

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES**

Thursday, June 7, 2012

ATTENDED BY:

COUNCIL: David P. Fryer, Chair
Daniel D. Klees, Vice-Chair
Forrest J. Remick

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: Mary C. Shoemaker
David W. Koll

CALL TO ORDER

Chair David Fryer called to order the June 7, 2012, College Township Council Regular Meeting at 7:05 PM.

ANNOUNCEMENT:

Chair Fryer announced that Council met in Executive Session immediately prior to this meeting for the purpose of discussing a legal matter.

SPECIAL PRESENTATION:

SP-1 C-NET Annual Update

Ms. Cynthia Hahn, C-NET Executive Director, offered an overview of College Township-sponsored C-NET programming in 2011, highlighting that the Township sponsored 41 programs and 52 bulletin board messages. These activities equaled 8.9% of the total sponsorship by all C-NET members in 2011, up slightly from 2010's percentage of 8.73%.

From 2007 to 2011, College Township's sponsorship has equaled approximately 9.31% of the total usage of C-NET by all members.

Ms. Hahn reported that all of C-NET's original programming is now available to view online at www.cnet1.org. Ms. Hahn added that in 2011, C-NET completed the Comcast fiber conversion. Future objectives include working toward providing streaming of their C-NET channels live and redesigning the C-NET website.

Council recognized the accomplishments achieved by C-NET staff and offered Ms. Hahn their appreciation for her dedicated service over the past six years.

PLANS:

P-1 Penn Stater Laundry Facility Preliminary/Final Land Development; Tax Parcel 19-003-100; 215 Innovation Park Blvd.

Mr. C. Anthony Fruchtl, P.E., Penn Terra Engineering, presented the Penn Stater Laundry Facility Preliminary/Final Land Development Plan, a proposed expansion to the Penn Stater Hotel in Innovation Park. The expansion would be a 7,467-square-foot addition to the southwest side of the existing building and would include a full-height loading dock, minor revision to existing parking, and extensions to existing on-site sewer and water service. The use of the expanded building will be for on-site and off-site laundry facilities for guest services at Penn State University.

Council offered comments on the need for adding 1) a railing at the loading area and 2) a note on the plan that the ramp area would be screened from Innovation Boulevard.

Mr. Klees moved to approve the Penn Stater Laundry Facility Expansion Preliminary/Final Land Development Plan, dated April 16, 2012, last revised May 7, 2012, with the following conditions:

- 1. Obtain all required signatures on the plan;**
- 2. Pay all outstanding plan review fees; and**
- 3. Add a note to the record plan indicating the landscaping screening adjacent to the ramp at the loading dock area.**

Dr. Remick seconded the motion.

Motion carried unanimously.

P-2 Mt. Nittany Medical Center (MNMC) Surgical Tower Expansion Preliminary/Final Land Development; Tax Parcel 19-003-100; 1800 E. Park Avenue

Ms. Karla Coudriet, P.E., Gannett Fleming, presented the Mt. Nittany Surgical Tower Expansion Preliminary/Final Land Development Plan, which proposes the construction of an expanded Surgical Tower building addition and a new loading dock location at the Mt.

Nittany Medical Center located at 1800 East Park Avenue. The project also consists of the construction of stormwater conveyance facilities and all other associated appurtenances.

In College Township correspondence, dated May 30, 2012, Mr. Baker, Township Engineer, recommended a condition on the plan approval that would require the developer to address review comments of the Trip Generation Summary for this plan.

Council inquired into the current traffic issues; and staff replied that the traffic summary will establish a baseline from the past four projects, and the need for a full traffic study could be triggered when the next development plan comes in next year. Council took the following action on this plan.

Dr. Remick moved to approve the Mount Nittany Medical Center Surgical Tower Expansion Preliminary/Final Land Development Plan, dated April 16, 2012, last revised May 7, 2012, with the following conditions:

- 1. Obtain all required signatures on the plan;**
- 2. Pay all outstanding plan review fees; and**
- 3. Address the May 29, 2012, review comments from Trans Associates to the satisfaction of the Township Engineer.**

Mr. Klees seconded the motion.

Motion carried unanimously.

P-3 The Villas at Happy Valley Land Development Plan; Request for Time Extension

In written correspondence from Keystone Commercial Real Estate, dated June 4, 2012, Mr. Steve Bisbee requested a 30-day extension, to June 13, 2012, to allow the developer additional time to complete the parkland fee-in-lieu resolution with the Township and to record the referenced plan.

Staff recommended an extension of 37 days, which would encompass the second Council Meeting in July.

Council was supportive of this revised extension, and took the following action.

Mr. Klees moved to grant the Villas at Happy Valley Land Development Plan a 37-day time extension to July 20, 2012.

Dr. Remick seconded the motion.

Motion carried unanimously.

MASTER PLAN:

MP-1 Mt. Nittany Medical Center Signage Master Plan

Mr. Lou Brungard, Vice President, Facilities and Plant Services, Mt. Nittany Medical Center, and Ms. Karla Coudriet, P.E., Gannett Fleming, presented the Mt. Nittany Medical Center Signage Master Plan. This plan requests amendments to the sign ordinance to address Medical Center signage needs in the Medical Campus District. The objective of the planned signage changes is to improve contrast to the existing signs and to illuminate the signs to help dusk to dawn legibility.

In correspondence to Council from Mr. John Franek, Zoning Officer, dated June 7, 2012, staff identified three primary points for Council consideration; namely, 1) height of the proposed universal "H" symbol on the hospital at a height of 60 feet, 35 feet above the ordinance maximum; 2) a change to the existing on-site directional sign system, which currently requires varying separation distances between on-site directionals; and 3) allowance for one freestanding sign for each major entrance into the hospital building itself, instead of current maximum of one freestanding sign per building. These changes would require amendments to the Township Signs ordinance.

Council did not oppose increasing the height of the proposed universal "H" symbol on the hospital up to 60 feet but asked that the diameter of the sign be reduced to approximately eight (8) feet. Council suggested that the shade of blue being considered for the "H" sign should be dark enough not to wash out the "H"; looked to staff to determine the best course for items 2) and 3) above, including any necessary ordinance modification; and considered how best to calculate for sufficient numbers of one- and two-sided signs. Council then directed staff to move this master plan directly to Planning Commission (PC) to start the review process. Any PC comments should be channeled back to Council for anticipated discussion in August and for the setting of a September public hearing.

Dr. Remick moved to remand the Mt. Nittany Medical Center Signage Master Plan to Planning Commission for review and comment.

Mr. Klees seconded the motion.

Motion carried unanimously.

MANAGER'S UPDATE:

Mr. Brumbaugh, Township Manager, offered the June 7, 2012, Manager's Update and highlighted the closure of E. Branch Road bridge between Cliffside and Sandpiper Drives. PennDOT anticipates this bridge replacement project to take approximately six months. Detour routes have been posted. Detour neighborhoods will notice an increase in traffic; and speed and traffic enforcement has been requested in those areas.

Chair Fryer advised that College Township and State College Borough representatives would be meeting on June 12, 2012, to discuss the renaming of E. Park Avenue to "Paterno Way".

CONSENT AGENDA:

- CA-1** Minutes: May 17, 2012, Council Public Hearing on Ord. O-12-03, PRD Ordinance Amendment..
- CA-2** Correspondence:
- /1: Thank You letter from Community Homeowners, dtd May 18, 2012, regarding Brush Valley Road/Lenape Lane Rezoning.
 - /2: Letter from Ms. A. Hettmansperger, dtd May 19, 2012, regarding Pike Street Traffic Calming and Streetscape Project.
 - /3: Letter from Mr. L. Walker, dtd May 14, 2012, requesting ordinance amendment prohibiting parking of motor vehicles on grass.
 - /4: Letter from State College Area School District, dtd May 24, 2012, requesting Panorama Village be approved as C-NET remote origination point.
 - /5: Letter from Comcast, dtd May 18, 2012, regarding digital adapter additional outlet pricing.
 - /6: Email from Mayes memorial, dtd May 25, 2012, Subj: Pike St. Streetscape.
 - /7: Letter from The Village at Penn State, dtd May 25, 2012, regarding Liberty Lutheran Housing Development Corporation assuming ownership.
 - /8: Letter from Comcast, dtd May 29, 2012, re: Notification of GMC Tier Change.
 - /9: Thank You letter from Rock Hill School at Linden Hall, dtd May 29, 2012, for support of the 2012 Linden Loop event.
 - /10: Letter from Calvary Baptist Church, dtd May 25, 2012, regarding DRI for new church facility.
 - /11: Thank You letter from Lemont Village Assoc., dtd May 29, 2012, for help with race logistics.
- CA-3** Report: Finance Director's.
- CA-4** Bid Award: Warnock Road, Maple Lane, and Panorama Drive Paving to Glenn O. Hawbaker, Inc. for \$68,757.25.
- CA-5** Resolutions:
- a. R-12-11, CATA Local Match For State Operating Financial Assistance.
 - b. R-12-12, Support for Elimination or Amendment of Prevailing Wage Act.

Council pulled Consent Agenda items CA-2/3, CA-2/4, CA2/5, and CA-3 for discussion.

Mr. Klees moved to accept and approve the June 7, 2012, Consent Agenda, minus items CA-2/3, CA-2/4, CA-2/5, and CA-3.

Dr. Remick seconded the motion.

Motion carried unanimously.

CA-2/3: Regarding letter requesting ordinance amendment to prohibit parking of motor vehicles on grass, Dr. Remick inquired as to whether or not College Township had an ordinance to this effect already in place. Mr. Brumbaugh, Township Manager, advised that Council considered a proposed ordinance on this matter but Council did not reach a consensus to move this forward. Therefore, no such ordinance has been adopted.

CA-2/4: Regarding C-NET remote origination point at Panorama Village, Mr. Brumbaugh recommended that this request be forwarded to the Centre Area Cable Consortium (CACC) for further consideration.

Dr. Remick moved that C-NET request for approval of Panorama Village as a remote origination point be forwarded to the Centre Area Cable Consortium for review.

Chair Fryer seconded the motion.

Motion carried unanimously.

CA-2/5: Regarding Comcast digital adapter pricing, Dr. Remick asked staff to inquire into what this means. Staff will inquire of Comcast and return to Council with clarification.

CA-3: Regarding Finance Director's Report: Mr. Klees asked Mr. Long, Finance Director, for a quick overview of revenue categories, and Mr. Long replied that revenues are coming in as expected but that the Bryce Jordan Center revenues are low.

Mr. Klees moved to accept Consent Agenda items CA-2/3, CA-2/4, CA-2/5, and CA-3.

Dr. Remick seconded the motion.

Motion carried unanimously.

OLD BUSINESS:

No Old Business items were brought before Council.

NEW BUSINESS:

NB-1 Ordinance O-12-06, Billboards; Set Public Hearing

Mr. Mark Holdren, CRPA Sr. Planner, presented the proposed Billboards Ordinance O-12-06. This proposed ordinance was generated in response to three denied sign permit requests for

the erection of three billboards in College Township and a subsequent lawsuit following the denial of the permit applications. Mr. Holdren reported that staff consulted with the Township Solicitor on drafting reasonable regulations that would permit billboards but limit their impacts on adjoining property owners and motorists on nearby roadways. Mr. Holdren added that there are three areas in which, under proposed regulations, billboards are possible: 1) Oak Hall area, 2) S. Atherton Street corridor, and 3) E. College Avenue/Benner Pike corridor. Council provided comments on this proposed ordinance amendment and considered staff's recommendation to set a public hearing for this ordinance for August 16, 2012, as well as remand this ordinance to Planning Commission.

Following minor modifications to this proposed ordinance, Council took action to set a public hearing.

Dr. Remick moved to set a public hearing for Ordinance O-12-06, Billboards, as amended, for August 16, 2012, and remand the same to Planning Commission for review and comment.

Mr. Klees seconded the motion.

Motion carried unanimously.

STAFF AND ABC INFORMATIVES:

Received without comment.

COUNCIL/STAFF OTHER MATTERS:

1. Dr. Remick requested a status report on the Zoning Ordinance review, and the Township Manager reported that the completion of this project would require Council discussion and action during CIP budget review period.
2. Chair Fryer inquired about the schedule for the Dale Street Reservoir, and staff advised that this work would begin in early July.
3. Chair Fryer requested some clarification on the Keystone Church sign announcing its establishing a location on N. Atherton Street. The Township Manager and Zoning Officer will investigate and advise Council.
4. Mr. Robert T. Long, Jr., Finance Director, introduced Resolution R-12-13, Establishment of Money Market Accounts with First National Bank (FNB). The purpose of this resolution is to provide additional investment vehicles for the investment of idle Township funds at a more attractive interest rate than currently being offered.

Mr. Klees moved to approve Resolution R-12-13, Establish Money Market Accounts.

Dr. Remick seconded the motion.

Motion carried unanimously.

COMMITTEE REPORTS:

Transportation and Land Use (T/LU) Committee, June 4, 2012: Mr. Klees reported that the T/LU received a staff briefing on the Calvary Baptist Church DRI, heard a presentation from staff on the bike award improvement comments; and received an update on the future land use map relative to the Comprehensive Plan.

Public Services and Environmental Committee, June 6, 2012: Dr. Remick reported that the Public Services and Environmental Committee received a briefing from Mr. Todd Giddings about groundwater in the Centre Region. This information will be presented at a future General Forum meeting. Dr. Remick announced that 1) the Pennsylvania Ground Water Summer Field Conference would be held on June 15, 2012, at the State College Home Depot Store; and 2) a Regional Development Capacity Workshop would be held on June 20, 2012, at the Millbrook Marsh Nature Center at 6:00 PM. Elected officials are encouraged to attend.

U. S. Army Career Center Dedication, May 11, 2012: Chair Fryer assisted in the dedication of the U. S. Army Career Center at the Nittany Mall, offering some words of encouragement to the inductees being sworn into service at this dedication ceremony.

Chair Fryer announced that the July 5, 2012, Regular Council Meeting will likely be canceled.

Dr. Remick reported that no College Township Planning Commissioner was in attendance at the June 4th Regional Development Capacity Workshop. There will be another Workshop on June 20th at the Millbrook Marsh Nature Center.

ADJOURNMENT:

Mr. Klees moved to close the College Township Council Regular Meeting of June 7, 2012.

Dr. Remick seconded the motion.

Motion carried unanimously.

Chair Fryer closed the June 7, 2012, College Township Council Regular Meeting at 8:29 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary