

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES**
Thursday, October 4, 2012

ATTENDED BY:

COUNCIL:

David P. Fryer, Chair
Daniel D. Klees, Vice-Chair
Forrest J. Remick, Ph.D. (delayed arrival)
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
Mark Holdren, CRPA Sr. Planner
Lucy Beman, Recording Secretary

ABSENT:

Mary E. Wilson, Asst. Township Secretary

CALL TO ORDER

Chair David Fryer called to order the October 4, 2012, College Township Council Regular Meeting at 7:00 PM, followed by the Pledge of Allegiance.

OPEN DISCUSSION:

None.

SKETCH PLAN:

**SP-1 McDonald's Restaurant Sketch Plan; Hills Plaza Shopping Center;
South Atherton Street**

Mr. Mark Mox, McIlvried, DiDiano & Mox, LLC, presented the McDonald's Restaurant Sketch Plan and requested Council's comments. The scope of work on the McDonald's Restaurant in the Hills Plaza Shopping Center on S. Atherton Street includes the demolition of

the current restaurant and the construction of a new, one-story, 4,266-square-foot restaurant with a double drive-thru in the same location. Additional site improvements will consist of all new utilities, landscaping, and slight modification to the parking area. Mr. Mox reviewed in detail all of the comments received at the Planning Commission meeting Tuesday night, and described how he will address those comments.

Dr. Remick arrived at 7:10 PM.

Council offered comments on 1) the addition of a crosswalk in front of building; and 2) seating capacity of patio area. This plan will return to a future Council meeting as a preliminary/final plan for official review and action.

PLAN:

**P-1 The Pennsylvania State University Central Biological Laboratory
Preliminary/Final Land Development Plan; Tax Parcel 19-003-100-0000**

Mr. Richard Manning, P. E. Sweetland Engineering, presented the subject plan and stated that the Pennsylvania State University proposes a 7,270-gross-floor-area building addition to the Centralized Biological Lab (CBL) Building located along Hastings Road. The new addition will provide space for modernized, energy-efficient equipment for the servicing, processing, loading, and unloading of goods and supplies and to support remote facilities across the campus. Exterior site improvements will include new pavement surfacing to provide access to a new loading dock along the north side of the proposed addition, extension of utilities to serve the proposed addition, new light, and landscape screening along the north side.

In written correspondence to Council dated September 24, 2012, Mr. Kent Baker, Township Engineer, reported that all review comments for this land development plan have been addressed and surety was not needed.

Council offered no significant comments before taking the following action.

Mr. Koll moved to approve the PSU Centralized Biological Laboratory Preliminary/Final Land Development Plan, dated August 20, 2012, and last revised September 10, 2012, with the following conditions:

- 1. Obtain all required signatures; and**
- 2. Payment of all outstanding review fees.**

Mr. Klees seconded the motion.

Motion carried unanimously.

MANAGER'S UPDATE:

Mr. Brumbaugh, Township Manager, presented the October 4, 2012, Manager's Update, highlighting 1) the inclusion of the previously requested Hanson Quarry blasting data; and 2) gave an update on the Township Building's HVAC repairs. Council received the Manager's Update without comment.

CONSENT AGENDA:

- CA-1** Minutes:
- a. September 20, 2012, Public Hearing Minutes on Ordinance O-12-09, Campus Signs
 - b. September 20, 2012, Regular Council Meeting.
 - c. September 24, 2012, Special Meeting Minutes on Ordinance O-12-14, COG Parks Pools Loan Refunding.
- CA-2** Correspondence:
- /1: Letter from Mt. Nittany Medical Center, rec'd Sept. 19, 2012, regarding DEP General Plan Approval, Operating Permit.
 - /2: Email from Paul Kletchka, dtd Sept. 18, 2012, Requesting removal of No Parking signs on Grandview Road.
 - /3: Letter from Hagerty Partners, dtd Sep. 13, 2012, Re: Invitation to PSU and CRCOG Functional Exercise.
 - /4: Thank You Letter Mrs. Irene Bowman, rec'd Sep. 11, 2012, for funeral flowers.
 - /5: Email from Renee Ford, dtd Oct. 2, 2012, re: Hilltop Home Mobile Home Park Rezoning.
- CA-3** Report :
- CA-4** Ordinance Reaffirmation: Reaffirming and enacting Ordinance O-12-14 approving the guaranty of College Township's agreed portion of the \$6,128,000 loan of the Centre Regional Recreation , Authority to refinance its 2008 loan that originally financed the Authority's Park Forest and Welch Pool projects, including related documents and actions.

Council pulled Item CA-2/2 and CA-4 for discussion prior to taking action on the remainder of the Consent Agenda.

Ms. Shoemaker moved to accept and approve the October 4, 2012, Consent Agenda, minus Items CA-2/2 and CA-4.
Mr. Klees seconded the motion.
Motion carried unanimously.

CA-2/2: Mr. Klees initiated discussion, and Council directed staff to review the need for the posting of the No Parking signs on Grandview Road. This matter will return to a future Council meeting.

CA-4: Ms. Shoemaker pulled this item for brief clarification, motion, and roll call vote.

Mr. Klees moved to reaffirm and enact Ordinance O-12-14 approving the guaranty of College Township's agreed portion of the \$6,128,000 loan of the Centre Regional Recreation Authority to refinance its 2008 loan that originally financed the Authority's Park Forest and Welch Pool projects, including related documents and actions. Ms. Shoemaker seconded the motion.

The Township Manager/Secretary called the roll call, as follows.

Ms. Shoemaker - yea.
Mr. Koll - yea.
Dr. Remick - yea.
Mr. Klees - yea.
Chair Fryer - yea.
Motion carried unanimously.

Ms. Shoemaker moved to accept Consent Agenda Items CA-2/2 and CA-4.
Mr. Klees seconded the motion.
Motion carried unanimously.

OLD BUSINESS:

No Old Business items were presented.

NEW BUSINESS:

NB-1 Ordinance O-12-07, Wellhead Protection; Discussion

Mr. Mark Holdren, CRPA Sr. Planner, presented proposed Ordinance O-12-07, Wellhead Protection. This ordinance was drafted by staff at the request of the College Township Water Authority with the intent of providing some land use regulations for those areas immediately adjacent to public water wells. A proposed overlay district provided by this ordinance would be established at a 400-foot radius around all College Township and State College Borough wells. Activities that could be considered a threat to the public water supplies would be either restricted or limited, regardless of the zoning district a well is located within. Mr. Holdren reported that the College Township Planning Commission 1) recommended the expansion of

prohibitions to include any type of service station dealing with all forms of motor vehicles; and 2) suggested that all property owners with existing wells in the Wellhead Protection Overlay Zone be able to modify their own existing wells. Both of these comments were addressed, either by current definitions in the Zoning Ordinance or by staff's modification to this proposed ordinance amendment.

Following discussion, Council recommended revision to allow animal operations by limited use. Council directed staff to so modify and return this proposed ordinance to a future meeting for consideration of setting a public hearing.

NB-2 Proposed Zoning Change: High-Unit Density Requirements

In correspondence to Council dated September, 2012, Mr. Mark Holdren, CRPA Sr. Planner, described the significant increase in the construction of, or plans for the construction of, multi-family housing developments geared toward students. This, on top of conversions of existing dwellings for the use of students, is resulting in a diminishing amount of affordable housing units available for non-student habitation. Staff suggested that Council consider revising the Zoning Ordinance to impose additional restrictions on high-density development that, once adopted, would provide for a percentage of its dwellings as "workforce housing units". This would make such a percentage a requirement, rather than an incentive, as it currently stands. Mr. Holdren offered proposed ordinance background for consideration and requested Council's comments and direction.

Mr. George Khoury, College Township Planning Commission, and representative of the Centre County Land Trust, addressed Council in support of any efforts to encourage the development of affordable housing. Mr. Khoury reported that the median cost of housing in the Centre Region is approximately \$263,000.

Council offered the following comments.

- Develop improved incentives, such as a revised percentage in the required parkland requirements, for future developers to include a percentage of workforce housing.
- Dr. Remick felt that developments such as The Retreat at State College and The Villas at Happy Valley were representative of affordable housing for students and indicated that he preferred incentives versus mandatory requirements.
- Requested names and overviews of existing affordable housing communities are operating.

Staff was directed to develop potential incentives and identify existing affordable housing communities for Council's review. This will return to Council later this year.

NB-3 Spring Creek Cemetery Parking Proposal; Discussion

Mr. Brumbaugh, Township Manager, reported that the caretaker of the Spring Creek Presbyterian Church Cemetery, Mr. Eric Lorenz, requested College Township's consideration of allowing a few graveled parking spaces adjacent to the cemetery property just off Shamrock Avenue for the use of cemetery visitors. Staff requested Council's comments and direction.

Council discussed the impacts of the request and directed the Township Manager to contact adjacent property owners for feedback on this request and report back to Council.

STAFF AND ABC INFORMATIVES:

Council offered no comments on Staff and ABC Informatives.

COUNCIL/STAFF OTHER MATTERS:

1. Ms. Shoemaker proposed that College Township support a resolution to be forwarded to PSATS, through the Centre County Association of Township Officials (CCATO), rescinding PSATS Resolution 12-31, which proposed eliminating the ability to create a borough from a Township of the Second Class. Council offered its support of proposing a rescinding resolution for forwarding to CCATO.
2. Chair Fryer suggested that Council take action to appoint a College Township representative to the vacancy on the Schlow Centre Region Library Board and recommended Ms. Maureen Welesko to that position.

Mr. Klees moved to appoint Ms. Maureen Welesko to the Schlow Centre Region Library Board to the position vacated by Ms. Mary Ann Miller, with an expiration date of 12/31/2013.

Mr. Koll seconded the motion.

Motion carried unanimously.

COMMITTEE REPORTS:

Finance Committee, September 26, 27, and October 4, 2012: Ms. Shoemaker reported that members of the COG Finance Committee began their review of the 2013 proposed COG Budget.

Centre County Metropolitan Planning Organization (CCMPO) Coordinating Committee, September 25, 2012: Mr. Klees reported that the CCMPO met 1) adopted the 2012 Update to the Coordinated Public Transit – Human Services Transportation Plan; 2) amended the Transportation Improvement Program (TIP) for the Howard Borough

Bicycle/Pedestrian Trail Transportation Enhancements (TE) Project; 3) offered comments on PennDOT's status report on highway and bridge projects; 4) received an introduction to the State College Area Universal Transit Access Study; 5) offered comments on the CCMPO draft 2013 Budget; and 6) received information on the Federal Transportation Funding Authorization, a two-year bill entitled *Moving Ahead for Progress in the 21st Century (MAP-21)*. This new legislation was highlighted by there being no earmarks, and most discretionary programs being eliminated.

Transportation and Land Use (T/LU) Committee, October 1, 2012: Mr. Klees reported that members of the T/LU Committee received a PennDOT presentation on the N. Atherton Street Signal Coordination Project.

Public Services and Environmental (PSE) Committee, October 3, 2012: Dr. Remick reported that members of the PSE Committee 1) received a brief update from staff on the Atherton Street Stormwater Drainage/Pavement Reconstruction Project; 2) approved the Veolia fuel adjustment request for a \$0.19 per month increase for unlimited and low-usage collection services; 3) discussed a possible reduction in tipping fees for trash collection and will discuss at a later meeting options for possibly utilizing portions of the recycling rebate to lower customer's recycling fees; and 4) reviewed accomplishments from the use of the prior recycling rebate, which included engaging Ms. Mimi Cooper to help improve the Commercial Recycling Program.

ADJOURNMENT:

Hearing no further matters for discussion, Chair Fryer adjourned the October 4, 2012, College Township Council Regular Meeting at 9:25 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary