

**COLLEGE TOWNSHIP COUNCIL**

**Regular Meeting**

**November 8, 1984**

**7:30 pm**

The regular meeting of the College Township Council was held on November 8, 1984 in the College Township Municipal Building.

**Members present:** Max Hartswick, Fred Smith, Herbert Stewart, Dolores Taricani - Chairman

**Members absent:** Gale Dargitz

**Others present:** Thomas Lechner - Manager  
Beulah Houser - Administrative Assistant  
Robert Hayden - Treasurer

Taricani called to order a Public Hearing at 7:35 pm for two College Township IDA loans. The following persons were sworn in to testify: Mr. Walter Hwozdek and Mr. Barry Meyers.

The first Public Hearing was for the request of an IDA loan by Walter Hwozdek and Mildred, his wife, for the construction of a building for light industrial purposes.

Hwozdek would like to move his business, Premetek, Inc., from Cato Industrial Drive to Benner Township on Fox Hollow Road. Premetek, Inc. makes electronic components for various devices. The applicant will own the building. It was moved by Stewart to endorse the Certificate of Approval for the application of Walter and Mildred Hwozdek. Hartswick seconded the motion and Council voted in favor of it.

The second Public Hearing was the request for an amendment for the existing IDA loan to Accu-Weather to purchase an adjoining lot for the expansion of their business.

Barry Meyers, Attorney, was present to represent Joel and Maria Meyers, Centre County Investment Company and Accu-Weather, the principals in the project. Meyers testified that the loan has been approved by the College Township IDA, the Borough of State College and People's National Bank for financing. The project originated in 1976 and relates to a building at 619 West College Avenue which used to be a church. It was converted to its present use by an IDA loan. Accu-Weather employs 105 people and expects to hire an additional 25 employees in the next two years. The actual project itself is the acquisition and renovation of a building that adjoins their present facility. The building they wish to acquire is owned by Jack Frost, Contractor, and contains approximately 4500 square feet of commercial and industrial space. Meyers explained that the plans are to renovate it and connect it to the existing building so they will have one unified structure.

It was moved by Smith and seconded by Stewart to endorse the certificate of approval of the application to amend the existing IDA loan to Accu-Weather. Council members voted in favor of the motion.

Taricani called to order the regular meeting of the College Township Council at 7:45 pm.

The first order of business was the approval of the minutes of the meetings of October 11 and 25, 1984.

Smith made a correction to the October 11, 1984 minutes. The second sentence in paragraph 5, page 3, of the minutes was corrected to read: "In his review, Sweetland estimated that the yearly liquid fuel reimbursement to maintain the road would be \$1600."

It was moved by Smith and seconded by Hartswick to approve the minutes of October 11 and 25, 1984 with the above correction. Council voted in favor of the motion.

The Manager distributed an update information sheet to Council.

It was moved by Smith, seconded by Hartswick and approved by Council to receive the financial report.

#### Correspondence

The first item of correspondence was from Roy Sutherland regarding the possibility of changing the speed limit signs on Puddintown Road. Lechner indicated that the signs Sutherland mentions are advisory speed notations and not actual speed limit signs. Lechner said that Puddintown Road is a State road and he plans to turn the letter over to the State and let them address Sutherland's concerns. Taricani requested that Lechner advise Sutherland by letter of his intent to direct Sutherland's concerns to the State.

Other correspondence included:

1. A letter from the University (Lloyd Niemann) regarding application to DER.
2. A letter from Comprehensive Design Architects regarding development of Lot #6, Commercial Boulevard.
3. A letter from Ruetgers-Nease regarding application to DER, Bureau of Air Quality Control.
4. A letter from DER, Harrisburg office, to George Weller, Sr., regarding a stormwater complaint.

A letter from Nancy Noll, Executive Director of the Centre County Home Health Service requested continued support from College Township. Taricani asked Lechner to respond to Noll's letter indicating that the Township does support the activities of the Centre County Home Health Service. He should inform them that the Township is in the process of preparing their budget for 1985. Taricani asked him to include a statement saying that the nature of the Township government is not social services and that Council feels that social services are

more appropriately a function of the County who has the resources to do this type of activity.

The last item of correspondence was from Henry F. Lawlor, Community Development Director for the Borough of State College, regarding the South Atherton Bikeway project.

#### Plans for Approval

The first plan on the agenda was a Preliminary-Final 2-Lot Subdivision Plan belonging to Donald Ford. Lechner asked that this item be deferred until later in the meeting.

A Preliminary-Final Subdivision Plan by Gerald F. Clair for Rosella Horner was presented. The College Township Planning Commission has recommended to Council that this plan be approved subject to modification of the original lot line to indicate removal. Plans were shown that this has been done. It was moved by Smith and seconded by Stewart to approve the Preliminary-Final Subdivision Plan by Gerald F. Clair for Rosella Horner dated October 9, 1984. All Council members voted in favor of the motion.

The next item was the Preliminary-Final Subdivision Plan by Gerald F. Clair for Elwood and Martha Struble. It was recommended by the College Township Planning Commission that Council approve this plan subject to: 1) modification of the original lot line to indicate the change made; and 2) the property owner's signature of the Strubles be obtained. Both of the above items have been done. It was moved by Smith to accept and approve the Preliminary-Final subdivision Plan by Gerald F. Clair for Elwood and Martha Struble dated October 9, 1984. Hartswick seconded the motion and the vote for approval was unanimous.

Albert Drobka, representing Pat Houser, presented the Site Plan for the Houser Mini Mall at Dale Summit and a Site Plan for Houser 1-Lot Retail Store. The College Township Planning Commission has recommended that Council approve these plans subject to the approval of the stormwater management plan by the Township engineer.

Drobka stated that the stormwater management plan has been approved but they have not received a final letter from the engineer. It was moved by Smith to approve the Site Plan for the Houser Mini Mall at Dale Summit (dated October 11, 1984 and revised October 24, 1984) and the Site Plan for the Houser 1-Lot Retail Store (dated October 11, 1984) with the exception of the stormwater management plan. Hartswick seconded the motion and it was unanimously approved.

The Site Plan for U-Haul, item P-6 on the agenda, was withdrawn at the request of the engineer representing U-Haul since they were not prepared. Taricani informed Council that this proposed U-Haul facility, in addition to the outdoor storage of privately owned RV's, washing and maintenance bays for vehicles and retail gas pumps for the general public, will include storage facilities for homeowners and businesses (similar to Stowaway).

The site is located on South Atherton Street between the South Ridge Motor Inn and Meyer Dairy. Taricani stated that the College Township Ordinance provides that this is an industrial use. She feels that Council and the planning consultants should look at the section of the ordinance that deals with Commercial

property and perhaps amend it to more honestly reflect Commercial uses. She doesn't feel the proposed U-Haul Site Plan is in the spirit of what was intended as Commercial in that type of area.

#### Old Business

A letter was received from Tom Songer regarding the Rallis Rezoning Request. In his letter, he states that "if Lot 3-RR is rezoned to Commercial, Mr. Rallis will proceed to replot Lots 3-A and 3-RR into a single lot." The replotting meets concerns that Council has had with regard to rezoning.

It was moved by Hartswick and seconded by Smith to rezone the parcel of land designated Lot 3-RR from University Residential to Commercial with the stipulation that for the zoning to be in effect, Lot 3-A and 3-RR must be replotted. Council voted in favor of the motion.

#### New Business

The first item of new business was a letter from PennDOT stating that the Department would like to install a traffic signal at the intersection of Porter Road and East College Avenue. The scope of the project is to widen and resurface L.R. 56 from the Porter Road intersection to the Houserville intersection to implement a fifth lane for left turn movements. The funding to reconstruct L.R. 56 and to install the traffic signal will be 90% Federal funds and 10% State funds. The Township would be expected to operate and maintain the traffic signal.

Lechner stated that he is not convinced that the traffic signal is necessary. He plans to be in contact with PennDOT regarding the matter and will report back to Council with his recommendations.

The next item of business was a letter from Eric C. Niemann who previously received approval from Council to rebuild the footbridge located in Spring Creek Park as an Eagle Scout project. In Niemann's letter, he is requesting reimbursement of \$326.01 for materials used in the bridge. It was noted in his letter that Jay Claster contributed \$100 in materials toward the rebuilding of the bridge.

It was moved by Smith and seconded by Hartswick to reimburse Niemann for \$326.01 which was spent on material to rebuild the footbridge in Spring Creek Park, write to him commending his efforts and invite him to the Council's annual Christmas dinner. Council unanimously voted in favor of the motion.

Smith made a motion to write to Jay Claster thanking him for his support of the project. Hartswick seconded the motion and Council voted favorably.

A petition was received for street lighting on the road which runs parallel to East College Avenue in the College View Trailer Park.

Lechner indicated that this is not along a Township road. It is privately owned by Bob Reese. Lechner stated that all of the people who signed the petition are not residents of the College View Trailer Park.

Taricani requested that Lechner contact Reese and inform him of the petition and the concerns of the residents. She also requested that Lechner respond to Lenore Johnson, who apparently is acting as the spokesman, and let her know that he plans to be in contact with Reese and will keep her informed on the matter.

The Public Hearing for Dan Stearns' rezoning was set for December 13, 1984 at 7:30 pm.

Council received a request to rezone the former Lalley property at 1091 and 1951 East College Avenue from R-1 to O-C by J. N. Bryant and L. T. Giantz. The house has been for sale for some time and the owners are having difficulty selling the property basically because it is not prime residential property. The procedure is to forward the request to the Planning Commission for their recommendation. The Public Hearing for this rezoning request has been tentatively set for December 13, 1984 at 7:30 pm.

It was moved by Smith and seconded by Hartswick to forward the rezoning request of the Lalley property to the Planning Commission for their recommendation. Council voted in favor of the motion.

The next agenda item was the reconsideration of the Alex Woskob Subdivision on Clyde Avenue and Clyde Avenue acceptance. In regard to the property of Alex Woskob, Woskob would like to have his property subdivided into two lots. The Township Subdivision Ordinance states that if there are more than three lots on a private street a subdivision is not permitted unless it becomes a Township road.

A lengthy discussion took place regarding the acceptance of Clyde Avenue as a public street. In 1966, the original subdivision was submitted and approved showing six lots having frontage on Clyde Avenue. In 1974 some of the property owners (including Woskob) joined in an effort to have Clyde Avenue paved and the sanitary sewers constructed. The work was completed by the property owners in 1975. The road was ready to be accepted but no deed was given for its dedication nor any official action taken by the Township to take it over by ordinance.

In a letter from Elwood Williams to Stowaway dated November 21, 1975, Williams states that he had inspected Clyde Avenue and found it acceptable to the Township Supervisors. He also stated that all the properties along Clyde Avenue must meet street grade and the grading should be done immediately. Apparently, several of the property owners refused to pay for their portion of the costs which may have caused the proceeding to stop.

Lechner indicated that at present Clyde Avenue does not meet Township standards because the grading requirements were never met and also there is a drainage problem with the road.

A decision was not reached regarding the acceptance of Clyde Avenue; however, because of the situation that the property owner (Woskob) has already made a substantial contribution to the paving of the road, a motion was made by Hartswick to approve the subdivision of lots one and two for the Alex Woskob plan dated June 7, 1984. Smith seconded the motion and Council approved.

A letter dated October 23, 1984 from James Steff, Director for Administration for the Centre Region Council of Governments, asked the Township to prepare a summary of the community's reaction to the Cooperative Police Services Study. The consensus of Council is that they would be willing to enter into a cooperative police arrangement with a reasonable organization and that they are very open minded about the topic. Stewart was asked to prepare a report for College Township.

The Code Administration Committee has asked for Council's recommendations on regional code changes. Smith, Hartswick and Stewart did not have any specific

recommendation and stated that they were in agreement with what the Committee has proposed. Taricani stated that she had not had a chance to study the report but would do so. I be in touch with Smith so that he could report back to the Committee at their next meeting.

The deed for land to PennDOT in regard to the Bikeway at the By-pass and Slab Cabin was signed. Council had previously approved this action.

Lechner informed Council that he had received correspondence from James Steff stating that COG would like to amend the Occupational Privilege Tax Ordinance to have employers deduct the tax from the employees on their first \$1000 earned each year. The employer would then file a quarterly report instead of one at the end of the year.

Dave Sweetland presented the Preliminary-Final 2-Lot Subdivision Plan of Donald H. Ford. The plan has been approved by the College Township Planning Commission. It was moved by Smith and seconded by Hartswick to approve the Preliminary-Final 2-Lot Subdivision Plan of Donald H. Ford dated October 12, 1984 and revised October 24, 1984. Council voted in favor of the motion.

Lechner announced that the dedication for the new State Police facility would be held the following day, November 9, 1984 at 11:00 am.

It was moved by Smith and seconded by Hartswick to adjourn the meeting. The meeting adjourned at 9:33 pm.

Respectfully submitted,

C. Thomas Lechner  
Secretary

CTL:cak:key