

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, August 16, 2012**

ATTENDED BY:

COUNCIL:

David P. Fryer, Chair
Daniel D. Klees, Vice-Chair
Forrest J. Remick, Ph.D.
David W. Koll
Mary C. Shoemaker

STAFF:

Adam T. Brumbaugh, Township Manager/Secretary
Kent N. Baker, Township Engineer
Robert T. Long, Jr., Finance Director
John J. Franek, Jr., Zoning Officer
Mary E. Wilson, Asst. Township Secretary

ABSENT:

Mark Holdren, CRPA Sr. Planner

CALL TO ORDER

Chair David Fryer called to order the August 16, 2012, College Township Council Regular Meeting at 7:10 PM, following a public hearing on Ordinance O-12-06, Billboards.

ANNOUNCEMENT:

Chair Fryer announced that Council met in Executive Session immediately prior to the start of this meeting for the purpose of discussing a legal matter and to conduct an ABC interview.

OPEN DISCUSSION:

None.

PLAN:

P-1 Canterbury Crossing Phases IV and V Condominiums Preliminary/Final Land Development; Tax Parcel 19-605-100A-0000; Brandywine Drive

Mr. John C. Sepp, P. E., Vice President, Penn Terra Engineering, introduced Mr. Bob Poole, developer, before presenting the subject plan. This plan proposes the development of an 18.070-acre parcel in the Canterbury Crossing PRD for the three-phased construction of 131 multi-story townhome condominiums and related infrastructure. The proposal also involves the creation of a right of way for Brandywine Drive, which will bisect the development and connect the road that dead ends on either side approximately 1,200 feet apart. Mr. Poole requested that Council approve the three-phased construction of Brandywine Drive due to financial lending limitations on infrastructure construction.

In written communication to Council dated August 13, 2012, Mr. Baker, Township Engineer, offered key discussion points, which included the construction of Brandywine Drive as part of Phase I; staff stormwater and planning comments; traffic calming considerations; and the retitling of the plan as a preliminary plan only, as it is being phased. Mr. Baker stressed that this plan presentation is for discussion only and is not ready for Council action.

Council offered the following comments.

- Do traffic calming now; Council supports a raised table.
- Consultant Wooster & Associates did not mention the school in their report/calculations.
- Upgrades to Crossing Park might include benches and a gazebo.
- Critical of a keyed gate system on temporary road due to lost time for emergency management personnel in getting through.
- Support an internal pedestrian connection to Brandywine.
- Although prefer a single phase for the road construction, would support two phases for road completion with a note on the plan calling out a not-to-exceed date for completion regardless of completion of development.
- Council will review this as a preliminary plan, not preliminary/final, due to its phasing.
- Council inquired into the Township's right to construct the street and assess the development. Staff agreed to investigate and report back to Council at the time of its further review of this plan.

In response to inquiry regarding construction activity, Mr. Poole reported that construction vehicles would only be using the temporary road to access the construction site.

Mr. Dean Snow, 204 Brandywine Drive, expressed concern about traffic being adequately addressed; the road being too narrow for a collector road; and the number of driveways entering the road. Mr. Snow supported traffic-calming devices, such as roundabouts or tables, being built into the roadway and suggested Council study the issue of traffic more thoroughly.

Mr. Anthony Piniuk, 451 Brandywine Drive, expressed concern about the phasing of the roadway due to the increasing numbers of cars that would be forced to enter and exit the same way. Opening up the road without first addressing the traffic problems would be problematic.

Mr. David Evans, 441 Brandywine Drive, inquired into the side yard setback between the unit closest to the existing single-family lots and recommended that a berm be incorporated into that setback.

MANAGER'S UPDATE:

Mr. Brumbaugh, Township Manager, presented the August 16, 2012, Manager's Update reporting on the following.

1. The first two of six new Township entry signs are now scheduled for installation on August 22. One will be on S. Atherton Street and the second will be erected on W. Branch Road.
2. Pike Street Traffic Calming: Staff met with property owners along Cherry Alley regarding the Township's securing permission to do some survey work relative to possibly generating additional parking.
3. College Township is in receipt of a) a *Notice of Appeal* from the developers of The Villas at Happy Valley relative to their challenge of the calculations for the fee-in-lieu of parkland; and b) an *Entry of Appearance* from Township Solicitor Louis Glantz on behalf of College Township on this same matter.
4. HVAC problems at the Township municipal building are being researched.

Ms. Shoemaker asked if UAJA had responded to any of the Township's letters regarding odor complaints; and Mr. Brumbaugh, Township Manager, replied in the negative. Mr. Brumbaugh added, however, that, according to a recent UAJA's Executive Director's Report, an odor control project is being undertaken by UAJA. Council directed staff to schedule UAJA for either an upcoming Council meeting or for a future COG meeting to discuss this matter.

CONSENT AGENDA:

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| CA-1 Minutes: | August 2, 2012, Regular Council Meeting. |
| CA-2 Correspondence: | /1: Email from W. Pauley, dtd Aug. 2, 2012, regarding Ag Uses in the Forest Zone. |
| CA-3 Bid Award: | Traffic Signal Project – E. College Ave./Pike Street/Houserville Road to Republic ITS for the base bid amount of \$25,187.00 and accepting bid option at \$2,750.00 for a total bid amount of \$27,937.00. |
| CA-4 Waiver of Permit Fees: | Oak Hall Regional Park Land Development. |
| CA-5 Resolution: | R-12-16; Deed of Dedication – Betty Ann Gilliland. |

Mr. Klees moved to accept and approve the August 16, 2012, Consent Agenda, as presented.

Mr. Koll seconded the motion.

Motion carried unanimously.

00LD BUSINESS:

OB-1 Ordinance O-12-09, Billboards

Ordinance O-12-06, Billboards, being duly advertised and having gone to public hearing this date, was presented to Council for action. The intent of this ordinance is to provide for the ability to offer off-premise advertising through the placement of billboards within College Township. The regulations are designed to permit such while also providing protection to residents and motorists viewing the billboards. This is accomplished through limiting the size, number of, and height of billboards to avoid obstructed views for both safety and aesthetic reasons.

Mr. Klees requested that, in future cover memoranda to Council on ordinances, staff make a point to remind Council, if appropriate, that each ordinance is actually an ordinance amendment. The Township Ordinance is actually the already-codified book of codes that defines the Township's regulations.

**Mr. Koll moved to adopt Ordinance O-12-06, Billboards.
Ms. Shoemaker seconded the motion.
Motion carried 4 – 1 (Klees voting nay).**

NEW BUSINESS:

No New business items came before Council.

STAFF AND ABC INFORMATIVES:

In reference to Item SI-6, ICMA's August, 2012, *Public Management* magazine article on governance, Council requested that staff plan on forwarding ICMA's follow-up article on governance, which is anticipated to be printed in *Public Management* magazine in October.

COUNCIL/STAFF OTHER MATTERS:

1. Mr. Brumbaugh distributed the Capital Improvement Plan's calendar, and Council directed staff to schedule a workshop for the CIP review.
2. Mr. Koll reported that he has been appointed to the Penns Valley Rails to Trails group.

COMMITTEE REPORTS:

Public Services and Environmental (PS&E) Committee: Dr. Remick reported that the PS&E Committee held a lengthy discussion on the Calvary Baptist Church DRI application, noting that the Centre Region Council of Governments (CRCOG) cannot place conditions on

a DRI application. On behalf of College Township, Dr. Remick reported that he supported the DRI request moving forward.

Public Safety Committee: Mr. Koll reported that the Public Safety Committee approved Tyler Technologies Code software program's being accessed by the "Software as a Service" (SaaS).

Parks Capital Committee Joint Meeting with CRPR Board/Centre Regional Recreation Authority, August 9, 2012: Mr. Klees reported that Mr. Brumbaugh attended this joint meeting to present an update on the College Township Water Authority water well project at Oak Hall Regional Park and DCNR's grant restrictions impacting the well project at the park. As pertaining to the park's development, the Phase I Project at Oak Hall Regional Park is moving forward, as authorized, including bid advertising now completed and a pre-bid meeting at the site set for August 20, 2012.

Mr. Alan Popovich, APArchitects, was previously authorized by the CRPR Authority to evaluate the three possible sites and prepare the design parameters for a new, centralized parks maintenance facility. Mr. Popovich offered his Final Report at this joint meeting and received comments. Mr. Klees added that the proposed cost is problematic for one municipality.

Finance Committee, August 14, 2012: Ms. Shoemaker reported that the Finance Committee discussed the proposed parks maintenance building; refinancing of pool loans; and reviewed municipal comments on the proposed 2013 – 2017 COG Program Plan.

Human Resources Committee, August 7, 2012: Ms. Shoemaker reported that the Human Resources Committee discussed the possibility of COG's implementing a Cafeteria Plan with a Flexible Spending Account (FSA) for its employees; reviewed the COG Compensation Plan with recommendations moving to the General Forum; and discussed establishing a Pension Reserve Fund.

Centre Area Cable Consortium, Technical Committee: Mr. Brumbaugh reported that the CAAC Technical Committee reviewed the analysis of the current Comcast agreement, which reflected that Comcast was meeting all of their cable franchise requirements at this time.

ADJOURNMENT:

Hearing no further matters for discussion, Chair Fryer adjourned the August 16, 2012, College Township Council Regular Meeting at 9:00 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary