

COLLEGE TOWNSHIP COUNCIL
PUBLIC HEARING
AUGUST 6, 1979

The meeting was called to order by Chairman J. Carroll Dean at 7:30 p.m. in the College Township Municipal Building.

Members present: Donald E. Bailey, J. Carroll Dean, Dolores A. Taricani, Clarence E. Trotter and John H. Ziegler

Others present: Manager Elwood G. Williams, Sr.

Chairman Dean noted that this meeting was a public hearing called for the purpose of considering: sanitary sewer service to the Freeman and Lalley properties on East College Avenue; rezoning a portion of the Maxwell property from F (Forest) to I-1 (General Industrial) south of Carolean Industrial Drive; a new Subdivision and Land Development Ordinance; and any other business that was legally brought before the Council at that time.

Chairman Dean indicated that all witnesses would be sworn in and no testimony would be received that was not sworn testimony. There was no objection to the proceedings being recorded.

1. Sanitary Sewer Service to Freeman and Lalley Properties on East College Avenue. Chairman Dean swore in David A. Allison, 1622 Cherry Hill Road, North, State College, representing the College-Harris Joint Authority.

Mr. Allison indicated Mr. Freeman had contacted him requesting the sanitary sewer service be provided to his property. Mr. Freeman expressed to Mr. Allison his willingness to sign an agreement for the construction of this service and to abide by the schedule for payment of the agreed upon cost of \$5200. Inasmuch as it is the Authority's policy to also consider service to properties that are in close proximity, Mr. Allison requested the Authority's Consulting Engineering, Tom Songer of Uni-Tec, to prepare a short report indicating the cost of providing service to the Freeman and Lalley properties.

Mr. Allison explained that his purpose for appearing before Council was to bring Council up to date on the facts surrounding the estimated costs of construction -- the estimated costs of the project being \$10,946 (\$9,446 - construction costs; \$1,300 - engineering fees; \$200 - legal fees). Mr. Allison said the Authority has a bid for the creek crossing and sufficient pipe to

service the Freeman lot. The magnitude of the change order to service the Lalley property would be approximately \$3,000 which is included in the \$10,946 figure. Mr. Allison indicated that should Council request the Authority to provide this service, the Authority would prepare an ordinance for Council's consideration which would approve the plan of construction and acquisition of the sewer to service the two properties; approve the report of the consulting engineer which estimates the construction costs and other project costs; and approve the proposal of the Authority to assess the two properties by the benefit rule as opposed to the foot front rule.

Council reviewed the drawing of the proposed service and discussion was held on the various methods of determining the assessments for the service.

There being no further discussion from members of the audience, Mr. Trotter moved that Council request the College-Harris Joint Authority to prepare the requisite resolutions for providing the sanitary sewer service to the Freeman and Lalley properties. Mr. Bailey seconded the motion.

Chairman Dean asked Reed McCormick, Township Solicitor, if another public hearing would be necessary to consider the ordinance; Mr. McCormick indicated it would not be necessary. Mr. Allison indicated the Authority's Solicitor would prepare the ordinance and forward it to the Township's Solicitor for his review.

The motion carried unanimously.

2. Rezoning a Portion of Maxwell Property from F (Forest) to I-1 (General Industrial) south of Carolean Industrial Drive.

Mr. Ziegler indicated that it was his understanding that Mr. Maxwell had not been contacted relative to this matter and Mr. Ziegler moved to table this item. Mrs. Taricani seconded the motion and it was carried unanimously.

Mr. Trotter suggested that when this item is again considered that the properties from Struble Road to the Rockview property along the face of the mountain and south of Carolean Industrial Drive also be considered in the rezoning. Council requested Mr. Williams to include this item in the next public hearing scheduled.

3. Subdivision and Land Development Ordinance. Chairman Dean indicated that this ordinance had been recommended by the Regional Planning Commission and the College Township Planning Commission. Chairman Dean said Mr. Elpern had indicated a few minor changes:

Page 15, 1.4.1 - insert "or seal" after "signature"

Page 29, 5.1.2 - delete "Township Sewage Enforcement Officer" and
insert "D.E.R."

Page 42, Definition of Subdivision, second paragraph, end of
first sentence, after "development" add
"re-subdivision, the combining of two or
more lots into one lot".

Council was not comfortable with the change suggested for Page 42. They felt it was poorly worded and the paragraph was not all inclusive for the situations that could result in developing land. Ron Weis, Chairman of the College Township Planning Commission, explained the Commission's intent in using that verbage in that paragraph. Mr. McCormick added his interpretation of the terms used. After reworking the paragraph several times, Council recommended the paragraph be changed to add after "lot development." another sentence "Further, it shall include the combination of lots, tracts, or parcels or the changing of lot lines."

Mrs. Taricani expressed her concern about the requirement for sidewalks as indicated in the Ordinance. Mr. Weis answered that the Ordinance provides for sidewalks on both sides of an arterial street and on one side of a collector street, not on a local street. These street classifications are determined at the time the subdivision is considered.

Also, Mrs. Taricani expressed her concern about the drainage easements and the fact that planting is being done in some of them. Council felt the Ordinance adequately covered drainage easements and felt regular policing of them was not necessary.

Mrs. Taricani moved Council adopt the Subdivision and Land Development Ordinance for College Township drafted 7/1/79 and corrected 8/6/79. Mr. Trotter seconded the motion and it carried unanimously.

Mr. Ziegler raised the question of codification of ordinances and the fact that some of the neighboring municipalities were contracting to have this done, was it necessary for College Township to consider this? Mr. McCormick explained that this codification usually meant developing a system of ordinances and that College Township already had ordinances. The Council felt that the Township Ordinance procedures were satisfactory but that the numbering system could be updated. Council suggested this would be a good task for an intern.

Mrs. Taricani moved the meeting be adjourned. Mr. Bailey seconded the motion and it was carried unanimously.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted

Elwood G. Williams, Sr.
Secretary

EGW:lf:hh