

**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES**

Thursday, March 17, 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
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

ABSENT:

L. Eric Bernier

CALL TO ORDER:

Chair Herman called to order the March 17, 2016, Regular College Township Council Meeting at 7:00 PM, followed by the Pledge of Allegiance.

OPEN DISCUSSION:

No Open Discussion items were forthcoming.

PLANS:

P-1 Lenor Drive Replot and Preliminary/Final Subdivision; Tax Parcels 19-009-31A, 19-009-032, and 19-009-33A

Mr. John Sepp, P.E., Penn Terra Engineering, presented the subject replot and preliminary/final subdivision plan, which depicts three double-frontage lots located between Lenor Drive and Bathgate Drive, all zoned Single-Family Residential (R-1). Parcel 19-009-33A is nonconforming due to the lot width; and, an existing, single-family dwelling is located on Tax Parcel 19-009-32. The developer proposes to replot the three parcels to eliminate the double frontage and the non-conforming lot and create one additional R-1 parcel. Mr. Sepp requested that Council consider waiving the sidewalk requirements due to the entire surrounding area already being developed without sidewalks.

Mr. Anthony Fragola, Planning Commission-Council Liaison, stated that Planning Commission (PC) recommended that Council deny the sidewalk waiver, which is requested based on there not being other adjoining sidewalks. The PC felt that this was in conflict with College Township's intent of seeing sidewalks be installed, as per the Township Code. If waived, Mr. Fragola suggested adding a sunset date on the waiver request, at which point, sidewalks would be required to be installed.

Mr. Francke moved to approve the Replot and Preliminary/Final Subdivision of Tax Parcels 19-009-031A, 19-003-032, and 19-009-033A and Subdivision of Lot, dated January 18, 2016, last revised January 28, 2016, with the following conditions:

- 1. Obtain all required signatures on the plan;**
- 2. Pay all outstanding plan review fees;**
- 3. In accordance with Section 300-31.C, note on the plans that construction of future homes will be placed on the lot to avoid the steep slopes to the greatest extent possible and that each stage of construction should be completed in one season; and**
- 4. Council agrees to waive the sidewalk requirements, since the subdivision meets the circumstances for when a waiver can be granted, as noted in College Township Code Section 180-16.1F(2).**

Ms. Stilson seconded the motion.

In response to Council inquiry, staff advised that both the nearby Millbrook Marsh Nature Center and Centre LifeLink have been granted sidewalk waivers.

Council held a brief discussion on the need to identify current and future sidewalks on the College Township Official Map and also suggested that staff generate a fee-in-lieu-of-sidewalks program. Staff reported that such a program could be addressed by adding to the land development ordinance one additional condition under which sidewalks could be waived.

**Chair Herman called the question.
Motion carried unanimously.**

Chair Herman directed staff to look at a long-term plan for identifying needed sidewalk installations.

**P-2 Fieldstone Single-Family Residential Subdivision Phase 4 Final Land Development;
Tax Parcel 19-006-06A**

Mr. John Sepp, P. E., Penn Terra Engineering, presented the subject plan, which was preliminarily approved in 2005. At that time, Council agreed to allow the Phase 4 section of Florence Way to have slightly sharper horizontal curvature than standard in order to approve sight distance and to provide for occasional parking.

Following a brief discussion on expectations related to sidewalks, Council took the following action on this proposed plan.

Ms. Stilson moved to approve the Fieldstone Single-Family Residential Subdivision Phase 4 Final Plan, dated January 18, 2016, last revised February 1, 2016, with the following conditions:

- 1. Obtain all required signatures on the plan;**
- 2. Pay all outstanding plan review fees;**
- 3. Post surety for all public improvements in an amount to be approved by the Township Engineer;**
- 4. Add a note to the plan stating “Florence Way is 28 feet wide within Phase 4 because of the reduced horizontal radius of 225 feet in order to improve sight distance and provide additional space for occasional on-street parking, although this street is to be posted for No Parking;”**
- 5. Add a note stating “The sidewalk along Brandywine Drive will be constructed along Open Space Lot 94 with the street construction of Phase 3 and along Open Space Lot 95 with the street construction of Phase 4;”**
- 6. Expand Note 18 regarding drainage easements to include Lots 80 and 81;**
- 7. Eliminate the proposed crosswalk on Florence Way while keeping the proposed sidewalk ramps; and**
- 8. Provide a note on the plan stating “Striped crosswalks and signage will be included as part of the street development for Phase 4 for crosswalks to be located on Brandywine Drive at its intersections with Florence Way, Mansfield Street, and the mid-block crosswalk next to Lot 70.”**

Mr. Lyncha seconded the motion.

Motion carried unanimously.

MINOR PLAN:

MP-1 Mt. Nittany Medical Center (MNNMC) Parking Garage; Tax Parcel 19-003-021

Mr. Lou Brungard, III, Mt. Nittany Medical Center Vice President of Facilities and Plant Operations, and Mr. Ed Bell, MNNMC Construction Manager, presented the Mt. Nittany Medical Center Parking Garage Minor Plan, which proposes to design and construct a new, three-level parking structure to increase the parking capacity on the medical campus. The proposed site for this structure is located in the northeast corner of the hospital campus and situated on/over an existing surface parking lot and will provide a net gain of 300 parking spaces for MNNMC employees. Mr. Brungard advised that the medical center would not be constructing the helipad as previously planned but would be building it atop the E.R. building.

Council thanked the presenters for providing the overview of this minor plan for the Mt. Nittany Medical Center Parking Garage.

REPORTS:

a. MANAGER’S UPDATE:

Mr. Brumbaugh presented the March 17, 2016, Manager’s Update, reporting that 1) Mountain View Avenue/Manor Drive matter will return to Council on April 21; 2) copies of The Villas at Happy Valley latest legal briefs/filings were received and provided to Council; and 3) State College Borough provided its schedule for the chief of police succession process, which is now open internally.

Council accepted the Manager’s Update, as presented.

b. COMMITTEE REPORTS:

Public Safety Committee, March 15, 2016: Mr. Lyncha reported that the Public Safety Committee approved the sale of the 1991 Pierce Aerial Apparatus to the Borough of Osceola Mills for \$36,000; endorsed the appointments of two additional assistant fire marshals; and discussed and finalized its review of the COG priorities, the latter being prepared for COG Executive Committee review.

c. STAFF/PLANNING COMMISSION REPORTS:

No Staff or Planning Commission Reports were forthcoming.

CONSENT AGENDA:

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| CA-1 Minutes: | None presented |
| CA-2 Correspondence: | /1: Letter from Girl Scouts, dtd Feb. 25, 2016, re: Girl Scouts Gold Award Recipients
/2: Email from Jesse Werner, dtd March 3, 2016, re: Chickens In Residential Areas
/3: Email from John Exley, dtd March 3, 2016, re: Solar Energy for College Township |
| CA-3 Bid Award: | Houserville Resurfacing Project; Award to G. O. Hawbaker, Inc. in the contract amount of \$74,012.50 |
| CA-4 Resolutions: | a. R-16-07, Recognition of Gregory Scott; Approval of
b. R-16-08, Reimbursement from Bond or Note Proceeds; Approval of |
| CA-5 Waiver Request: | Funky Freezer; from Noise Ordinance from Apr. 15 through Aug. 15, conditioned upon Twp. Temporary Business Permit And complying with balance of Township Code Chapter 171, Solicitors and Temporary Businesses. |

**Mr. Lyncha moved to approve the March 17, 2016, Consent Agenda, as presented.
Mr. Francke seconded the motion.
Motion carried unanimously.**

Council offered their congratulations to Girl Scouts Ms. Saige Cestone, Ms. Susanna M. Walter, and Ms. Brooke Young for earning the Girl Scouts Gold Award recognizing their community service, leadership skills, and both personal and spiritual growth.

OLD BUSINESS:

OB-1 Pike Street Streetscape Project; Authorization of Engineering Work

In correspondence to Council, dated March 14, 2016, Mr. Kent Baker, Township Engineer, presented Keller Engineers' proposal, dated March 4, 2016, entitled *Survey, Design and Permitting for the Village of Lemont Streetscape Project*. This proposal included all design services needed to complete final design, obtain permitting, and get the project ready for bid. The proposal fee is \$94,000, plus \$2,775 in estimated reimbursables, for a total of \$97,175. This amount, well above the \$30,000 estimated in the 2016 Budget for the initial project design work, could be attained on lower-than-projected costs of the Oak Hall Project and on the deferral of the Penn Hills Sidewalks Project that will not be initiated this year. Additionally, Mr. Baker noted that, should College Township be successful in winning a grant, this final design work would qualify as part of the required match.

Council inquired about the Lemont entrance signs and the Township's level of financial responsibility if no grant funding is acquired and requested that one more open house be held for public review of the project. Staff advised that 1) the entrance signs are not part of this streetscape project, although they will be procured; and 2) College Township would be responsible for these engineering costs if no grant funding was awarded for this portion of the project.

**Mr. Lyncha moved to approve the March 4, 2016, proposal of service from Keller Engineers for the *Survey, Design and Permitting for the Village of Lemont Streetscape Project* with a fee amount of \$94,400 and estimated reimbursables of \$2,775.00.
Ms. Stilson seconded the motion.
Motion carried unanimously.**

NEW BUSINESS:

No *New Business* items were presented.

STAFF AND ABC INFORMATIVES:

No *Staff Informatives* were pulled for discussion.

OTHER MATTERS:

No *Other Matters* were forthcoming.

ADJOURNMENT:

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

**Ms. Stilson moved to adjourn the March 17, 2016,
Regular College Township Council Meeting.
Mr. Francke seconded the motion.
Motion carried unanimously.**

Chair Herman adjourned the March 17, 2016, Council Reorganization Meeting at 7:59 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary