CALL TO ORDER:

Ms. Carla Stilson, Chair, called to order the April 20, 2023, at 7:03 PM, a Public Hearing of the College Township (CT) Council for Ordinance O-23-02 amending the CT Zoning Map.

ANNOUNCEMENT:

Chair Stilson announced that the CT Council met in Executive Session prior to the start of the meeting to discuss a real estate matter.

PUBLIC OPEN DISCUSSION:

Chair Stilson opened up the meeting for public comments relative to Ordinance O-23-02 – an ordinance amending the CT Zoning Map.

Mr. Justin Walters, CT resident, offered comments against the proposed zoning amendment.

Mr. Randy Bathgate, CT resident, offered comments in favor of the proposed zoning amendment.

Mr. Ray Bilger, CT resident, offered comments in favor of the proposed zoning amendment.

Mr. Michael Krause, CT resident, offered comments in favor of the proposed zoning amendment.
The Township received two written comments related to this public hearing.

Mr. Rod Fye, offered comments against the proposed zoning amendment.

Mr. Ronald Corl and Mr. Kenneth Corl, Valley Truck and Trailer Sales & Service, Inc., offered comments against any adjacent zoning change that may add to more water runoff.

**ORDINANCE O-23-02 – Amending the Zoning Map**

Mr. Mark Torretti, Penn Terra Engineering, offered comments on behalf of the Mr. Maxwell. He reported that Maxwell Trucking and Equipment would like to expand their business onto a portion of the tax parcel, which is zoned Forest.

Ms. Lindsay Schoch, AICP, Principal Planner, offered that Ordinance O-23-02 amends the Zoning Ordinance to rezone 3-acres of the 31-acre parcel, located at 502 Struble Road, from Forest to Industrial zoning. The 3-acres being proposed is not forested land but is being used for overflow for Maxwell Trucking and Equipment.

In December of 2022, the Township received the Development of Regional Impact (DRI) Completeness Review and Recommendation for the Maxwell Rezoning in College Township prepared by Mark Boeckel, AICP, Principal Planner for the Centre Region Planning Agency. The PC reviewed the DRI, in January of 2023, and recommended approval.

Ms. Schoch offered this zoning request has gone through the required DRI process. The next step is to approve the rezoning request. The Centre Regional Planning Commission reviewed the request, as well as the COG General Forum.

**ADJOURNMENT:**

Hearing no public discussion, Chair called for a motion to adjourn the Public Hearing.

Mr. Best moved to adjourn the April 20, 2023, Public Hearing for Ordinance O-23-02 amending the CT Zoning Ordinance. Mr. Bernier seconded the motion. Motion carried unanimously.

Chair Stilson adjourned the April 20, 2023, Public Hearing at 7:19 PM.

Respectfully Submitted By,

Adam T. Brumbaugh
Township Secretary/Manager
CALL TO ORDER: Ms. Carla Stilson, Chair, called to order the April 20, 2023, Regular Meeting of the College Township (CT) Council at 7:19 PM, which followed a public hearing for Ordinance O-23-02 amending the College Township Zoning Map.

PUBLIC OPEN DISCUSSION:

No Public Open Discussion items brought forward.

NEW AGENDA ITEMS:

No New Agenda Items added.

REPORTS:

a. Manager’s Update

Mr. Brumbaugh, Township Manager, reported that the Pike Street Dedication ceremony would be held on Friday, April 21, 2023, at 1:00 PM. Many distinguished guests have confirmed their attendance. Tree planting on Pike Street is underway.

Mr. Brumbaugh also reported the inaugural meeting of the Thompson Woods Preserve Governance and Advisory Committees was held on April 11. The Solar Power Purchase Agreement Working Group will meet on April 26 to discuss draft contracts. Expectation that CT Council and CT Water Authority will be asked to consider action on contracts by May 31. Application to CFA Grant was not funded for the Path to Campus and the Application for PennDOT Grant was rejected.

b. COG Regional, County, Liaisons Reports
College Township Industrial Development Authority (CTIDA): Mr. Best reported the CTIDA met on April 19, 2023, and offered that Council appointed three new members to the CTIDA. Only one member was able to attend. They approved the HR Office to assist with their Executive Director search.

COG Joint Facilities/Finance Committee: Mr. Bernier and Mr. Francke offered a joint meeting of the Facilities and Finance Committees took place on April 13, 2023, to discuss the COG Capital Improvement Plan. They discussed the Millbrook March Nature Center and improvements to the Fire Station.

COG Public Safety Committee: Ms. Trainor reported the COG Public Safety Committee met on April 11, 2023, and heard Staff updates on the Regional Fire Protection Program, Centre Region Emergency Management, Centre County Code Administration, and Centre Region Office of Administration.

COG Climate Action and Sustainability Committee (CAS): Ms. Stilson offered the CAS met on April 10, 2023, and discussed the curbside organics pilot program, the Climate Action and Adaptation Plan (CAAP) municipality-focused survey, and reviewed the Refuse and Recycle Survey.

Centre County Metropolitan Planning Organization (CCMPO): Mr. Bernier reported the CCMPO met on April 18, 2023, and discussed the State College Area Connector (SCAC) Project, the CCMPO FY 2022-2024 Unified Planning Work Program and the CCMPO Strategic Plan.

Centre County Association of Township Officials (CCATO): Ms. Stilson offered the CCATO Spring Convention was held April 19, 2023. They heard a presentation from Diane Griffith, Centre County Planning and Community Development Office about the Agricultural Land Preservation Program and a presentation by Pam Adams, Centre Regional COG Sustainability Planner, on how residents can lower their carbon footprint.

c. Staff/P.C./Other Committees

Planning Commission (PC): Mr. Robert Hoffman, PC liaison to Council, offered the PC met on April 18, 2023, and made and discussed the Penn State Environmental Management Facility, the Official Township Map, and the Zoning Amendment consideration for the Dale Summit Area Plan. PC recommended Council approve the Penn State plan, recommended moving the Official Map forward to Council and recommended that Council deny the rezoning request for the Dale Summit Area Plan and wait 12-months for a preliminary master plan for the total area to be developed.

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

Mr. Bloom, Assistant Township Manager, offered that he is attending a workshop on Diversity, Equity, Inclusion and Belonging Practices for Municipal Officials at the end of May.

CONSENT AGENDA:

CA-1 Minutes, Approval of
  a. April 6, 2023, Regular Meeting

CA-2 Correspondence, Receipt/Approval of
  a. Email from Neil Brandt, dated April 4, 2023, regarding Thompson Woods Preserve
  b. Email from Daniel Materna, dated April 4, 2023, regarding casino
c. Email from Derek Kalp, dated April 6, 2023, regarding resignation from Parks and Recreation Committee

d. Email from Daniel Materna, dated April 7, 2023, regarding casino

e. Email from Jonathan McVerry, dated April 13, 2023, regarding Dale/Pike street lamp post

f. Email from Daniel Materna, dated April 14, 2023, regarding casino

g. Email from Jude Larkin, dated April 17, 2023, regarding Pike Street

h. Email from Centre Kitchen, dated April 18, 2023, regarding grant match

CA-3 Action Item, Approval of

a. Approve participation in the inter-municipal contract with Ferguson Township awarding bid to Alpha Space Control Co., Inc. for 2023 pavement markings for $53,375.84 as CT’s share.

b. Resolution R-23-12 May as Bike Month

c. Resolution R-23-14 Asian Pacific American Heritage Month

d. Resolution R-23-15 Adopting Guidelines for SC Borough Police Officers when making authorized warrantless arrests

e. Resolution R-23-16 Mount Nittany Health Week, May 8-12, 2023

f. Project #23-05 Council Room Window Replacement Project Bid - Reject bids due to improper bid submission; Staff include replacement of window as an alternate to upcoming Building Replacement project.

Council asked to pull the following from the Consent Agenda: CA-2.e., CA-2.f., CA-2.h., CA-3.c., and CA-3.e. for further discussion.

Mr. Bernier made a motion to accept the April 20, 2023, Consent Agenda less CA-2.e., CA-2.f., CA-2.h., CA-3.c., and CA-3.f.

Mr. Francke seconded the motion.

Motion carried unanimously.

CA-2.f.: Mr. Brumbaugh, Township Manager, offered that the casino is now in the realm of the State Supreme Courts. He asked for clarity from Council related to capturing information on the website moving forward. The Township is not involved in any of the action as it proceeds through court system. Council agreed that it is not the best use of Staff’s time to keep up with every detail of the court proceeding but asked Staff to make sure the links to the court dockets are available on the website.

CA-2.e.: Mr. Franson, P.E., P.L.S., Township Engineer, offered information about the correspondence from the McVerry’s. Council asked Staff to get an estimate for a decorative pole, possibly with the lines underground, which could be placed in the future. The cost to move the pole and replace with a typical wooden pole, is approximately $2,000.

Ms. Sue Smith, Lemont, opined that the black street signs should be put back up in Lemont.

CA-2.h.: Ms. Sabine Carey, Centre Kitchen Collective, offered information related to a non-profit Centre Kitchens Collective. Her purpose is to seek a $5000 grant match contribution from College Township to support their federal grant application for $500,000 USDA Local Food Promotion Grant (LFPG). The specific purpose of this LFPG is to support development, coordination, and expansion of local and regional food business and enterprises, as well as to
increase access to and the availability of locally and regionally produced agricultural products. The grant application will focus on an incubators commercial kitchen and food hub in Pine Grove Mills, to support both our local agriculture community and food entrepreneurs.

