

**COLLEGE TOWNSHIP COUNCIL
PUBLIC HEARING-1 ON ORDINANCE O-10-11,
LIMEROCK TERRACE REZONING REQUEST
Thursday, November 18, 2010**

ATTENDED BY:

COUNCIL:

David W. Koll, Chair
Mary C. Shoemaker, Vice-Chair
Forrest J. Remick
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

Public Hearing on Ordinance O-10-11, Limerock Terrace Rezoning Request, having been duly advertised, was called to order by Chair Koll at 7:00 PM this date.

The intent of Ordinance O-10-11, Limerock Terrace Rezoning Request, would be to amend the Code of College Township, Chapter 200, Zoning, Section 200-10, Zoning Map, to rezone tracts 19-008-101A, 19-008-101, 19-008-103, and 19-008-104B from General Commercial (C-1) to Two-Family Residential (R-2).

Mr. Anthony Fragola, College Township Planning Commission member, advised that the Planning Commission reviewed this rezoning request and found that the rezoning to R-2 would offer the least overall impacts to the area.

PUBLIC COMMENT:

Ms. Kerry Weissmann, 162 Limerock Terrace, objected to the rezoning based on 1) increased traffic impacts, 2) a preference for it to be rezoned as Single-family R-1 instead of Two-family R-2, 3) the possibility of the road being widened to accommodate the increased traffic.

Council explained that developers must take into account the construction costs of both the structures and the needed infrastructures; and the infrastructure costs associated with Single-family R-1 developments are not cost effective in this area.

Ms. Catherine Aschiero, 166 Limerock Terrace, objected to the rezoning based on 1) increased traffic impacts, and 2) concerns that proposed townhomes would be rentals that would not result in good experiences and would threaten property values.

Mr. Ara Kervandjian, developer and rezoning requestor, stated that the concerns of Limerock Terrace residents were taken into consideration. The rezoning to R-2 was, therefore, being pursued in order to offer continuity with the existing residential area, improve aesthetics, and offer more value. Mr. Karvandjian advised that they are considering rental townhomes that would be managed as a community.

ADJOURNMENT:

**Mr. Klees moved to close the Public Hearing on Ordinance O-10-11, Limerock Terrace Rezoning Request.
Dr. Remick seconded the motion.
Motion carried unanimously.**

Chair Koll closed Public Hearing on Ordinance O-10-11, Limerock Terrace Rezoning Request at 7:25 p.m.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary