

**COLLEGE TOWNSHIP REGULAR  
COUNCIL MEETING MINUTES  
Thursday, April 17, 2014**

**ATTENDED BY:**

**COUNCIL:** Mary C. Shoemaker, Vice-Chair  
L. Eric Bernier  
Lynn B. Herman  
Carla Stilson

**STAFF:** Adam T. Brumbaugh, Township Manager/Secretary  
Robert T. Long, Jr., Finance Director  
Michael W. Heath, Zoning Officer  
Mark Holdren, CRPA Sr. Planner

**ABSENT:** David P. Fryer, Chair  
Kent N. Baker, Township Engineer  
Mary E. Wilson, Asst. Township Secretary

**CALL TO ORDER**

Vice-Chair Shoemaker called to order the April 17, 2014, College Township Regular Council Meeting at 7:00 PM, which was followed by the Pledge of Allegiance.

**OPEN DISCUSSION:**

Mr. Eli Walters, 1322 Pennsylvania Avenue, requested that Council consider a path to allow for the rezoning of his R-2 property to R-1, which would be consistent with the R-1 being proposed at the top portion of the Hilltop area rezoning request. This would prevent a 55-foot high building from being constructed within close proximity to his house. Mr. Walters requested Council to direct staff to prepare three analyses and create the associated mapping for the Map 15<sup>th</sup> discussion that would 1) show the Walters property as R-1 and the restricted building height distance being set at the proposed 300 feet; 2) reflect the above R-1 zoning but with the building height distance reduced to 200 feet; and 3) reflect the above R-1 zoning but with the building height distance reduced to 150 feet.

Mr. Francke, College Township Planning Commission (PC), added that the PC discussed adding a 250-foot distance and requested that distance being included in staff's review.

Council so directed staff to prepare the requested scenarios for the May 15<sup>th</sup> Council meeting.

Ms. Sue Smith, 121 Dale Street, 1) presented the latest LVA newsletter reflecting the Village's upcoming activities; 2) advised that, as a representative on the Affordable Housing Coalition, she would be attending any Council and Planning Commission meetings addressing affordable housing; and, 3) announced, as a member of the Township's Park and Recreation Committee, that the P&R Committee would be talking about a plan for the development of the new Limerock Court subdivision park.

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

Mr. Brumbaugh, Township Manager, presented the April 17, 2014, Manager's Update, and noted two pieces of correspondence attached to the Manager's Update. The first correspondence was related to providing the auditor with billboard litigation information; and the second reflects a correspondence from the State College Police Department forwarding an invoice for approximately \$16,000 in 2013 for 197 premium police service hours above the budgeted hours.

### **CONSENT AGENDA:**

The following Consent Agenda items are presented for Council acceptance.

- CA-1** Minutes: April 3, 2014, Regular Council Meeting
- CA-2** Correspondence:
- /1: Letter from Centre County, dtd Mar. 25, 2014, regarding West Nile Virus.
  - /2: Letter from PADEP, dtd Apr. 4, 2014, regarding UAJA Annual Wasteload Report.
  - /3: Email from Mr. T. Zilla, CRPA, dtd Apr. 2, 2014, regarding Rte. 322 Potters Mills Gap Public Hearing.
- CA-3** Bid Awards:
- a. Ash Tree Insecticide Application Contract to The F.A. Bartlett Tree Expert Co. for the total bid amount of \$15,895.
  - b. Resurfacing and Curb Construction Project for Charles Street and Spring Street Contract to Glenn O. Hawbaker, inc. for the total bid amount of \$75,178.75.

**Mr. Bernier moved to accept and approve the April 17, 2014, Consent Agenda.**

**Ms. Stilson seconded the motion.**

**Motion carried unanimously.**

Ms. Shoemaker directed staff to place details on the Township website relative to Centre County's West Nile Virus program and dead bird collection criteria.

**OLD BUSINESS:**

**OB-1 Limerock Terrace Street Light; Discussion**

Mr. Brumbaugh introduced the matter of the street lighting at the intersection on Limerock Terrace. Four potential options to remediate the problem brought to Council by resident Ms. Grayce Amick. The Township Engineer evaluated the four options and recommended Options 1 or 2 as the most viable for Council's consideration.

Following Council review and comments, including

**Mr. Bernier moved to direct staff to follow up on addressing the Limerock Terrace Street Light issue, noted and detailed as Option 2 in staff's memorandum, dated March 6, 2014.**

**Ms. Stilson seconded the motion.**

**Motion carried 3 – 1 (Herman voting nay).**

Vice-Chair Shoemaker noted that, although West Penn Power indicated that the line could be stretched from one pole to the next, Council may be required to revisit this matter if that proves not to be possible.

Ms. Stilson requested that staff look at possible ways to improve the curve on Limerock Terrace, and Mr. Brumbaugh offered possible ways to improve the safety of the road at the curve. Staff will work with the property owner and advise Council on the improvements.

**NEW BUSINESS:**

**NB-1 Rte. 322 Potters Mill Gap Project; Long-Range Transportation (LRTP) Approval Discussion**

Mr. Brumbaugh stated that Mr. Michael Bloom, Sr. Transportation Planner with the Centre County Metropolitan Planning Organization (CCMPO), provided a written request to Centre County municipalities for feedback on the inclusion of the State Road 322 Project on the LRTP 2044. This project would include a new, four-lane limited access highway (Potters Mills to I-80/I-99 area). As part of the requirement of the State Transportation Commission (STC) for adding projects to the LRTP, the CCMPO is requesting Council's review of the SR 322 Project and indicate whether or not Council supports the project being considered further for the new LRTP 2044. Council comments are due to Mr. Bloom by April 18, 2014.

Vice-Chair Shoemaker, College Township's CCMPO representative, offered her support of this request for inclusion. Mr. Bernier agreed that this project needs to be Commonwealth's list of projects and that the project had the full support of Rep. Kerry Benninghoff and Senator Jake Corman.

**Mr. Bernier moved to support the Rte. 322 Potters Mill Gap Project being included in the Long-Range Transportation Plan 2044 listing of future projects.**

**Ms. Stilson seconded the motion.**

**Motion carried unanimously.**

## **NB-2 Industrial Zoning; Discussion**

Mr. Holdren, CRPA Sr. Planner, offered Council a PowerPoint presentation on the General Industrial District (I-1) in response to two requests received relative to the inclusion of sports facilities and fitness/athletic training facilities in the I-1 Zoning District as permitted uses. Mr. Holdren reminded Council that College Township and Patton Township are parties to an Inter-municipal Zoning Agreement, a contractual agreement to maintain adequate supplies of each municipality's respective industrial districts and multi-family residential districts. The purpose of this agreement is to ensure compliance with the Municipalities Planning Code's requirement that all land uses be permitted somewhere within a municipality. Both Patton and College Townships have recognized that they both have complimentary adequacies and deficiencies of certain zoning districts. By combining or sharing both the multi-family and residential and industrial districts of each municipality, they, in total, have an adequate amount of each type of zoning district. To maintain the balance, each municipality must receive approval from the other before making changes in a zoning district involved in the Agreement.

Based on an in-depth evaluation of the overall I-1 Zoning District and impacts resulting from a reduction in heavy industrial operations, staff recommended that Council consider 1) amending the list of permitted uses to include business and professional offices, in addition to corporate, professional, and government offices; 2) providing a differentiation between heavy and light industrial uses; 3) creating a separate definition for indoor sporting and recreation facilities, as well as fitness and health clubs; and 4) revising the list of permitted uses of the General Industrial District so that the uses are more clear, concise, and consistent with other land uses throughout the Township's Zoning Ordinance.

Mr. Holdren added that, due to the changing make up of industry and the abundance of vacant I-1 land, staff also suggested the following concepts be considered: 1) create a process in which uses not specifically listed as a use by right in the I-1 Zone can be permitted by applying for a conditional use permit; 2) utilize the Corridor Overlay District as a transition zone between commercial and industrial zones; and 3) give consideration to consolidating the Planned Research and Business Park District with the Medical Campus District and broaden the permitted light manufacturing uses.

Council requested clarification on conditional uses and buffering incompatible uses within the zoning district, and commented on the loss of industrial businesses nationwide and the impacts on the functionality of waning industrial zones. Council concurred with continuing the review of a revised Industrial Zoning District, utilizing the Corridor Overlay District, allowing conditional uses and incorporating the industrial area along Brush Valley Road.

**Mr. Bernier moved to direct staff to craft an ordinance amendment to the General Industrial Zoning District incorporating the four recommended points and to further provide Council with options that would utilize the Corridor Overlay District and/or conditional use permitting; and, lastly, to bring to Council what the impacts might be if consolidating the Planned Research and Business Park District and the Medical Campus District.**

**Ms. Stilson seconded the motion.**

**Motion carried unanimously.**

### **NB-3 Everhart Rezoning Request**

In written correspondence to Council, dated April 11, 2014, Mr. Holdren reported that College Township was in receipt of a rezoning request from Agriculture (A) to Single-family Residential (R-1) for a portion of the Everhart Tract, 63.47 acres of the 156.91-acre tract. The portion under rezoning consideration is located between the Meyer Farm and Everhart Village/Assembly of God Church on University Drive Extension. Mr. Holdren noted that the property is located outside of, but adjacent to, the Regional Growth Boundary (RGB) and the Sewer Service Area (SSA), which would necessitate regional approval through the Development of Regional Impact (DRI) review process.

Mr. Mark Torretti, Penn Terra Engineering, presented the Everhart Rezoning Request on behalf of property owners John and Jim Everhart for Tax Parcel 19-5-32 at 1602 West Branch Road in College Township. Mr. Torretti advised that of the whole parcel, 149.15 acres are located in College Township. The remaining 7.76 acres are in Harris Township. If this request has Council's eventual support for a possible rezoning, it will then go into the DRI application process.

Council offered comments and/or inquiries relative to the DRI process; level of need for additional R-1 lands; the proposed rezoning changes compared to the owners' 2010 rezoning request; and the parcel's accessibility before taking action on this request.

**Ms. Stilson moved to remand the Everhart Rezoning Request to the Planning Commission.**

**Mr. Herman seconded the motion.**

**Motion carried unanimously.**

### **NB-4 Maxwell Rezoning Request (Shiloh Road Area Rezonings)**

In written correspondence to Council, dated April 11, 2014, Mr. Holdren, CRPA Sr. Planner, advised Council of the receipt of a request to rezone five properties totaling 36.54 acres in the Shiloh Road area from Agriculture (A) to General Commercial (C-1). The properties are 1) within the Regional Growth Boundary and Sewer Service Area; 2) are adjacent to land that is

already zoned and developed as C-1; 3) reflected on the Official Map as having a future roadway running along the southern boundary, extending E. Trout Road to the Benner Pike; and 4) adjacent to two additional properties (Gerald Rogers and Gerald Clair) having longstanding rezoning requests for their Agriculture-zoned lands to a higher-density zoning, such as C-1.

Mr. John Sepp, President, Penn Terra Engineering, presented the Shiloh Road Area Rezoning Requests to C-1 on behalf of five distinct property owners, excluding Mr. Rogers and Dr. Clair.

Council considered including the Rogers and Clair properties in this rezoning request and directed staff to contact the two property owners to ascertain their interest in being party to this rezoning review.

**Mr. Herman moved to remand to Planning Commission the Maxwell-Shiloh Road Area rezoning request to C-1 for review and recommendation back to Council, and to contact the two additional property owners, Mr. G. Rogers and Dr. G. Clair, to determine the inclusion of, and zoning designation for, those two properties in this request. Mr. Bernier seconded the motion.**

Mr. Bernier stressed that there is no commitment to any timeline on this rezoning process.

**Motion carried unanimously.**

#### **NB-5 Budget Amendment; Discussion – Active Shooter Recommendations**

Mr. Brumbaugh reported that during Council's review of the proposed 2014 Township Budget, several items had not been included. Those additional items present a total increase of \$23,000 in spending through the end of 2014. Council offered comment on the individual budget increases, as follows.

1. \$10,000 contribution to the Chamber of Business and Industry of Centre County's (CBICC's) "Cornerstone Economic Development Partnership" for economic development activities - Council agreed that the \$10,000 being requested for CBICC economic development activities would be better spent on tangible infrastructure improvements and suggested that this item be tabled pending the receipt of additional information from the CBICC on what the return would be on this expenditure.
2. \$5,000 for modifications to exterior and interior Township building doors and reception area, as recommended by the Township Safety Committee and the State College Police Department's "Building Site Assessment" - Mr. Long, Finance Director and Staff Committee member, advised that the creation of the Township's Safety Committee years ago earns a five percent (5%) discount on the Township's annual insurance premium. Those savings have accumulated over time to allow for

some improvements, such as the gutter protection system that would reduce the occasions necessary for staff to climb up to clear out debris. Council supported this item.

3. \$1,500 for the installation of a gutter protection system on the rear spouting of the Public Works Building on Reese Road - Council requested the inclusion of a stop at the Public Works Building in a to-be-scheduled Township tour. Council supported this item.
4. \$3,500 to affect legal review of proposed changes to the Township's personnel code, policies, and employee handbook by Campbell Durrant Beatty Palombo & Miller – Council was supportive of this item.
5. \$3,000 for the acquisition, annual support, and training of “Qlik View” business intelligence software from Quinn Analytics, LLC, for a two-year trial period, with the second year's annual support fee of \$270 - Mr. Herman disclosed that Quinn Analytics, LLC, is a client of his business, and chose to recuse himself from offering any support for, or objection to, this item. The remainder of Council collectively supported this item.

Mr. Long advised that a formal budget amendment resolution would be presented for Council's approval at a future meeting.

#### **Public Comment:**

Mr. Emil Hordov, 2408 Nantucket Circle, State College, offered comment on agenda item NB-2, Industrial Zoning. As a prior Corning factory employee, Mr. Hordov voiced support for a strong manufacturing base and is saddened by the ground lost in the industrial sector in the United States. When speaking about heavy industry specifically, Mr. Hordov suggested that Council decide whether they want to have it or not. If so, it would be necessary to address the infrastructure needs, accept its associated unattractive appearance, and market to bring those businesses in, as it will not come on its own to the Centre Region. If it is felt that heavy industry will not return to the area, it was Mr. Hordov's hope that the Council would not let the land sit idle but would allow it to be repurposed.

#### **STAFF AND ABC INFORMATIVES:**

No *Staff Informatives* were pulled for discussion.

#### **COUNCIL/STAFF OTHER MATTERS:**

1. Council Replacement Protocol – Regarding filling the upcoming Council seat being vacated by Mr. David Fryer, Council directed staff to contact local newspapers relative to running a local interest article on the open Council seat and send out a notice to the sitting members of the Township's authorities, boards, and commissions.

2. Request for Formation of Tax Assessment Ad Hoc Committee – Mr. Brumbaugh reported that a resident made a request at a recent Council meeting for a review of the accuracy of Centre County tax assessments of several area student housing complexes. Staff was subsequently contacted by another individual on this same matter, who requested the consideration of an ad hoc committee being formed to analyze the tax data. Mr. Brumbaugh presented that request; however, Council preferred having staff do the initial investigation. Ms. Stilson volunteered to sit in on any meetings as Council's representative, once staff had completed its compilation of tax data. The Finance Director and Township Manager will review the information and material, meet with concerned parties, as necessary, and return with findings for Council's discussion and/or further direction.

### **COMMITTEE REPORTS:**

**New Leaf Initiative's Affordable Housing Charette, April 17, 2014:** Ms. Stilson reported that she attended New Leaf Initiative's Affordable Housing Charette held at the State College Borough Building.

**Transportation and Land Use Committee (T/LU), April 7, 2014:** Mr. Bernier reported that the T/LU Committee held their annual joint meeting with the Centre Region Planning Commission for the purpose of reviewing the draft Comprehensive Plan Implementation Program (CHIP) Update. This program provides a list of short-term and long-term projects that the Centre Region should complete to implement the goals, objectives, and policies of the Centre Region Comprehensive Plan.

**Finance Committee, April 10, 2014:** Vice-Chair Shoemaker reported that the Finance Committee reviewed the CATA budget and received a presentation on the same from CATA. Although the overall regional increase for CATA services this year will be three percent (3%), College Township's shares go up significantly more (12.5% for both the Operating and the Capital Budgets). This is due to the expanded services on the M Route, which serves the new Villas at Happy Valley student housing development.

Mr. Bernier cautioned that it was not beneficial for municipalities to compare the overall annual shares increase amount to their individual increases or decreases, as those percentage changes are based on the municipality's unique CATA services being provided each year.

**Pennsylvania State Association of Township Supervisors (PSATS), April 13 – 16, 2014:** Vice-Chair Shoemaker reported that she, Mr. Herman, Ms. Stilson, Mr. Brumbaugh, and Ms. Wilson attended the 92<sup>nd</sup> Annual PSATS Training Conference in Hershey, Pennsylvania.

**ADJOURNMENT:**

Hearing no further matters for discussion, Vice-Chair Shoemaker adjourned the April 17, 2014, Regular College Township Council Meeting at 9:51 PM.

Respectfully submitted,

*Adam T. Brumbaugh*

Adam T. Brumbaugh  
Township Manager/Secretary