Mr. Bernier made a motion to add to the agenda, NB-1 Centre Kitchen Grant; $5,000 pledge.
Mr. Best seconded the motion.
Motion carried unanimously.

CA-3.c.: Chair Stilson read Resolution R-23-14, recognizing and celebrating May as Asian Pacific American Heritage Month.

CA-3.e.: Ms. Trainor read Resolution R-23-16, recognizing and celebrating Mount Nittany Health Week, Emergency Medical Services Week and thanking the Board, Leadership and especially the Clinical Team of Mount Nittany Health for their enduring legacy of service to the community.

Mr. Best made a motion to approve CA-2.e., CA-2.f., CA-2.h., CA-3.c., and CA-3.e. on the Consent Agenda.
Mr. Bernier seconded the motion.
Motion carried unanimously.

OLD BUSINESS:

OB-1 Ordinance O-23-02 Amending the CT Zoning Map

Ms. Lindsay Schoch, AICP, Principal Planner, offered that a Public Hearing for Ordinance O-23-02 took place prior to the start of this regular CT Council meeting.

Council offered they look at rezoning with the current owner and future owners of the parcel in mind. The rezoning did not ask for expansion of the sewer service area or public water so this really limits what can be done on the parcel. Council discussed leaving the buffer between the residential area and the rezoned area is favorable to the rezoning. Council offered the core percolation test limits the use as well.

Mr. Don Franson, P.E., P.L.S., Township Engineer, addressed the water basin concern and offered the MS4 program will address this issue.

Ms. Trainor made a motion to approve Ordinance O-23-02, changing three-acres of tax parcel 19-004-078 from forest zoning designation to the industrial zoning designation.
Mr. Bernier seconded the motion.
Motion carried unanimously.

OB-2 Residential Rental Ordinance Review

Ms. Lindsay Schoch, AICP, Principal Planner, offered that experience tells us, it is best to work with a newly enacted ordinance for at least a year before reconsidering the elements. Chapter 160-Residential Rentals Ordinance was enacted in December of 2020 and has been administered for over two years.
As well as implementing the new Residential Rentals Ordinance, Staff started the implementation of the Granicus software. Prior to implementation, CT had 30 Short-Term Rentals (STR); currently, CT has 85 STR compliant and registered.

In the past two years, Staff has received over 20 calls regarding the purchase of single-family homes strictly for the use as a “football home” or STR. The response from Staff is all short-term rentals are required to be owner-occupied.

Staff has had both positive and negative feedback to the Ordinance since it was adopted. Ms. Schoch offered the comments received include:
- Proof of residency;
- Confirmed stays versus night rented;
- Consideration of different zones/areas of the township in which STR are permitted, prohibited, capped and not capped;
- Update ordinance text/definition to better define owner-occupied and non-owner occupied;
- Updating the fee with the implementation of Granicus;
- Increase in the nights rented;
- Making the intent section stronger specific to preserving the character of single-family neighborhoods; and
- The intent to preserve single-family residential neighborhoods is not intended to lessen the opportunity for accessory dwelling units and the ability for property owners to rent their homes for extra income.

Council discussed the following:
- Intent of the ordinance;
- Equability for home-owners;
- Fee Schedule;
- Balancing the various interests of home-owners;
- Council should discuss/review the intent; and
- Remand the reviewed intent and a review of the ordinance to the PC.

After discussion, Council asked Staff to bring the Residential Rental Ordinance back to Council to review the intent and fee schedule with the intention of remanding to the Planning Commission for further review.

NEW BUSINESS

NB-1 Centre Kitchen Grant; $5000 pledge

Council discussed the request for a $5,000 pledge/match for the Centre Kitchens Collective USDA Local Food Promotions Grant. Mr. Brumbaugh would recommend a one-time payment for the pledge if the grant were awarded.

Mr. Bernier made a motion to authorize the Manager to commit a $5000 pledge/match to the Centre Kitchens Collective USDA Local Food Promotions Grant as referenced in the Consent Agenda item CA-2.h.
Mr. Best seconded the motion.
Motion carried unanimously.
STAFF INFORMATIVES:

No Staff Informatives were pulled for discussion.

OTHER MATTERS:

Mr. Brumbaugh offered that SI-3 is a wonderful resource of all of the events taking place from May through September in the Centre Region. Staff will place this on the website as a reference.

Mr. Bloom, Assistant Township Manager, offered that a Doodle Poll will be sent out to schedule a CIP Strategic Planning Meeting.

ADJOURNMENT:

Mr. Francke moved to adjourn the April 20, 2023, Regular College Township Council Meeting.
Chair seconded the motion.

The April 20, 2023, Regular College Township Council Meeting was adjourned at 9:19 PM.

Respectfully Submitted By,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Secretary