

**COLLEGE TOWNSHIP COUNCIL
PUBLIC HEARING-2 ON ORDINANCE O-10-06,
REZONING OF SINGLE-FAMILY HOMES ALONG
E. COLLEGE AVENUE FROM R-1 TO R-3
Thursday, August 5, 2010**

ATTENDED BY:

COUNCIL: David W. Koll, Chair
Forrest J. Remick
David P. Fryer
Daniel D. Klees

STAFF: Adam T. Brumbaugh, Township Manager/Secretary
Kent N. Baker, Township Engineer
Robert T. Long, Jr., Finance Director
John J. Franek, Jr., Zoning Officer
Mark Holdren, CRPA Sr. Planner
Mary E. Wilson, Asst. Township Secretary

ABSENT: Mary C. Shoemaker, Vice-Chair

CALL TO ORDER

Public Hearing-2 on Ordinance O-10-06, C-1 and R-1 to R-3 Zoning Map Amendment, having been duly advertised, was called to order by Chair Koll at 7:20 PM this date.

The intent of Ordinance O-10-06, Rezoning of Single-Family Homes Along E. College Avenue from R-1 To R-3, would be to amend the Code of College Township, Chapter 200, Zoning, Section 200-10, Zoning Map, to 26 tracts along E. College Avenue in College Township currently zoned `Single-Family Residential (R-1) to Multifamily Residential (R-3). Those affected tracts included tax parcels 19-002B-037; 19-002B-038; 19-002B-039; 19-002B-040; 19-002B-041; 19-002B-042; 19-002B-043; 19-002B-044; 19-002B-045; 19-002B-046; 19-002B-047; 19-002B-048; 19-002B-050; 19-002B-051; 19-002B-052; 19-002B-053; 19-002B-054; 19-002B-055; 19-002B-056; 19-002B-057; 19-002B-058; 19-002B-059; 19-002B-060, 19-002B-061; 19-002B-62, and 19-002B-063.

PUBLIC COMMENT:

Mrs. Eloise Kyper, 3345 E. College Avenue, Bellefonte, supported the rezoning to R-3 of the referenced 26 parcels along E. College Avenue.

Mr. Gordon Repine, 3395 E. College Avenue, Bellefonte, owns three of the affected properties and voiced opposition to this rezoning.

Mrs. Lorna D. Borger, 415 Summit Road, supported the rezoning to R-3 of their property.

For the benefit of the affected property owners, Mr. Fryer clarified that this rezoning would allow fellow property owners and/or developers to place a multi-family structure on one or several of these rezoned lots, which would change the nature of the area.

Mr. Timothy Smeal, 143 Margaret Circle, expressed some concern with truck noise and other impacts on Margaret Road development and advised that he had a petition of eleven property owners who were against the rezoning.

Mr. Gary Panulla, 112 Margaret Circle, inquired into any buffering between the R-3 properties and his parcel; and Mr. Holdren stated that mandatory landscape buffering would be required between the less intense use and the more intense use parcels.

Mr. Michael Frank, 3415 E. College Avenue, opposed this proposed ordinance based on not wishing to see a multi-family dwelling unit constructed on the parcel next to his. Mr. Frank expressed some concern about impacts of development to the integrity of the wells supporting these affected properties.

In response, Mr. Brumbaugh, Township Manager and Manager of the College Township Water Authority, explained that a request from some of the residents to extend water lines would be considered by the Water Authority.

Mr. Donald Gibboney, 3409 E. College Avenue, opposed this proposed ordinance, was concerned about development impacts to existing wells, and noted that his garage was already at occasional risk for stormwater runoff flooding.

Mr. Dan Kyper, 3345 E. College Avenue, Bellefonte, advised that property owners could develop their properties now if they so chose but that the Kypers are not planning on doing anything to disrupt how they enjoy their property at this time.

ADJOURNMENT:

Mr. Klees moved to close Public Hearing-2 on Ordinance O-10-06, Single-Family Homes Along E. College Avenue from R-1 To R-3.

Dr. Remick seconded the motion.

Motion carried unanimously.

College Township Council Public Hearing-2 Minutes
Ordinance O-10-06, Single-Family Homes Along E. College Avenue from R-1 To R-3
August 5, 2010
Page 3

Chair Koll closed Public Hearing-2 on Ordinance O-10-06, Single Family Homes Along E. College Avenue, at 7:55 p.m.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary