

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES**
Thursday, August 15, 2013

ATTENDED BY:

COUNCIL: David W. Koll, Vice-Chair
Mary C. Shoemaker
L. Eric Bernier
D. Richard Francke

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

ABSENT: David P. Fryer, Chair
Mary E. Wilson, Asst. Township Secretary

CALL TO ORDER

Vice-Chair Koll called to order the August 15, 2013, College Township Council Regular Meeting at 7:00 PM followed by the Pledge of Allegiance.

OPEN DISCUSSION:

No Open Discussion matters were forthcoming.

PLANS:

P-1 Sam's Club #6533 Store Remodel Preliminary/Final Land Development

This plan was withdrawn by the developer prior to the meeting. No discussion held or action taken.

MANAGER’S UPDATE:

Mr. Adam Brumbaugh, Township Manager, presented the August 15, 2013, Manager’s Update, introduced and welcomed the new Zoning Officer, Mr. Michael Heath. Mr. Brumbaugh then highlighted three pieces of correspondence relative to the transmittal of funds to the Borough of State College for The Retreat at State College transportation impacts; amusement tax impacts on Pegula Ice Arena events; and a Township request for a PennDOT review for a speed limit reduction study on West Branch Road.

CONSENT AGENDA:

- CA-1** Minutes: August 1, 2013, Regular Council Meeting.
- CA-2** Correspondence:
- /1: Email from H. Simkovich, dtd Aug. 1, 2013, regarding Oak Ridge Avenue traffic and Hilltop rezoning.
 - /2: Letter from Emily and Jeff Rimland, dtd July 30, 2013, regarding Hilltop rezoning.
 - /3: Email from M. Chernega, dtd Aug. 8, 2013, regarding Hilltop rezoning.
- CA-3** Resolution for Approval:
- a. R-13-15, Deed of Dedication – Rogers Farm Subdivision.

**Ms. Shoemaker moved to approve the August 15, 2013, Consent Agenda, as presented.
Mr. Bernier seconded the motion.
Motion carried unanimously.**

OLD BUSINESS:

OB-1 Ordinance O-13-04, Government Offices; Setting of Public Hearing

Mr. Mark Holdren, CRPA Sr. Planner, introduced proposed Ordinance O-13-04, Government Offices. This ordinance proposes to amend the College Township Code by amending the definition of “Government Office”; amending the parking requirements for government-operated medical clinics; and adding “government office” as a permitted use-by-right in the General industrial Zone (I01). Mr. Holdren reported that the College Township Planning Commission completed its review of this ordinance and unanimously voted to recommend denial of the ordinance based on concerns about whether or not this ordinance was going too far astray from the intent of the General industrial District and noting that other areas of the Township could accommodate this use.

Council expressed a desire to accommodate the request to allow for government offices, such as the requested Veteran's Clinic, but wished to avoid an open door that would compromise the intent of the Industrial Zone. In response to Council inquiry, staff advised that this proposed ordinance amendment was the cleanest and easiest way to permit this type of use; although the Township could also entertain a more complicated conditional use or special exception track to this objective.

**Ms. Shoemaker moved to set a public hearing for Ordinance O-13-04, Government Offices, for September 19, 2013.
Mr. Francke seconded the motion.**

Mr. Francke reiterated Planning Commission's reservations about this ordinance but expressed an interest in hearing what the public had to say about the ordinance.

Motion carried unanimously.

NEW BUSINESS:

NB-1 Long-Range Transportation Plan Project Solicitation

Mr. Kent Baker, Township Engineer, described the process for updating the Centre County Metropolitan Transportation Organization's (CCMPO) Long-Range Transportation Plan (LRTP). Over the past ten years, College Township submitted 13 projects for consideration.

The CCMPO Transportation Planner, Mr. Mike Bloom, advised via email correspondence dated August 1, 2013, that the project solicitation process for the new Centre County LRTP has a due date of August 30, 2013. Mr. Baker requested Council's input relative to any additional projects to add to College Township's listing. Any project funded through the Preliminary Engineering phase on the Centre County Transportation Improvement Program (TIP) will continue to be advanced.

Council comments included the following.

- Revise the scope or description of the Oak Hall Roundabout Project and rename to something like "Oak Hall Traffic Calming" or to a name that would indicate its proximity to the regional park entrance.
- Questioned value in merging the two Lemont bike facility projects, although staff felt that smaller, separate projects have better chance of being completed.
- Change name of Pike Street Traffic-Calming Project to "Pike Street Streetscape". Staff advised that the project has been renamed to "Pike Street Traffic-Calming and Streetscape Project". Council did not object.
- Re-rank top projects. #1: Oak Hall Traffic Calming; #2: Pike Street Traffic-Calming and Streetscape; then High Priority on Park Avenue Widening and Bike Facility.

STAFF AND ABC INFORMATIVES:

No comments were forthcoming.

OTHER MATTERS:

1. Vice-Chair Koll inquired about the new electronic sign at Home Delivery; and Zoning Officer Mr. Michael Heath advised that this sign was in process for sign licensing and will become a permanent sign once application is approved.
2. Mr. Bernier noted the number of repeat offenders on the Ordinance Enforcement monthly report and wondered if there was some way to address high grass problems in the Mt. Nittany Terrace neighborhood without the Township having to be called.
3. Mr. Brumbaugh advised that the Proposed 2014 – 2018 Capital Improvement Program (CIP) would be made available to Council within the next week. Staff will identify dates for a special meeting to allow Council to review this proposed document.

COMMITTEE REPORTS:

Finance Committee, August 8, 2013: Ms. Shoemaker and Mr. Long reported that the Finance Committee voted to pursue a financial services study, which is an internal study being conducted by Mr. Viglione, COG Finance Officer, and financial officers to determine if COG should bring its financial services in house. The committee also considered a draft of environmental purchasing guidelines and held a discussion on the centralized parks maintenance facility.

Parks Capital Committee, August 8, 2013: Mr. Bernier reported that the Parks Capital Committee received a slide presentation on Phase 1 of the Oak Hall Regional Park construction, including stormwater mitigation strategies being implemented since the June 27th rain event. Mr. Bernier stated that he toured the facility with Construction Manager Mr. Doug Wenger and COG Executive Director Mr. Jim Steff on August 12, 2013, and saw the stormwater strategies in place. The Committee also received a status report on the Whitehall Road Regional Park; staff updated the committee members on the Visitors Bureau's response declining support for any future capital components for Oak Hall Regional Park; and the Committee held a discussion on College Township's recommendation on the parks maintenance facility, which was a recommendation for the \$2.55M level of support. The Committee voted unanimously to recommend that the Finance Committee prepare a financing plan to construct the centralized parks maintenance facility at Whitehall Road Regional Park and that COG authorize that the Centre Region Parks and Recreation Board proceed with planning the recreation phase of this project.

ADJOURNMENT:

Hearing no further matters for discussion, Vice-Chair Koll adjourned the August 15, 2013, College Township Council Regular Meeting at 7:57 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary