

**COLLEGE TOWNSHIP COUNCIL**  
**REGULAR MEETING MINUTES**  
**Thursday, December 3, 2015**  
**1481 E. College Avenue, State College, Pennsylvania**

**ATTENDED BY:**

**COUNCIL:** 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  
Robert T. Long, Jr., Finance Director  
Mark J. Gabrovsek, Zoning Officer  
Mark Holdren, CRPA Sr. Planner  
Mary E. Wilson, Asst. Township Secretary

**ABSENT:** L. Eric Bernier, Chair

**CALL TO ORDER:**

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

**OPEN DISCUSSION:**

*No Open Discussion* matters were presented.

**PLANS:**

**P-1 Maxwell Companies at Shiloh Road Preliminary/Final Land Development**

Mr. John Sepp, P.E., Penn Terra Engineering, presented the Maxwell Companies at Shiloh Road Preliminary/Final Land Development Plan for a 0.69-acre parcel off of East Trout Road. This plan reflects the installation of a parking area with all related infrastructure, consisting of an increase in impervious coverage of 4,965 square feet.

**Mr. Sharp moved to approve the Maxwell Companies at Shiloh Road Preliminary/Final Land Development Plan, dated October 19, 2015, last revised November 19, 2015, with the following conditions:**

- 1. Obtain all required signatures on the plan;**
- 2. Pay all outstanding plan review fees;**
- 3. Add a signature block for the Fire Chief;**

4. **Revise the plan set to clearly reflect that 60 feet of sidewalk will be constructed along Shiloh Road at this time and the remaining sidewalk in future; and**
5. **Revise Note 14 on sheet 2, as follows:**  
**“In order to accommodate future site grading, approximately 440 linear feet of five-foot-wide concrete sidewalk is temporarily waived until such time that 1) either of the Maxwell properties redevelop and/or 2) the land of Gerald and Susan Clair (T.P. 19-003-048) develops and sidewalk is constructed on that site. When either of these situations occur, the Maxwell property owner will prepare a plan within four (4) months of notification by College Township showing the details and grade for the remaining sidewalk along Shiloh Road, and such sidewalk will be constructed within one year of same said notice from College Township.”**  
**Ms. Stilson seconded the motion.**

Following Mr. Sepp’s request for clarification on modified condition 5., “sidewalk waiver granted until ‘either’ Maxwell property redevelops,” Council advised that the developer would have to request a sidewalk waiver.

**Vice-Chair Herman called the question.  
Motion carried unanimously.**

#### **MANAGER’S UPDATE:**

Mr. Brumbaugh, Township Manager, received no Council comments on the November 19, 2015, Manager’s Update. However, in response to Council’s request for why the costs of UAJA’s odor control remediation showed such disparity, Mr. Brumbaugh reported that the numerous options resulting from the study varied greatly in cost due to the varying options of remediation. Those options are currently in review by a UAJA sub-committee.

#### **COMMITTEE REPORTS:**

No *Committee Reports* were presented.

#### **CONSENT AGENDA:**

- CA-1 Minutes:**
- a. Nov. 5, 2015, Regular Council Meeting; Approval of
  - b. Nov. 19, 2015, Public Hearing-1 on Ord. O-15-09,  
Wellhead Protection Overlay Zone
  - c. Nov. 19, 2015, Public Hearing-2 on Ord. O-15-10,  
College Township Official Map Amendment

- d. Nov. 19, 2015, Public Hearing-3 on Ord. O-15-11,  
Shiloh Road Area Rezoning
  - e. Nov. 19, 2015, Regular Council Meeting
- CA-2** Correspondence: No Correspondence Presented  
**CA-3** Burn Waiver: Mr. Richard McKnight, 134 Boalsburg Road, Request for  
For Waiver from Open Burn Ordinance, pending approval  
of Fire Inspector; Approval of.

Council pulled CA-1.e., November 19<sup>th</sup> Regular Council Meeting Minutes, and directed staff to modify OB-4, Centre Region Bike Plan, on Page 5, to reflect revised comments forwarded to CRPA.

**Mr. Francke moved to receive and approve the December 3, 2015, Consent Agenda, as amended.**  
**Ms. Stilson seconded the motion.**  
**Motion carried unanimously.**

**OLD BUSINESS:**

**OB-1 Ordinance O-16-02, Adult Day Care Centers; Review and Set Public Hearing**

Mr. Mark Holdren, CRPA Sr. Planner, presented proposed Ordinance O-16-02, Adult Day Care Centers, for Council comment. Due to an aging population and a request for approval of an adult day care facility in the Residential and Commercial Zoning Districts, this proposed ordinance, if adopted, would amend Chapter 200, Zoning, by adding Adult Day Care Centers, would permit this use in the two stated zoning districts with additional requirements to mitigate and potential impacts to adjoining uses. The intent of the ordinance would be to permit facilities that provide for the care of elderly and disabled adults who may have problems taking care of themselves. The care provided at such facilities may include personal assistance in the activities of daily living, the development of skills for daily living, and providing social contact to reduce isolation and loneliness. In addition, these regulations would create measures to mitigate any potential impacts to adjoining users in terms of traffic, noise, and size of such a facility.

Council recommended a revision under #.(5), on Page 3, adding "...unloading of children and adults....," prior to taking the following action.

**Ms. Stilson moved to set a public hearing on proposed Ordinance O-16-02, Adult Day Care Centers, for February 18, 2016, as amended.**  
**Mr. Francke seconded the motion.**  
**Motion carried unanimously.**

## **OB-2 Ordinance O-16-03, Duplexes in the R-1 Zone; Review and Set Public Hearing**

In correspondence to Council, dated November 25, 2015, Mr. Mark Holdren, CRPA Sr. Planner, presented proposed Ordinance O-16-03, Duplexes in the R-1 Zoning District. Mr. Holdren noted that duplexes were previously permitted in the R-1. The intent of this ordinance would be to increase the variety of available dwelling unit types within the Township, allowing for more affordable housing, through the addition of duplexes as a permitted use within the Single-family Residential (R-1) Zoning District.

Council discussed 1) the proposed minimum lot sizes not meeting Council's overall objectives of allowing more affordable housing, as available lots are in expensive areas; 2) a single individual being able to, in theory, own multiple duplexes on a larger lot that had been subdivided; and 3) Planning Commission's opposition to allowing duplexes except in a duplex development, wishing less disruption to the R-1 zones. Council recommended that Section 4 E.(1) be modified to address Council's concerns relative to impacts from larger lots owned by one person being subdivided into single-owner, duplex units.

**Mr. Francke moved to remand back to Planning Commission Proposed Ordinance O-16-03, Duplexes in the R-1 Zoning District, asking Planning Commission to look at authorizing all R-1 areas should the property meet the workforce housing requirements, staff to first change the text in Section 4.E.(1), to cover scenarios discussed at this meeting.  
Ms. Stilson seconded the motion.  
Motion carried unanimously.**

### **NEW BUSINESS:**

No *New Business* was presented.

### **STAFF INFORMATIVES:**

No *Staff Informatives* were pulled for discussion.

### **OTHER MATTERS:**

#### **OM-1 Thompson Run Fish Habitat Project**

Mr. Brumbaugh requested that this matter be tabled pending the receipt of additional information, known to be forthcoming, that will determine the need to seek Council action.

**Mr. Sharp moved to table the Thompson Run Fish Habitat Project matter.  
Mr. Francke seconded the motion.  
Motion carried unanimously.**

**OM-2 Resolution R-15-21, Recognition of Ms. Janet E. Sulzer**

Resolution R-15-21, Recognition of Ms. Janet E. Sulzer, memorialized the decades of volunteer service offered by Ms. Sulzer as a member of the College Township Planning Commission from September 8, 1983, until her election to Council in 1988; as a twice-elected official serving on the College Township Council from 1988 through 1995; as Council's longstanding representative on the Centre Region Council of Governments' Public Services Committee, with four years as Chair of Public Services; as a returning and invaluable member of Planning Commission from January 4, 2004, where she served until her retirement on December 31, 2015; and as a founding member of the Local Traffic Advisory Committee (LTAC) from January of 2001 to the end of 2015.

Council emphasized Ms. Sulzer's positive impacts to College Township and highlighted her involvement on the COG Public Services Committee in planning and implementing a regional refuse and recycling program. That program resulted in residents paying a lower cost for a higher level of refuse and recycling collection services, which continues to this day.

**Mr. Francke moved to approve Resolution R-15-21, Recognition of Service of Ms. Janet Sulzer for her more than 30 years of volunteer service to College Township, the Centre Region, County, and Commonwealth.  
Ms. Stilson seconded the motion.  
Motion carried unanimously.**

**ADJOURNMENT:**

Hearing of no additional business, Vice-Chair Herman called for a motion to adjourn.

**Mr. Francke moved to adjourn the December 3, 2015, Regular Council Meeting.  
Mr. Sharp seconded the motion.  
Motion carried unanimously.**

Vice-Chair Herman adjourned the December 3, 2015, Regular Council Meeting at 8:01 PM.

Respectfully submitted,

*Adam T. Brumbaugh*

Adam T. Brumbaugh  
Township Manager/Secretary