

**COLLEGE TOWNSHIP REGULAR  
COUNCIL MEETING MINUTES  
Thursday, December 20, 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**

Vice-Chair Daniel Klees, having been handed the gavel by Chair Fryer for the evening's meetings, called to order the December 20, 2012, College Township Council Regular Meeting at 7:55 PM, following public hearings on Ordinances O-12-07, Wellhead Protection; O-12-12, Residential Rental Ordinance Modification; and O-12-13, Off-Street Parking and Vehicle Access Requirements.

**ANNOUNCEMENTS:**

Vice-Chair Klees announced the following.

1. Council held an Executive Session on November 29<sup>th</sup> for the purpose of discussing personnel and litigation matters.
2. Refuse and recycling collections would be delayed by one day following the Christmas and New Year's Day holidays. Normal collection days would resume on January 7, 2013.

**OPEN DISCUSSION:**

1. Ms. Sue Smith, 121 Dale Street, Lemont, thanked Council for attending the Limerock Court ground-breaking ceremony, which will be an affordable housing community in College Township.
2. Mr. Pat Vernon, 858 Walnut Spring Lane, stated that the new color of the Township building was not the best, energy-wise color and suggested that, when choosing a color, it is better to err on the side of passive solar design.

**MANAGER'S UPDATE:**

Mr. Brumbaugh, Township Manager, presented the December 20, 2012, Manager's Update, which Council received without comment.

**CONSENT AGENDA:**

**CA-1** Minutes:

- a. December 6, 2012, Regular Council Meeting.
- b. December 14, 2012, Special Meeting.

**CA-2** Correspondence:

- /1: Letter from Centre Region Parks & Rec. Board, dtd Nov. 16, 2012, re: Oak Hall Regional Park.
- /2: Letter from D. Hameister, dtd Dec. 6, 2012, requesting College Township C-NET sponsorship of two Spring Creek Watershed Commission meetings in 2013.
- /3: Email from J. and M. Hall, dtd Dec. 6, 2012, opposing Hilltop Mobile Home Park rezoning.
- /4: Email from M. Stump, dtd Dec. 6, 2012, supporting Hilltop Mobile Home Park.
- /5: Withdrawn
- /6: Letter from J. Dziak, dtd Dec. 10, 2012, requesting help for Hilltop residents.
- /7: Letter from P. Spring, dtd Dec. 12, 2012, opposing Hilltop Mobile Home Park rezoning.

**Mr. Fryer moved to accept and approve the December 20, 2012, Consent Agenda.**

**Mr. Koll seconded the motion.**

**Motion carried unanimously.**

**OLD BUSINESS:**

**OB-1 Ordinance O-12-12, Residential Rental Modification; Adoption of**

During a duly advertised public hearing held this date, Mr. Mark Holdren, CRPA Sr. Planner, introduced Ordinance O-12-12, Residential Rental Modification, and noted that this Ordinance was proposed to amend College Township Code by amending Chapter 160, Residential Rentals, to modify parking requirements and submission requirements.

The intent of this Ordinance is to modify the Residential Rental Permits Ordinance (O-12-01) in an effort to simplify the requirements for obtaining a residential rental permit and bring consistency between the previously adopted Residential Rental Permits Ordinance and Chapter 200, Zoning's, non-conformity requirements. The Ordinance does this by eliminating the need to bring off-street parking in compliance with current standards at the time of rental application. Furthermore, the Ordinance eliminates the need to renew the rental permit annually with the Township (owners of rental will still need to renew annually with the Centre Region Code Administration) and reduces some of the rental application requirements.

**Mr. Fryer moved to adopt Ordinance O-12-12, Residential Rental Modification.**

**Mr. Koll seconded the motion.**

Ms. Shoemaker stated that, although intending to vote in favor of the overall ordinance, she was not in favor of eliminating evidence of compliance to off-street parking requirements, as parking continues to be a problem in rental units.

**Motion carried unanimously.**

**OB-2 Ordinance O-12-13, Off-Street Parking and Vehicle Access Requirements; Adoption of**

During a duly advertised public hearing held this date, Mr. Mark Holdren, CRPA Sr. Planner, introduced Ordinance O-12-13, Off-Street Parking and Vehicle Access Requirements, and noted that this Ordinance was proposed to amend College Township Code by amending the off-street parking and vehicle access requirements to provide greater flexibility to individual homeowners in terms of design of their driveways/parking areas.

The intent of this Ordinance is to amend the existing off-street parking and vehicle access sections of the Zoning Ordinance to provide greater flexibility in permitting off-street parking at certain types of residential uses by redefining the dimensions and permitted locations of individual parking spaces at single-family homes and individual duplex or townhome units. Furthermore, the Ordinance intends to limit the width of access points along roads for residential uses, as well as provide the ability for driveways accessing non-residential uses to be designed and built in accordance with the amount and type of traffic that will be accessing the development.

**Mr. Koll moved to adopt Ordinance O-12-13, Off-Street Parking and Vehicle Access Requirements.  
Ms. Shoemaker seconded the motion.  
Motion carried unanimously.**

**OB-3 Ordinance O-12-07, Wellhead Protection; Adoption of**

During a duly advertised public hearing held this date, Mr. Mark Holdren, CRPA Sr. Planner, introduced Ordinance O-12-07, Wellhead Protection, and noted that this Ordinance was proposed to amend College Township Code by establishing a wellhead protection overlay district, providing for the regulation of land uses within such overlay district for the purpose of protecting groundwater supplies.

The intent of this Ordinance is to protect the source of public drinking water through the establishment of protection zones around public wells. The Federal Safe Drinking Water Act Amendments of 1986 require the states to establish Wellhead Protection Programs to protect groundwater from contamination. In Pennsylvania, the responsibility for development and implementation of such is shared among water suppliers, the Commonwealth, and local municipal governments. For this reason, College Township, in conjunction with the College Township and State College Borough water authorities, is establishing zones around each public drinking well in College Township to restrict certain land uses and activities that have the potential to contaminate groundwater supplies.

**Ms. Shoemaker moved to adopt Ordinance O-12-07, Wellhead Protection.  
Mr. Koll seconded the motion.**

At the Township Manager's request, Mr. Holdren described the procedures followed in notifying the ten impacted property owners on two separate occasions.

**Motion carried unanimously.**

**OB-4 Grandview Road Removal of Parking Restrictions; Discussion**

In a memorandum to Council dated December 7, 2012, Mr. Kent Baker, Township Engineer, reported that College Township was in receipt of a resident request for the lifting of parking restrictions on Grandview Road. Mr. Baker advised that numerous options could be considered by Council in the review of parking conditions on this roadway, one of which would be the removal of the No Parking signs; and staff was seeking direction on which avenue to take. Affected property owners were advised that Council would be holding this discussion and were encouraged to offer feedback.

Mr. Baker, Township Engineer, stated that Grandview Road property owners were advised of the receipt of a request to remove the No Parking signs and of Council's intent to discuss this request at this meeting. Two phone comments were received; and both stated their preference for the signs remaining until all legal proceedings regarding neighbor Mr. Sandusy were finished.

Mr. Lynn Herman, 121 Grandview Road, advised Council that he had no objection to the request to remove the signs.

Ms. Dana Carlisle Kletchka, 125 Grandview Road, stated that she and her husband made the request for the removal of the signs to allow residents' guests to park on the street once again.

Mr. Adam Brumbaugh, Township Manager, added that Chief T. King, State College Borough Police Department, advised College Township that there were no known issues with the removal of the No Parking signs on Grandview Road at this time by repealing the authorizing resolution.

Staff was directed to produce a draft resolution to remove the Grandview Road No Parking signs for the portion that was posted during November 2011 and return said resolution to Council for action.

#### **OB-5 Oak Hall Village Roundabout; Presentation of Feasibility Study**

Mr. Kent Baker, Township Engineer, introduced Mr. Richard Drahnak, Keller Engineers, and Mr. Nicholas Schaefer, Trans Associates, representing consulting companies that performed a feasibility study, *Feasibility Study – Oak Hall Roundabout for College Township in Centre County, Pennsylvania*, for a proposed roundabout at the intersection of Boalsburg Road with Linden Hall Road and Brush Valley Road. The intent of this proposed roundabout would be to slow down the traffic at this intersection. Following the study's conclusion, it was determined that such a project was not feasible due to, among other factors, PennDOT design standards; truck turning movements; sub-standard approach geometry; and speed consistency problems. However, it was determined that College Township could consider studying other traffic-calming measures in order to reduce speeds.

Mr. Schaefer led Council discussion on the study results and possible alternatives, which included chicanes, a raised intersection, a traffic circle (different from a roundabout), speed humps, chokers/bulbouts, and non-physical measures.

In order to evaluate any of the alternatives, Mr. Baker stated that College Township would have to renegotiate Keller Engineers' contract. Staff could bring this back to a future Council meeting for approval.

Council consensus was to look at other options, although no options should be considered that PennDOT would not accept. Staff and the consultant will meet with PennDOT prior to getting into details about any specific option.

Mr. Don Hartzell, 250 Brush Valley Road, suggested that the intersection be realigned so that it becomes a four-way stop.

Mr. Carl Maehr, 150 Boalsburg Road, Lemont, inquired into the funds spent thus far on this study; and staff replied that a combination of approximately \$40,000 has been spent on the study and for an archeological review.

Vice-Chair Klees advised that the Centre County Metropolitan Planning Organization (CCMPO) submitted this project for a Federal Highway Administration grant for projects planned through the year 2040. Unfortunately, it was not one of the 60 projects that received funding commitments through 2040. Mr. Baker added that projects with design work completed have a better chance of getting funded.

Mr. Matthew Keefer, 261 Liberty Street, thanked Council for following through on the study and asked Council to approve moving forward to investigate alternative traffic-calming measures.

Mr. Joe Westrick, 1320 Boalsburg Road, Oak Hall, suggested a cobblestone-type pavement and a restriction on quarry trucks using their Jake brakes in the Village of Oak Hall. Council advised against the cobblestone road surface due to noise complaints that would come from nearby residents and added that Jake brakes are part of a truck's standard safety equipment that a municipality cannot restrict.

Following a suggestion from Mr. Keefer, Council asked staff to inquire about a speed limit reduction on Warner Boulevard coming into Oak Hall. Mr. Baker stated that placing a physical restriction in Oak Hall would force PennDOT to lower the speed limit, which is one of the goals. Staff will approach PennDOT regarding Mr. Hartzell's suggestion and several other options.

Mr. Stan Smith, 111 Linden Hall Road, Oak Hall, supported the speed limit being dropped down, especially for the safety of pedestrians and bikers, and supported a traffic circle being considered.

Council consensus supported staff's reporting back to Council at a future meeting with another traffic study proposal from the consultant.

## **OB-6 2013 College Township Budget; Approval of**

### **a. Resolution R-12-21, 2013 College Township Budget**

Mr. Brumbaugh, Township Manager, announced that College Township residents would realize a .5 mill tax increase for 2013. This resolution reflects a College Township Budget for 2013 providing for \$5,823,333 in total revenues and \$6,451,557 in total expenditures. An amount of \$628,224 will be utilized from reserves to balance the 2013 Budget, providing an ending combined balance of \$2,582,087.

**Mr. Fryer moved to approve Resolution R-12-21,  
2013 College Township Budget, as presented.  
Dr. Remick seconded the motion.  
Motion carried unanimously.**

**b. Resolution R-12-22, 2013 College Township Tax Millage**

Resolution R-12-22, 2013 College Township Tax Millage, reflects the following millage rates, which total 4.90 mills:

General purposes	1.89 mills/\$0.189;
General debt purposes	.91 mills/\$0.091;
Fire Protection	.45 mills/\$0.045;
Road Machinery	.33 mills/\$0.033;
Parks and Recreation	.97 mills/\$0.097; and
Library purposes	.35 mills/\$0.035.

**Mr. Fryer moved to approve Resolution R-12-22,  
2013 College Township Tax Millage.  
Mr. Koll seconded the motion.  
Motion carried unanimously.**

**OB-7 Resolution R-12-23 - Centre Region Council of Governments'  
2013 Proposed Budget Approval**

Resolution R-12-23 approves the Centre Region Council of Governments (COG) 2013 Budget in the amount of \$21,995,356 with the local shares equaling \$6,012,182 and College Township's share not to exceed \$1,087,595.

Mr. Fryer noted the increase in College Township's increase in COG shares and stated that Council would be working on this.

**Mr. Fryer moved to approve Resolution R-12-23,  
2013 Centre Region COG Budget.  
Ms. Shoemaker seconded the motion.  
Motion carried unanimously.**

**NEW BUSINESS:**

No New Business items were brought before Council.

**STAFF AND ABC INFORMATIVES:**

No comments.

**COUNCIL/STAFF OTHER MATTERS:**

1. Mr. Brumbaugh distributed a recently received email from ClearWater Conservancy, holder of the Thompson Woods Preserve conservation easement, requesting Council's level of interest in funding the next batch of Thompson Woods Preserve brochures. The price of producing 5,000 brochures is approximately \$1,174.48, which includes a \$170.00 discount.  
Council suggested that Centre Region Parks and Recreation (CRPR) be approached to participate in this cost.
2. Mr. Baker advised that a 30-day time extension is necessary for the Preliminary/Final Land Development Plan for the Centralized Biological Laboratory (CBL) Addition, Cagewash Facility, to allow for signatures prior to plan recording and asked for Council's action.

**Mr. Fryer moved to grant a time extension on the Preliminary/Final Land Development Plan for the Centralized Biological Laboratory (CBL) Addition, Cagewash Facility to February 1, 2013.**

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

**COMMITTEE REPORTS:**

No Committee Reports were reported.

**ADJOURNMENT:**

Hearing no further matters for discussion, Vice-Chair Klees expressed his appreciation to College Township for his 17 years on Council before adjourning the December 20, 2012, College Township Council Regular Meeting at 9:40 PM.

Respectfully submitted,

*Adam T. Brumbaugh*

Adam T. Brumbaugh  
Township Manager/Secretary