

**COLLEGE TOWNSHIP COUNCIL  
REGULAR MEETING MINUTES**

**Thursday, March 3, 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 March 3, 2016, Regular College Township Council Meeting at 7:00 PM, followed by the Pledge of Allegiance.

**OPEN DISCUSSION:**

No *Open Discussion* items were forthcoming.

**REPORTS:**

**a. MANAGER'S UPDATE:**

Mr. Brumbaugh presented the March 3, 2016, Manager's Update, reporting that 1) preliminary clearing work is underway across from Centre Hills Country Club in preparation for the E. Branch Road bridge replacement project, which will begin in April.

Mr. Bernier inquired into the status of the teepees that have been erected on the Thompson Woods Preserve. Staff advised that the small teepees were erected by youngsters, and their approval or removal would be a matter for the Centre Region Parks and Recreation (CRPR) via the Millbrook Marsh Nature Center Advisory Committee, the official oversight committee for the Preserve.

**b. COMMITTEE REPORTS:**

**Human Resources Committee (HR), March 2, 2016:** Chair Herman reported that the HR Committee 1) held discussions on job descriptions for the Schlow Centre Region Library's Head of Technical Services, as well as for the Executive Director of the Centre Region Parks and Recreation (CRPR) Director; and 2) considered an in-house model for GIS services in the Centre Regional Planning Agency (CRPA) area.

**Public Services and Environmental Committee (PSEC), March 3, 2016:** Ms. Stilson reported that the PSEC 1) received a semi-annual update from CITY-GREEN on regional energy projects and programs; 2) discussed the Committee's priorities; and 3) noted that work on a solar energy ordinance was being conducted at the regional level, which would assist residents desiring to install solar energy systems.

**Centre County Metropolitan Planning Organization (CCMPO) Coordinating Committee, February 23, 2016:** Chair Herman reported that the CCMPO Coordinating Committee 1) held elections of officers (Mr. Jeff Luck, Patton Township, as Chair; Mr. Michael Pipe, Centre County Commissioner, as Vice Chair; and Mr. Jim May, CRPA, as Secretary); 2) voted to remove Benner Township as an individual voting member; 3) reviewed the FY 2016-2018 Unified Planning Work Program (UPWP); 3) reviewed the 2017-2020 Centre County Transportation Improvement Program (TIP) Preliminary Draft Highway Element, and Preliminary Draft Transit Element; and 4) evaluated Transportation Alternatives Program (TAP) and approved the process for reviewing/approving TAP applications.

**c. STAFF/PLANNING COMMISSION REPORTS:**

Mr. Brumbaugh reported that the Centre Region's municipal managers held a retreat on March 1<sup>st</sup> to begin discussions on CATA's Miller formula.

**CONSENT AGENDA:**

- CA-1 Minutes:**
- a. Feb. 18, 2016, Public Hearing on Ordinance O-16-02, Adult Day Care Centers
  - b. Feb. 18, 2016, Regular Meeting Minutes
- CA-2 Correspondence:**
- /1: Email from ClearWater Conservancy, dated Feb. 17, 2016, re: Watershed Clean-Up Day
  - /2: Ltr from Rep. Kerry Benninghoff, dtd Feb. 11, 2016, re: Electronic Device Disposal
  - /3: Ltr from LVA, dtd Feb. 12, 2016, re: Pike St. Project
  - /4: Ltr from Comcast, dtd Feb. 17, 2016, re: Professional Installation Charge
  - /5: Ltr from CRPR, dtd Feb. 22, 2016, re: Use of Oak Hall Regional Park Driveway
  - /6: Email from Nancy Cameron, dtd Feb. 24, 2016, Puddintown Road Bike Path
  - /7: Ltr from LaBella Associates, dtd Feb. 23, 2016, Notice of Intent to Remediate, 629 Puddintown Rd.

- CA-3:** Meeting Time Change: Council Reorganization and Regular Meetings – Jan. 3, 2017, to begin at 12:00 Noon to accommodate videographers' availability; Approval of
- CA-4:** ABC Matters: a. Acceptance of Resignation of Mr. Greg Scott from the CTIDA, effective March 17, 2016, due to moving out of College Twp.
- CA-5:** Admin. Matters: New Township Credit Card and Contacts Personnel; Approval of

**Mr. Francke moved to approve the March 3, 2016, Consent Agenda, minus CA-2/3.  
Ms. Stilson seconded the motion.  
Motion carried unanimously.**

Mr. Bernier asked staff to clarify whether or not the writer of CA-2/3 misspoke about Delta Development Group being involved in the Pike Street Streetscape project design; and Mr. Brumbaugh replied in the affirmative.

#### **OLD BUSINESS:**

#### **OB-1 Duplexes in the R-1 Zoning District; Discussion**

In correspondence to Council, dated February 26, 2016, Mr. Holdren, CRPA Sr. Planner, described the proposed Ordinance O-16-05, Duplexes As A Permitted Use in the R-1 Zoning District. The intent of this ordinance is to increase the variety of available dwelling unit types within the R-1 Zoning District while allowing no increase in density greater than that already permitted in the R-1 District. Proposed restrictions are placed on existing single-family homes to limit their conversion to duplexes as well as restricting how a given lot will be developed and maintained and how many duplexes would be permitted on one lot. Mr. Holdren stressed that duplexes had previously been permitted in the R-1 District; the goal of creating a variety of housing types within neighborhoods is in the 2013 Comprehensive Plan; and diversity in the housing stock is an important consideration in the creation and retention of healthy communities. Staff offered numerous suggestions for ordinance provisions to permit duplexes elsewhere in College Township.

Council discussed 1) conditions under which duplexes might be permitted in the R-1; 2) prohibiting conversions of single-family homes to duplexes, 3) the two-acre restriction on new construction, which would prohibit in-fill construction; 4) owner-occupied requirements; and 5) promoting affordability instead by rezoning parcels to R-2.

Following discussion, Council consensus agreed on both sides of a duplex needing to be owner occupied, there being specific separation distance between duplexes, and allowing a variety of densities to encourage workforce housing on less than two-acre lots.

Staff was directed to revise the ordinance language to include a two-tiered system, establishing an owner-occupied requirement, and encouraging workforce housing.

This will return to Council for review in April.

## **NEW BUSINESS:**

### **NB-1 Ordinance O-16-04, Solar Energy Systems; Review and Comment**

In correspondence to Council, dated February 26, 2016, Mr. Holdren, CRPA Sr. Planner, presented proposed Ordinance O-16-04, Solar Energy Systems. This ordinance was drafted to address building and ground-mounted solar energy systems when built as either a primary or an accessory use. The ordinance would permit solar energy systems to be installed as an accessory use in all districts except the Village and Single-family zoning districts, where only building-mounted systems are permitted.

Mr. Steven Maruszewski, Asst. VP, PSU Office of Physical Plant (OPP), spoke in support of this ordinance amendment, adding that Penn State University is hoping to be first in developing solar energy under this ordinance.

Mr. Jason Grottini, Envinity renewable energy systems installer, offered several recommended changes to the proposed ordinance language to help residential systems users. Suggested modifications included 1) allowing installations on less than one (1) acre, if non-glare units are utilized; 2) buffers should be set at 18 inches on the roof; 3) considering adding venting and requiring rooms for battery storage under “Battery technology” section; and 4) creating separate ordinances for photovoltaic systems and other types of solar energy systems.

Council suggested that staff revise the ordinance language at the top of Page 3, §[3], regarding continuous connection to the grid.

Mr. Shaun Pardi, Brush Valley Road, 1) asked how Alpha Fire ventilates roofs with solar and suggested that the Township make this inquiry; 2) recommended that ordinance language be modified to address shade structures placed atop structures such as parking garages; and 3) suggested that staff revisit the interconnection language, as the PUC recently redefined the net metering laws.

Mr. Mike Rybacki, CITY-GREEN Secretary, 1) suggested fewer restrictions on ground mounts where roof space alone cannot accommodate the solar panels; 2) stressed that the three-foot rule between the system and roof edge is too restrictive; 3) advised that pervious coverage lies beneath ground-mounted systems; and 4) would prefer seeing these systems without the impervious restrictions.

Mr. Jim Marden, Whitehill St., expressed surprise that the ordinance would prohibit ground mounts in residential areas and stated that this was overly restrictive.

Ms. Stilson opposed prohibitions on solar hot water systems in residential areas and encouraged College Township to allow these systems in residential areas.

**Ms. Stilson moved to remand proposed Ordinance O-16-04, Solar Energy Systems, as modified, to the Planning Commission for further discussion.  
Mr. Lyncha seconded the motion.  
Motion carried unanimously.**

**STAFF AND ABC INFORMATIVES:**

No *Staff Informatives* were pulled for discussion.

**OTHER MATTERS:**

**OM-1 CATA Local Match Shares Report; Discussion**

At the February 23, 2016, Centre Region Council of Governments' (CRCOG) General Forum Meeting, the matter of CATA's *2016/2017 Local Match Shares Report* was referred to the municipalities for review and comment.

Having discussed this matter at a prior meeting, Council offered no additional comments.

**ADJOURNMENT:**

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

**Ms. Stilson moved to adjourn the March 3, 2016, Regular College Township Council Meeting.  
Mr. Bernier seconded the motion.  
Motion carried unanimously.**

Chair Herman adjourned the March 3, 2016, Council Reorganization Meeting at 8:41 PM.

Respectfully submitted,

*Adam T. Brumbaugh*

Adam T. Brumbaugh  
Township Manager/Secretary