all single family lots must meet R-1 setback requirements.
6. Any area contemplating transit service must be designed to allow convenient ingress and egress by busses. All turns shall have an inside turning radius of at least forty feet unless otherwise required by CATA.
7. Designated common open space shall be designed, constructed, and maintained by the owner and/or homeowner's association, *according to the Zoning P.R.D. Ordinance 41-e*
8. All other requirements of the Township not specifically amended by the tentative master plan and the conditions listed above shall apply to the PRD.

REPRESENTING COLLEGE, FERGUSON, HALFMOON, HARRIS  
AND PATTON TOWNSHIPS, AND STATE COLLEGE BOROUGH,  
CENTRE COUNTY.

THE NATIONAL HEALTH SERVICE ACT 1948

Section 1. The Secretary of State may, with the approval of the House of Commons, make such regulations as he thinks fit for giving effect to the provisions of this Act.

Section 2. The Secretary of State may, with the approval of the House of Commons, make such regulations as he thinks fit for giving effect to the provisions of this Act.

Section 3. The Secretary of State may, with the approval of the House of Commons, make such regulations as he thinks fit for giving effect to the provisions of this Act.

Section 4. The Secretary of State may, with the approval of the House of Commons, make such regulations as he thinks fit for giving effect to the provisions of this Act.

Section 5. The Secretary of State may, with the approval of the House of Commons, make such regulations as he thinks fit for giving effect to the provisions of this Act.

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**THE ROLLING RIDGE PRD  
and the  
COLLEGE TOWNSHIP COMPREHENSIVE PLAN**

The proposed tentative master plan for the Rolling Ridge Planned Residential Development, dated May 10, 1978, complies with the College Township Comprehensive Plan Map and with the following goals, objectives, and policies.

**GOAL: THE ENHANCEMENT OF THE QUALITY OF LIFE IN THE CENTRE REGION BY THE MANAGEMENT OF CHANGE FOR THE SOCIAL, ECONOMIC, AND ENVIRONMENTAL BENEFIT OF THE ENTIRE COMMUNITY**

**OBJECTIVE 1.** To provide for orderly physical change and development based upon projected changes in population and allocated according to local and Regional needs, constraints, and conditions.

**Policies:**

1. Reserve suitable locations for future land uses and expand community facilities and services to accommodate growth in accordance with the Comprehensive Plan Map.
2. Locate most future development within the Primary Growth Area as designated on the Plan Map.

**OBJECTIVE 3.** To provide for the needs of family life and to maintain privacy, quiet, open space, and the separation of incompatible uses in the suburban environment.

**Policies:**

3. Locate medium density housing on the periphery of the neighborhood near arterial streets, or as buffers between shopping and single family areas, or within planned residential developments, properly related so that open spaces form buffers and high traffic volumes do not circulate through single family areas.
7. Prevent neighborhood densities from exceeding the levels recommended by the American Public Health Association.
8. Provide neighborhood parks for the recreational needs of the proximate residents.

**GOAL: THE DEVELOPMENT OF DESIRABLE AND ADEQUATE HOUSING FOR ALL**

**OBJECTIVE 1.** To meet minimum standards of health and safety in all housing units.

**Policies:**

1. Prevent residential densities in urbanized areas from exceeding the standards recommended as desirable by the American Public Health Association.

**OBJECTIVE 2.** To protect residential areas from changes and intrusions which invite deterioration.

2. Separate residential areas from inharmonious land uses by major streets, topographic features, open space, screening, or building orientation.

**OBJECTIVE 3.** To provide for basic services and amenities desired for residential areas.

**Policies:**

1. Locate most residential development in or near areas which can be served by public transit and which have streets and roads capable of handling anticipated traffic volumes.
2. Require yards or common open space for recreational purposes.
3. Encourage the construction of housing on terrain which offers a variety of level, rolling, and hillside sites; avoid steep, irregular, and poorly drained sites.

**OBJECTIVE 4.** To provide opportunity for a variety of housing types in the Region for all socio-economic groups.

**Policies:**

1. Provide sites for a range of choices in residential densities and housing types as indicated on the Comprehensive Plan Map.
2. Encourage the use of innovative techniques of design, including planned residential developments, cluster housing, mobile home parks, and the imaginative design of town and patio houses.
3. Encourage the private sector to construct housing for low and moderate income citizens, including cluster housing, mobile home parks, townhouses, and garden apartments; discourage the use of high-rise apartments by families with young children.
4. Cooperate in a study to assess the Regional housing needs of low and moderate income citizens and, if necessary, develop housing programs in cooperation with County agencies, local groups, and the private sector to meet those needs.

Passed October 12, 1976

COMMUNITY SERVICES OFFICE  
OF CENTRE COUNTY

E 1  
ATTACHMENT # 7

LOCATED IN THE  
CENTRE COMMUNITY HOSPITAL  
SECOND FLOOR, WILLOWBANK UNIT  
BELLEFONTE, PA. 16823

*Norman E. Fischer*  
EXECUTIVE DIRECTOR

PHONE (814) 355-4801 EXT. 202

May 25, 1978

Mr. John Ziegler, Chairman  
College Township Council  
College Township Building  
East College Avenue  
State College, Pennsylvania 16801

Dear John,

I will not be able to be at the June 12th meeting when the matter of Andy Vitta's property will be reviewed and concluded. I will be on the West Coast through the middle of June, but at least on the 12th my thoughts will be back here in Centre County. Quite naturally, as you would expect, I am hoping that the decision is favorable so that we might proceed with our elderly housing project.

The intent of this letter, however, is not to lobby for that end, rather I wanted you to know how much I appreciated and respected the way in which you conducted the Council meeting that I attended. Unlike previous sessions of other review boards, I found it admirable, the extent to which you and members of your Council conducted themselves and showed respect for community concerns. Your manner in conducting the meeting was, in my opinion, exemplary. I am in the business of attending and conducting meetings constantly. Because of that, I have become a student of the various styles of conducting meetings. As I reviewed your chairmanship role, there was nothing that I could be critical about. I just wanted you to know that I am deeply appreciative of the time and energy demanded by the role you play in our community and have a very good and genuine feeling of assurance knowing that there are people of your caliber willing and able to serve in these capacities.

In behalf of Mt. Nittany Residences, I want to express our gratitude to you.

Very truly yours,



Norman E. Fischer, Secretary  
Mt. Nittany Residences, Inc.

NEF:w

*A Service of Centre County Government*

ATTACHMENT # 8

June 5, 1978  
a.m.

Received a call from Thurman Cowan of the H.U.D. Office in Philadelphia about the I.D.A. Project at Hills. Asked for answers to the following questions:

Does the Township have a Comprehensive Plan?

If the land is rezoned, does it comply with it?

I told him there would be a Public Hearing on the Rezoning June 12, 1978. He also asked about the availability of water, sanitary sewers, trash collection, bus services, and fire protection.

# Housing Coordinator for Centre County

Willowbank Unit  
Centre Community Hospital  
Bellfonte, Penna. 16823  
(814) 355-1155

June 8, 1978

*E*

ATTACHMENT # 9

College Township Council  
1481 E. College Ave.  
State College, Penna. 16801

Dear Members of Council:

Considerations concerning the proposed elderly housing project in College Township have far reaching impact on all low-income elderly and handicapped residents of Centre County. As the market area for the project encompasses the entire County, decisions affecting the potential realization of the facility should be based on data reflecting County-wide needs.

The County's Housing Assistance Plan, submitted to the Department of Housing and Urban Development by the County Commissioners in August 1977, documents the housing assistance needs of the County's elderly and handicapped, proposes one and three year goals for satisfying those needs, and recommends new housing construction in areas of concentrated need. To most accurately represent local elderly housing conditions in the Plan, 1970 Census data <sup>was</sup> supplemented by information from:

Centre County Planning Commission, Housing Element, 1972, Housing in Centre County, 1974, Economic Base Study, 1973, Population Analysis, 1972.

Centre Region Planning Commission, Senior Citizen Survey, 1975.

Area Agency on Aging, Needs Assessment, 1975.

Centre County Assessment Office, Survey of Housing Conditions, 1974.

Social Security Administration, Income levels, 1975.

Centre County Office of Mental Health and Mental Retardation and Bureau of Vocational Rehabilitation, Number of disabled in need of adequate housing, 1976.

Information and recommendations in the Plan relative to the proposed College Township project show such a project serving a potential low-income elderly and handicapped population of 1272 on a County-wide basis with 313 in the Centre Region. These persons live in a household exhibiting more than one of the following conditions:

1. pay more than 25% of gross family income for rent.
2. unit lacks one or more plumbing facilities, or has one or more critical defects, or has a combination of intermediate defects in sufficient number or extent to require considerable repair or rebuilding, or is of inadequate original construction.

# Housing Coordinator for Centre County

Willowbank Unit  
Centre Community Hospital  
Belleville, Penna. 16823  
(814) 355-1155

June 8, 1978

ATTACHMENT # 9

College Township Council  
1481 E. College Ave.  
State College, Penna. 16801

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1. pay more than 25% of gross family income for rent.
2. unit lacks one or more plumbing facilities, or has one or more critical defects, or has a combination of intermediate defects in sufficient number or extent to require considerable repair or rebuilding, or is of inadequate original construction.

3. has a gross family income below the Department of Housing and Urban Development's low-income family levels.
4. live in overcrowded unit.

Because the project under consideration would have a positive impact on a sizeable segment of the County's elderly community, it was included in the County's Three Year Goal. I encourage you to take the steps necessary to see that goal realized.

Respectfully,



Patrick Casher  
Housing Coordinator

PC:ls

Date: June 12, 1978

To: College Township Council

From: Claire Brown

Subject: Proposed Rezoning to R3 of 8.1 acres of Rolling Ridge and new Master Plan for Rolling Ridge PRD (minority report)

It is my opinion that in order to provide a public service, housing for the elderly, College Township is being asked to consider the manipulation of its zoning to provide a specific density requested by a landowner. I consider this an extremely unwise move and/or precedent to set. I base my opinion on the following:

1. The rationalization for this proposed zoning change is that it conforms to the comprehensive plan. The designation of this entire tract of land as medium density on the comprehensive plan map was based on the tentative approved PRD in existence at that time. I have few doubts that College Township would have considered a zoning designation of R3 for this entire tract had the PRD never existed.
2. Another rationalization for this proposed rezoning is the R3 zoning of Gordon Kissinger's land to the north. In my opinion, this designation on the comprehensive plan and the zoning maps are an oversight by both the Planning Commission and Council of College Township.
3. The requested 539 units exceeds the total allowable units of original Rolling Ridge PRD by 7 units. Not many, the important point is the figure exceeds the original total allowable units.
4. The consideration of the rezoning is simply because the majority of individuals involved see no other way to provide the landowner with the density requested, so he feels he can sell land to a developer who proposes to provide badly needed housing for the elderly. I disagree strongly. I have been told this change cannot be submitted as a revision of the tentative plan approved in July 1973, as revised in August 1974, because our ordinance does not provide a procedure for consideration of a major change to an approved tentative plan for a PRD.
  - a. Our ordinance does provide in Section 9B (Ordinance 41-C the Planned Residential District Ordinance) as follows: "This Ordinance is enacted pursuant to Article VII of the Pennsylvania Municipalities Planning Code which provisions shall apply whether or not specifically set forth herein."

The Pennsylvania Municipalities Planning Code provides in Section 705, "All standards in such ordinance shall not unreasonably restrict the ability of the landowner to relate his development plan to the particular site and to the Particular demand for housing existing at the time of development." Section 706 provides for modifications of an approved final plan following a public hearing.

In my opinion, it is the intent of the Pennsylvania Municipalities Planning Code to provide for the proposal of needed changes in a development plan, both tentative and final, provided such changes are proposed to the public and residents of the PRD at a public hearing held by the Township.

Furthermore, the designation of this change, as proposed on the new Rolling Ridge Easter Plan, as major appears to me to be arbitrary in view of the 1974 revision which was considered minor enough not to require a public hearing. The major concern here appears to be the height of the seven-story building proposed. In reviewing both the 1974 and 1978 proposals, I suggest that they both should have been submitted to a public hearing in light of present thinking. It is my opinion that the overall plan change in 1974 was far greater than the present proposal except for the seven-story building. The table below shows the changes in use and density; a review of the plans will show the building configurations.

Rolling Ridge PRD Density Table

	<u>Original Plan</u>	<u>July 1974 Revision</u>	<u>Current Proposal</u>
Townhouse units	108	405	295
Single family units	4	4	34
Apartment units	<u>420</u> 532	<u>80</u> 509	<u>210</u> 539
Total population	1,378	1,489	1,428

In conclusion, it is only, in my opinion, the rezoning of the 8.1 acres which nullifies the Rolling Ridge Tentative PRD approval because it changes the base for the figures on which the original plan was approved. I submit College Township should not rezone, but should consider the proposed plan as a revision at a public hearing. In addition the Township should require the number of density units be reduced to the 532 (or less) total allowable units of the original approved development plan.