CALL TO ORDER:

Mr. Dustin Best, Chair, called to order the October 19, 2023, Public Hearing of the College Township (CT) Council for Ordinance O-23-05 – Shiloh Road Rezoning at 7:06 PM and led in the Pledge of Allegiance.

ANNOUNCEMENT: Chair Best announced that Council met in Executive Session prior to the start of this Public Hearing and Regular CT Council meeting to discuss a real estate matter.

BUSINESS:

Ms. Lindsay Schoch offered an overview of process leading up to this Public Hearing and potential adoption of Ordinance O-23-05 Shiloh Road Rezoning. Ordinance O-23-05 adds a new section (Section XV) to Chapter 87 – Conditional Uses, permitting duplexes, townhouses, and multi-family residences in the Planned Research and Business Park District (PRBD) by Conditional Use. The ordinance also amends Chapter 200 – Zoning to include duplexes, townhouses, and multi-family residential uses in the PRBD and incorporates elements of Chapter 45 – Planned Residential Developments (PRD) and Chapter 200.38.4 Workforce Housing into the Conditional Use process set forth in Chapter 87 Section XV.

PUBLIC OPEN DISCUSSION:

No Public Open Discussion comments were offered.
ADJOURNMENT:

Hearing no public discussion, Chair Best called for a motion to adjourn the October 19, 2023, Public Hearing.

Mr. Francke made a motion to adjourn the Public Hearing.
Chair seconded the motion.

The Public Hearing was adjourned at 7:12 PM.

Respectfully Submitted By,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Secretary/Manager
ATTENDED BY –
COUNCIL: Dustin Best, Chair
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

CALL TO ORDER: Mr. Dustin Best, Council Chair, called to order the October 19, 2023, regular meeting of the College Township (CT) Council at 7:12 PM, which followed the Public Hearing for Ordinance O-23-05 Shiloh Road Rezoning, and led in the pledge of allegiance.

PUBLIC OPEN DISCUSSION: No Public Open Discussion brought forward.

NEW AGENDA ITEMS: No items were added to the agenda.

SPECIAL PRESENTATIONS: SP-1 State College Police Department

Chief John Gardner, State College Borough Police, reviewed with Council the State College Police Department 2024 Budget Report, which offers an overview of the State College Police Department’s (SCPD) Mission, Vision, Core Values, and Goals/Objectives.

Chief Gardner offered notable events, responses and investigations in 2023 in College Township include abuse of a corpse – charges against two local residents, catalytic thefts – suspect identified and arrested for over 30 counts of theft, fatal bicycle crash – accident Reconstructionist determined the bicyclist pulled into oncoming traffic, and assault investigations at Centre Crest – charges currently pending.

Chief Gardner offered the Police Social Worker Program started in June of 2022, resulted in 731 referrals to date. The PSW joined several mental health related committees in the community and established a partnership with a psychiatric provider that sees individuals within 2 weeks of referral. Additionally the PSW collaborated with several community agencies to provide team approach/support to individuals struggling in the community, as well as, assisted individuals with obtaining medications, housing applications, and connecting resources.
Chief Gardner reviewed the Part 1 and Part 2 crimes for 2022 and year-to-date in 2023 for College Township. Mr. Fragola asked what constituents Part 2 crime listed as weapons. This number increased significantly in the year-to-date report. Chief Gardner will report to Council with this information.

Chief Gardner reported the following Crash Date for College Township from 9/1/2022 – 8/31/2023:

- Total Crashes: 392 (increase of 32 from last reporting period)
- Reportable Crashes: 122 (increase of 12 from last reporting period)
- Injury Crashes: 55 (decrease of 21 from last reporting period)
- DUI Related Crashes: 10 (increase of 2 from last reporting period)
- Total Fatalities: 2 Fatal Bicycle Crashes: 1
- Aggressive driving violations, following too closely, safe speeds and red light violations continue to be the top crash contributors.

In accordance with the provisions of the Police services contract between the Borough of State College and College Township, a proposed 2024 Police Department Budget has been prepared. Chief Gardner recommends 265 hours per week in 2024 for police services, remaining at the same level provided in 2023. The level of service recommended is as follows:

- Scheduled Patrol – 156 hours;
- Traffic Enforcement – 15 hours;
- Complaint Response and Specific Assignments – 60 hours; and
- Detective & Community Relations/ Crime Prevention services – 34 hours.

The hourly cost to College Township for police services in 2024 will be $121.02 for regular contracted hours of service and $145.23 for all hours in excess of the regularly contracted hours.

Council discussed the Community Oversight Board (COB) and offered that College Township residents are eligible to participate on the Board. An email from Borough Manager Tom Fountaine, offered the SC Borough is actively seeking members to serve on the COB.

Mr. Francke made a motion to authorize the manager to accept the police service hours of 265 hours per week at the proposed rate of $121.02 for regular contracted hours of service and $145.23 for all hours in excess of the regularly contracted hours. Ms. Trainor seconded the motion. Motion carried unanimously.

REPORTS:

a. Manager’s Update

In a written report, Mr. Brumbaugh, Township Manager, offered that Staff is anticipating Draft #2 of the Form Based Code from DPZ in the upcoming week. Continuing, he offered the Solar Power Purchasing Agreement would be on the agenda in November for discussion.

Mr. Franson, Township Engineer, offered that a yield to people in the crosswalk sign has been added to the middle of the crosswalk on Pike Street. It has been successful at slowing people down and letting people safely cross the street. Additionally, the counts on Oakridge Avenue continue to show that the traffic-calming project was a success.
b. COG Regional, County, Liaisons Reports

**COG Land Use Community Infrastructure (LUCI) Committee:** In a written report, Mr. Bernier reported the LU CI Committee met on October 11, 2023, in a joint meeting with the Centre Region Planning Commission (CRPC). They reviewed CT amendments to the Planned Research and Business Districts by Conditional Use, reviewed the status of the CRPC and draft 2024 budget, and reviewed the Centre County Metropolitan Planning Organization (CCMPO) operations based strategic plan and draft 2024 budget.

**COG Climate Action and Sustainability (CAS) Committee:** Mr. Fragola reported the CAS committee met on October 9, 2023, and discussed the RFP for the Regional Refuse and Recycling Contracts. The CAS Committee decided to delay action for bulk services. The RFP will be coming to the General Forum for discussion.

**CT Industrial Development Authority (CTIDA):** Ms. Trainor reported the CTIDA met on October 18, 2023, and welcomed Ms. Keri Miller as the new Executive Director. A loan was approved for a new client, a LinkedIn profile was approved and most importantly, the CTIDA is in need of three (3) more Board members.

**COG Public Safety Committee:** Ms. Trainor reported the COG Safety Committee met on October 5, 2023, and heard a presentation from Shawn Kauffman regarding the Centre Region Emergency Alerting and Notification system and discussed the Verisk ISO rating.

**COG Executive Committee:** Chair Best reported the Executive Committee met on October 19, 2023, and had an Executive Session to discuss a real estate matter. They referred the 2024 COG Summary Budget to the General Forum.

**COG Budget Review Session:** Mr. Francke reported the COG Finance Committee met to finalize the COG 2024 Annual Budget. He offered highlights of the proposed budget of which they cut 5% off the original budget. College Township’s increase is over $180,000 from the 2023 budget.

c. Staff/Planning Commission/Other Committees

**Planning Commission (PC):** Mr. Hoffman, PC Liaison to Council, offered the PC did not meet so there is no update.

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

Please see the website for a full listing of DEIB activities this month.

CONSENT AGENDA:

**CA-1 Minutes, Approval of**

a. October 5, 2023, Regular Meeting

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

a. Email from Earl Moore, dated October 2, 2023, regarding Gateway Commercial Residential Density
b. Letter from DCNR, dated October 5, 2023, regarding CCRP Grant Award to CT

c. Letter from Penn Terra, dated October 6, 2023, regarding time extension for Rhodes Lane Condominiums to January 29, 2024 (withdrawn)
d. Letter from Verisk, dated October 5, 2023, regarding Building Code Effectiveness Grading Schedule Program
Letter from Centre County, dated October 12, 2023, regarding refund of Air Service Incentive Contribution

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

a. College Township Council Meeting Dates 2024  
b. R-23-25 – Deed of Dedication – Brandywine Drive  
c. R-23-26 – Speed Limits Established – Brandywine Drive  
d. R-23-27 – Parking Prohibited – Brandywine Drive  
e. Project #23-14 Squirrel Drive Paving Project to HRI, Inc., in the amount of $63,945.00

Council asked to pull CA-3.b., and CA-2.c. from the Consent Agenda.

Mr. Francke made a motion to accept and approve the October 19, 2023, Consent Agenda minus CA-2.c., and CA-3.b.  
Ms. Trainor seconded the motion.  
Motion carried unanimously.

**CA-3.b.:** Mr. Franson, Township Engineer, offered that the project at Brandywine has taken 11 years to complete. As part of the original plan, there were plastic speed humps to be installed. Standards have changed and these types of humps are not to be used on roads that are plowed. The developer installed one speed hump and the Township asked them to remove it during the winter. Speed sentry data will be collected during the winter and this will be addressed later.

**CA-2.c.:** This consent agenda item was withdrawn. Ms. Schoch offered a new plan is being brought forward for Rhoades Lane so the time extension is not necessary.

Ms. Trainor made a motion to approve and accept CA-3.b. as part of the Consent Agenda.  
Mr. Fragola seconded the motion.  
Motion carried unanimously.

**OLD BUSINESS:**

**OB-1   Ordinance O-23-05 Shiloh Road Rezoning**

Ms. Schoch, Principal Planner, offered that a Public Hearing for Ordinance O-23-05 Shiloh Road Rezoning, which allows R3 uses in the Planned Residential and Business District was held prior to the start of this meeting. There was no public comments brought forward.

Ms. Trainor made a motion to approve Ordinance O-23-05, adding Section XV to Chapter 87 (Conditional Uses), permitting duplexes, townhouses, and multi-family residences in the Planned Research and Business Park District (PRBD) by Conditional Use. In addition, amend Chapter 200 – Zoning to include R3 uses in the PRBD and incorporate elements of Chapter 145 – Planned Residential Development and Chapter 200.38.4 – Workforce Housing into the Conditional Use process set forth in Chapter 87, Section XV.  
Mr. Fragola seconded the motion.  
Motion carried unanimously.
OB-2  Spring Creek Park Signage

Ms. Kerner, Public Works Director, offered that on July 20, 2023, Council took action to establish “No Parking” zones along Spring Creek Lane and along the east side of Puddintown Road from the bridge over Spring Creek to a point north of Spring Creek Lane. Recently, correspondence was received from Ms. Carla Stilson, College Township resident, regarding these new signs. Council requested Staff review her comments and provide feedback.

1. Create a fire lane on Spring Creek Lane. The Fire Chief noted that creating a fire lane on Spring Creek Lane would be reasonable. Pavement markings accompanied with posted signage due to snow/ice is typical, although parking is not a problem in the winter months. Council agreed with this recommendation.

2. Removal of No Parking Signs on Puddintown Road. The No Parking on the east side of Puddintown Road was established by the sight distance triangle needed for motorists exiting from Spring Creek Lane. There is an extra 100’ of signage beyond the required distance to the bridge over Spring Creek that could be removed. On the west side of Puddintown, the no parking signs were placed to keep motorists from blocking access in the intersection of the PSU access drive. These signs are not required and could be removed as the PA Vehicle Code prohibits any motorist from parking through an intersection. Mr. Bernier offered if you remove signs, people will park in those areas. A majority of Council supported removing the additional signs.

3. Improvements to the parking lot on Balmoral Way and install a bridge over Spring Creek. Staff offered that neither of these two suggestions are currently in the Capital Improvement Plan (CIP) and will take several years to implement. Staff has started implementation of recommendations from the Spring Creek Master Plan. Staff will seek additional grant funding opportunities. Council agreed that these two projects be included in the CIP.

4. Removal of No Parking Signs at 111 Spring Creek Lane. Staff offered that the current placement of the signs along Spring Creek Lane are adequate to achieve the goal and placement of the sign was purposefully placed near the common property line so as not to overly impede either property owner. Council supports keeping the purposefully placed signs that do not impede either property owner.

NEW BUSINESS

NB-1  Library Articles of Agreement Amendment

Mr. Adam Brumbaugh, Township Manager, offered that in a letter, Mr. Eric Norenberg, Centre Region Council of Government (COG) Executive Director, requests Council review the Library Articles of Agreement amendment regarding Board membership prior to the next meeting of the Library Board Governance Committee. An amendment is necessary because, effective December 31, 2023, Halfmoon Township will no longer be a part of the Joint Articles of Agreement for the Schlow Library Board of Trustees. As a result, they will no longer have a representative on the board. One of the remaining participating municipalities will fill the vacancy.

The Governance Committee of the Library Board of Trustees offered several options for Council to review. After discussion of the three options presented by the Governance Committee, Council unanimously supports the open seat being assigned to College Township as the usage of physical library materials in College Township has increased and currently College Township has only one representative on the Board. Council also noted that the Library Board composition/criteria be reviewed for possible modification.
NB-2 Brush Stockpile Lease

Ms. Kerner, Public Works Director, offered that as a result in a change of operations at the University Area Joint Authority, Staff has been actively investigating options for the storage and processing of brush beginning in 2024. After evaluating a number of options, Staff concludes that a land lease of Parcel No. 2, 2900 Block of Stewart Drive represents the most efficient and cost effective solution at this time.

The approximately 1.11 acre parcel is located within close proximity to the Public Works Buildings in the Carolean Industrial Park. The site will provide adequate space for brush operations, while also accommodating a laydown area for additional materials and/or equipment. This laydown area will allow Public Works to transfer operations entirely from the shale pit location on Mount Nittany, thus allowing that space to be fully converted to the trailhead parking.

Ms. Trainor made a motion to authorize the Township Manager to execute the Lease Agreement for the Parcel No. 2. 2900 Block of Stewart Drive.
Mr. Fragola seconded the motion.
Motion carried unanimously.

STAFF INFORMATIVES: Mr. Francke pointed out in the University Area Joint Authority minutes, due to the unpaid amount from the State College Borough; an increase in rates for all users is likely in 2024.

OTHER MATTERS: With sympathy, Mr. Brumbaugh offered that a former College Township Council member Mr. Forrest Remmick recently passed away.

Ms. Snyder added the Centre County Association of Township Officials annual fall convention will held on October 30, 2023, at the Wyndham Garden State College. Mr. Eric Bernier will be recognized for 25 years of service.

ADJOURNMENT:
Chair Best called for a motion to adjourn the meeting.

Mr. Bernier moved to adjourn the October 19, 2023, Regular College Township Council Meeting,
Chair seconded the motion.

The October 19, 2023, Regular College Township Council Meeting was adjourned at 8:46 PM.

Respectfully Submitted By,

Adam T. Brumbaugh
Township Secretary