

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, February 18, 2010**

ATTENDED BY -

COUNCIL:

David W. Koll, Chair
Mary C. Shoemaker, Vice-Chair
Forrest J. Remick, Ph.D.
David P. Fryer
Daniel D. Klees

STAFF:

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

ABSENT:

Robert T. Long, Jr., Finance Director

CALL TO ORDER

Chair Koll called to order the February 18, 2010 Regular Meeting of the College Township Council at 7:05 PM following an announced Executive Session held for the purpose of discussing a matter of litigation.

OPEN DISCUSSION:

None.

PLANS:

P-1 Wiltree Townhomes Minor Plan Revision Approval; T. P. 19-005-021-0000

Mr. Thomas F. Songer II, Lincoln Associates Joint Venture, new owner of Wiltree Townhomes, requested Council's consideration of revisions to the land development plan as recently submitted on a minor plan revision. Proposed changes included adding basements to dwelling units in Building #4, and acquiring a waiver of the setback reduction from the detention pond.

Staff did not object to the request for a waiver of the setback reduction from the detention pond, as the finished floor level of the basement is approximately two feet above the 100-year water surface elevation.

The revised plans also show enhanced patios for the future buildings. In the case at Building #4, this entailed moving the building closer to the street in order to stay out of the buffer yard. Therefore, the sidewalk was moved to the opposite side of the street. Based upon a staff comment, a striped walkway was added along the edge of parking stalls.

Council comments included 1) suggesting that the developer evaluate how best to accommodate any future need for recycling pads in addition to the existing dumpsters, and 2) support of the setback reduction waiver request.

Mr. Baker, Township Engineer, recommended that Mr. Franson's suggested note be added to the plan. Staff will process this minor plan review administratively.

P-2 South Ridge Preliminary Land Development Plan; T. P. 19-605-108-0000

Mr. Tony Fruchtl, Penn Terra Engineering, introduced NPK Southridge Associates principal Mr. Bob Poole, and presented the South Ridge Preliminary Land Development Plan. This plan proposes the development of a 9.481-acre parcel at S. Atherton Street and W. Branch Road for the development of a convenience store, bank/office, car wash, and restaurant. The project proposes constructing West Branch Road to align with the existing unsignalized Hills Plaza entrance and installing a traffic signal at that location.

Mr. Klees opposed the proposed right in/right out configuration as not being solid enough to prevent illegal left-hand turns.

Following discussions on 1) closing West Branch Road, 2) how to delineate left-hand turns, 3) how to assist Home Delivery Pizza's parking, grading and green space for better compliance with impervious limitations, 4) signage, and 5) the replacement of the existing ditch with a stormwater pipe, Council considered action on this plan.

Mr. Poole expressed a strong preference for neither having the road closed nor a raised median on S. Atherton Street.

Dr. Remick moved to approve the South Ridge Plaza Preliminary Land Development Plan, dated November 16, 2010, last revised January 25, 2010, with the following conditions:

- 1. Obtain all required signatures on the plan,**
- 2. College Township agrees to the stormwater waiver requests described in the January 8, 2010, and January 19, 2010, letters from Penn Terra, pending placing these waiver notes on the plan,**
- 3. College Township agrees to the sidewalk waiver request described in the January 8, 2010, letter from Penn Terra, pending placing this waiver note on the plan,**

4. **Address the technical review comments in the February 8, 2010, letter from Don Franson and the February 10, 2010, letter from Mark Holdren, and**
5. **HOP drawings be prepared and submitted for review by PennDOT and College Township that would show a severe restriction of turning movements, with the use of raised concrete control islands, so that unwanted left turns at the existing West Branch Road intersection and also at the new driveway intersection cannot occur.**

Mr. Fryer seconded the motion.

Motion carried 4 – 1 (Klees voting nay).

P-3 State College Area School District – Mount Nittany Elementary School Preliminary/Final Land Development; Warner Blvd., T. P. 19-006-007-0000

Mr. J. Alan Stewart, Sweetland Engineering, introduced Mr. Ed. Poprik, State College Area School District, and presented the Mount Nittany Elementary School Preliminary/Final Land Development Plan. This plan, proposed to be built beyond the LEED Gold standard, will replace the Panorama Elementary School off Villa Crest Drive with a relocated elementary school for approximately 400 students on the campus of the Mt. Nittany Middle School. Access to the elementary school would via Brandywine Drive.

The State College Area School District expressed a willingness to participate in the cost-sharing of the warranted traffic signal at Brandywine Drive and Warner Boulevard. It is the intent of the developer to have completed the traffic signal by August 2011.

Council expressed an interest in seeing the completion of a bike/walking path from the Canterbury Crossing portion of Brandywine Drive to the school site, which is already reflected as an easement on the plan. Council also wanted assurances that cut-through traffic from Villa Crest Drive would be deterred.

Council also expressed concern about traffic cutting through Villa Crest Drive from S. Atherton Street without a gate being installed between Villa Crest Drive and Brandywine Drive. However, a closed gate could also cause emergency access problems and limit the interconnectivity of the site.

Mr. Stewart did mention that a gate would be installed across the access to the oval-shaped overflow parking area that would be used solely by buses during the day and available for event parking in the evenings.

Council urged the developer to devise a method that would discourage people from attempting to navigate this route to S. Atherton Street but that would satisfy fire and emergency needs.

Dr. Remick moved to approve the Preliminary/Final Land Development Plan for the Mount Nittany Elementary School, dated October 19, 2009, last revised December 21, 2009, with the following conditions:

- 1. Obtain all required signatures on the plan,**
- 2. Payment of all outstanding review fees,**
- 3. Address Mark Holdren's outstanding comments in his letter of January 6, 2010,**
- 4. Resolve the need for a traffic signal and right-turn lane at the Brandywine Drive/Warner Blvd. intersection as well as the need for a left-turn arrow at the S. Atherton/Warner Blvd. intersection and resolve the appropriate responsibility for making these traffic signal improvements,**
- 5. Complete modifications to the plan notes, charts, and setbacks to reflect the rezoning of this property to R-1,**
- 6. Post surety as required by PennDOT for needed roadway and traffic signal improvements, and**
- 7. Construct an asphalt bike/walking path on School District property along the left field side of the baseball field.**

Mr. Fryer seconded the motion.

Motion carried 4 – 1 (Klees voting nay).

MANAGER'S UPDATE:

Mr. Brumbaugh presented the February 18, 2010 Manager's Update highlighting the upcoming February 22, 2010, Alpha Fire Substation Open House. As a follow up to a previous Council comment, Mr. Brumbaugh reported that he had been in contact with the developer of the Country Inn and Suites about Council's desire to see something done about the hole in the ground at their site.

Chair Koll moved NB-2, Brandywine Drive Parking Restrictions, forward to follow Council's action on the Consent Agenda for the convenience of those present for that agenda item.

CONSENT AGENDA:

CA-1 Minutes :

- a. Feb. 4, 2010 Public Hearing on O-10-01, State College Area School District Rezoning Request.
- b. Feb. 4, 2010 Regular Council Meeting.

- CA-2 Incoming Correspondence:** /1: Email from J. Ferguson, dtd Feb. 8, 2010, re: Snow Removal Clover Highlands, MacDuff Circle.
/2: Letter from Spectra Wood, dtd Feb. 2, 2010, re: DEP Permit Application.

**Mr. Klees moved to approve the February 18, 2010 Consent Agenda, as presented.
Mr. Fryer seconded the motion.
Motion carried unanimously.**

NEW BUSINESS:

NB-2 Brandywine Drive Parking Restrictions

At their February 4, 2010 Regular Meeting, Council received a petition from residents of Brandywine Drive requesting a lifting of parking restrictions along Brandywine Drive. This matter, returning to this meeting for a full review, was presented by Mr. Kent Baker, Township Engineer, along with a history of how various sections of Scenery and Brandywine Drives came to be posted or not posted and how the bike path and bike lanes developed. Residents of the section of Brandywine Drive from Dover Circle to the cul-de-sac at the end offered their preference for on-street parking on both sides of their section of Brandywine Drive. Mr. Baker explained that currently individual on-street parking requests are granted by College Township upon a resident's submission of a Special Events Parking Request Form.

Mr. Klees explained that it is the intention of College Township to see that there is a connection to the rest of Brandywine Drive at some point in the future, although it is understood that this connection could be more than three years away.

Mr. Baker recommended that, if parking is allowed on one side, Council should remove the bike path from the Centre Region Map altogether.

**Mr. Fryer moved to direct staff to lift Brandywine Drive parking restrictions from Dover Circle to the temporary cul-de-sac on one side until Brandywine Drive is extended.
Dr. Remick seconded the motion.
Motion carried 4 – 1 (Klees voting nay).**

Upon staff inquiry, Council advised staff not to remove the bike lanes from the Centre Region Map. Staff will prepare a resolution for this lifting of parking restrictions for the next meeting.

OLD BUSINESS:

OB-1 Centre County Long Range Transportation Plan (LRTP) 2040 Candidate Projects; Review of

By written communication from the Centre County Metropolitan Planning Organization (CCMPO), dated February 2, 2010, Patton Township requires College Township's support on two of their Long Range Transportation Plan (LRTP) project requests that would be partially located in College Township. Ranked fifth and sixth out of six Patton Township projects, Mr. Baker described 1) the Airport Connector Road from Innovation Park project, and 2) the Fox Hollow to Waddle Service Road, paralleling I-99, respectively.

Following discussion and support for the lower rankings of the two Patton Township projects, Council took the following action.

Mr. Fryer moved to accept and support the proposal and rankings.
Mr. Klees seconded the motion.
Motion carried unanimously.

OB-2 Places of Assembly Proposed Ordinance – Discussion

Mr. Adam Brumbaugh, Township Manager, introduced the proposed Places of Assembly Ordinance, noting that Council previously directed staff to develop such an ordinance with the purpose of limiting some of the conflicts relative to uses and assisting staff in discerning what portions are actual commercial operations.

Mr. Mark Holdren, CRPA Sr. Planner, presented the proposed Places of Assembly Ordinance, which would amend the College Township Code by amending Chapter 200, Zoning, to add the use 'place of assembly' and amending subsequent regulations relating to the definition of and where the use would be permitted. The intent of the ordinance would be to regulate in a similar manner all uses where people assemble for a common reason. In addition, these uses would be required to be separated from residential areas and provide screening to lessen the impact when located within or adjacent to a residential neighborhood. The definition of 'place of assembly' would be 'the use of land for structures where people assemble for a common purpose, such as social, cultural, recreational and/or religious purposes. Place of Assembly includes any public or private nursery, elementary and secondary school, library, museum, place of worship, indoor recreation facility, community center, auditorium, exhibition/assembly halls, club, fraternal organization and the like'. This ordinance redefines uses, removes them from the Forest and Ag Zoning Districts, and adds landscaping buffers.

Mr. Mark Torretti, Penn Terra Engineering representing Unity Church of Jesus Christ in State College, introduced church members Dr. B. Farmer, Ms. K. Davis, and Dr. A. Freeman, representatives of the church's Plan of Action Committee.

Speaking on behalf of Rev. Harold McKenzie, Dr. Farmer spoke in opposition to changes suggested in this proposed ordinance, which would impact a church congregation's ability to move into the less-expensive Forest or Ag Zoning Districts. Dr. Farmer stated that Unity Church of Jesus Christ was desirous of relocating into College Township in order to offer expanded community services, and this proposed ordinance would greatly restrict their options.

Council reiterated their need to consider an ordinance that would assist staff in managing the many varied uses now being operated in large places of assembly.

Mr. Klees moved to remand the proposed Places of Assembly ordinance to the Planning Commission for review and comment.
Ms. Shoemaker seconded the motion.
Motion carried unanimously.

OB-3 Water Tanks; Set Public Hearing

In written correspondence dated February 16, 2010, Mr. Holdren advised that the University Area Joint Authority (UAJA) submitted plans for two Beneficial Reuse Water Tanks to be located behind the former Corning Plant. In compliance with College Township ordinances, a public hearing needs to be set for all conditional uses, including these proposed tanks. Staff recommended a public hearing date of March 18, 1010.

Mr. Klees moved to set a public hearing on UAJA Water Tank Relocation, as recommended by staff.
Ms. Shoemaker seconded the motion.
Motion carried unanimously.

NEW BUSINESS:

NB-1 Benner Pike V Rezoning Request

Mr. Thomas F. Songer II, Partner, Benner Pike V, presented a rezoning request from R-1 to R-3 for approximately thirty (30) acres of land owned by Benner Pike V, as well as approximately 39 acres of R-1 land currently owned by Arthur B. and Eloise B. Kyper. Mr. Songer added that getting Margaret Road constructed in this vicinity would provide a vital link between Benner Pike and Shiloh Road.

Mr. Holdren, CRPA Sr. Planner, advised that development of these parcels would require a DRI and would impact the Inter-Municipal Zoning Agreement with Patton Township.

Mr. Fryer moved to remand the Benner Pike V Rezoning Request for Planning Commission for review and comment.

Mr. Klees seconded the motion.

Motion carried unanimously.

Council agreed that staff also look at the existing single-family properties along College Avenue.

OTHER MATTERS:

1. Mr. Brumbaugh requested Council's direction on staff's action relative to the requests for proposals on the Squirrel Drive Traffic Signal. Council directed staff to bring this matter to Council with a recommendation.
2. Mr. Brumbaugh stated that the Centre Region is planning a coordinated response to a Google initiative, which will test Internet services at over one-hundred times the speed currently available today. A Centre Region submission for inclusion in this initiative must be made by March 26, 2010.
3. Mr. Brumbaugh reminded Council of the Alpha Fire Substation Open House on Monday, February 22, 2010, with 6:30 PM ribbon-cutting ceremony.

STAFF AND ABC INFORMATIVES

No comments.

COMMITTEE REPORTS

Executive Committee, February 16, 2010: Mr. Fryer reported that the Executive Committee set the February 22, 2010, General Forum agenda.

Finance Committee, February 19, 2010: Mr. Fryer reported that the Finance Committee reviewed the Centre Area Transportation Authority (CATA) Budget.

Transportation and Land Use Committee (TLU), February 17, 2010: Mr. Brumbaugh attended the TLU Committee Meeting and reported that the Committee reviewed the municipal rankings of transportation projects. Mr. Zilla, CRPA, identified those projects that were of a regional nature, which will be passed on to the ranking committee. The TLU Committee picked a new meeting date of first Mondays to accommodate the needs of committee members.

Parks Capital Committee, Feb. 18, 2010: Mr. Klees reported that the Parks Capital Committee discussed all of the issues pertinent to Hess Field in Harris Township. The Committee authorized the solicitor to enter into a negotiation for acquisition of that property.

Local Traffic Advisory Committee (LTAC), February 17, 2010: Chair Koll reported that LTAC held their reorganization meeting.

ADJOURNMENT:

**Mr. Fryer moved to adjourn the February 18, 2010
Regular College Township Council Meeting.
Mr. Klees seconded the motion.
Motion carried unanimously.**

Chair Koll adjourned the February 18, 2010 Regular College Township Council Meeting at 10:18 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary