

COLLEGE TOWNSHIP COUNCIL
AND
COLLEGE TOWNSHIP PLANNING COMMISSION
MINUTES OF THE JOINT WORK SESSION
HELD SEPTEMBER 29, 1983

A Joint Work Session of the College Township Council and the College Township Planning Commission was convened at 7:35 p.m. on Thursday, September 29, 1983 in the College Township Municipal Building. Chairman Gale Dargitz presided.

Members present: Council - Herbert Stewart, Donald E. Bailey, J. Carroll Dean, Dolores Taricani, and Gale Dargitz - Chairman

Planning Commission - Marlowe Froke, Janet Sulzer, Donald Joyce, David Lepro, Frank Riedinger, George Borosque, and K. Ronald Weis - Chairman.

Others present: C. Thomas Lechner, College Township Manager; Robert Watkins, Senior Planner for the Centre Regional Planning Commission; Arthur Beward, College Township Zoning/Sign Officer.

BUSINESS

1. Proposed Amendments to the Zoning Ordinance and the Subdivision Ordinance.

Dargitz began the discussion by stating the question at hand: "Do we want to advertise these supplements to the Ordinance to be acted on within a month?" The subject of Temporary Use Regulations was taken up first. Dargitz suggested that the amendments here might be unnecessary. Since the Ordinance regulates structures and uses already, he said, tents and other temporary uses would have to meet the requirements of the Ordinance even as it now stands. In effect, the proposed amendments would constitute a loosening of restrictions on such uses because they would eliminate the necessity, implicit in the current Ordinance, to come before the Planning Commission with a Site Plan if the Zoning Officer had denied the initial request for a permit.

After some discussion on the merits of taking no action, it was decided to proceed with a consideration of the proposals. Bob Watkins added some minor concerns to his written comments on the proposals. He said that Section 12.1.1.3 requiring that carnivals and circuses be no closer than 500 feet from a Residential Zoning District might be excessively restrictive. He suggested reducing the number of feet specified or changing the wording to read "within 500 feet of a residence". He believed that the written-in proposal labeled 12.2.2.1 is already covered in Section 9.2.2 of the Ordinance. In addition, he recommended changing Section 12.2.5

to eliminate any reference to a method of enforcement because it is as yet unclear how it would be enforced. The consideration of amendments to the regulations on temporary uses concluded in general agreement with Dargitz's recommendation that the Planning Commission take one more look at the changes, rewrite the Peddler's Ordinance and forward its recommendations to Council. Dargitz said that he personally would be happy with whatever the Commission recommends with the exception that he believes that Section 12.2.7 should be deleted on the ground that it could lead to arbitrary decisions.

The group next turned its' attention to the proposed changes to the Zoning Ordinance and the Subdivision Ordinance as outlined in a May 19, 1983 letter to the Planning Commission from Bob Watkins. As the items were taken up individually, it was concluded that Items 5 and 10 are already covered in the Ordinance and that Item 11 (allowing Post Offices in the Village District) is superfluous and inappropriate in that it would allow what is already mandated by Federal regulations binding on the Township.

The remaining items were dispatched as follows:

- Items 1 and 2 Ready to send to Council.
- Item 3 Not considered. Deleted before the meeting.
- Item 4 Ready for Council after minor legal clarification.
- Item 6 Will be significantly delayed. There was some confusion as to the impetus for the proposed changes. No concensus was reached. Dargitz recommended that Watkins work on it and bring it to the Planning Commission again.
- Item 7 Ready for Council. Strike the words "primary" and "accessory".
- Item 8 Ready for Council.
- Item 9 Needs some slight wording changes to reflect concerns of members. Watkins will rewrite, perhaps broadening the list of permitted occupations to include more non-professional activities.
- Item 12 Ready to be sent to Council with underlined changes in wording.
- Item 13 Ready for Council as corrected.
- Item 14 Ready for Council.
- Item 15 Ready for Council.

2. Building Permits. Arthur Beward proposed a percentage basis fee of .05% for Zoning Permits to replace the current flat rate system. In response to a question about whether the Township should discriminate on the basis of the expense of the structure, Beward replied that the more expensive structures usually require a good deal more of the Zoning Officer's time to administer. Dargitz asked Lechner to find out what other Townships are doing about this and report his findings to Council.

3. Planning for Lemont. In considering the "wish list" item to be sent to the Centre Regional Planning Commission questions raised at the most recent Planning Commission meeting were briefly reviewed: Should developers be required to provide sidewalks along existing arterial streets? Where should sidewalks be located? Who should pay for them? Froke called attention to a problem associated with the combination Commercial/Residential areas. Since typical residential amenities are not always provided, there is a clear danger to pedestrians in some of these areas.

Watkins told the group that a number of items of concern, including pedestrian access and left turn lanes, could be pushed into the MPO Program leaving the "wish list" slot open for another issue. Some further ideas for the item were generated. Dargitz listed a number of parking problems; for example, where and under what circumstances parking should be allowed, where restricted parking would be appropriate, how to discourage all-day parking near the Art Alliance area. He said these problems are not confined to Lemont and called for "imaginative, well-planned solutions that could be translated into a decent ordinance".

Taricani suggested combining the tree and parking questions. Watkins agreed that this is practically a necessity. Taricani also talked about the lack of playground space in older areas of Lemont and speculated on the possibility that this may be a contributing factor in vandalism and trespassing, especially near the Post Office. No change was made in the CRPC item as a result of the evening's discussion but Watkins said that it could be amended at any time.

Work Session with Council
and Planning Commission
September 29, 1983
Page 4

3. Area Agency on Aging. Some members of both bodies assembled had reservations about the request of the Area Agency on Aging for a change in Zoning Regulations. Borosque raised a problem that had come to his attention since the last Planning Commission meeting; namely, that amending the Zoning Ordinance by designating a special category for Domiciliary Care could give rise to legal challenges by individuals or groups not so favored. On the other hand, it was noted that new Federal regulations could make it mandatory to give special consideration to this type of program. Watkins confirmed that other Townships have similar concerns and said that the issue is certainly a Regional one and will be discussed at the next meeting of the Centre Regional Planning Commission.

No further business remained and the meeting was informally adjourned at 9:45 p.m.

Respectfully submitted,

C. Thomas Lechner
Secretary

CTL:mb:bh

MANAGER'S UPDATE

COUNCIL MEETING - 9/8/83

1. Obtain "DEAF CHILD AREA" Signs and install at Panorama Village.

RESPONSE: These signs were ordered September 14, 1983.
Delivery of signs is expected in approx. 30 days.

2. Write letters to appointed volunteers to Planning Commission, Zoning Hearing Board, and Parks & Recreation Committee.

RESPONSE: Letters were mailed out September 12, 1983.

3. Write letters to bidders of Yardal Road Project informing them all bids were rejected because they were all over the estimated amount.

RESPONSE: Letters were mailed out September 12, 1983.

4. Write letters to bidders of rock salt for 1983-84 informing them of the successful bidder and the bids not accepted.

RESPONSE: Letters were mailed out September 12, 1983.

5. Manager is to check legal procedure on a private individual resurfacing old Gerald Street.

RESPONSE: No legal procedure as long as Occupancy Permit is granted to improve road.

6. Forward the Township Engineer's cursory report on Pike Street to PennDOT for their review and response. Inform PennDOT that our inspection of Pike Street reveals some problems of great magnitude and Council does not want to accept their offer in its present condition.

RESPONSE: Letter was written September 9, 1983 and mailed along with Sweetland's report as an enclosure.
A follow-up conversation September 13th with PennDOT's Dave Zazworsky at which time Dave wanted to know if PennDOT would make improvements, would the Council accept Pike Street.
I need a directive from Council as to its' position to Dave's question.

MANAGER'S UPDATE (Continued)

7. Schedule a work session with the Township Planning Commission for September 29th at 7:30 p.m. to discuss the amendments and changes to the Zoning and Subdivision Ordinances, also include the proposed Temporary Uses Section.

RESPONSE: Notice of the special work session for September 29th at 7:30 P.M. was mailed out to all Council and Planning Commission Members on September 14, 1983.

8. Have the Manager, Police Chief, and Boro Manager get together and discuss Council's input presented at the meeting and report the results to Council.

RESPONSE: Meeting was held with Elwood Williams, Jr. and Carl Fairbanks on September 12, 1983 for the purpose of presenting our changes.

RE: They took the input and said they would consider the minor changes. However, the 10% add-on to cost is cast in concrete.

MANAGER'S UPDATE

SEPTEMBER 22, 1983 MEETING

1. Get back to David Caster, Community Relations/Crime Prevention Specialist, regarding the Lemont Post Office, and take direct action.

RESPONSE: Officer Caster will prepare a bulletin for distribution in association with the Lemont Village Association for the purpose of holding a Town meeting to discuss the vandalism problems. A date for this meeting will be selected after the LVA officers meet.

2. Notify Carroll Dean of the street name issue so he'll be prepared for the next meeting.

RESPONSE: Carroll Dean was notified by telephone October 3, 1983.

3. Forward letter from Arthur A. Hower, III, concerning suggestions for improving safety on Route 322 (South Atherton Street), to PennDOT and the Metropolitan Planning Organization, and that Mr. Hower be notified of that action.

RESPONSE: A letter was sent to Mr. Hower September 23, 1983 acknowledging his concerns. His letter was also forwarded to PennDOT and Centre Regional Metropolitan Planning Organization September 23, 1983.

COLLEGE TOWNSHIP FINANCIAL REPORT

Cash position for the 9 months ended 9/30 19 83

		<u>CURRENT</u> <u>MONTH</u>	<u>YEAR TO</u> <u>DATE</u>
BEGINNING:			
Cash	\$ 4,129		
Investments	<u>105,940</u>		
Accounts Receivable	<u>49</u>		
<u>LESS</u> Accounts Payable	<u>-0-</u>		
Fund Equity		<u>\$110,118</u>	
Revenues		<u>37,113</u>	<u>\$594,285</u>
Total Available for Appropriation		<u>147,231</u>	
<u>LESS</u> Expenditures		<u>36,369</u>	<u>516,307</u>
ENDING:			
Cash	<u>4,526</u>		
Investments	<u>106,306</u>		
Accounts Receivable	<u>49</u>		
<u>LESS</u> Accounts Payable	<u>-0-</u>		
UNAPPROPRIATED FUND EQUITY		<u><u>\$110,881</u></u>	

*Checks written to record expenditures in the month, but held past the last day of the month.

BUDGET AND ACTUAL APPROPRIATIONS - ALL FUNDS FOR THE 9 months ended _____

CLASSIFICATION	1982		1983					
	BUDGET 1982	ACTUAL Y-T-D	BUDGET 1983	ACTUAL MONTH	ACTUAL Y-T-D	BUDGET REMAIN. REMAIN. for '83 for '83	PROJECT. REMAIN.	ACTUAL + to '83 BUDGET
ASSETS								
Beginning Cash	\$ 52,394	\$ 52,394	\$ 31,485	\$ N/A	\$ 31,485	\$ 109,463	\$ 110,881	\$ 1,418
REVENUES								
300 Taxes:								
Property Tax	102,106	95,854	152,304	987	149,097	3,207	4,000	793
Local Enabling	283,000	216,217	312,000	18,279	240,839	71,161	65,000	(6,161)
320 Licenses & Permits	150	300	190	40	2,953	(2,763)	1,300	4,063
330 Fines & Forfeits	41,000	27,771	41,000	3,236	30,806	10,194	11,800	1,606
340 Interest & Rents:								
Interest	13,724	7,471	7,500	1,401	9,153	(1,653)	1,500	3,153
Rents	16,500	15,550	18,400	1,375	12,375	6,025	5,925	(100)
350 Intergovern. Revenues	149,397	115,632	137,659	6,306	114,370	23,289	22,900	(389)
360 Charges for Services	25,850	19,301	28,788	4,962	28,002	786	6,000	5,214
380 Miscellaneous	12,720	4,724	7,022	527	6,690	332	50	(282)
Total Revenues	\$ 644,449	\$ 502,820	\$ 704,863	\$ 37,113	\$ 594,285	\$ 110,578	\$ 118,475	\$ 7,897
TOTAL AVAILABLE for APPROPRIATION	\$ 696,843	\$ 555,214	\$ 736,348	\$ N/A	\$ 625,770	\$ 220,041	\$ 229,356	\$ 9,315
EXPENDITURES								
400 General Government:	\$	\$	\$	\$	\$	\$	\$	\$
Administration	112,442	78,466	109,880	6,207	82,707	27,173	25,600	(1,573)
Tax Collection	33,094	28,214	41,355	3,040	31,624	9,731	8,000	(1,731)
410 Public Safety:								
Police	177,014	127,116	178,003	16,298	129,849	48,154	46,300	(1,854)
Fire	27,744	19,551	26,865	420	20,706	6,159	6,840	681
Planning & Zoning	20,000	19,740	27,225	662	20,496	6,729	6,600	(129)
420 Health & Welfare:								
Sanitation	1,500	595	1,000	175	414	586	300	(286)
430 Highways:								
General Maintenance	10,000	12,420	45,000	360	33,138	11,862	7,000	(4,862)
Snow Removal	23,000	27,403	24,770	130	7,401	17,369	12,800	(4,569)
Traffic Signals	3,500	4,230	5,800	258	2,999	2,801	1,000	(1,801)
Street Lights	7,800	5,917	8,760	699	6,390	2,370	2,175	(195)
Highway Maintenance	109,672	48,667	50,300	5,005	39,545	10,755	13,700	2,945
Construction Projects	27,000	-0-	40,790	(506)*	36,691	4,099	18,000	13,901
440 Transportation:								
Transit System	11,000	11,480	18,168	-0-	13,788	4,380	3,030	(1,350)
450 Culture Recreation:								
Parks & Recreation	44,790	35,293	41,625	-0-	36,640	4,985	4,093	(892)
Libraries	22,172	16,754	24,889	500	18,791	6,098	6,097	(1)
Senior Citizens	5,000	2,351	6,171	-0-	2,018	4,153	700	(3,453)
470 Debt Service:								
Principal & interest	17,077	13,567	17,262	1,011	14,049	3,213	3,033	(180)
480 Miscellaneous:								
Employer Benefits	32,843	10,007	37,000	2,110	19,061	17,939	15,100	(2,839)
Total Expenditures	\$ 685,648	\$ 461,771	\$ 704,863	\$ 36,369	\$ 516,307	\$ 188,556	\$ 180,368	\$ (8,188)
REMAINDER for APPROPRIATION	\$ 11,195	\$ 93,443	\$ 31,485	\$ N/A	\$ 109,463	\$ 31,485	\$ 48,988	\$ 17,503

*Includes Voluntary contributions on Struble Rd. Traffic Signal/as a reduction of the expense - not a revenue.