

## COLLEGE TOWNSHIP COUNCIL

## REGULAR MEETING

MARCH 15, 1984

7:30 PM

A regular meeting was called to order by Chairman Taricani on Thursday, March 15, 1984, at 7:30 pm in the College Township Municipal Building. This meeting was originally scheduled for March 8, 1984, but was postponed because of inclement weather.

Members present: Gale L. Dargitz, Max E. Hartswick, Fred E. Smith, Herbert W. Stewart, Dolores A. Taricani - Chairman

Others present: C. Thomas Lechner - Manager  
Beulah L. Houser - Administrative Assistant  
Robert L. Hayden - Treasurer

OPEN DISCUSSION

None.

MINUTES

The Minutes of the February 9, 1984 Meeting were approved as distributed. The Minutes of the February 23, 1984 Meeting were approved after the following correction: (Page 2, Paragraph 7, first sentence) The bids were to include the cost of a two-phased controller, cabinet, loop amplifier, and installation. Stewart moved; Smith seconded.

MANAGER'S UPDATE

Under Item 1, Lechner noted that a response still had not been received from PennDOT regarding the Pike Street turnback.

In reply to Smith's question concerning when Tel-Power would install the traffic signal controller at the intersection of Rt. 26 and 150, Lechner said as soon as possible since the contract was to be signed that evening.

FINANCIAL REPORT

The Financial Report, discussed later in the meeting, was unanimously accepted. Stewart moved; Hartswick seconded.

CORRESPONDENCE1. Liquid Fuels Funding Withheld by County

A letter dated February 23, 1984, was received from the Centre County Board of Commissioners explaining that regular and special Liquid Fuel Grants usually provided to the Municipalities from the County allocation would instead be used to repair or replace a County-owned bridge in Unionville this year. Therefore, Lechner

said, the Township would not receive the \$3500 in Liquid Fuels Funding planned in the 1984 Budget. To compensate for the loss, Lechner proposed postponing the purchase of a new 10-foot plow and instead rebuilding the existing one for approximately \$800.

2. Progress Report on Retirement Village

A letter dated February 16, 1984, was received from Clifford R. Coldren, Administrator for Brookline Manor, notifying the Township of their application for a Certificate of Need. Construction of the retirement village should be completed in October 1984.

3. Notification of Centre Video's Rebuilding Project

Jeffrey B. Fisher, System Manager for Centre Video, alerted Council of possible interruptions in TV service as the cable rebuilding process progresses. The letter was dated March 2, 1984.

4. Spring Bicycle Path Maintenance

In a letter dated February 27, 1984, PennDOT's District Manager, Thomas C. Ickes, reminded College Township of their upcoming responsibility in maintaining the new bicycle facilities this spring.

PLANNING COMMISSION'S RECOMMENDATIONS

Lechner noted the Planning Commission's recommendation that the Dale Summit Commercial Park, Lot #9 plan be approved.

PLANS FOR APPROVAL

Preliminary-Final Plan for Dale Summit Commercial Park, Lot #9

Pat Ward, Uni-Tec Engineer introduced Carl Bankert, also an Engineer who recently joined the Uni-Tec staff. Ward then briefly reviewed the plan saying that it consisted of one large lot on Commercial Boulevard near Sir Skate (Rollarena), which was to be subdivided into smaller parcels of land.

Ward said that the sanitary sewer now located to the center of the large lot must be extended 150 or 200 feet to serve one of the new lots. No storm water plan was required at this time since it is Commercially Zoned land. A Site Plan and Storm Water Plan would be required on each of the individual lots when they are to be developed.

As discussion continued, it was noted that the street, water line, and sewer, except for the previously mentioned extension, was already in existence. Lechner recommended that Council approve the plan with provision for developer to provide a surety bond.

Hartswick then moved that Council approve the Preliminary-Final Plan, dated February 10, 1984, of the Subdivision and Replot of the Dale Summit Commercial Park, Lot #9. Following Stewart's second, the plan was unanimously approved.

OLD BUSINESS

Rezoning Request by Highland Development Joint Venture

On February 2, 1984, a Public Hearing was held by Council on the requested rezoning of land from R-2 to R-3 by Highland Development Joint Venture. The land is located off Whitehall Road and near Everhart Village.

Smith said that after considering the material presented at that Hearing, especially the density factor, he would move that the Highland Development Joint Venture's request for rezoning land from R-2 to R-3 be denied. Hartswick seconded, and the motion was unanimously approved.

Taricani asked Lechner to notify the developers of Council's action on the request.

NEW BUSINESS

1. Public Safety Committee Appointment

Lechner said the Borough requested a Council member be appointed to attend the Public Safety Committee meetings.

Dargitz elaborated on the member's role, saying comments were expected on issues pertaining to College Township; however, 90 percent of the discussion was usually internally oriented.

Asked by Taricani if he would be willing to continue to serve, Dargitz agreed. Both Smith and Taricani offered to substitute.

2. Request to Extend Water Line

Taricani read a letter dated September 9, 1983 (received February 24, 1984), from the State College Borough (Water) Authority who requested approval to extend the water main on East Branch Road for Gordon D. Kissinger. Application for fire protection was also requested.

Lechner indicated the request was redundant since this approval was granted when the Subdivision Plan was approbated. That plan, Lechner continued, states the location of the hydrants and the name of the company servicing the water.

In reply to Smith's question concerning the expense of the hydrants, Lechner stated the hydrants cost \$62.50 per year from the Borough Water Authority as compared to \$125 per year from the Lemont Water Company.

Pat Ward substantiated Lechner's view of the request, saying the Authority did not have a clear understanding of what the plan approval entailed. Ward had called the Authority's Manager, Paul Fisher, who said just a letter from a Municipality's Manager sufficed their request.

With Taricani's suggestion that Council continue to consider the matter, Stewart moved that Council approve the State College Borough (Water) Authority's request for water main extensions on East Branch Road. Stewart adopted Smith's suggestion that fire protection as approved in the plan also be provided. The motion was unanimously approved.

3. CRPC Response to Community Residential Facility Siting Act

Taricani briefly summarized the Act which would allow certain types of care for the handicapped in zones not previously permitted. Council agreed to postpone discussion until the report is considered in COG's General Forum.

4. Criteria and Nominees for the Financial Advisory Committee

Reviewing action to date, Taricani said that at the February 9th meeting, she had presented an outline of the proposed charge to the Committee. Smith had suggested some revisions, and Taricani asked if Council had others to offer.

With no other additions or alterations forthcoming, Smith moved the following people be approved as members of the Finance Advisory Committee: Kermit Birth, Chris Exarchos, Lee Shields, Alvi Voigt, John Ziegler. After Hartswick's second, the vote resulted in a 4-1 approval, with Dargitz dissenting. Dargitz asked that the Minutes state the reason for his vote is his opposition to the existence of the Committee--not to the nominees who he felt were good people.

Taricani asked Lechner to notify the Committee members of their appointments and to send them each a copy of the Committee's charge so they can meet its requirements.

5. Discussion on Standardizing the Zoning Designations in the Centre Region

Smith said the issue had surfaced in the Codes Committee where members were confronted with the same numerical code designations that had different meanings among the Municipalities. Smith asked if it were possible to standardize the coding.

Taricani recognized the problem, but said the Borough's zoning was very detailed with categories that are non-existent in the Townships.

Then Smith asked about the magnitude of the task in standardizing the code designations just among the Townships. Dargitz viewed this process as extremely involved with differences not only in density requirements but also in land use.

Taricani noted that some Municipalities have recently adopted new Zoning Ordinances and might be reluctant to change again.

The Chairman then requested Lechner to discuss the issue with Bob Watkins and report his response to Council.

6. Elimination of the 24-Foot Cartway

Taricani read aloud Watkin's memo, dated January 26, 1984, to the Township Planning Commission which recommended an amendment to Article IV, Section 2.2 (Page 20) of the Subdivision Ordinance that would require a 28-foot width for streets. (Thus eliminating 24-foot width streets.)

The 24-foot width streets, explained Lechner, produced parking problems such as in Penn Hills where there was parking on one side. A parked car with a width of 8 feet leaves only 16 feet for two cars passing in opposite directions. Watkins felt that the situation could more easily be accommodated with a 28-foot-wide street.

When Lechner asked Pat Ward to give his view, Ward said 24 feet was too narrow for a street, however, 28 feet he thought was somewhat too wide. (Ward clarified that he meant curb-face-to-curb-face measurement.) Ward continued saying cars detained behind parked vehicles were not necessarily a detriment. If a street is too wide, speeding will be encouraged. Also, the extra width meant extra maintenance, which was costly.

The nationwide standard width for residential streets, said Ward, was 26 feet, which he thought was about right. Ward added that he was recently on a committee that had recommended the 26-foot width for Ferguson Township's residential streets.

Stewart agreed with Ward's suggestion that the College Township Engineer render advice on the proposal before Council takes action. Taricani asked Lechner to solicit an opinion from the Township Engineer.

#### 7. Signatures on Contract for Traffic Signal Controller

The required number of Council signatures were secured for the contract with Tel-Power for the Traffic Signal Controller to be installed at the Rts. 26 and 150 intersection.

#### 8. Date for Road Inspection

Explaining the road inspection, Taricani said the Law required Council members to twice a year tour and inspect the Township roads with the Manager narrating the roads' problems and potentialities.

Taricani suggested that Lechner select a Friday afternoon toward the end of April, and Council would confirm that date at the next meeting.

### COMMITTEE REPORTS

#### Centre Region Metropolitan Planning Organization Recommendations

Lechner reported on a March 7, 1984 CRMPO meeting in which the Organization recommended turning lanes on Rt 322 at Koch/Meyer, Harris Acres, Hubler Road and Church Street. Street lights at the Hubler Road and at Koch/Meyer entrances were also recommended. Lechner said Council endorsement was necessary to have them listed on the ECONS Program.

Since PennDOT is considering construction of a fifth turning lane on East College Avenue from the Borough line to the Houserville Road intersection, Lechner said the ramps feeding into College Avenue from the By-pass will have to be re-designed slightly.

Lechner emphasized that the missing link (East College Avenue overpass) of the By-pass was eliminated from the 12-Year Plan in the last several years and that special effort should be made before May to reinstate it. Since the CRMPO projects are so important, said Lechner, the Township should strongly urge that the recommended projects be put on an appropriated PennDOT plan.

Lechner also reported that PennDOT has not granted a permit to the developers of the Darlington Subdivision because the proposed entrance does not meet safety standards.

After Lechner's presentation, Hartswick moved that Council support the proposals as stated in the March 7, 1984 CRMPO report and Smith seconded the motion.

Dargitz gave an explanation of CRMPO (an evolvement from the CRATS Study) and stated he was apparent the "heir" to the Township's seat on the Committee and would see what he could do to bring the proposals into reality.

The vote on endorsing the proposals was unanimous.

#### Code Committee

Smith said the 1984 BOCA Codes are being considered for adoption. Copies of the revisions are now available at the Code Office with forms also available for public comment. Smith noted that the committee hoped the revisions would not only simplify the BOCA Code but also make them more applicable. A Hearing will be held in July for oral comment.

Taricani asked that copies of the revised Code and the forms for suggestions be available at the College Township Municipal Building.

In regards to the Housing and Public Maintenance, Smith said the Committee has decided to use a sampling inspection technique with properties inspected once every four years and habitual offenders inspected more often.

#### Public Safety

Stewart called attention to the brochure on the Police Study which is an analysis of different approaches. The Public Services Committee voted not to expand the study but rather have it conducted as originally planned.

#### Finance Committee

The Finance Committee, reported Dargitz, had met that day to receive a presentation on the Library expansion and financing alternatives. The Committee also decided to discuss with the School District the possibilities of sharing space.

#### ADJOURNMENT

Following Hartswick's motion and Smith's second, the meeting adjourned at 8:40 pm.

Respectfully submitted,

C. Thomas Lechner  
Secretary

CTL:jh:key