

MINUTES OF THE MEETING HELD BY THE  
COLLEGE TOWNSHIP BOARD OF SUPERVISORS  
IN THE MUNICIPAL BUILDING

JANUARY 14, 1975

7:30 P.M.

The monthly meeting of the Board of Supervisors was called to order by Chairman Elwood Williams. Mr. Ziegler and Mr. Trotter were in attendance.

The minutes of the meeting held December 10, 1974 were read and corrected as read. The correction was made on page 4, line 7, under New Business - Budget for 1975: change hopes to will.

The minutes of the Special Meeting held December 31, 1974 were read. This meeting was called for the purpose of adopting the Proposed Budget for the year 1975 and any other business that may have to be taken care of. The minutes were corrected as follows: page 1, line 15 - change 1/2 of 1% Earned Income Tax to 1/2 of 1% Occupational Privilege Tax. This same correction should be made on page 2, line 11.

The minutes of the Special Meeting held January 6, 1975 were read. The Special Meeting was held specifically to decide on the **organization** structure for the current year. These minutes were approved as read.

The Treasurer's report for the month is as follows:

|                                     |             |
|-------------------------------------|-------------|
| December 1 Balance -----            | \$21,275.51 |
| Deposits for month -----            | \$ 1,532.74 |
| Balance -----                       | \$22,808.25 |
| Disbursements for month -----       | \$13,512.86 |
| Balance as of January 1, 1975 ----- | \$ 9,295.39 |

Mr. Trotter moved that the Treasurer's Report be accepted. Mr. Williams seconded this motion.

CORRESPONDENCE

A copy of a letter from David A. Allison to Norman A. Katz, President of Penn State Engineering, requesting that Oak Ridge Avenue be incorporated into the Phase III Project when and if the Board directs him to proceed with this Phase design. Mr. Allison stated there are 20 houses on this street which are not connected to the sewer.

A letter to the Supervisors from Frank W. Royer, President of the Starlite Drive-In Theatre, dated January 10, 1975 acknowledging receipt of the Supervisors' letter to the Legal Counsel, Mr. Joseph E. Favuzza. The Board of Directors of this Corp. have voted not to exhibit X-rated movies and would appreciate the Supervisors contacting him if any complaints are received concerning the theatre.

A letter from Mr. Allison to the Board of Supervisors, dated January 7, 1975, regarding Lease Payment was read. He felt the charge should be a rate based upon costs with a small amount for profit added; that office space should not be considered as a commercial venture; and that the amount of \$1800 had been budgeted and approved by the Authority which is one-half the cost being asked for rent. He agreed that the Authorities and the Board should sit down and discuss this matter.

A lengthy discussion was held. Mr. Rodger Granlund, of the College-Harris Joint Authority, said he felt the Authorities should pay rent but that no communication was made, but should have been, between the Authorities and the Supervisors concerning the amount to be charged and what was included in the rental fee. Mr. Trotter made a personal

apology to the Authority for not meeting and discussing this matter with those concerned before it was publicized. Mr. Ziegler stated he was disturbed over some of the actions of Mr. Allison's office. Mr. Williams agreed. One example was their putting carpeting in the offices without first consulting the Supervisors. Also, why the matter of rent was not brought before the Authorities' Board meetings before the budget was adopted, since Mr. Allison had been told that rental would be charged. The statement Mr. Allison made in his letter that he was informed the amount of rent would be small was corrected by Mr. Williams who said he told Mr. Allison the amount would be reasonable.

Mr. Williams will set up a meeting with Mr. Allison and the Chairman *person* of the three Authorities.

#### OLD BUSINESS

An updated report on Flood Hazard Boundary Map was made by the Zoning Officer. Mr. Jeffrey Roush reviewed briefly the information reported at the last meeting. He indicated he found 27 areas total, many small ones, which were in error or omission - 21 shown as too much land classified as flood plain, 3 areas shown as too little area, and 3 areas that should not have been classified as flood prone areas. He found two other areas not mentioned at last meeting which are marked incorrectly - Pike Street to East College Avenue and Houserville Road area in the vicinity of J. Marvin Lee's home. He stressed the need for flood plain management, and indicated that there are some areas where no homes should be built but these should be accurately and fairly determined, as this map will be the only official document used by federally insured lending institutions to determine mortgage and capital improvement

loan eligibility. He will review this material with the Planning Commission at their meeting on Thursday, January 16. He has to find out where to send this information and to whom. The Township had previously adopted the Flood Plain Ordinance which is one of the main reasons for having an accurate map for the loan institutions to determine loan approvals.

A request from Herbert W. Stewart for rezoning of 7.847 acres of land located east of the Nittany Mall, south of Summit Road and north of Route 26, formerly Route 64 and on the east by other residential land of the applicant. This land is presently zoned R-3, but he is requesting this be changed to C-1 in order to expand his used car lot.

The Board decided to hold a public hearing on this request. A date will be set and advertised. A decision will then be made. The motion made at the Supervisors' December 31 meeting to grant a stay of execution is to be in effect until this decision on rezoning is made by the Board.

#### NEW BUSINESS

Appointments to College Township Parks and Recreation Board. The names presented to the Board were:

Lloyd<sup>A</sup> Nieman to replace Donald V. Joyce who resigned

Additional Adult Members: Hugh Clarke

Donald W. Girouard //

Additional Student Members: Gregg Gnatt

Touri Mohsenin

These additional members bring the total membership to 11 - 7 adults and 4 students.

It was moved by Mr. Ziegler, seconded by Mr. Trotter, and supported by Mr. Williams that these names be approved.

Appointments to COG Committees. The Representatives to these Committees will remain the same as previous year. The Representative and Alternate to the CRATS Technical Committee are not being appointed this year.

The reappointment of William H. Leonard was made for a three-year term (1975-1977). The motion to accept this reappointment was made by Mr. Trotter, seconded by Mr. Ziegler and Mr. Williams supported it.

Mr. J. Marvin Lee gave a report on the meeting held at the Court House in Bellefonte on the Bi-centennial celebration. He stated there are three phases of the program being considered.

1. Heritage '76 - based on history of Country
2. Festival, U.S.A. - based on Arts, Athletics, etc.
3. Horizons '76 - looking toward future.

If College Township qualifies as Bi-centennial Community, there is a possibility there may be public funding available for this. Mr. Lee said there was no way of knowing how much or if any at all. He asked if the Township was in favor of making application as a Bi-centennial Community. The Board was in favor. He suggested one representative from each group, club, church, and other organizations of the Township form an official committee. The date for this celebration is anytime during the year 1976 and the place or places will depend on the phase of program. Mr. Lee said he didn't have much to suggest at this time, but he is working on a pageant for the Houserville area and Lemont. - "The Rise of a Constellation". He also suggested the history of College Township might be worked up, or maybe planting a tree as a commemorative gesture. Mr. Ziegler asked what the County is planning. Mr. Lee said the bigger part is to be left to the Townships or Boroughs. A letter was received from Mayor Jo Hayes suggesting a regional

program. Mr. Lee felt it should be on a Township basis. He also mentioned the fact that April is the <sup>10<sup>th</sup></sup> 200th Anniversary of the <sup>College</sup> ~~Civil War~~. <sup>Final meeting</sup>

Mr. Trotter felt it would be best as a community activity; that all clubs, organizations, churches, etc., appoint a representative to form the committee and that he would be in favor of giving some money to support this project. The only concern is that someone is needed to take leadership. The consensus of the Board was this should be handled on a Community basis.

Mr. Trotter moved that Mr. Lee be appointed as Chairman with the authority to form this committee, the Board will underwrite them with money up to \$200.00, that Mr. Lee should make application as a Bi-centennial Community, and invitations should be extended to the civic and social organizations to participate in this program. Mr. Ziegler seconded and Mr. Williams supported this motion.

Mrs. Dolores Taricani gave a report on the activities of the Zoning Hearing Board for the year 1974. There were 14 decisions granted and 4 denied. They have not been appealed to higher court this year. Mr. Ziegler asked if the Board met the requirements of the Sunshine Law with regard to making decisions after the hearings and not at a public meeting. Mrs. Taricani said she had consulted with the Township Solicitor and they are considered as Quasi-Judicial. Mr. Ziegler said he would like to see the Board continue the same as they have been. He felt they were doing a good job. He also stated the decisions were never yes or no answers, but that the reasons were always given as to why it was granted or denied. Mr. Trotter's opinion was to continue as in the past, with Mr. Williams supporting this opinion.

A progress report on the Police Study being made was given by Mrs. Taricani also. A public hearing was held on November 4, 1974 on police protection and organization of police force. Mrs. Taricani summarized what she had accumulated to date. She indicated she did not want to disclose any statistics until the final report is ready to be presented to the Supervisors. The list of questions raised at the public hearing were incorporated into the investigation. She reported she has received superb cooperation from everyone she has contacted. Contacts have been made with Mr. Earl Warren of the Governor's Justice Commission, Mr. Doner Orndorf, Department of Community Affairs - Police Planner, Personnel of Rockview Barracks, and the Township Police. She has to contact the State College Borough Police Department yet.

The raw material which she has gathered to date includes information about the present police coverage by the Township and State Police, the proposal to contract with State College for police protection, the Township's budgetary limitations, and population projections<sup>incise</sup> - which she did say was estimated <sup>at</sup> 1782 in the next 20 years and that this should be a consideration for police service. She stated she is very concerned about police coverage between the hours of 12:00 midnight and 8:00 a.m. when approximately 16% of the calls are made from the people. The calls average out to a little under 10 per month.

Most of the raw material she has gathered is ready to be typed and sent to the Department of Community Affairs Police Planner, if this meets with the Board's approval. After the comment was made that Mr. Orndorf's qualifications were not known, Chief Williams of the State College Police, stated that Mr. Orndorf was a well-qualified person and that he was somewhat amazed at the early date Mr. Orndorf had given to review Mrs. Taricani's material and give her his recommendations, since they had requested his assistance and was told there was a waiting period of 9 months.

5834  
1782  
9616

Mr. Trotter moved, Mr. Ziegler seconded, and Mr. Williams supported a motion that Mrs. Taricani submit the material to the Department of Community Affairs Police Planner, Mr. Orndorf, for his recommendations.

PLANS FOR APPROVAL

The Final Plans of J. Hutchison Mitchell for the North Lemont Subdivision, Phase I-74, was reviewed. The Planning Commission's only condition to their approval was that the Deed Restrictions be recorded on the Plans. This was done by Mr. Knapka, the Mitchells' Engineer.

After some discussion, Mr. Trotter moved, Mr. Ziegler seconded, and Mr. Williams supported the motion that the Board accept the plan as revised with the addition of the Deed Restrictions.

\* The Rephasing Plan for Calvin Zimmerman's Penn Hills PRD was also reviewed. A lengthy discussion was held concerning this rephasing of the PRD. The first phase is to be all townhouses. The question was raised as to whether the Ordinance does or does not state there should be mixed structures - apartment houses and townhouses in each phase. The problem of also putting traffic on the narrow Trout Road was discussed. A road shown on the plans which would lead onto Benner Pike other than Gerald Street and going through property owned by Mr. Friedman was discussed. The Board felt Mr. Friedman should not be obligated to build this road through his property in order to provide access to Mr. Zimmerman's development since he would not have need for it. Mr. Zimmerman stated it would be too expensive if he had to put it in himself.

The question then arose as to whether Mr. Zimmerman had the right-of-way through Mr. Friedman's property. He told the Board he couldn't tell right

then without first looking at his deed.

In order to resolve this road situation, the Board suggested that both parties, Mr. Friedman and Mr. Zimmerman, should get together and come to some settlement between themselves.

It was suggested by the Board that the proposed road indicated on the plan be eliminated and use Gerald Street, but that provisions should be made for people to turn around within the development, such as a cul-de-sac.

Mr. Trotter moved that the Board approve the Rephasing only but that resolution of traffic flow problem should occur before final approval is given. Mr. Ziegler seconded and Mr. Williams supported this motion. \*

Mr. Ziegler made the motion that the Board give Mr. Williams, representing College Township on the Solid Waste Committee, the power to increase the rates in College Township that he might deem reasonable in light of the cost information supplied by the haulers. This was seconded by Mr. Trotter.

A meeting of the Transitional Committee will be set for Monday, the 20th, or Tuesday, the 21st of January. The members will be notified.

The meeting was adjourned at 10:50 P.M.

Respectfully submitted,

John Ziegler  
Secretary