

**COLLEGE TOWNSHIP COUNCIL  
REGULAR MEETING MINUTES  
Thursday, September 3, 2015**

**ATTENDED BY:**

**COUNCIL:**

L. Eric Bernier, Chair  
Lynn Herman, Vice-Chair  
Carla Stilson  
D. Richard Francke, Council Member  
William H. Sharp

**STAFF:**

Adam T. Brumbaugh, Township Manager/Secretary  
Kent N. Baker, Township Engineer  
Mark J. Gabrovsek, Zoning Officer  
Mark Holdren, CRPA Sr. Planner  
Mary E. Wilson, Asst. Township Secretary

**CALL TO ORDER:**

Chair Bernier called to order the September 3, 2015, Regular College Township Council Meeting at 7:00 PM, followed by the Pledge of Allegiance.

**OPEN DISCUSSION:**

No *Open Discussion* matters were forthcoming.

**PLANS:**

**P-1 Donald H. and Carol C. Ford Preliminary/Final Subdivision of Lands  
Tax Parcel 19-015-015A**

In correspondence to Council, dated August 27, 2015, Mr. Kent Baker, Township Engineer, reported that Donald H. and Carol C. Ford are proposing to subdivide their 4.04-acre home lot on Slab Cabin Lane, Tax Parcel 19-015-015A, for the purpose of providing a lot and single-family dwelling for their granddaughter.

Mr. Charles Tabb, P.E., Sweetland Engineering, presented the Ford plan and requested that Council grant three (3) waivers; relative to 1) the number of lots less than two (2) acres on a private street; 2) sidewalks requirements; and 3) street curvature standards.

Mr. Baker stated that Planning Commission and staff were both in support of all three of the requested waivers.

Mr. Francke suggested that a note be added to the plan about the requirement for an agreement for road maintenance.

Mr. Donald Ford, property owner, expressed his strong desire to provide a home for his granddaughter and her family and requested Council's approval of his subdivision plan.

**Mr. Herman moved to approve the Preliminary/Final Subdivision Plan of Lands of Donald H. and Carol C. Ford, dated June 25, 2015, last revised August 20, 2015, with the following conditions:**

- 1. Obtain all required signatures on the plan;**
- 2. Pay all outstanding plan review fees;**
- 3. Council agrees to grant the three waiver requests described on the plan; and**
- 4. Add a note to the plan referencing the road maintenance agreement.**

**Ms. Stilson seconded the motion.**

**Motion carried unanimously.**

#### **COMMITTEE REPORTS:**

**Public Services and Environmental Committee (PSEC), August 31, 2015:** Ms. Stilson reported that the PSEC 1) discussed the possible development of a residential organics recycling program, offering its support for including this item in the draft 2016 COG Budget; 2) considered the possibility of utilizing recycling rebate funds to pay for a part-time assistant in the COG Refuse and Recycling Office; 3) discussed with UAJA executive director UAJA's letter and follow-up comments on the proposed Shiloh Road area rezoning application, existing plant odor problems, and cost impacts of nutrient capacities and credits; and 4) received its semi-annual update on regional energy projects and programs from CITY-GREEN. The PSEC

Ms. Stilson subsequently asked for Council's feedback and received support for the proposed organics recycling program and new Refuse and Recycling Office assistant being considered as part of the draft 2016 COG Budget.

Mr. Francke 1) extended thanks to Mr. Jim May, CRPA Director, for noting at the PSEC meeting that UAJA must resolve its current odor problem regardless of any rezonings being considered in the Centre Region; 2) requested feedback on a letter to COG from Mr. Tom Songer asking COG to support UAJA's inclusion of volumetric billing for UAJA services; and 3) advised that Hampton Township, Allegheny County, was considering a stormwater fee for stormwater leaving a site.

Council agreed that discussions on UAJA's billing protocols should best be channeled to the UAJA Board, but recognized that volumetric billing would likely assist in developing better water conservation practices. Staff agreed to schedule the Township's UAJA Board representatives for an upcoming meeting to present to them College Township Council's views on this billing protocol request matter.

**Transportation and Land Use Committee (TLU), Sept. 1, 2015:** Chair Bernier reported that the TLU Committee 1) received an update from CRPA on the Regional Bike Plan Update; and 2) reviewed the results of the Centre Region Bike Plan, offering a collection of improvements.

**Human Resources Committee (HR), Sept. 2, 2015:** Mr. Herman reported that the HR Committee 1) reviewed salary modifications for six CRCA staff members due to certifications and length of service; 2) considered hourly rate adjustments for Schlow Centre Region Library regular part-time Library Assistants; 3) received an update from the COG's Employee Relations Committee Co-Chair on the Committee's current and future activities and budgetary proposals for inclusion in the 2016 COG budget; and 4) reviewed and offered comments on the revised, draft Travel Policy. COG staff was directed to prepare recommendations for an updated Travel Policy.

**Planning Commission (PC), Sept. 3, 2015:** Mr. Anthony Fragola, Planning Commission's Council Liaison Alternate, reported that the PC reviewed allowing duplexes in the R-1 Zoning District, requesting additional information so that PC can consider the impacts.

**Executive Committee, August 18, 2015:** Chair Bernier reported that the Executive Committee 1) forwarded to the General Forum the lease agreement between COG and Ferguson Township for the rental of storage space for a ten-year period; 2) received a report from COG's Refuse and Recycling Office on the community responses to the possibility of organic recycling; 3) directed Mr. Tom Songer, Torron Group, to present his request for volumetric billing for sanitary sewer services directly to the University Area Joint Authority (UAJA), declining to place this on the upcoming General Forum agenda; and 4) discussed how to address comments from the Centre Region Planning Commission (CRPC) and the COG Transportation and Land Use Committee (TLU) regarding the *CRPA Regional Planning Program Evaluation*. The latter will move to the General Forum for consideration of how to manage tasks assigned to planning staff coming directly from committees. The Executive Committee also reviewed a draft of the wellhead protection ordinance and made recommendations, which will be forwarded back to College Township Council.

#### **MANAGER'S UPDATE:**

Mr. Adam Brumbaugh, Township Manager, presented the September 3, 2015, Manager's Update, which was accepted without comment.

**CONSENT AGENDA:**

- CA-1** Minutes: a. August 20, 2015, Public Hearing on Ordinance O-15-08, Commercial and Fleet Vehicle Wash Facility  
b. August 20, 2015, Regular Council Meeting; Approval of
- CA-2** Correspondence: /1: Letter from PennDOT, dtd Aug. 11, 2015, warranting a reduction of the speed limit on Park Avenue from Hospital Drive to Porter Road from 45 MPH to 35 MPH and offering signal timing recommendations.  
/2: Letter from Windstream, dtd Aug. 26, 2015, announcing changes in cable programming.
- CA-3** Bid Award: Anti Skid Type AS2 Bid to Hanson Aggregates PA LLC for \$11.75 per ton for a total contract amount of \$5,875.00 based on purchasing an estimated 500 tons; Approval of

Council pulled Consent Agenda item CA-2/1 for discussion.

**Ms. Stilson moved to approve the September 3, 2015, Consent Agenda, minus CA-2/1.  
Mr. Sharp seconded the motion.  
Motion carried unanimously.**

Consent Agenda item CA-2/1: Mr. Baker, Township Engineer, reported that PennDOT's letter was in response to staff's request that PennDOT analyze Park Avenue, as there existed inconsistencies in speed limit postings from the I-99 interchange to Porter Road. Following their review, PennDOT advised College Township that a reduction in speed limits was warranted from 45 MPH to 35 MPH. Mr. Baker stated that staff would clarify with PennDOT their intention for the speed limit from Hospital Drive to the interchange. After receiving that clarification, staff would return to Council with a resolution setting those speed limits for Park Avenue, as advised by PennDOT. College Township would be responsible for signage maintenance.

In response to Council's inquiry about the referenced queuing problem at Park Avenue and Porter Drive, Mr. Baker stated that adjusting the signal timing would not remedy the problem being created by vehicles crossing the yellow line, often at high rates of speed, and recommended that the police are requested to increase enforcement at this intersection.

**Mr. Francke moved to receive Consent Agenda item CA-2/1.  
Ms. Stilson seconded the motion.  
Motion carried unanimously.**

## **OLD BUSINESS:**

### **OB-1 Mountainview Avenue/Manor Drive; Discussion**

At their June 4, 2015, Regular Meeting, Council discussed, and received public input on, the Mountainview Avenue/Manor Drive private street takeover project. Because the subject roads are not able to be brought up to Township standards due to extreme slopes, College Township cannot accept the two private roads from the owners of its 35 properties. However, in recognizing the impacts to health, safety, and welfare to residents of, and drivers on, the subject roads (including emergency vehicle accessibility difficulties, winter weather hazards associated with the safety of Manor Drive, and the dangerous condition of no longer having a level area getting out onto E. College Avenue), Council amended the College Township Official Map in 2006 by placing an indicator on the Map for a proposed roadway connection from Mountainview Avenue to Ivy Hill Drive in Stearns Crossing Subdivision, across the current Keystone Church property. This would allow for future consideration of the construction of the new road if and when a new development plan for the church property is presented for Council approval. With the anticipated development of the Keystone Church property, Council is initiating its review of the optimal way to secure an improved accessway to and from Mountainview Avenue and Manor Drive.

In correspondence to Council, dated August 28, 2015, Mr. Baker, Township Engineer, provided an overview of the proposed Mountainview Avenue extension. It was noted that, in 2003, College Township determined that a connection across the current Keystone Church property would be the most feasible and cost-effective solution to address the unresolvable access issues with Manor Drive and Mountainview Avenue. College Township subsequently obtained a right-of-way connection to Ivy Hill Drive, as reflected on the approved Stearns Crossing Final Subdivision Plan. In 2005, engineering firm ELA Group was directed to perform preliminary design work on a connection from Mountainview Avenue to Ivy Hill Drive.

Council directed staff in June to work with consulting engineering firm, Keller Engineers, to procure an estimate for an evaluation/concept plan for the Mountainview Avenue/Manor Drive private street takeover project; including preparation of construction drawings and cost estimates for the extension of Mountainview Avenue to Ivy Hill Drive, as well as evaluation of stormwater impacts from that proposed connection.

Council reviewed Keller Engineers' project proposal, dated August 31, 2015, in the amount of \$26,050, with an additional estimate of \$550 for possible reimbursables. The Township Manager added that Keller's proposal did not include the review of a Commercial Boulevard connection or traffic counts.

Council and staff 1) stated that, with Manor Drive closed, that roadway would likely be divested to the adjacent property owners; 2) expressed the need to see what the costs would be for reviewing Mountainview Avenue; 3) understood that such a review by Keller could take about four (4) months to complete; 4) stated that a Commercial Boulevard connection would create a 3,300-foot long cul de sac, about four times greater than the regulations allow; 5) expressed a desire to avoid major disruptions to two (2) existing businesses adjacent to Commercial Boulevard; and 6) noted that a traffic study is part of a land development plan that would be

proposed by Keystone Church at their time of development plan submission, with that traffic study to include Houserville Road.

Mr. Ray Nungesser, Holly Ridge Drive, expressed strong opposition to the proposed Mountainview Avenue-Ivy Hill Drive connection and hoped to hear of some additional areas of access, such as from the Keystone Church directly out onto Houserville Road.

Ms. Sharon Ambrose, President of the Stearns Crossing Homeowners Association, 1) took issue with the delayed recording of the deed of dedication for the Mountainview Avenue/Ivy Hill Drive right of way, as that prevented buyers of Stearns Crossing lots from having that information prior to deciding to purchase their properties; 2) stated that the proposed road was placed on the Official Map in 2006, which was after a number of residents purchased their properties; 3) took issue with the commercial vehicle traffic that would use Ivy Hill Drive; 4) believed that a connection onto Commercial Boulevard would be the better access; and 5) denied College Township permission for any stormwater from a connecting roadway to be directed to Stearns Crossing's stormwater basin, as it was constructed and paid for by Stearns Crossing.

Mr. Ted Stravinsky, Holly Ridge Drive, stated that the proposed road extension onto Ivy Hill Drive is not the only technically feasible option and voiced opposition over public funds being used to fix Mountainview Road's problem.

Mr. Mark Tice questioned Council about what had previously been explored relative to a third party being used to plow Manor Drive and suggested that using smaller plow trucks would enable winter maintenance to be accomplished.

Dr. Christopher Cessna, Ivy Hill Drive, advised that his property is the receiver of the area's stormwater, resulting in issues for his yard. Dr. Cessna 1) expressed concern over increased stormwater impacts that will be a result of the proposed road connection and suggested that, if constructed, the stormwater should be redirected; 2) noted that even the proposed connection would have a 10% slope; 3) felt that zoning is the big issue; 4) opposed commercial traffic traveling on their subdivision's road; 5) stated that it is not the taxpayers' responsibility to fix the road owners' problem.

Ms. Barbara Johnson, State College, expressed agreement with points voiced by Ms. Ambrose and disagreed with the Township Engineer's statements about only small increases in residential traffic counts would result from the roadway connection. Ms. Johnson advised that there are already commercial businesses on Mountainview Road and suggested that the access be moved down further toward Houserville Road.

Mr. Brad Michael, Holly Ridge Drive, stated that 1) the 3,300-foot length of a Commercial Boulevard cul de sac would be less than the length of a new road onto Ivy Hill Drive; 2) emergency vehicles would have a harder time negotiating the turns on Ivy Hill Drive; 3) he supported the Commercial Drive connection; 4) there was concern about increased traffic increasing the risk to their children; 5) an accident at Ivy Hill Drive and Houserville Road would dump harmful materials into the nearby stream; and 6) this is Mountainview Avenue and

Manor Drive's problem, and is being considered at the expense of Stearns Crossing, diminishing the quality of life.

Mr. Marsha Freije, Holly Ridge Drive, inquired into the identity of the party currently responsible for the road maintenance on the subject roads and asked if the businesses being operated on Mountainview Avenue and Manor Drive were in compliance with zoning regulations.

Mr. Dick Killam, Mossey Glen Road, stated that the studies are obsolete, do not factor in current costs, and did not include an additional detention pond. Mr. Killam questioned whether or not the Township can connect into the Stearns Crossing stormwater basins without compensation.

Mr. Bernie Oravec, Mountainview Avenue, stated that 1) this situation was not caused by this sitting Council or the current residents; 2) there is no possibility of the residents on the two subject roads of forming a homeowners association due to not being able to achieve the required 100% buy in; and 3) Manor Drive was privately paved numerous times over the years, resulting in an increased height of the road and resulting lack of a level spot at E. College Avenue that now is problematic, especially for large vehicles. Mr. Oravec suggested that looking at this situation prior to the church property being developed was smart, additionally voicing no objection to connecting to Commercial Boulevard.

Mr. Nungesser returned to the lectern and apologized for his prior stern tone and asked if anyone from Mountainview Road had come forward to say what they had done to attempt to remedy their problem. Mr. Nungesser expressed opposition to spending taxpayer funds to fix the problem.

Mr. Ernest Erdeky, Ivy Hill Drive, 1) stated that the Township did not notify anyone about this proposed road, adding that he would not have purchased the lot had he been aware; 2) advised that Ivy Hill Drive is not a maintenance-free hill; 3) questioned whether or not the school buses go to Mountainview Avenue; 4) suggested the construction of sidewalks for children to get to their bus stops; 5) recommended that the Township look again at keeping Manor Drive open; and 6) suggested that a special truck be assigned that can provide winter road maintenance on Manor Drive.

Mr. Craig Colombero, Mountainview Avenue, suggested that the Commercial Boulevard connection be studied more and offered support for directing their road in that direction. Mr. Colombero also supported the Township's taking a closer look at the commercial businesses in his vicinity to confirm zoning compliance.

Ms. Tammy Nowacki, Holly Ridge Drive, reported that she lives behind Dr. Cessna's property and confirmed his statements regarding stormwater.

Mr. Erich Lenz, Mountainview Avenue, reported that, from his front windows, he has observed four or five dozen cars abandoned on the side of the road. Mr. Lenz added that, when he purchased his property, he was assured that there would be a solution to the problem with the

road. Mr. Lenz supported the money being spent on making the situation safer, including considering Commercial Boulevard connection.

Mr. Chris Snavely, Holly Ridge Drive, stated that this was a private issue and recommended that Council abandon looking at Ivy Hill Drive.

In reply to some of the points made by residents, Mr. Baker, Township Engineer, advised that there are two stormwater detention ponds, the lower one, on property that was owned by Keystone Church, is designed to handle both Stearns Crossing and the church's stormwater. A tie in could be constructed near Dr. Cessna's property that would go down to the 75-foot-wide drainageway that handles all of the runoff from the upper portion of Stearns Crossing and part of the Clair property. The purpose and design of the detention ponds is to handle the runoff from the roads as well as the homes.

Mr. Baker offered some historical information on Ivy Hill and Holly Ridge Drives, stating that what are now those two roads was originally part of the Township's planned collector road system over to Houserville Road. In 1986, the Township designed a collector road system that was planned to serve all of the properties in the vicinity, although Mountainview Avenue and Manor Drive were not considered as part of that collector road system. When the Stearns Crossing plans were presented, the developers requested, and won support for, a change from the collector road design to a more local road system. Mr. D. Houtz, first owner and personal maintainer of Manor Drive for over 40 years, always intended that his road would be taken over by the Township. Following the less-than-thorough development plan review and road construction at that time, it was determined that Manor Drive's slope was much too great to be taken over by College Township. It could not be brought into Township standards, but, in exchange, the Township agreed to provide salt to Mr. Houtz for winter maintenance. College Township continues to provide salt for the owner of Manor Drive to utilize during the winter.

Mr. Baker reported that the original, approved Stearns Crossing Subdivision Plan contained, and was recorded with, a 50-foot-wide right of way to Mountainview Avenue on it. The Township took ownership of the right of way, although failed to get that right of way recorded until several years later.

In response to Council questions, Mr. Baker stated that the area under discussion could be downzoned; that the Centre Region emergency services office stated its ability to serve the Mountainview Avenue/Manor Drive properties, using smaller equipment, but not in the winter when conditions prevent access up the hill.

Mr. Sharp stated that, because this road situation is deemed a matter of health, safety, and welfare, it does become the responsibility of Council to investigate; asked staff to look into a Commercial Boulevard connection again; and, subsequently stressed the need to look at how to make the current Manor Drive safer for residents to access, especially during winter storm events, while an answer to a more permanent solution is researched.

Mr. Francke suggested Keller be requested to investigate costs of making a Commercial Boulevard extension a private road, which could allow a lesser-sized road to be constructed from the Commercial Boulevard cul de sac to Mountainview Avenue.

Mr. Herman stated that he remained unconvinced that Manor Drive should be closed completely.

Following their discussion, Council took the following action.

**Mr. Francke moved to direct staff to request Keller Engineers to revise the scope of work to include the Commercial Boulevard element; remove the more definitive elements in the current proposal that were specific to construction-oriented documents and replace that with other work required relative to Commercial Boulevard, including stormwater and easement options; to provide answers to the numerous questions raised at this meeting; to provide an updated cost estimate; and provide a formalized winter maintenance plan for Manor Drive/Mountainview Avenue while a more permanent solution is investigated.**

**Mr. Herman seconded the motion.**

Mr. Jason Fragin, Meadowsweet Drive, warned Council of the blind spots coming out onto Houserville Road that may require a traffic signal.

**Chair Bernier called the question.**

**Motion carried unanimously.**

## **OB-2 Ordinance O-15-11 Shiloh Road Area Rezoning**

In correspondence to Council, dated August 31, 2015, Mr. Mark Holdren, CRPA Sr. Planner, presented Ordinances O-15-09, Amendments to the Wellhead Protection Overlay Zone; O-15-10, Amendment of the College Township Official Map; and O-15-11, Shiloh Road Area Rezoning. All three proposed ordinances are part of the Shiloh Road Area Rezoning. The first proposes new regulations protecting public wellheads and additional areas to be covered by such regulations. The second amends the Official Map by providing a new road connection from the Benner Pike to Shiloh Road. The final proposed ordinance would adopt the proposed rezoning for the properties along Shiloh Road.

### **a. Ordinance O-15-09, Amendments to the Wellhead Protection Overlay Zone; Set Public Hearing**

Mr. Holdren advised that, in a joint meeting, the College Township Planning Commission and the College Township Water Authority (CTWA) reviewed proposed Ordinance O-15-09, Amendments to the Wellhead Protection Overlay Zone, and discussed appropriate ways to protect public water supply wells, including whether or not to include Penn State's wells in the ordinance and whether or not the ordinance restricts all potential harmful or dangerous substances.

In discussion, Council, with staff input, 1) determined that it was not necessary to include Penn State University's wells, as they would only be impacted if they developed off their property and within the 1,200-foot wellhead protection zone; 2) agreed that an addition be made to the standard plan review checklist declaring whether or not a proposed development is within a wellhead protection zone so that both College Township's and State College's Borough's water authorities would have a mechanism in place to handle any associated costs.

**Mr. Francke moved to set a Nov. 19, 2015, Public Hearing on proposed Ordinance O-15-09, Amendments to the Wellhead Protection Overlay Zone, as presented.**

**Ms. Stilson seconded the motion.**

**Motion carried unanimously.**

**b. Ordinance O-15-10, Amendment of the College Township Official Map;  
Set Public Hearing**

Proposed Ordinance O-15-10, Amendment of the College Township Official Map, would amend the current Official Map, dated October 15, 2009, last revised May 15, 2014, and as shown in this ordinance's Exhibits A and B, to remove a prior road right of way from the map; provide a new road connection from the Benner Pike to Shiloh Road; and the addition of a new, 60-foot right of way, including a 10-foot-wide bikeway

**Mr. Francke moved to set a Nov. 19, 2015, Public Hearing on proposed Ordinance O-15-10, Amendment of the College Township Official Map, as presented.**

**Ms. Stilson seconded the motion.**

**Motion carried unanimously.**

**c. Ordinance O-15-11, Shiloh Road Area Rezoning; Set Public Hearing**

Proposed Ordinance O-15-11, Shiloh Road Area Rezoning, would adopt the proposed rezoning for the properties along Shiloh Road

**Mr. Francke moved to set a Nov. 19, 2015, Public Hearing on proposed Ordinance O-15-11, Shiloh Road Area Rezoning**

**Ms. Stilson seconded the motion.**

**Motion carried unanimously.**

**NEW BUSINESS:**

**NB-1 Spring Creek Park Improvements Project**

In correspondence to Council, dated August 27, 2015, Mr. Kent Baker, Township Engineer, reported that last year's *2015 – 2019 Capital Improvement Program (CIP)* reflected the construction of a new restroom facility at Spring Creek Park, replacing the current structure

built in the 1970s. The 2015 College Township Budget included \$30,000 for design of a pre-engineered building, as well as \$5,000 for the design and construction of ramps for the new footbridge. During a recent review of the site by College Township and the Centre Region staff, several site issues were identified, including blighted or problem trees that need to be removed; current walkway conditions; and location of existing utilities. Pennoni Associates, one of College Township's appointed engineering consulting firms, provided a proposal, dated August 25, 2015, for professional engineering services for the Spring Creeks Park Proposed Improvements, with a proposed fee of \$36,500. Mr. Baker recommended that Council approve the proposal.

Council questioned reimbursable costs and sewage system protections being in place, and recommended that the locations of utility outlets being placed beyond reach of possible flooding, and insuring that the children's playground equipment is not touched during this work.

**Ms. Stilson moved to approve the proposal from Pennoni Associates, dated August 26, 2015, for engineering services for Spring Creek Park Improvements with a fee amount of \$36,500.**

**Ms. Sharp seconded the motion.**

**Motion carried unanimously.**

#### **OTHER MATTERS:**

##### **OM-1 2016 – 2020 Capital Improvement Program (CIP); Set Review Date**

Council directed staff to send out a poll to Council members and staff to determine a meeting date best suited to the majority of attendees for the review of the draft 2016 – 2020 CIP.

##### **OM-2 CATA Strategic Plan Update**

Chair Bernier advised that representatives from CATA have been scheduled to attend the next Council meeting in order to present and receive comments on CATA's Strategic Plan.

#### **STAFF INFORMATIVES:**

No *Staff Informatives* were pulled for discussion.

**ADJOURNMENT:**

Hearing of no additional business, Chair Bernier called for a motion to adjourn. Mr. Herman so moved; and Chair Bernier adjourned the September 3, 2015, Regular Council Meeting at 10:44 PM.

Respectfully submitted,

*Adam T. Brumbaugh*

Adam T. Brumbaugh  
Township Manager/Secretary