CALL TO ORDER: Ms. Carla Stilson, Chair, called to order the February 16, 2023, Regular Meeting of the College Township (CT) Council at 7:03 PM and led in the Pledge of Allegiance.

ANNOUNCEMENT: Chair Stilson announced that Council met in Executive Session prior to the start of this meeting to discuss a personnel matter.

PUBLIC OPEN DISCUSSION:

No Public Open Discussion brought forward.

NEW AGENDA ITEMS:

No New Agenda Items added.

PLANS:

P-1 Arize Federal Credit Union Final Land Development Plan

Ms. Lindsay Schoch, AICP, Principal Planner, offered that the Arize Federal Credit Union is proposing a two-story, 11,280 square foot building located 145 Benner Pike, State College, Tax Parcel 19-02B-013. A solar array is proposed to provide electrical services to the building. The solar array, on the LDP, is located in a different location from the sketch plan because the
proposed location did not meet the Township’s ordinance. It had to be relocated to ensure it is out of the setback area. A fence was added per the ordinance to shield the array. The plan includes sidewalks along Ellis Place and a sidewalk deferral is being requested for the remainder of the underdeveloped portion of the lot until possible future development or two years, whichever comes first. The LDP shows full access to the site from Ellis Place. There is full ingress from Benner Pike to the Arize driveway and egress right out only to Benner Pike.

Mr. Mark Torretti, Project Manager, Penn Terra Engineering, addressed Council regarding the sidewalk deferral. They are seeking a deferral from construction of the portion of sidewalk west of the proposed full access in/right-out access entrance on Benner Pike until a land development plan for the remaining portion of the property is submitted. They are asking for a deferral for up to two (2) years. If the property is not developed at that time, sidewalk installation will be required.

Mr. Best made a motion to approve the preliminary/final land development plan of Arize Federal Credit Union dated December 19, 2022, and last revised February 2, 2023, subject to the following conditions:
1. Within ninety days from the date of approval by Council, all conditions must be satisfied, final signatures must be obtained and the plan must be recorded with the Centre County Recorder of Deeds Office. Failure to meet the ninety day recordation time requirement will render the plan null and void.
2. Pay all outstanding review fees.
3. Address, to the satisfaction of the Township Engineer, any outstanding plan review comments from Staff.
4. Fully comply with College Township Code Section 108-12.
5. Post surety as approved by the Township Engineer prior to recordation.
6. Provide an intent to serve letter from College Township Water Authority.
7. Provide proof of NPDES approval.
8. Approve the request for sidewalk deferral for the portion of the lot not currently being developed for a period of two (2) years or less.
9. Stocker Auto Body Shop Preliminary/Final Land Development Plan must be recorded prior to recordation of the Arize Federal Credit Union Preliminary/Final Land Development Plan.
10. Provide approved PennDOT Highway Occupancy Permit prior to occupancy.
11. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.
Mr. Francke seconded the motion.
Motion carried unanimously.
REPORTS:

a. Manager’s Update

In the Manager’s Update, Mr. Brumbaugh, Township Manager, reported the CT discussions on the Solar Power Purchase Agreement will be delayed until the March 2, 2023, CT Council meeting, pending information from Working Group. The LTAC met to review traffic-calming vote. LTAC Chair Hartzell to present voting tally and final LTAC recommendation to Council later in the meeting. Centre Region Parks and Recreation Authority to appoint its delegate to the Thompson Woods Preserve Governance Committee at its meeting on February 16, 2023. CT received DRAFT of a Franchise Agreement with Shentel and Cohen Law Group. Cohen is representing Centre Region municipalities in cable franchise negotiations with Shentel. Harris, Patton, and CT Managers participated in a conference call with Cohen to answer questions derived from DRAFT Agreement. DPZ, Form Based Code Consultants, will be in town on February 27th to March 1st to meet with Staff and tour the area.

Ms. Amy Kerner, P.E., Public Works Director, offered an update on the Spongey Moth infestation.

b. COG Regional, County, Liaisons Reports

COG Public Safety Committee: Ms. Trainor reported the COG Public Safety Committee met on February 14, 2023, and reappointed the Code Board of Appeals, and heard a presentation on the Centre Region Fire Protection 2022 Year in Review.

Local Traffic Advisory Committee (LTAC): Ms. Trainor reported the LTAC met on February 8, 2023, and heard the results of the neighborhood vote and approved a recommendation to Council to move forward with the Traffic Calming plan.

COG Finance Committee: Mr. Francke offered the COG Finance Committee met on February 9, 2023, and discussed the resignation of COG Finance Director, reviewed recommendation for Solar Power Purchase Agreement RFP, received the initial draft of 2024 Budget and discussed budget prioritization.

COG Facilities Committee: Mr. Bernier reported Facilities Committee met on February 7, 2023, and discussed the Solar Power Purchase Agreement and the long-range capital plan.

Spring Creek Watershed Committee (SCWC): Mr. Best reported the SCWC met on February 15, 2023, in a special meeting to review solicitor comments received from Harris Township and SCWC solicitor. After review of comments, the revised bylaws were unanimously approved. Office of Treasurer was filled by Kevin Abbey and the “at large” vacancy filled by Jasmine Fields.

College Township Industrial Development Authority (CTIDA): Mr. Best reported the CTIDA met on February 15, 2023, and reviewed its financial report, and committee reports. They are approved the new investment policy and approved seeking extension of the Interim Executive Director to June 2023.
COG Climate Action and Sustainability Committee (CAS): Ms. Stilson reported the CAS met on February 13, 2023, but was adjourned due to lack of quorum. They did hear an informal presentation on the Solar Power Purchase Agreement and discussed how municipalities can address the Climate Action Adaptation Plan.

c. Staff/P.C./Other Committees

Planning Commission (PC): Mr. Robert Hoffman, PC liaison to Council, offered the PC met on February 7, 2023, and heard a sketch plan on the State College Food Bank and held a discussion of the Official Map.

d. Diversity, Equity & Inclusion (DEI) Reports (Public Invited to Report)

February is Black History Month.

CONSENT AGENDA:

CA-1 Minutes, Approval of
a. January 30, 2023, Special Meeting
b. February 2, 2023, Regular Meeting

CA-2 Correspondence, Receipt/Approval of
a. Email from Sue Smith, dated January 31, 2023, regarding Solar Power
b. Letter from PA DEP, dated February 4, 2023, regarding Slab Cabin Run Evaluation Report
c. Email from Daniel Materna, dated February 16, 2023, regarding Casino
d. Email from Donna Spicher, dated February 15, 2023, regarding Centre Hills Village Traffic Calming project

Mr. Bernier made a motion to approve the February 16, 2023, Consent Agenda.
Ms. Trainor seconded the motion.

Chair Stilson thanked Mr. Frank Scott, CT Senior Enforcement Officer, for the pictures he provides for the Consent Agenda.

Motion carried unanimously.

OLD BUSINESS:

OB-1 Local Traffic Advisory Committee – Centre Hills Traffic Calming

Mr. Brumbaugh, Township Manager, offered an overview of the recent neighborhood traffic-calming proposal for the Centre Hills Village neighborhood. The proposal includes traffic-calming measures, seven (7) speed humps on Oak Ridge Avenue and seven (7) speed humps on Shamrock Avenue, as recommended by the Neighborhood Traffic Calming Committee (NTCC).
Mr. Don Hartzell, Local Traffic Calming Committee (LTAC) Chair, offered the results of the voting.
- 145 properties surveyed
- Ballots received: 112 out of 145, 77.2% (60% required per CT Traffic Calming Guidelines)
- Percent of ballots in favor: 80.4% (66% votes in favor required per CT Traffic Calming Guidelines)
- Only 33% of the ballots in favor were from residents on Oak Ridge Avenue

Mr. Hartzell offered at the February 8, 2023, meeting, LTAC voted to forward to Council a recommendation in favor of constructing the traffic control measures as proposed by the NTCC.

Mr. Franson, Township Engineer, estimated that if Council moves forward with the proposed recommendation, the project could be completed by mid-summer.

Ms. Trainor made a motion to acknowledge the neighborhood vote results and receive the final LTAC recommendation to proceed with construction of the Centre Hills Village Traffic Calming plan.
Mr. Francke seconded the motion.
Motion carried unanimously.

Mr. Brumbaugh offered that all of the authority to enact all traffic-calming measures lies with Council. The survey results indicate that the neighborhood is interested and supports the proposal outlined by the NTCC and approved by LTAC. Mr. Brumbaugh opined that Council is not necessarily bound by the vote. The proposed project costs were inserted into the 2023 budget in the amount of $77,000.00.

Council discussed the LTAC process and the traffic-calming proposal. They thanked the LTAC and the NTCC for their efforts in the project. Council recognized the letter received from Ms. Spicher on the Consent Agenda CA-2.d.

Council discussed the budget in 2023 for the proposed traffic-calming measures and discussed getting alternate bids for a lesser amount of speed humps on each street.

Council agreed the traffic-calming project is needed and is committed to doing something to fix the problem. The LTAC process guidelines were followed. Council endorsed the proposed plan before it went to a neighborhood vote. The neighborhood overwhelmingly supported the proposal.

Chair Stilson opined that Emergency Services and the School District did not fully endorse the project or weigh in with their concerns.

Council has the final decision, in regards to the traffic-calming measures, with the approval of any construction contracts.
After discussion, a majority of Council would like to see the bid packet include two (2) alternate bids with reduced amounts of speed humps on each street. Staff will ask the Township’s Traffic Engineers for two (2) alternate bids with reduced number of speed humps and bring these specs back to Council before moving forward.

**OB-2 Maxwell Development of Regional Impact Report (DRI) and Rezoning**

Ms. Lindsay Schoch, AICP, offered that on December 22, 2022, the Township received the Development of Regional Impact (DRI) Completeness Review and Recommendation for the Maxwell Rezoning in College Township prepared by Mr. Mark Boeckel, AICP, Principal Planner, Centre Region Planning Agency (CRPA). The request is to rezone the three (3) acre portion of tax parcel 19-004078 from Forest to Industrial. As per the letter accompanying the DRI Report, the DRI application is deemed complete. Ms. Schoch reported that as part of the DRI multi-step process, the Planning Commission had the opportunity to respond and comment to the request.

Ms. Schoch offered a timeline of the DRI process.

Council discussed the improvements at the intersection/tracks at Struble Road and Benner Pike. Council discussed the existing buffer between the parcel and the residential district on the northwest corner of the parcel. Council suggested it be recorded on the plan that the buffer of trees not be removed.

Mr. Bernier made a motion to set a public hearing for the rezoning of a portion of Tax Parcel 19-004-78, 501 Struble Road on April 20, 2023.

Mr. Best seconded the motion.

Motion carried unanimously.

**NEW BUSINESS:**

**NB-1 Planned Residential Development (PRD) Ordinance – Modification**

Ms. Lindsay Schoch, AICP, Principal Planner, offered that the Township received a letter, dated February 1, 2023, from Penn Terra Engineering, requesting to amend the College Township Planned Residential Development (PRD) Ordinance, Chapter 145-17.A to permit Planned Research and Business District (PRBD) as a base zone for PRD. Specifically, they are proposing a mixed-use development on this 50-acre parcel Tax Parcel 19-2-59, Shiloh Road in Dale Summit.

Ms. Schoch offered that the parcel in question is zoned PRBD, which does not allow for PRD type development. Further, the developer is seeking the same density as allowed under the Multifamily District (D-3), which permits twenty-two dwelling units per acres.

Recently, the Township entered into an agreement with DPZ CoDesign, Inc. to develop a Form-Based Code as a more flexible alternative to the existing zoning districts in Dale Summit. Form-Based Code is expected to enable more mixed-use development in the Dale Summit area.
In discussion, Council offered that CT should never consider a rezoning based strictly upon an individual development proposal without also considering the larger ramifications of such a decision. This proposed development provides an opportunity to leverage the expertise of DPZ in crafting revisions to the PRD that would accommodate a real-world catalyst project.

Council added that precedent for rezoning sections of this area of the Township to accommodate residential uses, which are consistent with those on adjacent parcels, was set in 2021 with the change of R-2 to R-3 to accommodate the Evergreen Heights development.

Council discussed the timing component of this request and the opportunity to fully leveraging the added capacity and expertise of the DPZ team. Council discussed this as an opportunity to look over the entire PRD ordinance for additional changes that have merit.

Ms. Trainor made a motion to remand the modifications to the Planned Residential Development Ordinance to the PC for further consideration and recommendations.
Mr. Best seconded the motion.
Motion carried unanimously.

**NB-2  Post Office Easement**

In a memorandum, dated February 2, 2023, Ms. Amy Kerner, P.E., Public Works Director, reported that property owner, Judith A. Larkin (previously Hoch) who lives at 122 Mt. Nittany Road, has contacted Staff several times. She is requesting that Staff remove invasive vegetation at the rear of her property in accordance with the easement agreement that exists between her and the Township. After several exchanges of emails and a site visit, Staff has determined there are two issues, which need to be addressed. First, should Staff remove the invasive species on Ms. Larkin’s property, as has been repeatedly requested. Second, what is Council’s vision for use of the existing 25’ x 25’ Walkway Easement between the lands of the Post Office building and Harris Alley.

Ms. Kerner explained that the Mutual Easement Agreement allows Ms. Larkin to use a 12’ x 50’ strip of land adjacent to the western property line as a Driveway Easement and allows an extension of the above-mentioned Driveway Easement to the edge of the parking lot as a Landscape Easement. Additionally, Ms. Larkin allowed the use of a 25’ x 25’ easement at the rear of their property for direct access from the lands of the Post Office to Harris Alley. An additional area is described as a planting area that may be used by Ms. Larkin, as their option, with the same stipulations as the Landscape Easement previously mentioned.

After discussion, Council asked Staff to clear a portion of the 25’ x 25’ easement and establish a walkway to the Post Office. Staff will determine the limits of the easement before proceeding. Additionally, Staff should establish a method to cutoff cut-through traffic on private property and monitor to see if this path is being used by residents.
STAFF INFORMATIVES:

No Staff Informatives were pulled for discussion.

OTHER MATTERS:

Staff offered information regarding the National Civics Bee, which has been posted to the Township’s website.

ADJOURNMENT:

Mr. Francke moved to adjourn the February 16, 2023, Regular College Township Council Meeting. Chair seconded the motion.

The February 16, 2023, Regular College Township Council Meeting was adjourned at 10:03 PM.

Respectfully Submitted By,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Secretary