

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, January 21, 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
Kent N. Baker, Township Engineer
John J. Franek, Jr., Zoning Officer
Mark Holdren, CRPA Sr. Planner
Mary E. Wilson, Asst. Township Secretary

ABSENT:

Robert T. Long, Jr., Finance Director

CALL TO ORDER

Chair Koll called to order the January 21, 2010 Regular Meeting of the College Township Council at 7:00 PM followed by the Pledge of Allegiance.

OPEN DISCUSSION:

None.

PLANS:

**P-1 Damon's Grill Exterior Patio Preliminary/Final Land Development,
T. P. 19-012-013-0000**

Chair Koll advised Council that the developer requested this agenda item be tabled to allow for the resolution of several outstanding items.

**Mr. Fryer moved to table the Damon's Grill Exterior Patio Preliminary/Final Land Development Plan.
Mr. Klees seconded the motion.
Motion carried unanimously.**

P-2 Millbrook Marsh Spring Creek Education Center Land Development Reapproval, T. P. 19-003-1100-0000

Mr. Matt Harlow, ELA Group, advised that the 90-day time period to record the Spring Creek Education Center Final Land Development Plan had lapsed. Therefore, the developer was requesting re-approval of this plan.

Following confirming discussion on the planned sidewalk and the developer's additional vision for a 10-foot wide bikepath on the site, Council took the following action.

Mr. Klees moved to approve the Final Land Development Plan for the Spring Creek Education Building, dated February 16, 2009, last revised January 4, 2010, with the following condition:

1. Obtain all required signatures on the plan.

Ms. Shoemaker seconded the motion.

Motion carried unanimously.

P-3 Rhodes Lane Condominiums Preliminary/Final Land Development Plan, T. P. 19-022-099-0000

Ms. Robyn Frolich, Uni-Tec Consulting Engineers, presented the Rhodes Lane Condominiums Preliminary/Final Land Development Plan on behalf of developer Marypenn Management. This is a five-unit plan of single-family, detached dwelling units off First Avenue in Lemont. The developer requested a waiver 1) for basins with water depths in excess of three feet and 2) from sidewalk requirements.

Council expressed concern with the lack of written comments from the fire marshal on the narrow cartway and on the proposed cartway's impacts on accessibility for emergency vehicles. Prior to taking any action, Council directed staff to 1) consult with the fire marshal, and 2) show the proposed plan to the Centre County Solid Waste Authority (CCSWA) for a determination as to whether or not the CCSWA refuse trucks and recycling trailers could satisfactorily maneuver in this cul-de-sac. Additionally, Council and staff advised the developer that the entranceway into the subdivision would need a light with a cut-off fixture in it.

Mr. Klees moved to table the Rhodes Lane Condominiums Preliminary/Final Land Development Plan.

Ms. Shoemaker seconded the motion.

Motion carried unanimously.

**P-4 Rütgers Organics Corporation Preliminary/Final Subdivision Plan Replot,
T. P. 19-004-024-0000 and 19-004-024C-0000**

Mr. Chad Stafford, Penn Terra Engineering, presented the Rütgers Organics Corporation Preliminary/Final Subdivision Plan Replot on behalf of developer Struble Road Limited Partnership. The developer is proposing to divide off two lots that have existing buildings (Lots 2A and 2B) and re-label the residue as Lot 2R.

Staff recommended that a shared driveway agreement be provided for the driveway that will be shared by Lots 1, 2A, and 2B.

In response to Council inquiry, Mr. Stafford reported that Lot 1, the EPA SuperFund site, remains under EPA monitoring and is unable to be developed.

Mr. Klees moved to approve the Rütgers Organics Corporation Preliminary/Final Subdivision Plan Replot Preliminary/Final Subdivision Plan, dated November 13, 2009, last revised December 9, 2009, with the following conditions:

- 1. Payment of all outstanding plan review fees,**
- 2. Obtain all required signatures on the plan, and**
- 3. Provide a Shared Driveway Agreement between Lots 1, 2A, and 2B to be recorded with this plan.**

Mr. Fryer seconded the motion.

Ms. Shoemaker requested clarification relative to the shared driveway gate, and Mr. Stafford advised that it would remain gated and locked and used only as an emergency secondary access.

Motion carried unanimously.

MANAGER'S UPDATE:

Mr. Brumbaugh presented the January 21, 2010 Manager's Update highlighting the Alpha Fire Substation Renovations and planned Open House scheduled for February 22, 2010.

Council suggested that PSATS' magazine "Township News" should be advised about this unique beneficial reuse project.

CONSENT AGENDA:

- CA-1 Minutes :**
- (a.) January 4, 2010 Reorganization Meeting
 - (b.) January 4, 2010 Regular Council Meeting

- CA-2 Incoming Correspondence:** /1: Letter from USDA, dtd Jan. 7, 2010, subj:
Notice of Pesticide Application.
/2: Letter from Penn State, dtd Jan. 11, 2010,
forwarding quarterly impact fees.
- CA-3 Resolution:** R-10-02, Stop Intersection – Persia Road
- CA-4 Open Burn Waiver:** College Township Public Works Dept.,
Shamrock Park and Dalevue Park.

Ms. Shoemaker pulled item CA-2/1 for discussion.

**Dr. Remick moved to approve the January 4, 2010
Consent Agenda, minus CA-2/1.
Ms. Shoemaker seconded the motion.
Motion carried unanimously.**

CA-2/1: Following discussion on the lack of additional information on this eradication event, Council directed the Township Manager to call USDA to procure the name of the local point of contact for this application process, as it would be anticipated that this person would be handling all the public calls of inquiry and complaint.

**Mr. Klees moved to accept Correspondence CA-2/1.
Mr. Fryer seconded the motion.
Motion carried unanimously.**

OLD BUSINESS:

OB-1 Ordinance O-10-02, Planned Research and Business Park District (PRBD) Amendment; Set Public Hearing

At previous meetings, Council considered revisions to the Planned Research and Business Park District (PRBD) Ordinance, which modifies the Limited Use and Permitted use sections of the ordinance. The amendment also reflected a decrease in the perimeter setbacks.

Mr. Klees stated that the proposed limited use FAR is too high and should applied only to C1, C2 and R1.

**Mr. Fryer moved to set a public hearing on Ordinance O-
10-02, Planned Research and Business Park District
(PRBD) Ordinance Amendment, for March 18, 2010.
Dr. Remick seconded the motion.
Motion carried unanimously.**

NEW BUSINESS:

NB-1 Salary Range Modifications

Mr. Brumbaugh, Township Manager, presented proposed revisions to the Township employee salary ranges, as suggested in 2005 by McGrath Consulting of Wonder Lake, IL during the Centre Region wage and benefit study. College Township had not adjusted its salary ranges since that study. Mr. Brumbaugh recommended that Council act to adjust both the minimum and maximum salary ranges of all Township positions by 9.55%.

After a brief discussion, Council requested that this be reviewed henceforth by Council on an annual basis.

Dr. Remick moved to adjust the College Township salary ranges, as recommended, by 9.55%.

Mr. Fryer seconded the motion.

Motion carried unanimously.

NB-2 Change Order #6 for Alpha Fire Substation

Mr. Baker, Township Engineer, stated that Council previously approved Change Orders Numbered 1 through 5 on October 16, 2009 for the Alpha Fire Substation Project. The total dollar value of the new change order increases the contract amount by \$13,455.44. and revises the date of substantial completion of the project to December 11, 2009.

Dr. Remick moved to approve Change Order Number 6 for the contract with Poole Anderson Construction on the Alpha Fire Substation Adaptive Re-use Project, increasing the contract amount by \$13,455.44, revising the contract sum from \$1,987,730.24 to \$2,001,185.68, and revising the date of substantial completion on the project to December 11, 2009.

Mr. Klees seconded the motion.

Motion carried unanimously.

NB-3 Religious Institutions Rezoning; Discussion

Mr. Holdren, CRPA Sr. Planner, led a discussion on the changing forms of the modern 'mega churches', which are becoming more of a regional destination with configurations ranging in size from 3,000 to 52,000 square feet. Some offer services or accessory uses including recreation and conference space, day care facilities, education facilities, and cemeteries. Almost all situated in College Township are located in rural or single-family residential zones. College Township is desirous of keeping such uses in scale with the surrounding neighborhood and/or to minimize potential negative impacts. The primary

zoning districts which are of concern are the R-1 and rural zoning districts, such as Agriculture, Rural Residential, and Forest.

Council encouraged staff to put together a draft ordinance for Council's consideration and recommended that staff determine a satisfactory way to properly site such an institution in College Township.

STAFF AND ABC INFORMATIVES

Council pulled Staff Informative-3, Recorder of Deeds' Realty Transfer Tax Report for 12/01/2009 through 12/31/2009, asking for clarification of the \$80,338 transfer tax on one property. Staff advised that this amount was a culmination of seven conveyances over several years, not one individual property transfer tax.

OTHER MATTERS:

1. Dr. Remick reported that the Centre County Greenhouse Gas Emissions Focus Group met for the first time on January 18, 2010. The group will split into sub-groups to review electricity, local transportation and on-site fuels, looking at the results by municipality and proposing possible mitigation options.

COMMITTEE REPORTS

Human Resources, January 12, 2010: Ms. Shoemaker reported that the Human Resources Committee re-elected Mr. Nigel Wilson as Chair for 2010 and changed their meeting dates to the first Tuesday of each month. The Committee narrowed the field of candidates down to five for the Library Director position.

Transportation and Land Use Committee, January 20, 2010: Chair Klees reported that the Transportation and Land Use Committee elected Mr. Jeff Luck as Chair and Mr. George Pytel as Vice Chair for 2010. The Committee then held a discussion on 1) the Long Range Transportation Plan projects, focusing specifically on Centre Region projects, and 2) the Centre Region Comprehensive Plan activities throughout 2010.

Finance Committee, January 12, 2010: Mr. Fryer reported that the Finance Committee elected Mr. Bud Graham as Chair and Mr. Walt Wise as Vice Chair. The Committee then discussed 1) library staff recognitions for an upcoming open house and director farewell, 2) the 2007 COG Audit, and 3) the Capital Improvement Plan for the COG vehicles.

Executive Committee, January 19, 2010: Mr. Fryer reported that the Executive Committee elected Mr. Fryer as Chair and Mr. Ron Filippelli as Vice Chair. The Committee then considered police appointments and code appeals.

Public Safety and Environmental Committee: Dr. Remick reported that Mr. Dennis Hameister was elected Chair and Mr. Bryce Boyer as Vice Chair. The meeting date for this Committee was changed to the first Wednesday of each month. After discovering that no letter of agreement amongst participating municipalities existed for COG refuse and recycling, the Committee voted not to move forward with developing such an agreement, as there have not been problems experienced in the past from a lack of such an agreement.

ADJOURNMENT:

**Mr. Klees moved to adjourn the January 21, 2010 Regular College Township Council Meeting.
Ms. Shoemaker seconded the motion.
Motion carried unanimously.**

Chair Koll adjourned the January 21, 2010 Regular College Township Council Meeting at 8:45 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary