

MINUTES OF THE MEETING OF THE COLLEGE TOWNSHIP BOARD OF SUPERVISORS  
HELD ON MARCH 2, 1971

The regular meeting of the College Township Board of Supervisors was held in the Municipal Building on March 2, 1971, at 7:30 P.M.. All Supervisors were present.

The minutes of February 2, 1971 meeting were read and approved.

The Treasurer's Report - The Treasurer, reported in detail the expenditures in the amount of \$13,756.97 leaving a balance of \$24,654.62, March 1, 1971. The motion to pay the bills was made and seconded, The motion was passed unanimously.

Mr. John Blasko, representing the Canadian Pacific Holding Co., presented information concerning the development of a Shopping Center on Branch Road and 322. Mr. Blasko said, the material presented was in addition to the original plan which has been presented to the Planning Commission. It included an Engineering Report on the Flood Plain, Site Plan, Construction Plans and a letter explaining the Company's position on the proposal. Mr. Levine, asked whether they were considering this a proposal under the Zoning Ordinance or the Sub-division Ordinance. Mr. Blasko stated, it was a submission under the Zoning Ordinance and not the Sub-division Ordinance. He said, they had not applied for sub-division. Mr. Levine read from Act 247 concerning sub-division land for development, he noted that the Act provides for sub-division requirements to be met in cases of a lease. He stated, that the Supervisors needed to have a lease indicating single ownership and sub-division plans. Mr. Levine, said, that the Planning Commission motion for disapproval was incorrect and that they should have made a recommendation instead. He suggested that the Developer should go back to the Planning Commission for sub-division. Mr. Blasko stated, that they could not answer or agree with all of the objections for instance; the major road plan, the statement that another Shopping Center is not economically feasible.

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Mr. Levine said, that information on sewer and water were necessary and that the Developer should follow steps one and two of the subdivision procedure. He asked Mr. McCormick, the Township Solicitor, for his opinion on the procedure to follow, to go back to the Planning Commission. Mr. McCormick, said, he saw no objection to proceeding simultaneously with a Sketch Plan and Final Plan under the sub-division regulations and reaching the same point under the Zoning and Sub-division Ordinances. He said, the critical sections were 3.238 and 3.241 concerning sewer and water and their affect on the Flood Plain Ordinance. Mr. Blasko said, that in his opinion the development came under the provisions of 2.80 of the sub-division regulations, since the proposed development has frontage on two existing public streets. Mr. Blasko felt that they could move on concurrently under the Sub-division and Zoning Ordinances and that they would file plans under the Sub-division Ordinance. Mr. Levine asked, if the Developer had filed a Zoning Application. Mr. Blasko said, they had and it had been returned by the Planning Commission. Mr. Maize, the Zoning Officer, stated, that this had been done since they must have sewer and water and sub-division and prove of ownership, or lease. Considerable discussion arose about the present status of the Application. Mr. Levine asked the Solicitor for his opinion of the relationship of the Zoning Ordinance and Act 247. Mr. McCormick said, when restrictions are in conflict the most restrictive applies. He had no objection to moving ahead with the Sketch Plan under Sub-division and Preliminary Plan under Zoning, but he said, the Zoning data is critical to the Flood Plain Ordinance. Mr. Blasko said, the Supervisors should take the Plans presented under advisement according to Act 247. Mr. Levine, referred to Act 247, Section 508, which states that sub-division and land development applications be acted on within forty (40) days. Mr. Blasko stated, that this is not sub-division. Mr. Levine said, the sub-division plans, when submitted, must be acted on in thirty (30) days by the Planning Commission.

Mr. Dean, Chairman of the Planning Commission, stated, that the Developer did not meet any of the engineering requirements and that he felt sub-division must come before final approval. Mr. McCormick said, that until sub-division information is filed the Township cannot act. After more discussion, Mr. Levine suggest the Attorneys leave the meeting and discuss the procedures, to return with a decision before the meeting concluded.

Mr. Williams reported, that the University had asked the Township to request permission to install a Traffic Control Signal at the Intersection of Curtin Road and University Drive. The University will pay for the Traffic Control and the Installation. A motion was made to file Application for Permit to install and operate a Traffic Signal at the Intersection of University Drive and Curtin Road. The motion was seconded and passed unanimously.

Mr. Williams reported on the Hospital Access Road. He said, that the Applachian Funds will provide \$94,000, Centre County \$20,000,(from the liquid fuel tax), the access road will cost \$135,000, leaving a balance of \$20,500. He stated that the PENNDOT agreed to pay the remaining \$20,500 also, to provide all Plans and Engineering Requirements. Hence, the Township will not have to bear any of the cost of the road.

A motion was made to adopt the following resolution.

(SEPERATE PAGE OF RESOLUTION ATTACHED TO THIS PAGE)

**SUGGESTED RESOLUTION FROM COLLEGE TOWNSHIP SUPERVISORS**

**WHEREAS: Centre County Hospital is now building a new facility in College Township,**

**WHEREAS: This facility requires an access road as set forth in the attached plan;**

**WHEREAS: The location and design of this access road has been approved by all planning bodies having jurisdiction;**

**WHEREAS: Penn DOT has paid for the engineering cost of the road;**

**WHEREAS: The Centre County Commissioners have agreed to defray \$20,000 of the cost of construction of this road;**

**WHEREAS: Pennsylvania State University has agreed to deed the right-of-way to College Township without cost;**

**NOW THEREFORE BE IT RESOLVED: That the College Township Supervisors hereby approve the proposal to construct the access road according to the plans attached hereto and agree to supervise construction thereof;**

**BE IT FURTHER RESOLVED: That College Township agrees to accept title to the right-of-way from Pennsylvania State University and to maintain the roadway after completion;**

**BE IT FURTHER RESOLVED that College Township commits \$20,500. dollars of township money which is to be expended for construction purposes. These monies were obtained from the following sources: *General Fund***

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**BE IT FURTHER RESOLVED that College Township will pay for any utility relocation costs at its own cost;**

**BE IT FURTHER RESOLVED: That the application for funds from the Appalachian Regional Commission attached hereto has the full approval of our board.**

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The Supervisors appointed Mrs. Susan Smith to replace Warren Cobb on the Park and Recreation Board.

A Water Study Report was given by the Larkin Engineering Co. . Mr. Larkin stated, that the Township is served by four different water systems, State College 3%, Harris Township 6%, Oak Hall 1%, and the Lemont Co. 70%. He stated, that the Oak Hall System could not expand, the State College and Harris Township could service a wider area, but the real concern to the Township was the future growth of the Lemont Water Co. He urged the Supervisors to encourage the Lemont System to upgrade its facilities. He said, that the supply of Bathgate Springs, has a 500,000 gallon capacity, but they could never deliver it due to a poorly constructed system. To improve the Lemont system Larkin estimated a capital expenditure of about \$265,000 which would result in a quarterly rate increase of 65%, the present rate is \$8.50, this would necessitate a quarterly rate of \$13.00. The Company had an average daily flow of 438,000 in 1969 of which 101,400 gallons in unaccounted for. This represents a loss of 23% and he said, this is unusually high. The loss should not exceed 10%. He recommended that the Supervisors work on encouraging improvements to the Lemont System, perhaps, by the guarantee of a service area. However, he did not suggest that the Township enter into the water business. He suggested the role of the Township be one of guidance, not of ownership. He suggested the Supervisors take appropriate steps to see that the system is improved in a reasonable time. Further, he urged consideration of a Regional Water System, he said, that this would be critical to the whole region. A question was raised about Floridation and Mr. Larkin stated, that this would not add considerable expense and could be considered.

Mr. McCormick, reported on the matter of the Shopping Center. He said, that the Supervisors should take the Plan under the Zoning Ordinance under advisement. The Developer should proceed with a Sketch Plan under

Section 2.80 Sub-division Regulations, and then with a Final Plan under Sub-division. This eliminates the need for a Preliminary Plan as set forth in Section 2.80. Mr. Levine, said, prove of ownership should be included. Mr. Dean said, a copy of the lease should be resubmitted. Mr. Levine directed the Secretary to forward all of the information submitted to the Planning Commission.

Mr. Steve Thompson, presented a Plan for an Aerial Map of the Centre Region. This would be a Regional Map and could be of invaluable use to the Township. He stated, it could be used for a Zoning Map. The cost of the Mapping Program under Alternate #2 would be \$6,843. . This amount would be spread over four (4) budget years. A motion was made to support the Aerial Photography Mapping Program, Alternate #2. The motion was seconded and passed unanimously.

There being no further business the Meeting was adjourned at 9:45 P.M. .

Respectfully submitted,

*Lester M. Weaver*

Lester M. Weaver, Secretary

LMW/hs

EXPENDITURES FOR FEBRUARY 1971

School Guards	\$499.61
SEDA	197.85
Reed McCormick	100.00
Keystone Salt Service	1,551.67
First National Bank	356.40
Secretary & Treas.	337.64
Automotive Supply Co.,	178.21
Boro. of St. Colg. (Fire Protection)	2,000.00
Schlow Library	3,350.00
Frank H. Glenn	295.74
Pay Roll	3,081.08
Nittany Gas & Oil Co.,	282.40
C O G	323.00
Bell Telephone Co.,	84.82
Earl R. Maize	79.64
3 M Co.,	128.19
Bradco Supply Co.,	133.71
Nittany Office Equip.	105.84
Miscellaneous	<u>671.17</u>

Total - \$ 13,756.97

March 1st Balance - \$24,654.62