

**COLLEGE TOWNSHIP COUNCIL**  
**REGULAR COUNCIL MEETING MINUTES**  
Thursday, August 21, 2014

**ATTENDED BY:**

**COUNCIL:**

L. Eric Bernier, Chair  
Mary C. Shoemaker, Vice-Chair  
Lynn B. Herman (delayed arrival, 7:43 PM)  
Carla Stilson  
D. Richard Francke

**STAFF:**

Kent N. Baker, Township Engineer  
Robert T. Long, Jr., Finance Director  
John J. Franek, Jr., Management Analyst  
Michael W. Heath, Zoning Officer  
Mark Holdren, CRPA Sr. Planner  
Mary E. Wilson, Asst. Township Secretary

**ABSENT:**

Adam T. Brumbaugh, Township Manager/Secretary

**CALL TO ORDER**

Chair Bernier called to order at 7:00 PM the College Township Council Regular Meeting followed by the Pledge of Allegiance.

**OPEN DISCUSSION:**

Mr. Pat Vernon, Walnut Spring Lane, suggested, in light of multiple floodings recently in the area of the car dealership and the building center along E. College Avenue, that Council consider having an extensive stormwater study done of this area even before handling some of the matters on this particular agenda.

**PLAN:**

**P-1 All-Nations Bible Translation Preliminary/Final Land Development Plan;  
T. P. 19-19-004-134; All Nations Lane**

Mr. Chad Stafford, Penn Terra Engineering, presented the All Nations Bible Translation Preliminary/Final Land Development Plan, Tax Parcel 19-004-134, a 12.17-acre tract of land

on Watson Road at Houserville Road. The proposed plan reflected the construction of two (2) single-family houses and the extension of the private driveway. Mr. Stafford stated that one residence would be occupied by a church employee and family, and a smaller cabin would be occupied by incoming trainees being prepared for overseas missionary work. It was anticipated that each trainee would be in residence approximately three to four months. They would be learning missionary skills to take overseas, including the care of chickens and goats, etc.

In written communication to Council, dated August 13, 2014, Mr. Kent Baker, Township Engineer, stated that the extended driveway would be 12 feet wide. Mr. Baker added that, due to the site not being connected to the public sewer service line, this plan would require Council's approval of an associated Sewage Facilities Planning Module under proposed Resolution R-14-15 presented at this meeting.

In response to Council's inquiry, Mr. Stafford confirmed that the developer understood that there was a maximum of three unrelated individuals permitted to be resident in the trainees' cabin at one time.

Council offered comments or questions on the washed-out road; stormwater discharge on site; the maximum number of homes this parcel could see constructed according to Township ordinances (12); the lack of sprinklers in the residences; the nearest CATA bus stop being at Spring Creek Estates; online information on Phase II being in conflict with what is reflected on the presented plan; the request for a waiver from sidewalks being conditioned upon adjoining development or extension of the regional growth boundary; and, future desired development possibly being restricted if not reflecting a permitted use.

Mr. Michael Heath, Zoning Officer, advised that there is a third, existing house on site, which is being remodeled. Mr. Stafford confirmed that members of the organization would be living there.

Ms. Shoemaker, Council member, expressed concern about the trainees' residence becoming a meeting location that would bring many vehicles to the site. Staff agreed that this would not be a permitted use for the site and that the proposed uses described on the plan, and the zoning permit to be issued, would not allow these types of meetings.

**Mr. Francke moved to approve the All Nations Bible Translation Preliminary/Final Land Development Plan, dated June 16, 2014, last revised July 29, 2014, with the following conditions:**

- 1. Obtain all required signatures;**
- 2. Payment of all outstanding fees, including fees for sewage services by Charles Herr, Centre County Sewage Enforcement Officer (SEO); and**

3. **Council agrees to the waiver of sidewalks, as stipulated by Note 12 on the record plan with the following addition being made to that note: “Council has agreed to this waiver with the condition that the sidewalk be installed if the adjoining properties construct a sidewalk or if the Regional Growth Boundary is expanded to include this property.”**

**Ms. Stilson seconded the motion.**

**Motion carried 4 – 1 (Shoemaker voting nay).**

**Mr. Francke moved to approve Resolution R-14-15, Sewage Facilities Planning Module, for the All Nations Bible Translation site.**

**Mr. Herman seconded the motion.**

**Motion carried unanimously.**

#### **MANAGER’S UPDATE:**

Council reviewed the August 21, 2014, Manager’s Update, which was received with no significant comment.

#### **CONSENT AGENDA:**

**CA-1** Minutes:

- a. July 30, 2014, Special Council Meeting on Hilltop Matters
- b. August 7, 2014, Regular Council Meeting

**CA-2** Correspondence:

- /1: Letter from WRMP, dtd July 21, 2014, subj: Receipt of 2014 Pledge for the Water Resources Monitoring Project
- /2: Letter from WRMP, dtd July 21, 2014, subj: Receipt of FY2013-2014 USGS Houserville Gage Support
- /3: Email from Patrick Ward, Uni-Tec, dtd Aug. 21, 2014, requesting that Hilltop rezoning move forward.

**CA-3** Bid Award:

Thompson Street Paving Project awarded to Ameron Construction Co., Inc. for the total bid amount of \$33,475.50.

**Ms. Shoemaker moved to approve the August 21, 2014, Consent Agenda, as presented.**

**Ms. Stilson seconded the motion.**

**Motion carried unanimously.**

**OLD BUSINESS:**

**OB-1 Hilltop Area Rezoning; Discussion of Planning Commission Recommendation Related to Ordinance O-14-11, Gateway Commercial Zoning**

Mr. Mark Holdren, CRPA Sr. Planner, presented a brief overview of proposed Ordinance O-14-11, Gateway Commercial Zoning Amendment, which is scheduled for a September 4<sup>th</sup> public hearing. Staff brought this proposed ordinance back to Council for a determination of whether or not to incorporate a Planning Commission (PC) recommended revision relative to building heights. PC recommended that the 35-foot building height for buildings within 150 feet of a single-family home be relaxed if an agreement between property owners could be reached to allow for buildings as tall as 55 feet.

Mr. Alex Sahakian, HFL Corporation, opposed the proposed building height restrictions referenced above. This restriction, as currently in the proposed ordinance, would immediately make their recently constructed hotel on the north side of E. College Avenue a non-conforming use due to the proximity of existing single-family homes to their building. Therefore, Mr. Sahakian suggested a modification to this proposed ordinance, namely, that the building height restrictions proposed for structures adjacent to single-family homes not apply to the Gateway Commercial District on the north side of E. College Avenue.

Following discussion, and by consensus, Council 1) did not wish to create non-conformities; 2) preferred to avoid overly restricting development; 3) directed staff to develop language that the Planning Commission could consider relative to these two requested modifications; and directed staff to return with several options to consider separately from proposed Ordinance O-14-11. No changes were made to the proposed ordinance going to public hearing on September 4, 2014.

This will return to Council at a regular meeting sometime after September 4, 2014.

**NEW BUSINESS:**

Chair Bernier brought forward agenda item NB-4, UPD Modification, for the convenience of the presenters.

**NB-4 University Planned District (UPD) Modification, Districts 7 and 8 Boundary Change; Review and Remand to Planning Commission**

Mr. Steve Watson, Penn State University (PSU) Planner, reported that PSU is planning to construct a new water treatment plant in the location of the current Mushroom Test Demonstration Facility on Big Hollow Road. Mr. Watson stated that Subdistrict 7 does not permit water treatment facilities; however, Subdistrict 8 would permit such a use. The University requested a change in the boundary between UPD Subdistricts 7 and 8 that would allow approximately 4.5 acres of Subdistrict 7 to be changed to Subdistrict 8 in order to

permit the construction of the needed water treatment facility within a reasonable distance from the existing distribution piping and the existing groundwater wells in Big Hollow.

**Ms. Shoemaker moved to remand to Planning Commission the UPD Modification, Districts 7 and 8 Boundary Change, for review and recommendation.  
Mr. Francke seconded the motion.  
Motion carried unanimously.**

### **NB-1 College Township Year-To-Date Finance Report**

Prior to his presentation, Mr. Robert T. Long, Jr., Finance Director, advised Council that, as a result of current, favorable financial conditions, Concord Public Finance has now moved forward with the first phase of the advance re-fund of the Township's bond issue.

Council was provided with the *College Township Finance Report Year-To-Date June 30, 2014*, and subsequently received a PowerPoint presentation on the 2014 Quarter 2 Analysis. The Quarter 2 Analysis offered overviews on the Centre Region municipal tax comparison; property tax collections through June 30; non-property tax revenues; notable capital investments; and the grant application for the Puddintown Road to Orchard Road bikepath connection.

Council offered comments on, or inquired about, the financing; the additional police services payment for 2013; and timelines for the PennDOT and DCNR grant applications. Staff was directed to provide information on what type of violation constituted the largest fine bringing revenues to the Township. Mr. Long agreed to email this information to Council members.

### **NB-2 Ordinance O-14-12, Patio Houses; Review and Remand to Planning Commission**

Mr. Mark Holdren, CRPA Sr. Planner, presented proposed Ordinance O-14-12, Patio Houses, which would amend the College Township Code by revising the definition of 'Patio Houses' to allow multiple patio houses on a single lot. This ordinance would allow for any home on a zero lot line or on property that is maintained by a community or homeowners' association.

Council offered a minor grammatical revision before taking action on this ordinance.

**Ms. Stilson moved to remand Ordinance O-14-12, Patio Houses, to the Planning Commission for review and recommendation, as amended.  
Ms. Shoemaker seconded the motion.  
Motion carried unanimously.**

Ms. Shoemaker requested that Council be provided with photographs of any patio homes in the Township.

**NB-3 Ordinance O-14-13, Amendments to Township Code, Stormwater Management, Chapter 175; Review, Set Public Hearing, and Remand to Planning Commission**

Prior to the start of this review, Council asked if the recurring flooding at the car dealership and the building center on E. College Avenue was the responsibility of PennDOT, which owns the flooded roadway; and Mr. Baker, Township Engineer, replied that this has remained unanswered for the past 25 years. Flooding occurs there as a result of inadequately managed stormwater coming from beyond Township boundaries that occurred during the 1970s and 1980s before stormwater regulations were actually effective in mitigating runoff. Also, the pipe that was installed by the property owner(s) was always undersized. PennDOT did remove 100 feet of pipe about a dozen years ago, but full mitigation would require an effort by multiple parties.

Mr. Baker reported that, in order to comply with the Pennsylvania Department of Environmental Protection requirements for the new National Pollution Discharge Elimination System permit, College Township is required to make changes to its stormwater management ordinance. These changes are being adopted throughout the Centre Region municipalities, and Mr. Baker recommended that Council remand this proposed ordinance to Planning Commission and to the Centre Regional Planning Commission.

Council asked that the maps included in this proposed ordinance be revised to better reflect current conditions.

The flooding issue on E. College Avenue was brought up again and questions asked about what could be done. Mr. Baker stressed the magnitude of the stormwater runoff problem that results in flooding at the referenced location on E. College Avenue and suggested that the situation could best be remedied by obtaining those two properties, removing the structures, and turning those parcels into a detention pond.

**Mr. Francke moved to set a public hearing for September 18, 2014, on Ordinance O-14-13, Stormwater Management Amendment, and to remand the same to Planning Commission for review and recommendation.  
Ms. Stilson seconded the motion.  
Motion carried unanimously.**

**STAFF AND ABC INFORMATIVES:**

No items were pulled for discussion.

**COUNCIL/STAFF OTHER MATTERS:**

Mr. John J. Franek, Jr., Management Specialist, presented drafts of proposed door hanger notices that could be distributed by the road crew when they have problems with how brush is

presented for their collection. Tree limbs or brush should not be piled or thrown into the road, as it causes both safety hazard for the road crews collecting and vehicles steering around them and a clogging problem at the storm drains. The door hanger notifications would advise residents as to why their brush was not collected and/or suggest how they could better prepare their brush for collection in the future.

Upon Council's inquiry, Mr. Franek confirmed that tree limbs are preferred to be longer, as the longer limb means the crew member can remain back at a safer distance from the chipping mechanism. Limbs over four feet in length are acceptable.

Council was advised that the Township would also be stepping up its enforcement of illegally placed leaves and brush on Township streets and properties, as well as citing violators causing such material to clog up stormwater drains or cause flooding on other properties, etc.

### **COMMITTEE REPORTS:**

**Public Safety Committee, August 13, 2014:** Mr. Francke offered a written report to Council on the Public Safety Committee meeting highlights, which included the introduction of the new Bellefonte Borough representative and an update on the Bellefonte Code contract; the status of the 100-foot aerial truck that has been removed from service by the manufacturer due to ladder failures; and the reasons for the currently low usage of the fire training center by area fire companies.

Ms. Shoemaker requested that Mr. Francke offer support for the changing of this committee's name due to sounding so close to the PSEC name; and Ms. Stilson also agreed to bring this up with the PSEC members.

**Public Services and Environmental Committee (PSEC), August 13, 2014:** Ms. Stilson offered a written report to Council on the PSEC Meeting highlights, which included the moving forward of the Advanced Disposal bid to the General Forum; consideration of enhancing the Centre Region's standards of development for the Whitehall Road Regional Park; and discussions on how to make the COG-proposed Sustainability Coordinator position viable and self-sustaining.

At Ms. Stilson's inquiry, Ms. Shoemaker stated that the Sustainability Coordinator would be better as a County position, and the balance of Council expressed no objection to the comment.

**Finance Committee, August 21, 2014:** Ms. Shoemaker reported that the Finance Committee discussed the 2015 Program Plan and agreed to remove from the proposed 2015 COG Program Plan the consideration of a new energy coordinator and deputy code director.

**ADJOURNMENT:**

Hearing no objection or any other matters for discussion, Chair Bernier adjourned the August 21, 2014, Regular Meeting of the College Township Council at 9:22 PM.

Respectfully submitted,

*Mary E. Wilson*

Mary E. Wilson  
Assistant Township Secretary