

COLLEGE TOWNSHIP COUNCIL PUBLIC HEARING-1
ORDINANCE O-14-05
COLLEGE TOWNSHIP OFFICIAL MAP AMENDMENT
Thursday, May 15, 2014

ATTENDED BY:

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

STAFF: Adam T. Brumbaugh, Township Manager/Secretary
Kent N. Baker, Township Engineer
Michael W. Heath, Zoning Officer
Mark Holdren, CRPA Sr. Planner
Mary E. Wilson, Asst. Township Secretary
Louis T. Glantz, Esq., Township Solicitor

ABSENT: Robert T. Long, Jr., Finance Director

CALL TO ORDER

Chair Fryer called to order at 7:15 PM the duly advertised May 15, 2014, College Township Public Hearing-1 on Ordinance O-14-05, College Township Official Map Amendment.

Prior to hearing any public comment on the proposed ordinance, Mr. Mark Holdren, CRPA Sr. Planner, offered an overview of this proposed ordinance, as well as on two inter-related ordinances, namely, Ordinance O-14-06, Gateway Commercial Zoning District Amendment, and Ordinance O-14-07, Hilltop Area Rezoning.

Ordinance O-14-05, College Township Official Map Amendment, proposes to add an extension of Puddintown Road from East College Avenue up into the former Hilltop Mobile Home Park, connecting with Squirrel Drive. The inclusion of this route on the Official Map is known as a 'reservation' and gives the Township the right to hold up development for up to one year while negotiations between the developer and the Township proceed to create an acceptable solution to providing this additional access into the Hilltop area.

Ordinance O-14-06, Gateway Commercial Zoning District Amendment, proposes to amend the College Township Code, Chapter 200, Zoning, to modify the existing regulations of the Gateway Commercial Zoning District with three key components. First, residential development would be restricted through a maximum permitted density of 15 dwelling units per acre and an area restriction in which only thirty percent (30%) of a given lot greater than two (2) acres may be developed with residential uses. (Mixed-use buildings are exempt from the thirty percent area requirement. Second, the maximum permitted building height is proposed to be restricted to 35 feet in areas that are within 300 feet of R-1-zoned land. Third, the size restrictions on retail establishments would be increased from 20,000 square feet to 35,000 square feet.

Ordinance O-14-07, Hilltop Area Rezoning, proposes to amend the Code of College Township, Chapter 200, §200-10, Zoning Map, to rezone seventeen properties totaling 75 acres in the Hilltop area. The Hilltop, Mitchell, Hendricks, and Walters properties are proposed to be rezoned to Gateway Commercial (GC); Single-Family Residential (R-1), Open Space Recreation Conservation (OSR); and/or a combined GC/OSR.

PUBLIC COMMENT:

Hearing no public comment, Chair Fryer called for a motion to close Public Hearing-1 on Ordinance O-14-05, College Township Official Map Amendment.

Ms. Shoemaker moved to close Public Hearing-1 on Ordinance O-14-05, College Township Official Map Amendment.

Mr. Bernier seconded the motion.

Motion carried unanimously.

ADJOURNMENT:

Chair Fryer adjourned the May 15, 2014, Public Hearing-1 on Ordinance O-14-05, College Township Official Map Amendment, at 7:25 PM.

Respectfully submitted,

Adam T. Brumbaugh

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Township Manager/Secretary