



**COLLEGE TOWNSHIP COUNCIL  
REGULAR MEETING MINUTES**

**Thursday, August 3, 2023**

**1481 E. College Avenue, State College PA 16801**

**Hybrid Meeting (In-Person or via Zoom)**

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**ATTENDED BY –  
COUNCIL:**

D. Richard Francke, Vice Chair  
L. Eric Bernier  
Susan Trainor  
Anthony Fragola

**STAFF:**

Adam T. Brumbaugh, Township Manager/Secretary  
Mike Bloom, Assistant Township Manager  
Don Franson, P.E., P.L.S, Township Engineer  
Amy Kerner, P.E., Public Works Director  
Lindsay Schoch, AICP, Principal Planner  
Mark Gabrovsek, Zoning Officer  
Jennifer Snyder, CGA, Assistant Township Secretary

**ABSENT:**

Dustin Best, Chair

**CALL TO ORDER:** In the absence of Council Chair Dustin Best, Mr. D. Richard Francke, Vice Chair, called to order the August 3, 2023, Regular Meeting of the College Township (CT) Council at 7:05 PM, and lead in the Pledge of Allegiance.

**ANNOUNCEMENT:** Chair Francke announced that Council met in Executive Session prior to the start of this College Township Council meeting to discuss personnel issues.

**PUBLIC OPEN DISCUSSION:** Nothing brought forward.

**NEW AGENDA ITEMS:** Nothing brought forward.

**REPORTS:**

**a. Manager's Update**

In his written report, Mr. Brumbaugh, Township Manager, offered the first Draft of Form-Based Code received from DPZ Staff to review. The next Solar Power Purchase Agreement meeting now scheduled for August 23, 2023. Construction schedule for the Centre Hills Village traffic-calming project pushed to media, website, and social media pages, as well as, to the LTAC board. Work to begin next week. Lastly, a presentation about the Path to Campus was presented to the Centre County Commissioners requesting letter of support. The Township received broad press coverage from this presentation.

**b. COG Regional, County, Liaisons Reports**



**COG Parks and Recreation Governance Committee:** Mr. Francke reported that the Parks & Recreation Governance Committee met on July 28, 2023, in a work session retreat and discussed the process moving forward as a Committee.

**COG Facilities Committee:** Mr. Bernier reported the Facilities Committees met on August 1, 2023, and discussed the Long Range Facilities Plan and the maintenance and custodial services.

**COG Human Resource Committee:** Mr. Fragola offered the Human Resource Committee met on August 2, 2023, and discussed the COG Employee Relations Committee (ERC) and wellness budget increase and reviewed the Head of Advancement job description for a position at the library.

**COG Land Use and Community Infrastructure Committee (LUCI):** Mr. Bernier offered the LUCI Committee met on August 3, 2023, and reviewed the Draft Model Electric Vehicle Charging Infrastructure Ordinance and Electric Vehicle readiness. They also discussed the final draft amended Regional Growth Boundary and Sewer Service Agreement and the 2020 Census results.

**COG Executive Committee:** Mr. Francke offered he filled in for Chair Best in a COG Executive Committee Executive Session to discuss a personnel matter.

#### **c. Staff/Planning Commission/Other Committees**

**Planning Commission (PC):** In a written report, Mr. Hoffman, PC Liaison to Council, reported the PC met on August 1, 2023, and discussed the Shiloh Road rezoning. They reviewed the remand letter regarding a zoning amendment consideration in the Planned Research and Business Park (PRBD) district. The PC is in favor of omitting the Conditional Use language in the PRBD. They opined the new ordinances for the PRBD, the Planned Residential District (PRD) and the new PRD with Conditional Use are confusing. The PC made no recommendations to Council. The PC will review the ordinance and discuss the terms “shall” and “may”.

#### **d. Diversity, Equity, Inclusion & Belonging (DEIB) Reports (Public Invited to Report)**

Mr. Mike Bloom, Assistant Township Manager, directed attention to the website for a full listing of DEIB upcoming events. Chair Francke asked that Global Dignity Day in October be added to the DEIB calendar.

### **CONSENT AGENDA:**

#### **CA-1 Minutes, Approval of**

- a. July 20, 2023, Public Hearing
- b. July 20, 2023, Regular Meeting

#### **CA-2 Correspondence, Receipt/Approval of**

- a. Letter from Penn Terra, dated July 19, 2023, regarding time extension request for Arize Federal Credit Union LDP
- b. Website Request Center messaged regarding fireworks

#### **CA-3 Action Item, Approval of**

- a. Project 23-08 Building Exterior Replacement bid awarded to Builders Best, LLC, in the amount of \$123,812.50
- b. Project 23-06 Inspection and Video Documentation of Storm Pipe to Insight Pipe Contracting LLC in the amount of \$29,093.00

Council asked to pull CA-2.b. for discussion. Mr. Bloom, Assistant Township Manager, offered that there is a platform on the Township’s website for residents to make contact with the Township. Typically with



a message through this platform, Staff responds directly to the message. Because there were several messages on the same topic received in a short period of time, Staff brought them forward for Council to receive. Staff reached out to each person stating that fireworks are allowed until 10 PM. Any fireworks after 10 PM, they were instructed to call the police.

**Mr. Bernier made a motion to accept the August 3, 2023, Consent Agenda.**

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

## **OLD BUSINESS:**

### **OB-1 Shiloh Road Zoning Amendment Update**

Ms. Lindsay Schoch, AICP, Principal Planner, offered an update to Council regarding the proposed zoning changes in the Dale Summit. The Planning Commission (PC) reviewed the materials related to the proposed zoning at their August 1, 2023, PC meeting. They made no recommendation to Council; however, they will continue to review the proposed changes at the next PC meeting on August 15, 2023.

The PC will place emphasis on reviewing the “*shall*” and “*may*” statements in the ordinance language. Mr. Hoffman, PC Liaison to Council, offered his thoughts on the PC’s review of the proposed ordinance. He offered the PC is not against moving forward but they would like to see more clarity in the ordinance with clearly defined definitions. He opined the next meeting would be very important in moving forward.

Staff discussed the remand letter to PC. The PC discussion at the last meeting was outside of the remand requests. Council supported the discussion of the PC even though it was not aligned with the remand letter.

After a lengthy discussion, Staff will prepare draft documents for the next PC meeting to reflect the requests of the PC. This will include the Planned Residential Business District (PRBD) with conditions but no requirements for the conditional use process. Staff will also prepare a document to reflect Council’s request for a PRBD with Conditional Uses. Staff will get this information to PC early so they can prepare to render some sort of decision at the conclusion of their August 15, 2023, PC meeting.

*Chair Francke moved NB-1 to this point on the agenda.*

### **NB-1 DRI Process – ARL at Innovation Park Master Plan**

Mr. Neil Sullivan, Planner, Penn State University, and Ms. Rachel Prinkey, Director of Engineering Services for the Applied Research Laboratory (ARL), addressed Council with information related to the 50-Year ARL Master Plan.

Mr. Sullivan offered the ARL at PSU was established in 1945 at the request of the Navy. As a U.S. Department of Defense University affiliated Research Center, ARL must maintain essential research and development capabilities. ARL conducts approximately \$415 million in annual research and employs over 1,500 individuals.

Mr. Sullivan continued, the current ARL facilities are aging past their useful life and require major upgrades and wholesale replacement. Upgrades to existing facilities require significant downtime to programs, which could be unacceptable to sponsors. Therefore, PSU is suggesting a new campus for



ARL. The Innovation Park location was selected for the new campus as it meets the overall mission, goals, and requirements for the long-term development of ARL.

A 90-acre site has been identified for the proposed new ARL Campus at Innovation Park. This campus will be comprised of 28-acres of existing Innovation Park land and an additional 62 acres of adjacent contiguous Penn State land dedicated to ARL. The land is located at the southwest portion of Innovation Park and will be accessed by a continuation of Innovation Park Boulevard.

Mr. Sullivan reviewed the stormwater & management facilities; open space requirements; traffic-flow and access to the proposed campus; and, parking on the site.

The new ARL Park would be required to go through the Development of Regional Impact (DRI) process. Upon completion of the presentation, Mr. Sullivan asked Council for input on the proposed plan and if they would support the require DRI process.

Council thanked Mr. Sullivan for his presentation. A consensus supported the plan and was in general support of the expansion of the growth boundary, which includes a DRI Process.

### **OB-2 CT Capital Improvement Plan 2024-2028**

Mr. Mike Bloom, Assistant Township Manager, offered that on an annual basis CT develops a 5-year Capital Improvement Program (CIP), which is an important planning document that outlines proposed capital investments of \$5,000 or greater across five (5) major categories. For the 2024-2028 CIP, Council and Staff have implemented the first steps in an ongoing process to incorporate more intensive strategic planning from Council into the CIP development process. This is being done in order to better align the Township's adopted *Values and Goals* with a series of capital and operational objectives and implementation strategies, which will further inform development of this and future CIPs and Annual Budgets.

There are four (4) sections in the CIP: 2024-2033 Strategic Summary, Project Funding Analysis, Planned Capital Improvements by Major Categories, and a "Look Ahead". Council is asked to review and provide feedback on the Draft CIP 2024-2028 and if found acceptable, approve Resolution R-23-21, accepting the 2024-2028 CIP as a planning document for CT.

Council discussed the impacts on the Township budget related to the CATA formula; the Strategic Plan, which helps to prioritize funding; future electric vehicle charging stations at CT; and, setting aside funds to use as local match when applying for grants.

After discussion, the following motion was made.

**Ms. Trainor made a motion to approve Resolution R-23-21 accepting the 2024-2028 Capital Improvement Plan as a planning document for College Township.**

**Mr. Bernier seconded the motion.**

**Motion carried unanimously.**

### **NEW BUSINESS**

**NB-1 DRI- Process-ARL at Innovation Park Master Plan (See Discussion Above)**



**NB-2 PA Municipal League 2023 Municipal Leadership Summit; Appointment of Voting Delegate**

Mr. Brumbaugh, Township Manager, offered that the annual PA Municipal League Leadership Summit is being held this year on October 5 – 8, 2023. Chair Francke can attend the event and therefore, will represent the Township as the voting delegate/resolutions committee appointee.

**STAFF INFORMATIVES:**

No *Staff Informatives* were pulled for discussion.

**OTHER MATTERS:**

Mr. Bloom, Assistant Township Manager, offered that the Official Map press release would be going out on Monday, August 7, 2023, to start the 45-day Public Comment period. There is an online platform for comments. The Thompson Woods Preserve Governance Committee Chair will be coming to an upcoming Council meeting to give Council an update. In addition, PennDOT has provided the Township with updates related to the concerns of the S-curve on Route 322.

**ADJOURNMENT:**

Chair Francke called for a motion to adjourn the meeting.

**Ms. Trainor moved to adjourn the August 3, 2023, Regular College Township Council Meeting.  
Chair seconded the motion.**

The August 3, 2023, Regular College Township Council Meeting was adjourned at 8:59 PM.

Respectfully Submitted By,

*Adam T. Brumbaugh*

Adam T. Brumbaugh  
Township Secretary