

**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES**

**Thursday, October 1, 2015
1481 E. College Avenue, State College, Pennsylvania**

ATTENDED BY:

COUNCIL:

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

STAFF:

Kent N. Baker, Township Engineer
Mark J. Gabrovsek, Zoning Officer
John J. Franek, Jr., Management Analyst
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 the October 1, 2015, Regular College Township Council Meeting at 7:00 PM, followed by the Pledge of Allegiance.

OPEN DISCUSSION:

Mr. Francke extended his appreciation to all who participated in Centre County United Way's recent Day of Caring.

PLANS:

P-1 Windmere Park Lot 21 Preliminary/Final Land Development; Rolling Ridge Drive, Tax Parcel 19-605-29

In correspondence to Council, dated Sept. 25, 2015, Mr. Baker, Township Engineer, advised that Arosta/Pearson Partnerships of Lewistown, PA, was proposing a 20,260-square-foot, professional office building on Lot 21 of the Windmere Park PRD/RO subdivision. Mr. Baker noted that one of the two loading zones, which is required by zoning, may not be used very much and suggested that Council may consider options for the location of that second loading zone.

Mr. Dave Peck, Vice President/Project Manager, Uni-Tec Consulting Engineers, presented the subject plan on behalf of the Torron Group and responded to Council inquiries relative to the second loading zone.

Ms. Stilson moved to approve the Windmere Park Lot 21 Preliminary/Final Land Development Plan, dated August 14, 2015, last revised September 17, 2015, with the following conditions:

- 1. Obtain all required signatures on the plan;**
- 2. Pay all outstanding plan review fees; and**
- 3. Move the second loading zone to adjoin the first.**

Mr. Sharp seconded the motion.

Motion carried unanimously.

P-2 Preliminary/Final Plan for Elm Shade Drive Subdivision; Off E. Branch Road

In written correspondence to Council, dated Sept. 25, 2015, Mr. Baker, Township Engineer, reported that the subject plan was a two-lot subdivision near the Mt. Nittany Expressway and offered three minor plan comments to be included in the motion, relative to adding the address on Note 11; relabeling the setback along the southwest side of the Farrell property as a front setback; and correcting a typographical error on the revision date on Sheet 2.

Mr. Fred Henry, Mease Associates, Inc., Surveyor, presented the subject plan and requested Council's approval.

Following brief discussion on the plan, Council took the following action.

Ms. Stilson moved to approve the Preliminary/Final Plan for the Elm Shade Drive Subdivision, dated August 4, 2015, last revised September 10, 2015, with the following conditions:

- 1. Obtain all required signatures on the plan;**
- 2. Pay all outstanding plan review fees;**
- 3. Council hereby agrees to grant the sidewalk waiver request described in Note 19;**
- 4. Fill in the address for Note #11;**
- 5. Re-label the setback along the southwest side of the Farrell property as a front setback; and**
- 6. Correct the typographical error on the revision date on Sheet 2.**

Mr. Herman seconded the motion.

Motion carried unanimously.

MANAGER'S UPDATE:

Mr. John J. Franek, Jr., Management Analyst, presented the October 1, 2015, Manager's Update, highlighting the Dreibelbis Sidewalk Project's delay due to utility line complications. Mr. Baker offered an update on PennDOT's Oak Hall portion of its road improvement plan. This traffic-calming project in College Township, between Mary Elizabeth Street and Linden Hall Road, will now include a speed reduction from 45 MPH to 35 MPH; more narrow travel lanes to encourage slower motor vehicle speeds; five-foot-wide (northbound) and ten-foot-wide (southbound) bicycle lanes next to the street; and a separate seven-foot-wide asphalt paved walkway buffered from the street with a five-foot-wide grass strip. The walkway will also accommodate pedestrians from S. Atherton Street Bike Path to Oak Hall. This work will begin in the spring and completed sometime during the summer.

In response to Council inquiry regarding a resident request for the removal of the Oak Pointe Subdivision entrance island, Mr. Baker advised that this will be included in the upcoming budget.

COMMITTEE REPORTS:

Centre County Metropolitan Planning Organization (CCMPO) Coordinating Committee, Sept. 22, 2015: Mr. Herman reported that the CCMPO 1) reviewed and adopted the Centre County Long Range Transportation Plan (LRTP) 2044; 2) received a presentation on CATA's Draft 2016 – 2026 Strategic Plan; and 3) approved and forwarded the CCMPO Draft Calendar Year (CY) 2016 Budget.

Public Safety Committee, October 1, 2015: Mr. Sharp reported that the Public Safety Committee 1) received a presentation from Ms. Trish Meek, CRPA Transportation Planner, on Pennsylvania laws related to bicycles; 2) received presentations from the Code, Fire, and Emergency Management Directors relative to their respective draft 2016 draft budgets; 3) received the Fire Safety and Protection Equipment Alternative Storage Options for the Fire Safety Trails and fire protection equipment; 4) voted to forward to the Executive Committee the Joint Emergency Operations Plan for CRCOG and Penn State University; and 5) approved the advertisement of an RFP to furnish a new fire safety training trailer for the CRCA fire safety program.

CONSENT AGENDA:

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| CA-1 Minutes: | a. | Sept. 14, 2015, Special Meeting – CIP Review |
| | b. | Sept. 17, 2015, Regular Council Meeting; Approval of |
| CA-2 Correspondence: | /1: | Letter from Kathleen Cocolin, dtd Aug. 18, 2015,
regarding quarry blasting |
| | /2: | - Withdrawn - |
| | /3: | Letter from Water Resources Monitoring Project, dtd
Sept.17, 2015, requesting 2016 pledge totaling \$1,960;
Approval of |

/4: Email from Mr. Stan Smith, dtd Sep. 22, 2015, regarding large volume of Oak Hall quarry trucks.

Council pulled Consent Agenda items CA-2/1 and CA-2/4 for discussion.

Ms. Stilson moved to receive the October 1, 2015, Consent Agenda, minus CA-2/1 and CA2/4.

Mr. Francke seconded the motion.

Motion carried unanimously.

CA-2/1: In response to Council's request for clarification on the reason for the complainant being so affected by quarry blasting when others living closer have not complained, Mr. Franek advised that 1) the complainant is new to the area with not much experience living near a quarry; 2) quarry blasting and noise matters are regulated and monitored by the Pennsylvania Department of Environmental Protection (PADEP); and 3) blasts can be affected by overcast weather, as blasts are felt with more intensity when a blast's shockwaves are unable to dissipate due to cloudy conditions. Mr. Franek advised that complaints related to blasting at the quarry should be directed to PADEP, which has the authority and ability to install monitoring equipment at residential properties, as warranted.

CA-2/4: Mr. Mark Gabrovsek, Zoning Officer, advised Council that this complaint regarding an increase in the volume of quarry trucks on the road had been investigated and resolved.

Mr. Sharp moved to receive Consent Agenda items CA-2/1 and CA-2/4.

Ms. Stilson seconded the motion.

Motion carried unanimously.

OLD BUSINESS:

Mr. Herman extended appreciation to staff for seeing that the Park Avenue/Hospital Drive traffic signal timing was fixed.

NEW BUSINESS:

NB-1 Adult Day Care; Discussion

Mr. Mark Holdren, CRPA Sr. Planner, reported that College Township was in receipt of a request from Ms. Teresa McIntosh, received September 14, 2015, to amend the College Township Zoning Ordinance to include Adult Day Care Centers as a permitted use in the Village Zoning District. Ms. McIntosh was attempting to open an adult day care center at the Spring Creek Presbyterian Church. "Adult Day Care" is not currently a permitted use in the Village Zoning District nor is it called out as a permitted use elsewhere in the zoning ordinance. Staff recommended that Council remands this matter to the Planning Commission for a review of the request and, potentially, the drafting of an ordinance amendment adding Adult/Senior

Day Care Center as a permitted use in the Village Zoning district and possibly other zoning districts.

Following Council discussion on this matter relative to potential impacts to residential zones; putting this use wherever child day care facilities are permitted.

Mr. Francke moved to remand to the Planning Commission the evaluation of Adult Day Care in the Village and/or other zoning districts.

Mr. Herman seconded the motion.

Ms. Stilson noted that, just as child day care facilities are regulated, adult day care facilities are heavily regulated by state and federal codes.

**Chair Bernier called the question.
Motion carried unanimously.**

NB-2 CATA Strategic Plan; Formal Comments

Ms. Louwana Oliva, CATA Executive Director, and Mr. Greg Kausch, CATA Transportation Planner, presented the subject Strategic Plan and received Council's comments.

Council offered the following comments.

- Regarding *Key Findings and Questions – Current CATA Operations*, Page 2, second bullet, on CATA's rising operational costs per unit of service for fixed-route and paratransit services: Council expressed concern over how to offset the loss of federal discretionary funding, which is further complicated by rising operational and maintenance costs.
Chair Bernier clarified for Council that one of the cost drivers affecting operational costs is regulatory compliance, such as meeting ADA, safety, and training requirements.
- Concern expressed regarding the impacts of CATA's reduction in the frequency of service during the summer, and other non-peak times, on the region's permanent residents trying to get to work, especially to workplaces other than the university.
Mr. Kausch replied that CATA would like to identify a better balance between peak and non-peak times, better serving the community and the university during summer season and other non-peak times, while also providing those non-peak services most cost efficiently.
- Chair Bernier stated that CATA should address a perception problem it has relative to the frequency of bus services during non-peak times, as the routes actually continue but may experience a reduction in the frequency of runs.
- Understanding that the Centre Region is working on a regional bike path plan, Ms. Stilson stressed the need for multi-modal transit connections, putting bus stops at key bike path locations, adding that it might also be less costly to put in a bike lane, as opposed to running buses to the less-utilized areas year round.

- Mr. Francke expressed a belief that one of the key focus points should be increasing ridership.

Regarding CATA's stated philosophy on workforce housing, Ms. Stilson offered a general comment that tax dollars would be well spent in focusing on workforce housing closer to the core community where the jobs are.

Council recognized the outstanding effort made by CATA and expressed its appreciation for CATA's effort throughout this year in keeping Council informed.

OTHER MATTERS:

Mr. Franek announced that 1) State College Police Chief Tom King would be at the next Council meeting to present the proposed 2016 budget for police services; and 2) College Township has just activated its new Voice-Over-Internet-Protocol (VOIP) phone system.

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 October 1, 2015, Regular Council Meeting at 8:39 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary