

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, November 1, 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
Mark Holdren, CRPA Sr. Planner
Mary E. Wilson, Asst. Township Secretary

CALL TO ORDER

Chair David Fryer called to order the November 1, 2012, College Township Council Regular Meeting at 7:03 PM, followed by the Pledge of Allegiance.

ANNOUNCEMENT:

Chair Fryer announced that Council met in Executive Session immediately prior to this meeting for the purpose of conducting ABC candidate interviews.

OPEN DISCUSSION:

None.

PLANS:

P-1 Homewood Suites Preliminary Land Development; Tax Parcel 19-02B-094-0000; Dreibelbis St.

Mr. John Sepp, P.E., Penn Terra Engineering, presented the subject plan on behalf of developer AVA Development. The plan proposes a four-story, 109-room hotel with a pool on an 8.2-acre Tax Parcel 19-02B-094-0000 on Dreibelbis Street. This project will be constructed in two or three phases with the hotel occupying less than half the tract. Recognizing that future development will follow, the developer intends to place an asphalt sidewalk alongside the access road, which will be replaced with concrete when future development occurs. The access road and sidewalk are planned to be constructed in phases.

Council commented on 1) the sight distance at the new driveway alignment with the Sam's Club curve; 2) the trigger forcing the change to concrete of the initially installed asphalt sidewalks if/when the following phases are not built; 3) the desire to see a recycling option added to the trash collection facility; 4) CATA's preference to see sidewalks around the entire parking lot; 5) the developer's decision not to utilize beneficial reuse water; and 6) the lack of specialized parking accommodation for oversized vehicles, such as motor homes.

Mr. Sepp replied that 1) sight distance would be enhanced by signage and grading; 2) concrete will replace asphalt sidewalk as noted on the plan; 3) there was sufficient space to add a recycling bin, which will be considered; 4) sufficient sidewalks are planned at locations deemed appropriate to those entering and existing the hotel; 5) beneficial reuse water was deemed infeasible; and 6) due to installation of parking spaces above the number required, the developer feels confident that over-sized vehicles could occupy multiple spaces without negative impact to other vehicles.

Mr. Koll moved to approve the Homewood Suites Hotel Preliminary Land Development Plan, dated September 24, 2012, last revised October 18, 2012, with the following conditions:

- 1. Obtain all required signatures;**
- 2. Pay all outstanding review fees;**
- 3. Expand Notes 11 and 12 on Sheet 2 of the plan to indicate that the driveway and sidewalk connections will be completed during the earlier of Phase 2 or 3;**
- 4. Add a curb ramp on the opposite side of Dreibelbis Street, to be constructed during Phase 1 of this development; and**
- 5. Revise Note 17 on Sheet 2 of the plan to state, "The property owner shall contribute \$15,057.92 to College Township for a future Trout Road traffic signal, which shall be paid upon approval of the Phase 1 Final Plan. Future contributions towards this signal will be based upon traffic projections of the Phase 2 and 3 final plans.**

**Ms. Shoemaker seconded the motion.
Motion carried unanimously.**

**P-2 Rogers Farm Preliminary/Final Subdivision; Tax Parcel 19-02B-074-0000;
Trout Rd.**

Mr. Todd Smith, ELA Group, introduced property owner Mr. Gerald Rogers before presenting the Rogers Farm Subdivision Plan. This plan proposes the subdivision of property among current family members to settle the estate of Mrs. Geraldine Rogers Bohn. The existing 107-acre tract of land is bisected by the municipal boundary between College and Benner Townships. The subdivided common property line of proposed Lots 1 and 2 will be at the municipal boundary. No development of the property is planned within these subdivided tracts nor is any change of use planned. Mr. Gerald Rogers will assume ownership of the 62-acre parcel in College Township, and two siblings will assume ownership of the 45-acre parcel in Benner Township. Mr. Rogers is dedicating 25 feet from the center of Trout Road in order to provide a full, 50-foot-wide right of way along the frontage of this property.

Mr. Klees moved to approve the Rogers Farm Preliminary/Final Subdivision plan, dated August 14, 2012, last revised September 7, 2012, with the following conditions:

- 1. Obtain all required signatures;**
- 2. Pay all outstanding review fees; and**
- 3. Address comments stated in Mark Holdren's memorandum, dated October 25, 2012.**

**Ms. Shoemaker seconded the motion.
Motion carried unanimously.**

MANAGER'S UPDATE:

Mr. Brumbaugh, Township Manager, presented the November 1, 2012, Manager's Update, highlighting 1) the fortune of College Township in sustaining very little damage as a result of Hurricane Sandy; 2) the current schedule for the anticipated East Branch Road bridge reopening; 3) the November 5th meeting to review the feasibility of constructing the Oak Hall Roundabout; 4) the delay of the Oak Hall Park well development pump tests due to weather; and 5) the Oct. 26th attorney conference regarding The Villas at Happy Valley court action.

Council received the Manager's Update without significant comment.

CONSENT AGENDA:

- CA-1** Minutes: Withdrawn.
- CA-2** Correspondence: /1: Letter from C-NET, dtd Oct. 11, 2012, providing 2013 membership dues invoice.
- CA-3** Report : Finance Director's.
- CA-4** ABC Appointments:
- a. Sara Parks from IDA Alternate to full slot vacated by James Bowman, expiration date 12/31/2014.
 - b. Anne H. Stuart to 1st IDA Alternate vacated by Sara Parks, term expiration 12/31/2016.
 - c. Gregory Scott to 2nd IDA Alternate, term expiration 12/31/2016.
- CA-5** Open Burn Request: Mr. R. McKnight, 134 Boalsburg Road, approval to obtain burn permit from Code, on conditions set by Code Fire Inspector.

Ms. Shoemaker moved to accept and approve the November 1, 2012, Consent Agenda.

Mr. Klees seconded the motion.

Motion carried unanimously.

OLD BUSINESS:

OB-1 Workforce Housing; Discussion

Mr. Mark Holdren, CRPA Sr. Planner, presented a proposed ordinance on Workforce Housing. This proposed ordinance is intended to 1) further the goals and policies of the 2000 Centre Region Comprehensive Plan through allowing increased density and promoting affordable housing; 2) create zoning regulations, which foster compact, residential neighborhoods; 3) mitigate the impact of market-rate housing construction on the limited supply of available land suitable for housing, having the effect of excluding housing that meets the needs of all economic groups within the municipality; and 4) prevent overcrowding and deterioration of the limited supply of affordable housing and thereby promote the public health, safety, and general welfare.

Council offered numerous comments on matters including 1) the consideration of reflecting the intent of the ordinance in a codifiable section, 2) front setbacks reductions; 3) parkland and sidewalk subjectivity; 4) when to possibly mandate workforce housing under certain conditions; 5) building separation distances; and 6) considering the subjectivity of the term 'sustainable'. Council directed the Township Planner to return a revised, proposed ordinance to Council for a second review.

NEW BUSINESS:

NB-1 COG 2013 Proposed Budget; Review and Comment

Mr. Joseph Viglione, Finance Director, Centre Region Council of Governments (CRCOG), was present to address Council comments and inquiries relative to the Proposed 2013 COG Budget.

Council offered no comments specific to the Proposed 2013 COG Budget and was complimentary of the work performed by the COG Finance Committee members and staff. However, Council raised several issues apart from the budget itself that Council members felt strongly about having addressed in 2013, as follows.

- There was concern expressed over future impacts to COG's funding of its local share commitment to both CATA and the Schlow Centre Region Library given the uncertainty of state and federal funding sources for public transportation and library services .
- It is important that the COG Finance Committee be significantly and meaningfully involved in the advance setting of broad, strategic budgetary goals, targets, and/or parameters for the coming year's COG budget. This is a process that should be formalized and completed before the end of the first quarter of each budget year so that municipal member concerns, preferences, and expectations can be incorporated into the whole of the existing COG budget process, from the development of the Capital Improvement Plan to the assembling of the Program Plan and through to the development of the Annual Budget. It is increasingly important that COG staff be given this direction by its members prior to the development of these and other related budget-oriented documents.
- COG should seriously evaluate the impact of implementing a multi-year budget cycle, as well as revisiting the issue of the development of a multi-year program plan.

STAFF AND ABC INFORMATIVES:

Council offered no comments on Staff and ABC Informatives.

COUNCIL/STAFF OTHER MATTERS:

1. Mr. Baker, Township Engineer, advised that the westside windows at the Township Building are in the process of being replaced, and the entire exterior of the Township building is being repainted, as previously approved by Council. Following an evaluation of the building's exterior paint, Mr. Baker requested further approval to utilize the services of Mr. Robert Hoffman, Hoffman Architects, on changing the Township Building paint color. Following discussion, Council agreed, conditioned upon the building color being toned down.

2. Mr. Brumbaugh, Township Manager, requested Council's availability for a special meeting for the purpose of reviewing the Proposed 2013 Township Budget and other business, as needed. The Special Meeting will be held on Thursday, November 29, at 5:30 PM.
3. Dr. Remick took issue with the difficult-to-read, monthly Act 32 tax report produced by the Department of Community and Economic Development (DCED). Mr. Long, Finance Director, advised that College Township was unfortunately not able to alter the presentation of the DCED report.

COMMITTEE REPORTS:

Centre Area Cable Consortium (CACC), October 23, 2012: Dr. Remick reported that the CACC Technical Committee members evaluated, and offered a report on, Comcast's level of compliance with the existing franchise agreement and found them to be living up to the agreement requirements. The CACC accepted the report. The CACC considered a request for a remote origination point at the Harris Township Municipal Building and at the Panorama Elementary School. Only the latter was approved for installation.

ADJOURNMENT:

Hearing no further matters for discussion, Chair Fryer adjourned the November 1, 2012, College Township Council Regular Meeting at 9:35 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary