

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, April 4, 2013**

ATTENDED BY:

COUNCIL: David P. Fryer, Chair
David W. Koll, Vice-Chair
Mary C. Shoemaker
L. Eric Bernier

STAFF: Adam T. Brumbaugh, Township Manager/Secretary
Kent N. Baker, Township Engineer
Robert T. Long, Jr., Finance Director
John J. Franek, Jr., Zoning Officer
Mark Holdren, CRPA Sr. Planner
Mary E. Wilson, Asst. Township Secretary

ABSENT: Forrest J. Remick, Ph.D., Council member

CALL TO ORDER

Chair Fryer called to order the April 4, 2013, College Township Council Regular Meeting at 7:01 PM followed by the Pledge of Allegiance.

OPEN DISCUSSION:

None.

SPECIAL PRESENTATION:

SP-1 Parks and Recreation Update: Dalevue Park Master Plan

Mr. David Schulte, College Township Parks and Recreation Committee member, presented to Council the Dalevue Park Master Plan. Mr. Schulte stated that Dalevue Park is located on 13.3 acres at the end of Goldfinch Drive and is bordered by the Mt. Nittany Expressway and homes on Mayberry Lane and Haymaker Road. The park predominantly serves the Dalevue/Centre Hills neighborhood and includes a baseball/softball field, tennis court, sledding hill, fitness and playground equipment, and a picnic pavilion. In evaluating the current status of this park, the Parks and Recreation Committee recognized a need for an area

where neighborhood un-programmed, informal activities, such as tag football or Ultimate Frisbee, can be played safely. Such activities require nothing more than a flat, open, rectangular field. Part of this plan shows the eventual relocation, and some replacement, of various items of playground equipment to provide for a level playing field for informal activities. Estimated replacement costs for the older equipment are estimated to be between \$25,000 and \$30,000 that cost being a driving force behind this being a phased project over five to seven years.

In written communication to Council, dated April 1, 2013, Mr. Baker, Township Engineer, advised that this plan, recently endorsed by the College Township Parks and Recreation Committee, was presented for Council comment relative to the long-term benefits of the relocation of the equipment. The first phase of equipment refurbishment (tot swing) is currently underway. This would cost approximately \$1,000, if the equipment is re-installed at its current location. The cost increases to \$3,000 if the equipment is relocated to the other side of the tree row, as it would require clearing and grubbing of the new area, new mulch, and restoration of the old area to grass. Mr. Baker added that current ADA standards require that twenty percent (20%) of such equipment must be ADA accessible, which could be accomplished by extending the current paved path under the utility line. Mr. Baker also requested Council comment relative to a memory tree that would need to be relocated should plans move forward to expand the level playing area.

Council offered comments and questions regarding neighbors' opinions of equipment relocation; the consideration of a reconfiguration of fitness area being an "L" shape up the sledding hill and into the corner; any future plans to clear out the natural area to the left of the proposed playground area; and costs for the equipment replacement and relocation being in the Capital Improvement Program (CIP). Council expressed their appreciation to Mr. Schulte for his presentation and offered their endorsement of the Dalevue Park Master Plan.

Ms. Shoemaker moved to endorse the Dalevue Park Master Plan and for the relocation of the memory tree as soon as possible to a location that the donors are happy with in accordance with the CIP.

Mr. Bernier seconded the motion.

Motion carried unanimously.

MANAGER'S UPDATE:

Mr. Brumbaugh, Township Manager, presented the April 4, 2013, Manager's Update, advising Council that 1) the Oak Hall Regional Park development pre-construction meeting will be held on Friday, April 5th; and 2) staff met with the new attorney provided by the Township's insurance company relative to the Nittany Outdoor Advertising legal challenge.

Council received the April 4, 2013, Manager's Update, as presented.

CONSENT AGENDA

CA-1 Minutes:

March 21, 2013, Regular Council Meeting.

CA-2 Correspondence:

- /1: B. Eltz email, dtd March 19, 2013, regarding Resignation from the C-NET Board, effective March 19, 2013.
- /2: M. Kelly email, dtd March 24, 2013, opposing the rezoning of Hilltop Mobile Home Park.
- /3: PennDOT Ltr, rec'd Mar. 22, 2013, subj: Notice of Payment, Turnback Maintenance April 2013.
- /4: J. Bonomo Ltr, dtd March 21, 2013, in support of the keeping of chickens.
- /5: J. Dietrich Email, dtd March 22, 2013, regarding the difficulty with the intersection of Allen, S. Atherton Sts. And Waupelani Drive.
- /6: Penn Terra Ltr, dtd March 5, 2013, subj: Clair Property and the Shiloh Road Drainage Issues.
- /7: E. Sauder Email, dtd March 28, 2013, in support of the keeping of chickens.
- /8: M. Turns Email, dtd March 28, 2013, in support of the keeping of backyard hens.
- /9: R. Kredell Email, dtd March 28, 2013, in support of the keeping of backyard hens.
- /10: J. Drohan Email, dtd March 28, 2013, in support of the keeping of backyard hens.
- /11: Benner Twp. Supervisors Ltr, dtd March 26, 2013, re: DCNR C2P2 Grant Application; spring Creek Canyon Trail Phase I.
- /12: C. Gigante Email, dtd March 28, 2013, in support of the keeping of hens.
- /13: A. Schriempf Email, dtd March 29, 2013, in support of the keeping of backyard hens.
- /14: C. Hamilton Childs Email, dtd March 29, 2013, in support of the keeping of backyard hens.
- /15: S. Stilson Email, dtd March 29, 2013, subj: Predation of Backyard Hens.
- /16: K. Watt Email, dtd March 29, 2013, in support of the keeping of chickens.
- /17: D. Stuchul Email, dtd March 29, 2013, in Support of the keeping of chickens.
- /18: D. and N. Bhattarai Email, dtd March 29, 2013, in support of the keeping of chickens.
- /19: M. Forney Email, dtd March 29, 2013, in support of the keeping of chickens.

- /20: C. Eccleston Hunter Email, dtd Apr. 1, 2013, in support of the keeping of chickens.
- /21: M. Stump Email, dtd March 30, 2013, in support of the keeping of backyard hens.
- CA-3** Report: Finance Director's
- CA-4** Resolution: R-13-08, May is Bicycle Awareness Month; Approval of
- CA-5** Surplus Equipment: 2001 Dodge Pickup Truck and Metal Halide Light Fixtures; Approval as Surplus
- CA-6** ABC Appointment: To Zoning Hearing Board – Daniel Klees to position vacated by M. McGann with term expiration of 12/31/2016.

Council pulled Consent Agenda items CA-2/11 and CA-4 for discussion.

Mr. Koll moved to accept and approve the April 4, 2013, Consent Agenda, minus items CA-2/11 and CA-4.
Mr. Bernier seconded the motion.
Motion carried unanimously.

CA-2/11: Ms. Shoemaker clarified that Benner Township was requesting a letter of support for a grant application for an ADA-accessible trailhead and supported directing staff to draft that correspondence. Council concurred and staff was so directed.

CA-4: Ms. Shoemaker read Resolution R-13-08, *May is Bicycle Awareness Month and May 17, 2013, is Bike-To-Work Day*, for the benefit of the audience.

Ms. Shoemaker moved to accept Consent Agenda items CA-2/11 and CA-4.
Mr. Koll seconded the motion.
Motion carried unanimously.

Chair Fryer brought forward an item not on the agenda for Council's consideration and action, inviting Dr. Jim Serene to address Council.

Dr. Jim Serene, President, Centre Region Bicycle Coalition, addressed Council in support of a resolution being approved designating a portion of the bikepath that connects Brandywine Drive to the Mount Nittany Middle School property as "Remick Way". This designation is in recognition of Dr. Forrest J. Remick for his ardent commitment to the development of pedestrian and bicycle paths throughout College Township and for his years in service to the same as both Planning Commissioner and Council Member.

**Mr. Bernier moved to approve Resolution R-13-10,
Designation of a Portion of the Bikepath as “Remick Way”.
Mr. Koll seconded the motion.
Motion carried unanimously.**

Mr. Brumbaugh confirmed that staff would be working on the placement and installation of an appropriate sign calling out this new bikepath designation.

Dr. Serene added that the CRBC would be willing to fund a portion of the sign.

OLD BUSINESS:

No Old Business was forthcoming.

NEW BUSINESS:

NB-1 Industrial Zone Uses; discussion

Ms. Vickie Wedler, Realtor®, Kissinger, Bigatel and Brower, offered Council members a hand out on 2760 Carolean Industrial Drive in the Arris Building in the Industrial Zoning District and requested Council’s consideration of a modification to the current allowable uses via conditional use at that location. That parcel is 9.2 acres in size, and Ms. Wedler reported that the Veteran’s Administration is looking for a location in College Township for a VA Clinic that would offer approximately 13,156 square feet of contiguous space on the first floor of a building and meeting ADA and parking requirements. Because representatives of the Veterans Administration will be visiting several sites in the region, Ms. Wedler was requesting Council’s preliminary thoughts on whether or not, to make this happen, some consideration could be made to allow this medical facility use in the Industrial Zoning District.

Staff advised that the current Zoning Ordinance does not allow for medical facilities in the Industrial Zone and such a change would require a modification to that Zone rather than a rezoning. Mr. Brumbaugh, Township Manager, expressed concern for the ongoing push against what is seen as marginal industrial uses in the Industrial Zone, but understands that this space is usually less expensive and, therefore, attractive to developers. As a Township administrator, Mr. Brumbaugh expressed his opinion that the Township should allow medical uses where they are currently allowed and leave the Industrial Zone for future industrial operations.

Council and staff offered the following comments.

- Council: Generally supported the concept of a VA Clinic coming into College Township.

- Council: Understood the need for improved VA facilities in the region.
- Council: Wondered if, to keep a change in use from creating an open door to similar, non-industrial uses, a modification could be formulated that would limit the use to government-related-only entities.
- Staff: Opportunities exist as the ordinance is currently written for the VA Clinic to occupy space in the Industrial Zone under the guidelines established under the Industrial Revitalization Area (IRA) ordinance. However, the VA could not occupy the building being referenced, as it does not meet the IRA requirements of a minimum of 30 acres.
- Staff: Modifying the IRA would allow for further erosion of the Industrial Zone as opposed to trying to craft a change to the use chart that presently exists.
- Staff: Suggested allowing Planning Commission to look at creating some additional limited use that could incorporate what is trying to be achieved.

Council directed staff to look at a few options on how this could work at the location being requested and return those options to a future Council meeting.

STAFF AND ABC INFORMATIVES:

No comments were forthcoming.

COUNCIL/STAFF OTHER MATTERS:

1. Mr. Brumbaugh reported that College Township was made aware of a necessary, although unanticipated, expenditure related to the purchase and installation of an eight-inch water line valve at Limerock Court, a workforce housing community of 38 dwelling units. Because the needed valve, with a cost of \$1,771.00, was not programmed and included in the development funding for the project from the Pennsylvania Housing Finance Agency (PHFA), the developer does not have the ability to fully fund the cost of the valve and its installation. Mr. Brumbaugh proposed that College Township utilize a portion of the existing Workforce Housing Capital Reserve fund to assist in covering the cost of this valve. This reserve fund is available to facilitate the development or redevelopment of housing stock that will be utilized as workforce housing. As the developer is able to share in a portion of the cost, Mr. Brumbaugh recommended that College Township approve an amount not to exceed \$900 to be expended from the workforce housing reserve for this stated purpose.

Mr. Koll moved to approve an expenditure not to exceed \$900.00 for the purpose of acquiring and installing an eight-inch water line valve in conjunction with the development of Limerock Terrace, a 38-unit workforce housing development now under construction. Funds will be paid

from the Township's Workforce Housing Capital Reserve fund.

Ms. Shoemaker seconded the motion.

Motion carried unanimously.

2. Ms. Shoemaker, College Township's voting delegate at the 2013 Pennsylvania State Association of Township Supervisors (PSATS) Convention, requested Council's comments on the list of proposed resolutions being considered at the PSATS Annual Convention in Hershey on April 23rd. Council discussed the proposed resolutions and requested that Ms. Shoemaker vote at the Convention in opposition to PSATS Resolutions 13-08, 13-18, and 13-19.

COMMITTEE REPORTS:

Centre County Metropolitan Planning Organization, March 6, 2013: Ms. Shoemaker reported that the CCMPO members received an update from Ms. Karen Michael, PennDOT, on the highway improvement project on Rte. 322 from Potters Mill to the top of Seven Mountains. Additionally, CCMPO staff will be developing a funding formula for the participating municipalities based on population, lane miles, and assessed values.

Transportation/Land Use (T/LU) Committee, April 1, 2013: Mr. Koll reported that the T/LU Committee received a "Bicycle Friendly Community" status report from COG staff; received a presentation on CATA's Universal Transit Access Study; and offered comments prior to recommending this matter to the General Forum's April meeting.

Public Services and Environmental (PS&E) Committee, April 3, 2013: Attending for Dr. Remick, Mr. Bernier reported that the PS&E Committee received from CRPA staff an overview of the draft of the *Sewage Facilities Planning Module Review for Onlot Sewage Systems Proposed in High Quality and Exceptional Value Watersheds in the Pennsylvania Bulletin*. Staff offered scenarios of how the proposed Best Management Practices (BMPs) for reducing Nitrate contamination will impact the Centre Region municipalities.

Mr. Cory Miller, University Area Joint Authority (UAJA) Executive Director, extended an invitation to Committee members as well as General Forum members and municipal staff for a UAJA site visit to coincide with the PS&E Committee's next scheduled meeting set for May 1st.

Pennsylvania Municipal League (PML), Northcentral District Conference, April 2, 2013: Mr. Brumbaugh reported that he and Ms. Shoemaker attended the PML Northcentral District Conference in DuBois, Pennsylvania, where they participated in a training session, entitled "Current Legal Issues in Wastewater" and heard numerous speakers.

ADJOURNMENT:

Hearing no further matters for discussion, Chair Fryer adjourned the April 4, 2013, College Township Council Regular Meeting at 8:38 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary