

**COLLEGE TOWNSHIP SPECIAL
COUNCIL MEETING MINUTES**
Friday, December 14, 2012

ATTENDED BY:

COUNCIL:

David P. Fryer, Chair
Daniel D. Klees, Vice-Chair
Forrest J. Remick, Ph.D.
Mary C. Shoemaker

STAFF:

Kent N. Baker, Township Engineer
John J. Franek, Jr., Zoning Officer
Mark Holdren, CRPA Sr. Planner
Mary E. Wilson, Asst. Township Secretary

ABSENT:

David W. Koll, Council Member
Adam T. Brumbaugh, Township Manager/Secretary
Robert T. Long, Jr., Finance Director

CALL TO ORDER

Chair David Fryer called to order the December 14, 2012, College Township Council Special Meeting at 4:00 PM, followed by the Pledge of Allegiance.

ANNOUNCEMENT:

Chair Fryer announced that Council will hold an Executive Session immediately prior to the December 20, 2012, Regular Meeting for the purpose of discussing personnel matters.

OPEN DISCUSSION:

None.

OLD BUSINESS:

OB-1 Ordinance O-13-01, Workforce Housing; Remand to Planning Commission

Mr. Mark Holdren, CRPA Sr. Planner, presented the revised version of the Workforce Housing Ordinance for Council's review and comment. This proposed ordinance would amend the College Township Code by amending Chapter 200, Zoning, to add additional types of dwellings as acceptable workforce housing units, as well as providing additional options for developers to provide for workforce housing. The intent of this ordinance is to a.) further the goals and policies of the 2000 Centre Region Comprehensive Plan through allowing increased density and promoting affordable housing; b.) create zoning regulations which foster compact, residential neighborhoods with a mix of dwelling types; c.) 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 d.) prevent overcrowding and deterioration of the limited supply of affordable housing and thereby promote the public health, safety, and general welfare. Mr. Holdren noted the key changes to this ordinance.

- The building separation distances were modified. The requirement of up to 75 feet of building separation between those located on the same lot was reduced to 20 feet, which would equal the typical minimal setback requirements for buildings on two separate but adjoining lots.
- A mandatory provision was placed in the ordinance to require workforce housing as part of any development that meets the minimum thresholds of at least ten (10) units and a density of five (5) dwelling units per acre. Typical single-family subdivisions do not meet this minimum density and, therefore, would not be required to comply except on a voluntary basis.
- The incentives or bonuses that developers receive have been broken down into three categories: 1) those for single-family homes and duplexes; 2) townhomes and multi-family units, and 3) planned residential developments. By doing this, the repetitive nature of the previous ordinance has been reduced.
- A new section of incentives was added for Planned Residential Developments (PRD). This needed to be separate due to the type of regulations already in place under the PRD ordinance. Essentially, the bonuses are tied to the development as a whole rather than to each individual component or dwelling unit of a PRD.
- Two additional ways were added for a developer to provide for workforce housing, the first being through a fee-in-lieu of constructing the units, and the second being land donation, which would need to be of equal value of the required workforce housing units.

Staff sought Council comments on the ordinance and the possible remanding of the ordinance to Planning Commission for further review.

Council offered comments on the Workforce Housing Ordinance relative to 1) fee-in-lieu; 2) mandatory vs. incentive provisions; 3) sliding scale on density; 4) building separation

distances compared to other municipalities; 5) possibility of working with another municipality or entity on a land trust program (funds staying within College Township); and 6) seeking township solicitor opinion on discriminating against students prior to taking the following action to remand to Planning Commission. Council expressed interest in considering workforce housing rental units, as well.

Dr. Remick moved to remand Ordinance O-13-01, Workforce Housing, as amended, to Planning Commission for review and comment.
Mr. Klees seconded the motion.
Motion carried unanimously.

NEW BUSINESS:

NB-1 Manager Evaluation Information Distribution

In a Township memorandum dated December 12, 2012, Mr. Adam Brumbaugh, Township Manager, forwarded to Council working papers to aid in their generation of the Township Manager's performance evaluation for 2012 and 2013 goals. Council members to forward reviews to Chair Fryer no later than January 2, 2013. This matter will be discussed in Executive Session on January 7, 2013.

NB-2 Council Vacancy Appointment Procedure; Discussion

Chair Fryer tabled this matter until Council has an opportunity to discuss this personnel matter in Executive Session prior to the December 20, 2012, Regular Council Meeting.

STAFF AND ABC INFORMATIVES:

None.

COUNCIL/STAFF OTHER MATTERS:

1. Mr. Klees noted the significant amount of construction residue being deposited on the road at The Retreat site and asked staff if the developer was using any power cleaning equipment. Staff advised that the roadway is stained from the dirt but that the developer was keeping it clean.
2. Ms. Shoemaker advised that two residents adjacent to The Retreat said that cracks in their foundation were discovered following recent blasting but were told by the developer that, unless photographs were available to show the 'before' view, the developer could not offer any remediation. Staff stated that DEP issues the blasting permit and does monitor their activity and reviews complaints.

COMMITTEE REPORTS:

Executive Committee – December 12, 2012: Chair Fryer reported that the Executive Committee set the agenda for the December 18, 2012, General Forum meeting.

Mr. Holdren stated that *The Draft 2010 Centre Region Comprehensive Plan*, dated December 10, 2012, was distributed to Council members for review. This is an update to the *2000 Comprehensive Plan*.

ADJOURNMENT:

Hearing no further matters for discussion, Chair Fryer adjourned the December 14, 2012, College Township Council Regular Meeting at 5:34 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary