

**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES**

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

SPECIAL PRESENTATION:

SP-1 Parks and Recreation Committee Annual Report

Mr. Derek Kalp, Chair of the College Township Parks and Recreation (P&R) Committee, presented the *College Township Parks and Recreation Committee 2015 Annual Report and 2016 – 2020 Recommendation*, dated December 2015. The objectives of the P&R Committee are to encourage College Township to provide parks and recreational opportunities for the resident of the Township by 1) continuing to acquire park and recreation land; 2) improving existing parks; 3) developing new parks, as acquired; and 4) providing safe pedestrian and bicycle access from residential areas to recreational, industrial, and commercial areas.

The following Public Works projects were completed during 2015.

Limerock:	Installed park sign and basketball court
Oak Hall:	New park completed and opened in April, 2015
Dalevue:	Completed installation of the climber that was removed and refurbished during the Fall of 2014. This climber was relocated to the expanded park area for playground equipment.

Spring Creek Estates: Representatives of Fish and Wildlife Commission, in coordination with the College Township Parks and Recreation Committee, performed a habitat restoration project in the open space area, replacing invasive vegetation with native trees and shrubs.

Highlights of 2015 included the opening of the Oak Hall Regional Park and the establishment of the Limerock Terrace Parklet.

Local/neighborhood parks projects being planned for 2016 include the following:

- Mt. Nittany Terrace: Installation of a basketball court;
- Penn Hills Park: Installation of a grill;
- Harris Acres Park: Installation of a small play structure;
- Oak Grove Park: Vegetation control;
- Fieldstone Park: Install a mulch path;
- Gordon D. Kissinger Open Space: path installation and signs;
- Thompson's Woods Parklet: Refurbish pavilion;
- Shamrock Park: Mulch path;
- Glenn Park: Install benches, swing, slide, and grill; and
- Limerock Terrace Parklet: Planting several trees.

Regional parks projects for 2016 include the following:

- Spring Creek Regional Park: replace scout bridge Phase II Ramps (Service Project), repair/move/replace park benches, and design and construct new restrooms;
- Slab Cabin Park: Refurbish or replace playground equipment, refurbish picnic pavilions, replace picnic table, install bench (Scout project);
- Dalevue Park: Add plantings as per the master plan (service project), replace and relocate play structures;
- Thompson's Woods Preserve: Improvement of signage;
- Kulakowski Bikeway: Link the S. Atherton St. Bikeway and the College Twp. bikeway at the Mt. Nittany Middle School and the new Oak Hall Overlook Park; and
- Puddintown/Orchard Rds. Connector: Provide \$50,000 match for grant funds.

Council inquired into park assignments for newest Committee members and the number of miles of College Township bike paths.

OPEN DISCUSSION:

1. Ms. Sue Smith, Lemont Village Association, expressed the LVA's appreciation for the work done by the Township road crew in placing wood chips under the Village's new sliding boards and mentioned the many LVA events coming up through December.
2. Mr. E. Gattis, resident, advised Council of the dangerous driving conditions he experienced recently on Rock Road when a bicyclist turned onto the roadway without stopping to check for approaching vehicles. He suggested that Council develop bike paths that will encourage users to follow the traffic regulations.

REPORTS:

a. MANAGER'S UPDATE:

Mr. Brumbaugh presented the April 7, 2016, Manager's Update, reporting that 1) the Warner Blvd./Oak Hall road improvement project was underway; 2) the State College Borough continues its work to identify a police chief to follow Chief King's retirement; 3) a Dept. of Labor and Industry accessibility audit at College Township project sites revealed a need to address several accessibility issues; and 4) in response to a school district request for a letter of support, College Township sent a letter in support of future renovations at Houserville Elementary School.

Council accepted the Manager's Update, as presented.

b. COMMITTEE REPORTS:

Joint Meeting of COG Parks Capital Committee and the Centre Region Parks and Recreation Authority Board, March 10, 2016: Mr. Bernier reported that Parks Capital Committee discussed the COG priorities; discussed the Toll Brothers' land development plan; and approved a motion to engage Stahl-Shaffer to prepare a feasibility study for an alternate access to Whitehall Road Park.

Spring Creek Watershed Commission (SCWC), March 16, 2016: Mr. Bill Sharp, College Township's SCWC Alternate Representative, offered a written synopsis, reporting that 1) SCWC received a presentation from Mr. Todd Giddings on "Basic Groundwater and Surface Water Resources in the Watershed;" 2) received an update from Mr. Sharp, Chair of the Spring Creek Watershed Association (SCWA), on SCWA activities; 3) the Spring Creek Watershed Atlas workgroup continues to develop its online Atlas; and 4) discussed and voted in support of creating a full-time, paid through an agreement with AmeriCorp and ClearWater Conservancy.

Transportation and Land Use (TLU) Committee, March 7, 2016: Mr. Bernier reported that TLU 1) reviewed the previously generated, draft Memorandum of Understanding between the CRCOG and CBICC relative to the latter being the primary point of contact for prospective economic development prospects and moved to invite CBICC President to an upcoming TLU meeting; 2) identified the five highest priorities the Comprehensive Plan Implementation Program (CHIP) draft priority projects for 2017 in preparation for the upcoming, April 4th joint meeting with the CRPC.

Joint Meeting of Transportation and Land Use Committee and the Centre Region Planning Commission (CRPC), April 4, 2016: Mr. Bernier reported that the subject joint meeting included 1) a review of CRPA work programs and staffing plans in consideration of inclusion in a draft 2017 CRPA Program Plan; and 2) reviewed the *2015 CRPC Annual Report* for forwarding to the General Forum's April meeting.

Public Services and Environmental Committee (PSEC), April 7, 2016: Ms. Stilson reported that the PSEC 1) held a discussion with Penn State University about their installed but unused beneficial reuse water pipes; 2) reviewed a letter from the UAJA relative to conditional sewer

design approvals and reaffirmed the General Forum's previous action to have the UAJA continue currently sewer approval practices; 3) discussed the region's fiber optics infrastructure initiative, in light of the current contract with Comcast set to expire in 2017 and the need to look ahead to possible alternatives, such as KINBER.

Mr. Francke recommended that the definition of "beneficial reuse water" be changed so as to not be labeled as "sewage."

University Area Joint Authority (UAJA) Learning Lunch, April 5, 2016: Messrs. Francke, Bernier, and Lynch attended the subject meeting and noted that the odor problem was second on the UAJA's discussion list at this meeting.

PSU Athletics Department Meeting, April 4, 2016: Messrs. Francke and Brumbaugh attended the subject meeting regarding the sale of alcohol at non-collegiate events, as well as at some collegiate events. The upcoming Luke Bryan and Bruce Springsteen concerts will be pilot programs, as was the prior Garth Brooks concert.

c. STAFF/PLANNING COMMISSION REPORTS:

College Township Planning Commission (PC), April 5, 2016: Mr. Anthony Fragola, Council-Planning Commission liaison, reported that PC discussed the draft solar energies ordinance, the AutoZone land development plan; the Verizon Wireless Lemont plan and related sidewalk waiver request; and the Mt. Nittany Parking Garage.

CONSENT AGENDA:

- CA-1** Minutes: a. March 3, 2016, Regular Council Meeting
 b. March 17, 2016, Regular Council Meeting Minutes
- CA-2** Correspondence: /1: Letter from Benner Twp., dtd March 3, 2016, regarding
 Canyon Trail Phase II
 /2: Letter from Ruth Ann Houtz Pressler, dtd March 28,
 2016, regarding Mt. Nittany Road Traffic
 /3: Letter from Centre County Planning Office, dtd March 21,
 2016, regarding West Nile Virus Surveillance
- CA-3** Resolutions: a. R-16-09, Retirement Plan Re-adoption; Approval of
 b. R-16-10, Centre County 2015 Hazardous Mitigation Plan;
 Approval of
- CA-4** Bid Award: Lemont Post Office Parking Lot Paving Bid to Eby Paving &
 Construction, Inc. for the total bid amount of \$9,510.00;
 Approval of

**Mr. Bernier moved to approve the April 7, 2016, Consent Agenda, as presented.
Ms. Stilson seconded the motion.
Motion carried unanimously.**

Chair Herman brought agenda items NB-1 and NB-2 forward on the agenda for the convenience of the presenters.

NEW BUSINESS:

NB-1 Penn State University (PSU) Tank 6 – University Planned District (UPD) Zoning Amendment; Discussion and Remand to Planning Commission

In correspondence to Council, dated April 5, 2016, Mr. Mark Holdren, CRPA Sr. Planner, introduced the subject matter, which reflects PSU's proposal to construct a water tank as part of its water treatment plant. Because this is not a permitted use in the location that is being proposed, and because other non-conforming structures defined as "utility uses" were already located in the same Subdistrict 7, staff offered its general concurrence with PSU that some revisions were in order, recommending the amendment of the UPD Subdistrict Map so that the area of the proposed water tank would be designated as UPD Subdistrict 8, which permits such utility uses, structures, and facilities.

Mr. Steve Watson, PSU OPP Program Manager, stated that PSU was proposing a ground-mount water tower as part of the upgrade to the University's water system and that it would be 24 to 30 feet in height.

Mr. Lyncha moved to remand the UPD Zoning Amendment, as proposed, to the Planning Commission for review and comment.

Mr. Bernier seconded the motion.

Motion carried unanimously.

NB-2 Spring Creek Park Improvements; Parks and Recreation Committee Request For Modifications

Mr. Derek Kalp, College Township Parks and Recreation Committee Chair, and Mr. Dan Miller, Pennoni Associates, were in attendance to discuss the proposed Spring Creek Park restroom facility. Mr. Kalp offered a PowerPoint presentation on upgrading the restroom facility from a manufactured structure to a stick-built building and suggested that it be shifted so that the building is aligned with due south to allow for a future solar energy system.

In following dialogue, Council inquired about the status of the \$36,000 that has already been spent with Pennoni on the modular design

Mr. Baker, Township Engineer, responded that the engineering work was already 70 to 75 percent complete, and a change to a stick-built building would also push the construction out one year. Based on prior experience with constructing restrooms in parks, staff expressed concern about the cost containment, noting that Fogleman Fields' restroom facility ended up costing \$286,000 and went \$50,000 over budget.

**Ms. Stilson moved to approve the modification and to change the scope of the contract with Pennoni, as presented.
No second was forthcoming.
Motion failed for lack of a second.**

OLD BUSINESS:

OB-1 Ordinance O-16-05, Duplexes in the R-1 Zoning District; Discussion

In correspondence to Council, dated April 1, 2016, Mr. Mark Holdren, CRPA Sr. Planner, introduced Draft 8 of proposed Duplexes in the R-1 Zoning District Ordinance O-16-05. It is the intent of this ordinance to increase the variety of available dwelling unit types within the Township through the addition of duplexes as a permitted use within the Single-family Residential Zoning District (R-1). The regulations would permit such a use but at no density greater than that already permitted in the R-1 District. Furthermore, restrictions are placed on existing structures (single-family homes) to limit their conversion to duplexes, as well as limitations on by whom and how a given lot upon which multiple duplexes are proposed will be developed and maintained. The most notable change permit duplexes on lots smaller than two acres; but, each lot containing a duplex must be at least 500 feet from another lot containing a duplex. This change would ensure that neighborhoods having a cluster of such lots near one another will see no more than one duplex being developed. Maps were presented reflecting vacant lots greater than 17,000 square feet as well as those that are two acres or greater.

Following a request for a map depicting the number of other lots in the Township that would be impacted by this ordinance amendment, the ability to include owner occupancy restrictions, and number of unrelated individuals able to occupy a dwelling unit, Council directed staff to seek an opinion from the township solicitor prior to forwarding the proposed ordinance amendment to the Planning Commission.

**Ms. Stilson moved to remand proposed Ordinance O-16-05, Duplexes in the R-1 Zoning District, to Planning Commission for review and recommendation.
Mr. Francke seconded the motion.
Motion carried unanimously.**

NEW BUSINESS (Cont'd.):

NB-3 PSATS 2016 Proposed Resolutions; Discussion of

Council reviewed the Pennsylvania State Association of Township Supervisors' (PSATS) proposed resolutions, which will be offered for vote at the upcoming 2016 PSATS Conference and offered no significant objections to the resolutions as reviewed by PSATS' Resolutions Committee.

STAFF AND ABC INFORMATIVES:

No *Staff Informatives* were pulled for discussion.

OTHER MATTERS:

1. Ms. Stilson announced that *Earth Day Birthday* would be held at the Millbrook Marsh Nature Center on April 10 beginning at 1:00 PM.
2. Mr. Bernier requested that Council schedule an Executive Session prior to the next meeting to discuss a personnel matter.

ADJOURNMENT:

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

**Mr. Francke moved to adjourn the April 7, 2016,
Regular College Township Council Meeting.
Mr. Lyncha seconded the motion.
Motion carried unanimously.**

Chair Herman adjourned the April 7, 2016, Council Reorganization Meeting at 8:50 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary