

**COLLEGE TOWNSHIP COUNCIL**  
**REGULAR MEETING MINUTES**  
**Thursday, March 19, 2015**

**ATTENDED BY:**

**COUNCIL:** L. Eric Bernier, Chair  
Carla Stilson  
D. Richard Francke  
William H. Sharp

**STAFF:** Adam T. Brumbaugh, Township Manager/Secretary  
Kent N. Baker, Township Engineer  
Mark Holdren, CRPA Sr. Planner  
Mary E. Wilson, Asst. Township Secretary

**ABSENT:** Lynn B. Herman, Vice-Chair

**CALL TO ORDER:**

Chair Bernier called to order the March 19, 2015, Regular College Township Council Meeting at 7:11 PM, following a public hearing on Ordinance O-15-03, Amendments to Industrial and Commercial Districts.

**ANNOUNCEMENT:**

Chair Bernier announced that Council met in executive session immediately prior to this evening's public hearing for the purpose of discussing a personnel matter.

**OPEN DISCUSSION:**

Ms. Teri Spence, resident of Independence Place subdivision, distributed to Council a survey/petition digitally signed by over 150 individuals objecting to the intensifying foul odor emanating from the University Area Joint Authority (UAJA) sewage treatment plant. Although aware that the UAJA has recently undertaken an odor control study, Ms. Spence described the need for some level of remediation due to the reduction of enjoyment of her home and property; opposed any future expansion of the sewage treatment plant; and requested that this matter be placed on a future Council agenda a for more thorough discussion.

Ms. Terrie Henrickson, Houserville resident, concurred with Ms. Spence's comments; suggested adding chemicals to improve the scent; and also opposed any expansion of the UAJA facility.

Mr. Brumbaugh, Township Manager, advised that the Township was in receipt of numerous odor complaints over the years; prior councils had addressed this same issue; and, was aware that the duration of offending incidents is increasing. However, Mr. Brumbaugh added that College Township Council does not play a direct role in the administration or operation of the UAJA, other than being one of the Centre Region Council of Governments (CRCOG) participating members appointing representatives to the UAJA Board of Directors.

Following discussion on this matter, Council directed staff to contact the Township's representatives on the UAJA Board about this concern; determine what immediate steps could be taken in the short term; and obtain any preliminary UAJA odor study results. Council requested a report from the Township's UAJA representatives at the April 2<sup>nd</sup> Council meeting.

Mr. Francke recommended that this matter be presented to the entire CRCOG General Forum; and Ms. Spence indicated her willingness to present this matter at the March 23<sup>rd</sup> General Forum meeting. At Council's direction, this matter was placed on the Manager's Update for tracking.

Ms. Spence cautioned Council that residents are skeptical about any results of UAJA's odor study, as she stated the samplings were randomly taken, not during peak events, and were collected on the UAJA site, not off site.

## **PLANS:**

### **P-1 Barn Brewing, LP, Preliminary/Final Land Development for Parking Lot; Request for 30-Day Time Extension**

In correspondence to Council, dated March 12, 2015, Sweetland Engineering advised that the developer of the subject project, Penn State University, was granting to College Township a 30-day time extension, to May 11, 2015, to allow time to address issues regarding the consolidation of driveways at Pencek Lane. This is an advisory notice only, and no Council action was necessary.

## **COMMITTEE REPORTS:**

**Executive Committee, March 17, 2015:** Chair Bernier reported that the Executive Committee set the agenda for the March 23<sup>rd</sup> General Forum meeting.

**Finance Committee, March 19, 2015:** Mr. Francke reported that the Finance Committee 1) confirmed that the proposed revisions to the 2015/2016 CATA budget were acceptable; 2) reviewed the draft Fund Balance Policy, noting Code's \$3.5 million balance; 3) recommended to the General Forum an increase of no more than three percent (3%) in combined municipal contributions to the 2016 CRCOG budget; 4) received an update on the Toll Brothers project, which is tied to the Whitehall Road Regional Park project in Ferguson Township; 5) reviewed CRCOG's fixed-asset reports; 6) approved the January 2015 voucher reports; and 7) reviewed

Matters of Record. Mr. Francke requested that, at the next Council meeting, Council members offer their thoughts on how to best channel Code's high fund balance.

**College Township Planning Commission (PC), March 17, 2015:** Mr. Steve Lynch, Planning Commissioner-Council Liaison, reported that the PC reviewed and recommended for approval 1) Stocker Vehicle Storage Lot Preliminary/Final Land Development Plan; 2) Hills Plaza South Preliminary/Final Land Development Plan; and 3) the Penn State University Mushroom Facility and Compost Center Preliminary/Final Land Development Plan. PC subsequently tabled the Shiloh Road rezoning item.

### **MANAGER'S UPDATE:**

Mr. Brumbaugh presented the March 19, 2015, Manager's Update, highlighting 1) that April 29<sup>th</sup> has been identified for the next Pike Street Streetscape Open House; 2) that signage was installed this date on Mt. Nittany Road at the shale pit; 3) contracted snow removal costs on the S. Atherton Street bikepath and the Branch Road/Rte. 322 bike path totaled \$1,512; and 4) that a response was received from Mr. J. Davidson, CATA Board representative, stating that adjustments were being made regarding buses stopping for bus riders at the Mt. Nittany Residences.

Mr. Brumbaugh was directed to advise Mr. B. McCue of the CATA update.

### **CONSENT AGENDA:**

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| <b>CA-1</b> Minutes:        | a. March 5, 2015, Regular Council Meeting  |
| <b>CA-2</b> Correspondence: | /1: Email from Mr. Jason Brown, UAJA, dtd March 4, 2015, regarding facility odor control study                               |
|                             | /2: Letter from Lemont Village Association, dtd March 12, 2015, regarding Commemorative Lemont Boundary Signs                |
|                             | /3: Letter from Mr. D. Hameister, dtd March 9, 2015, regarding Spring Creek Watershed Commission C-NET Sponsorship.          |
|                             | /4: Email from Mr. & Mrs. Sooy, dtd March 14, 2015, opposing Charles Street parking restrictions                             |
|                             | /5: Email from Ms. Lanora Holler, dtd March 17, 2015, opposing Charles Street parking restrictions and Goldfinch Drive trees |
|                             | /6: Email from Ms. Lanora Holler, dtd March 19, 2015, opposing Charles Street parking restrictions.                          |

Council pulled Consent Agenda Items CA-2/2 and CA-2/3 for discussion.

**Mr. Sharp moved to approve the March 19, 2015, Consent Agenda, minus Items CA-2/2 and CA-2/3. Mr. Francke seconded the motion. Motion carried unanimously.**

CA-2/2: Ms. Stilson asked whether or not funds were available in the budget for the Lemont boundary signs; and Mr. Brumbaugh advised that, although this was in the Capital Improvement Plan (CIP) for 2014, funds are not in the 2015 budget at this time. Mr. Brumbaugh will check with the finance director to confirm.

CA-2/3: Ms. Stilson asked for confirmation that College Township had offered C-NET sponsorships in the past; and Mr. Brumbaugh confirmed that it had.

**Mr. Francke moved to receive and approve Consent Agenda Items CA-2/2 and CA-2/3. Ms. Stilson seconded the motion. Motion carried unanimously.**

#### **OLD BUSINESS:**

#### **OB-1 Ordinance O-15-03, Amendments to Industrial and Commercial Zoning Districts; Adoption of**

A duly advertised public hearing was held earlier this date on proposed Ordinance O-15-03, Amendments to Industrial and Commercial Zoning Districts. This ordinance would amend the College Township Code by amending Chapter 200, Zoning, to redefine manufacturing and office uses and provide consistency among permitted uses in the Industrial and Commercial Zoning Districts.

The Centre Regional Planning Commission (CRPC) offered comments on this ordinance in correspondence to College Township, dated March 6, 2015, relative to the inclusion of "Passenger Rail Terminal" as a permitted use. Council agreed to consider this suggestion separately to allow this ordinance to move forward at this time.

**Ms. Stilson moved to adopt Ordinance O-15-03, Amendments to the Industrial and Commercial Zoning Districts. Mr. Sharp seconded the motion. Motion carried unanimously.**

## **NEW BUSINESS:**

### **NB-1 Keystone West High-Speed Rail Study; Discussion**

Mr. Brumbaugh, Township Manager, reported that, in response to a March 5<sup>th</sup> request to Council from Lemont resident Ms. Lillie Langois for a letter of support for the subject study, Council requested additional information be collected and provided. To that end, Mr. Tom Zilla, CRPA Principal Transportation Planner, was requested to attend this meeting.

Mr. Zilla offered Centre County Metropolitan Planning Organization (CCMPO) proposed comments on the Keystone West study and led Council through those comments. Following discussion, Council concurred with CCMPO's comments and recommended that a letter, under the Chair's signature, be sent to PennDOT. Those comments included 1) supporting improvements to passenger rail service, while acknowledging the funding limitations for capital infrastructure and operating expenses; 2) supporting an incremental approach to advancing improvements in the Keystone West corridor using information included in the Study about lower cost options; 3) a belief that, initially, bus service is a more feasible option for a connection to State College, as opposed to using the SEDA-COG Joint Rail Authority rail line between Tyrone and State College; and 4) a belief that a more detailed analysis is needed for the bus connection option to determine how much service is feasible, and how it might be provided and funded.

Chair Bernier stressed that freight trains have priority on the subject tracks; and, therefore, it would be very difficult to operate a spur between Tyrone and State College under those circumstances.

Ms. Terrie Henrickson, Houserville resident, requested, and was provided with, a copy of the Keystone West executive study.

### **NB-2 Charles Street/Goldfinch Drive Parking; Discussion**

Mr. Baker, Township Engineer, advised Council at a previous meeting that the Township had been receiving a number of complaints regarding an on-street parking issue involving a box truck often parked at the intersection of Charles Street at Goldfinch Drive. Complainants reported that the vehicle created some traffic safety problems when drivers attempted to navigate around it. Council subsequently directed staff to evaluate the impacts of posting parking restrictions along all of Goldfinch Drive and two portions of Charles Street. Letters to this effect were sent to those residents with an invitation to offer comments at this meeting.

Mr. Skip Dreibelbis, Jr., Charles Street, spoke in opposition of parking restrictions being placed along Charles Street and Goldfinch Drive and stated that no traffic study had been done supporting this restriction. As the owner of the subject box truck, Mr. Dreibelbis stated that the truck parked on the road in front of his house helped to slow down drivers.

Mr. John Young, Goldfinch Drive, opposed the proposed parking restrictions and suggested that the truck just be parked in the owner's driveway.

Mr. Rick Sooy, Charles Street, opposed the proposed parking restrictions, although agreed that the truck, when parked on the road, obstructs a driver's view.

Mr. Gene Shields, Goldfinch Drive, opposed the proposed parking restrictions, adding that he has a truck of his own that he parks on his cul-de-sac. Mr. Shields suggested that College Township ask the truck owner to simply put the truck in his driveway, or park a bit closer to his driveway to allow drivers to drive around it.

Mr. Ken Magnus, Goldfinch Drive, opposed any parking restrictions and recommended that the truck issue itself be addressed.

Mr. Dreibelbis advised that he prefers his truck be parked on more level ground for the sake of the engine fluids and subsequently requested that an electronic text alert system be instituted to alert residents when vehicles need to be removed from the roadways, such as during snow emergencies.

Ms. Cathy Sooy, Charles Street, opposed any parking restrictions, as it would simply force on-street parking to other streets.

Mr. Baker, Township Engineer, advised that subdivisions built after 1989 have been required to have their streets posted for no parking on both sides. The streets in the subject development, built prior to 1989, were never designed for on-street parking on both sides.

Council comments included 1) recommending that staff contact the school district transportation office to ask if school bus drivers have any problem at this location due to the parked box truck; 2) recognizing that this matter is not a Council issue but a neighborhood issue; and 3) suggesting that the truck owner might find another place to park.

### **NB-3 Goldfinch Drive Replacement Trees; Discussion**

Mr. Baker, Township Engineer, advised that College Township was forced to remove 39 Bradford Pear street trees along Goldfinch Drive due to fire blight disease. Residents were sent letters advising that replacement trees were being considered and requested input on whether or not to replace the trees; replace the trees with small, medium, or large shade trees; or replace one-half of the trees. Although street trees are aesthetically please and keep roadway temperatures lower, Mr. Baker stated that he could be supportive of not replacing the trees, as there is already adequate vegetation.

Ms. Deb Young supported replacing the trees and suggested red maples or oaks.

Mr. Gene Shields supported replacing the trees and suggested that his tree be replanted 10 to 15 feet further away from his driveway. Mr. Shields did not want a red maple.

Mr. Rick Sooy stated that he does not want their removed tree replaced, as they have several large trees on their property already.

Mr. John Young stated that the street would look better with the trees being replaced.

Following residents' comments, Mr. Baker stated that the Township will use at least two species of trees and do a modified planting. Staff will put in stakes at possible locations, and residents should offer comments on such to the Township engineering office.

**STAFF INFORMATIVES:**

No *Staff Informatives* were pulled for discussion.

**OTHER MATTERS:**

1. Mr. Brumbaugh advised that, at their March 18<sup>th</sup> meeting, the College Township Industrial Development Authority (CTIDA) unanimously supported recommending the appointment of Mr. Ray Forziat to the CTIDA as Alternate Director with a term expiration date of Dec. 31, 2016.

**Mr. Francke moved to appoint Mr. Ray Forziat to the CTIDA as Alternate Director with a term expiration date of December 31, 2016.**

**Ms. Stilson seconded the motion.**

**Motion carried unanimously.**

2. Ms. Stilson announced that Earth Day Birthday would be held at the Millbrook Marsh Nature Center on Sunday, April 12, 2015. Ms. Stilson volunteered to set up an educational table, and Mr. Sharp asked that the Parks and Recreation Committee members also be offered an opportunity to set up a table.

**ADJOURNMENT:**

Hearing of no further business, Chair Bernier called for a motion to adjourn; Mr. Sharp so moved, and Mr. Francke seconded. Chair Bernier adjourned the March 19, 2015, Regular Council Meeting at 10:03 PM.

Respectfully submitted,

*Adam T. Brumbaugh*

Adam T. Brumbaugh  
Township Manager/Secretary