

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, March 17, 2011**

ATTENDED BY -

COUNCIL: Mary C. Shoemaker, Chair
Forrest J. Remick, Ph.D.
Daniel D. Klees

STAFF: Adam T. Brumbaugh, Township Manager/Secretary
Kent N. Baker, Township Engineer
John J. Franek, Jr., Zoning Officer
Mark Holdren, CRPA Sr. Planner
Mary E. Wilson, Asst. Township Secretary

ABSENT: David P. Fryer, Vice-Chair
David W. Koll, Council Member
Robert T. Long, Jr., Finance Director

CALL TO ORDER

Chair Shoemaker called to order the March 17, 2011, Regular Meeting of the College Township Council at 7:00 PM followed by the Pledge of Allegiance. Chair Shoemaker welcomed the attending Penn State University Ag class students.

OPEN DISCUSSION:

Mr. Brian Dempsey, President, Centre Region Bicycle Coalition (CRBC), presented Council with a draft resolution for Council's consideration and adoption, that declared May 2011 as "Bicycle Awareness Month" in the Center Region and supported College Township's participation with the CRBC in a region-wide effort to gain "Bicycle-Friendly Community" through the League of American Bicyclists.

**Mr. Klees moved to approve Resolution R-11-10, May 2011
As Bicycle Awareness Month in College Township.**

Dr. Remick seconded the motion.

Motion carried unanimously.

SKETCH PLAN:

SK-1 McDonald's Restaurant Reconstruction, 2621 E. College Avenue

Mr. Mark Mox, McIlvried, DiDiano & Mox, LLC, Pittsburgh, Pennsylvania, presented the McDonald's Restaurant Reconstruction Sketch Plan and requested Council's comments. This sketch plan reflects the construction of a new McDonald's to be located north of the existing McDonald's Restaurant building at the Nittany Mall.

In written communication dated March 11, 2011, Mr. Kent Baker, Township Engineer, requested comments from Council on 1) dual drive-through lanes that merge at the pick-up window; 2) the proposed new access from E. College Avenue, 3) whether there should be a sidewalk connection between Macy's and McDonalds; and 4) whether College Township should consider waiving sidewalks along the Benner Pike and E. College Avenue.

Council appreciated the developer's concise presentation and offered comment relative to sidewalks, parking spaces, store orientation, suggested drive-through curb apron, signs, and new entrance being right-in/right-out only.

This plan will return to Council as a preliminary/final land development plan.

MANAGER'S UPDATE:

Mr. Brumbaugh, Township Manager, presented the March 17, 2011, Manager's Update, and advised that logging operations would be commencing in the Mt. Nittany Manor area and last for several weeks. Council recommended that nearby residents be notified.

No other Council comments were forthcoming.

CONSENT AGENDA:

- CA-1 Minutes:** March 1, 2011 Joint Council/Planning Comm. Meeting.
- CA-2 Incoming Correspondence:** /1: Letter from E. Corbett, dtd Feb. 14, 2011, opposing proposed cell tower at the Mt. Nittany United Methodist Church.
- /2: Letter from Ms. Adamonis, dtd. Feb. 14, 2011, opposing proposed cell tower at the Mt. Nittany United Methodist Church.
- /3: Email from R. Taverno, dtd. Feb. 22, 2011, tendering resignation from Zoning Hearing Board effective Feb. 22, 2011.
- /4: Letter from J. Willenbrock, dtd. Feb. 20, 2011, opposing proposed cell tower at the Mt. Nittany United Methodist Church.

- /5: Letter from S. Smith, dtd. Feb. 25, 2011, re: Waupelani Drive Proposal.
- /6: Email from Joyce and Marvin Hall, dtd Feb. 27, 2011, opposing cell tower at the Mt. Nittany United Methodist Church.
- /7: Letter from Spring Creek Watershed Community, dtd Feb. 24, 2011, re: Receipt of 2011 Pledge for the Water Resources Monitoring Project.
- /8: Letter from S. Corneal, Esq., dtd Feb. 28, 2011, re: Sidewalk Construction for Canterbury Crossing.
- /9: Letter from Nittany Oil Company, dtd. Mar. 1, 2011, re: Downstream Municipalities Annual Notification.
- /10: Email from C. Santasania, dtd. Mar. 3, 2011, tendering resignation from College Twp. Water Authority effective March 3, 2011.
- /11: Email from T. Johnson, dtd Mar. 15, 2011, forwarding concerns about Berry Alley paving.
- /12: Letter from HRI, Inc., dtd Feb. 28, 2011, re: Notification of Downstream Municipalities and Surface Water Users, Oak Hall Operation.

CA-3 Resolution:

CA-4 Act 44 of 2009:

- R-11-08, Document Destruction Authorization
Pension Plan Procedures:
- a. Policy P-022, Procedures for Professional Services for Pension Plans.
 - b. Resolution R-11-07, Approving Written Procedures for Professional Services for Pension Plans.

CA-5 Easements Authorizations:

- a. Hickey-Marchione Access Agreement
- b. Hickey Traffic Signal Easement Agreement
- c. Traffic Signal Easement Agreement
- d. Temporary Access Agreement
- e. Allegheny Power Easement for Kissinger Open Space.

Council pulled Items CA-2/11 and CA-5e for discussion.

**Mr. Klees moved to approve the March 17, 2011,
Consent Agenda, minus CA-2/11 and CA-5e.
Dr. Remick seconded the motion.
Motion carried unanimously.**

Item CA-2/11, Berry Alley Paving: Mr. Klees asked staff to describe the criteria that will determine whether or not Berry Alley should be one way only. Staff reported that vehicle speeds in the Alley will be measured both before and after paving, but it will remain bi-

directional during this monitoring period. Mr. Klees supported its being one way and inquired into any type of material or device that could encourage slower driving speeds. Staff replied that this could be considered based upon measurement of speeds.

Mr. Mark Torretti, 249 W. Whitehall Road, stated that drivers on Berry Alley are courteous when meeting one another, someone pulling back out to allow the other to pass, and added that many people walk down the Alley to get to the post office. He believed that there were no issues that he was aware of due to the Alley being a two-way street.

Item CA-5e, Allegheny Power Easement at Kissinger Open Space: Dr. Remick asked staff to describe what was proposed to happen at this location. Staff reported that there is an existing overhead line that Allegheny Power will be removing, and this requires a very short easement from College Township for relocation of overhead and underground lines.

Mr. Klees moved to accept Consent Agenda Items CA-2/11 and CA-5e, as presented.

Dr. Remick seconded the motion.

Motion carried unanimously.

OLD BUSINESS:

None.

NEW BUSINESS:

NB-1 Ordinance O-11-02, Occupancy

Mr. Mark Holdren, CRPA Sr. Planner, presented proposed Ordinance O-11-02, Occupancy. This proposed ordinance would amend Chapter 200, Zoning, of the College Township Code, by increasing the number from three to up to five unrelated individuals permitted to reside in a dwelling in specified zoning districts and is in response to a request from developers of the State College Retreat project. The ordinance would be limited to the Planned Residential Development (PRD) District only.

Following discussion, Council and staff offered the following modifications along with some additional minor editorial changes:

- Expand Section Z(2)(b) to state that any existing PRD would have to go through a new approval process if they wished to increase the number of unrelated individuals permitted to reside in a single dwelling.
- Add the following to the end of section Z(3), "...otherwise permitted in a residential district."
- Add the word 'exceed', as on the sheet, in Section Z(2)(a).

Council advised that it was interested enough in the State College Retreat concept to consider this amendment and took action to remand Ordinance O-11-02, Occupancy, to the College Township Planning Commission.

Dr. Remick moved to remand Ordinance O-11-02, Occupancy, to the Planning Commission for review and recommendation.
Mr. Klees seconded the motion.
Motion carried unanimously.

STAFF AND ABC INFORMATIVES:

None.

OTHER MATTERS:

1. Mr. Baker, Township Engineer, presented Resolution R-11-09, Mt. Nittany Medical Center Emergency Room Expansion Project, and requested Council's approval on this resolution that College Township serve as the Principal of the Highway Occupancy Permit Obligation Bond for the Park Avenue Improvements between Hospital Drive and Orchard Road.

Mr. Klees moved to approve Resolution R-11-09, Mt. Nittany Medical Center Emergency Room Expansion Project, as presented.
Dr. Remick seconded the motion.
Motion carried unanimously.

2. Mr. Klees noted that there would be a community meeting held on March 20, 2011, at the Mt. Nittany United Methodist Church relative to the cell bell tower being proposed for that site.
3. Dr. Remick asked staff to find out where the State College Borough stood on the State College Retreat plan being proposed for Waupelani Drive.
4. Dr. Remick advised that a mailbox was down on Scenery Drive at the entrance of Canterbury Drive.

COMMITTEE REPORTS:

Transportation and Land Use (TLU) Committee, March 7, 2011 – Mr. Klees reported that the TLU Committee discussed the Comprehensive Plan process and the key findings summary and received an update on the State College Area Universal Transit Access Study.

Parks Capital Committee, March 10, 2011 – Mr. Klees reported that the Parks Capital Committee revisited the failed motions from the February 2011 General Forum Meeting related to the Hess Softball Fields Complex Master Plan and the Phase I Oak Hall and Whitehall Road Parks Timeline. The Committee agreed to work on getting this into an approvable form for the COG General Forum Meeting.

Zoning and Code Software: Mr. Brumbaugh reported that the participating municipalities in the Centre Region continue to work on an agreement on a regional zoning and code software package, although some issues still need to be worked out.

ADJOURNMENT:

**Mr. Klees moved to adjourn the March 17, 2011,
Regular College Township Council Meeting.
Dr. Remick seconded the motion.
Motion carried unanimously.**

Chair Shoemaker adjourned the March 17, 2011, Regular Council Meeting at 8:55 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary