

**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES**

Thursday, February 4, 2016

7:00 PM

1481 E. College Avenue, State College, Pennsylvania

ATTENDED BY:

COUNCIL:

Lynn B. Herman, Chair
D. Richard Francke, Vice-Chair
Carla Stilson
L. Eric Bernier
Steven Lyncha

STAFF:

Adam T. Brumbaugh, Township Manager/Secretary
Kent N. Baker, Township Engineer
Mark Gabrovsek, Zoning Officer
Mark Holdren, CRPA Sr. Planner
Mary E. Wilson, Asst. Township Secretary

CALL TO ORDER:

Chair Herman called to order the February 4, 2016, Regular College Township Council Meeting at 7:08 PM, following a public hearing on the Transfer of Liquor License R-17542 from Walker Township to College Township, and noted that those present recited the Pledge of Allegiance prior to that public hearing.

OPEN DISCUSSION:

Mr. Troy Knecht, Project Manager, Progress Development Group, LLC, requested that College Township provide a letter of support for a 48-unit development of affordable and low-income housing units being planned that would be similar to Limerock Court.

By Council consensus, staff was directed to prepare the requested letter of support for Progress Development's upcoming affordable housing project.

PLANS:

P-1 Stearns Crossing Single-Family Residential Subdivision Final Subdivision Plan, Phase VIII, Mountain Laurel Drive and Pepperberry Lane; T.P. 19-004-033

The Stearns Crossing Final Subdivision Plan, Phase VIII, proposes the construction of 25 single-family residential units on a total site area of 12.160 acres, zoned Single-Family Residential (R-1) along Mountain Laurel Drive and Pepperberry Lane.

Mr. Kent Baker, Township Engineer, highlighted two notes on Sheet 2. Note #15 provides a three-year schedule for installation of street trees; and Note #22 describes a turnaround easement on Lot 94 at the end of Mountain laurel Drive. This easement will be abandoned if and when the road is extended into the Clair property, as shown on the College Township Official Map. Mr. Baker added that all staff comments have been addressed.

Council requested, and received, clarification on the temporary easement on the last lot; the Township's need for half of the cul de sac; types of street trees being selected; and recognized that Page 2 of the plan set incorrectly reads "Phase VII," instead of "Phase VIII."

Mr. Lyncha moved to approve the Stearns Crossing Single-Family Residential Subdivision Final Subdivision Plan, Phase VIII, dated December 8, 2015, last revised January 7, 2016, subject to the following conditions:

- 1. Obtain all required signatures;**
- 2. Payment of all outstanding review fees;**
- 3. Post surety for all public improvements, based upon an estimate prepared by Penn Terra Engineering and approved by the Township Engineer; and**
- 4. Address the comments in Mark Holdren's memorandum, dated January 12, 2016, to revise the title "Project Notes (Phase VII)" to "Project Notes (Phase VIII)."**

Mr. Francke seconded the motion.

Motion carried unanimously.

P-2 PSU East Halls Renovation and Addition Project Preliminary/Final Land Development; T.P. 19-003-,100-,0000

Mr. Mark Saville, P.E., Sweetland Engineering, presented the modified subject plan, which proposes renovations to existing residence buildings and construction of a new residence building on a 25.8-acre parcel in the area of Park Avenue, Bigler Road, and Curtin Road. The site is zoned University Planned District (UPD) Sub-District 5 and is situated in both College Township and the Borough of State College. This phased plan will begin with the first phase construction of a new, 360-bed Residence Hall and the renovation of Stuart, Tener, Brumbaugh, Pinchot, and Sproul Halls. Plan modifications are reflected on the parking lot along the north and west side of the New Residence Hall; at the entrance to Findlay Commons; and in Phase 1A, 1B, and 1C sidewalks. Residence halls will come off line through the renovation project, as new or renovated buildings are completed.

Council offered comment on the impervious coverage reported in the cover memo not matching the plan itself; and Mr. Saville agreed to correct, as there seemed to be an error in the impervious coverage calculation. Council also requested confirmation that stormwater comments provided by Mr. Donald Franson in his memo, dated Feb. 1, 2016, have been satisfied.

Mr. Bernier moved to approve The Pennsylvania State University East Halls Renovation and Addition Project Preliminary/Final Land Development Plan, dated November 13, 2015, last revised January 21, 2016, subject to the following conditions:

- 1. Obtain all required signatures on the plan, including those of Mr. Donald Franson;**
- 2. Pay all outstanding plan review fees; and**
- 3. Satisfy the perceived discrepancy in the impervious coverage calculations to the satisfaction of the Township Engineer.**

Mr. Francke seconded the motion.

Motion carried unanimously.

P-3 PSU Utility Storage Building Preliminary/Final Land Development; East Campus Steam Plant; T.P. 19-003-,100-,0000

Mr. Jason Little, Nittany Engineering & Assoc., LLC, presented the subject plan, which is proposed for the north side of Hastings Road adjacent to the East Campus Steam Plant and the Swine Research area. The 1,607-acre tract is located in UPD Sub-District 5. The project goal is to construct a 7,000-square-foot Utility Storage Building to house equipment, materials, and to provide working area for the employees of the Utility Services Group. Mr. Little noted that there were two outstanding stormwater and engineering comments ; namely, 1) providing proof of approval of the E&S plan by Centre County Conservation District and NPDES permit, and 2) providing infiltration testing for the bio retention basin #2 in the spring.

Council inquired into the lighting plan; Mr. Little reported that all lighting would be shielded, as per staff comments; and Mr. Holdren agreed to confirm by reviewing the revised lighting plan.

Mr. Francke moved to approve the Preliminary/Final land Development Plan for East Campus Steam Plant Utility Crew Storage Building, PSU University Park Campus, dated October 19, 2015, last revised January 15, 2016, subject to the following conditions:

- 1. Obtain all required signatures;**
- 2. Pay all outstanding plan review fees;**
- 3. Address comments in Mr. Donald Franson's January 28, 2016, review letter; and**
- 4. Address comments in Mr. Holdren's October 27, 2015, review letter.**

Mr. Bernier seconded the motion.

Motion carried unanimously.

P-4 Cintas Corporation No. 2 Preliminary/Final land Development; T.P. 19-022A-010 and 19-022A-012

Mr. Rod Stahl, P.E., Stahl Sheaffer Engineering, presented the subject plan, which proposes the construction of a 4,334-square-foot parking facility for additional fleet vehicle and employee parking. The 4.60-acre site is in the General Industrial Zoning District II and is located on the southeastern side of Carolean Industrial Drive between Reese Road and Decibel Road. Mr. Stahl reported that all comments were either already satisfied or in the process of so being.

Ms. Stilson moved to approve the Preliminary/Final Land Development Plan for Cintas Corporation No. 2, dated November 17, 2015, last revised December 17, 2015, subject to the following conditions:

- 1. Obtain all required signatures;**
- 2. Pay all outstanding review fees;**
- 3. Revise the title of the plan to reflect that this land development also includes a lot consolidation and also make the project name consistent on each sheet of the plan; and**
- 4. Address the review comments in Mark Holdren's January 28, 2016, review memorandum and Donald Franson's January 27, 2016, review letter.**

Mr. Lyncha seconded the motion.

Motion carried unanimously.

P-5 PSU Intramural Building Addition and Renovation Phase III Preliminary/Final Land Development; T.P. 19-003-,100-,0000

Mr. Jeff Bowman, P.E., Sweetland Engineering, presented the subject plan, which proposed Phase III of the Intramural (IM) building located immediately northwest of the intersection of University Drive and Curtin Road. The project, which will add 17,400 square feet of gross floor area to the existing building, will provide a building addition and renovations, a new loading area access, sidewalks and minor regrading, along with additional underground pipe stormwater detention.

Council inquired about the level of anticipated pedestrian traffic, which Mr. Bowman advised would see little change.

Mr. Lyncha moved to approve The Pennsylvania State University Intramural Building Addition and Renovation Phase III Preliminary/Final Land Development Plan, dated December 21, 2015, last revised January 14, 2016, subject to the following conditions:

- 1. Obtain all required signatures;**
- 2. Pay all outstanding plan review fees; and**

- 3. Satisfy comments in Donald Franson's letter, dated January 14, 2016.
Mr. Francke seconded the motion.
Motion carried unanimously.**

MANAGER'S UPDATE:

Mr. Brumbaugh presented the February 4, 2016, Manager's Update, reporting that 1) review work was continuing on the Manor Drive/Mountainview Avenue access; 2) comments have been received from emergency services principals on Manor Drive accessibility; and 3) complaints have been received regarding an increase in the UAJA odor. A letter from Mr. Cory Miller, UAJA Executive Director, on the latter matter was made part of this meeting agenda packet.

COMMITTEE REPORTS:

Spring Creek Watershed Commission (SCWC), January 20, 2016: Mr. Lynch reported that Mr. Bill Sharp both attended this meeting and offered a written report to Council. Mr. Lynch will begin attending these meetings in February. Mr. Sharp's written report stated that the SCWC 1) conducted its reorganization for 2016; 2) received an introduction to the new executive director of ClearWater Conservancy, Ms. Deb Nardone; 3) received updates on the Spring Creek Watershed Association and the Spring Creek Watershed Atlas program; and 4) took action to approve the SCWC website maintenance costs.

Transportation and Land Use (TLU) Committee, February 1, 2016: Mr. Bernier reported that TLU 1) discussed COG's five bullet points on the 2017 COG budget process presented at the January COG General Forum meeting, and 2) held an extended discussion on CRPA priorities.

Human Resources (HR) Committee (HR), February 3, 2016: Chair Herman reported that the HR Committee reviewed the five bullet points on the 2017 COG budget process and deemed them not to be commensurate with the objectives of the HR Committee. A response letter from the Committee will be forwarded to COG in this regard.

Planning Commission (PC) Meeting, February 2, 2016: Mr. Anthony Fragola, PC-Council Liaison, reported that PC reviewed the proposed solar panel ordinance, which PC recommended for Council approval with minor revisions.

CONSENT AGENDA:

- CA-1** Minutes: a. Jan. 21, 2016, Public Hearing on Ord. O-16-01
b. Jan. 21, 2016, Regular Council Meeting
- CA-2** Correspondence: /1 Email from Mr. Earl Moore, dated Jan. 27, 2016, regarding Mountainview Avenue access recommendations

- CA-3** Report: *2015 College Twp. Road, Storm Drain and Park Project Report; Acceptance of*
- CA-4** Bid Award: Fuel Bid to CMP Energy for the total contract amount of \$29,300; Award of
- CA-5** Resolution: R-16-06, Demolition of Structures and Trees; To Add Heritage Trees Ordinance Fees; Approval of

Ms. Stilson moved to approve the February 4, 2016, Consent Agenda, as presented.

Mr. Francke seconded the motion.

Motion carried unanimously.

OLD BUSINESS:

OB-1 Resolution R-16-05, Liquor License R-17542 from Walker Township to College Township, Rey Azteca Restaurant, 485 Benner Pike

In correspondence to Council, dated January 29, 2016, Mr. Holdren, CRPA Sr. Planner, advised that the owners of the Rey Azteca Restaurant at 485 Benner Pike in College Township were seeking Council's approval, via Resolution R-16-05, of the transfer of PLCB Liquor License No. R-17542 from a business in Walker Township to their business in College Township.

Ms. Stilson moved to approve Resolution R-16-05, Transfer of Liquor License R-17542 into the Township of College.

Mr. Francke seconded the motion.

Motion carried unanimously.

NEW BUSINESS:

NB-1 Pike Street Project, Consulting Agreement; Discussion

In correspondence to Council, dated January 29, 2016, Mr. Adam Brumbaugh, Township Manager, advised that in the fall of 2015, Council authorized Keller Engineering to initiate final design on the Pike Street Streetscape and Traffic-Calming Project. With preliminary cost estimates for this project in excess of \$1,000,000, the Township Manager and Township Engineer met with representatives of the Delta Development Group of Mechanicsburg, PA, to discuss funding strategies and to determine how Delta Development could assist with securing the needed grants. Mr. Brumbaugh invited Mr. LeRoy Kline of Delta Development Corporation to address Council on Delta's proposal.

Mr. LeRoy D. Kline, CEO of Delta Development Corporation, stated that his corporation has experience in identifying federal, state, and local funds for projects, such as the Pike Street Streetscape Project. Mr. Kline advised that Pike Street would be an ideal project for available multimodal grants, advising, though, that such grants would require a thirty percent (30%) match. In Delta's proposal presented to Council, Delta Development would offer its services to

identify available grants for the Pike Street project, as well as identify sources for the thirty percent (30%) funding match that such grants require. This would eliminate the need for College Township to fund any of the Pike Street project, including the match. Mr. Kline offered College Township a 30-day provision that would allow the Township to try Delta's services without commitment and distributed to Council a hand out describing projects that Delta Development had been successful in helping through the grant application and funding process.

Mr. Brumbaugh advised that the Township Solicitor had already reviewed Delta Development's agreement and agreed to forward those comments to Council.

Council commented on the grant application process and noted that there were millions of dollars in transportation projects promised that had yet to be funded. Mr. Kline stated that the funds being sought are new funds that are coming available and the Pike Street project would not be competing with those prior-year projects. Grants for the next round of intermodal transportation funding come available in spring or summer of this year.

Mr. Bernier moved to authorize staff to enter into the Consultant Agreement with Delta Development Corp. for the Pike Street Streetscape and Traffic-Calming Project.
Mr. Francke seconded the motion.
Motion carried unanimously.

NB-2 Houserville and Puddintown Roads Turnback Project; Award of Survey, Design, and Permit Engineering Service to Keller Engineers

In correspondence to Council, dated January 29, 2016, Mr. Baker advised that, as part of PennDOT's turnback of the subject roads, PennDOT provided College Township with \$2,000,000 to complete needed improvements on the subject roads. College Township would be bidding out the Houserville and Puddintown Roads Turnback Construction Project this spring, which will require the completion of engineering work prior to bid letting. It is estimated that engineering services would be \$79,689.47 for the two streets.

College Township received a proposal from Keller Engineers, listing Trans Associates as a subconsultant, to perform the necessary work in the roadway improvement work in the amount of \$121,400, plus estimated reimbursables of \$2,800. Mr. Baker deemed the Keller Engineers proposal to be fair and recommended that Council approve the proposal.

Council offered its support of the reduction in the depth of the overlay in order to afford making safety improvements needed at Lenore Drive.

Ms. Stilson moved to approve the Keller Engineers' Proposal of Service – Survey, Design, and Permitting for Houserville and Puddintown Road Betterments, dated January 15, 2016, with a fee amount of \$121,400 and estimated reimbursables of \$2,800.
Mr. Lyncha seconded the motion.
Motion carried unanimously.

STAFF AND ABC INFORMATIVES:

No *Staff Informatives* were pulled for discussion.

OTHER MATTERS:

Council requested that approved Planning Commission meeting minutes be provided in Council's meeting packets on a regular basis.

ADJOURNMENT:

Hearing of no further business, Chair Herman called for a motion to adjourn.

**Mr. Lyncha moved to adjourn the February 4, 2016,
Regular College Township Council Meeting.
Mr. Bernier seconded the motion.
Motion carried unanimously.**

Chair Herman adjourned the February 4, 2016, Council Reorganization Meeting at 8:19 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary