

# Centre Documenters

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Meeting: Council Meeting

Township: College

Documenter names: Sophie Ambrosina & Mo Almo

Date: March 21, 2024

Start Time: 7:00 p.m.

End Time: 8:04 p.m.

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## Notes

- Hybrid meeting
- Council members
  - Dustin Best (Chair)
  - Eric Bernier (Vice Chair)
  - Rich Francke (member)
  - Susan Trainor (member)
  - Tracey Mariner (member)
- Other township authorities
  - Donald Franson (Township Engineer)
  - Lindsay Schoch (Principal Planner)
  - Mark Gabrovsek (Zoning Officer)
  - Keri Miller (Economic Development Coordinator)
  - Jennifer Snyder (Assistant Township Secretary)
- **Call to Order/Pledge of Allegiance**
- **Public Open Discussion**
  - none
- **New Agenda Items**
  - none
- **Special Presentation**
  - Planning Commission annual update by Ray Forziat (Planning Commission Chair)
    - Forziat said the annual report was put together by the staff.
    - The commission went over the plans that happened throughout the year, meeting highlights, Planning Commission bios and changes in PREB in ordinances.
    - They are still working on the Dale Summit revitalization plan.
    - The commission is working on the workforce housing ordinance.

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- They looked at equity and inclusion aspects of workforce housing.
  - Forziat also said the latest remand letters have helped the commission with structure and flow in the workforce housing ordinance, and he appreciates the communication.
  - Susan Trainor thanked the commission members for their joint meetings and said there was a “real evolution” over the past year.
- **Plans**
  - Maxwell Struble Road storage site preliminary/ final land development plan, Tax Parcels 19-004-078 & 19-0004-078B 455 & 501 Struble Road
    - This plan will rezone 3 acres of Maxwell’s properties from forest to general commercial.
    - He will be adding property to be consistent with zone lines.
    - The project will allow a forest buffer to remain between industrial and residential areas.
    - Lindsay Schoch said Maxwell wants to add a 3,500-square-foot building to his property to expand his business, which is allowed because it’s within the regional growth boundary.
    - Maxwell is also requesting to not pave sidewalks on his property.
      - The requirement is 480 feet of sidewalk for his property, but according to Schoch, Maxwell wants to pay a fee in lieu of sidewalks because he knows there will be stormwater maintenance in the next 3-5 years, in which case the sidewalks would have to be ripped out anyway. The fee in lieu amounts to \$28,545.

***A note from your Documenter:*** “Fee in lieu” means a payment of money in place of achieving or exceeding all or part of city stormwater requirements. When a developer is required to build units on site but allowed to pay a fee as an alternative, the fee is called an “in-lieu fee.”

- Don Franson said the people of the neighborhood are not used to shoveling sidewalks in the winter, but once the sidewalk is built, it will be the homeowners' responsibility.
- Schoch said this project was No. 17 on the pedestrian facilities master plan, making it low priority. She also said the fee in lieu cost is updated and consistent with the fee schedule.
- Schoch said if the sidewalk would go on the other side of the road, there would need to be about 100-150 more feet of sidewalk.
- Susan Trainor made a motion to approve the plan, and it

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unanimously passed.

- **Reports**

- Manager's update
  - none
- COG regional, county and liaison reports
  - Rich Francke said the finance committee met on March 14 and went over the budgeting process. The annual budgeting timeline will be expanded during the public forum on March 25.
  - Dustin Best said during the executive meeting, they discussed that the executive director search committee is moving along.
- Staff/planning commission/other committee reports
  - Planning Commission:
    - A representative from the planning commission said they met on March 19. In their meeting, they planned an outdoor practice facility next to Jeffrey Field. It will have an air-supported bubble and will be for soccer practice. The bubble will go up in the fall and be taken down in spring. There will be no NCAA games held in the bubble. The commission told Penn State to send their plans to the council for approval. There will also be additional requests for more parking.
    - He also said Centre Hill's Country Club is looking to build an aquatic center, tennis courts and pickleball courts off the Canterbury crossing. Site and utility work will have to be done. College Township residents are concerned about noise and the lights. The borough will consider noise and lighting concerns because they also have jurisdiction over this project.
- Diversity, equity, inclusion and belonging reports (public invited to report)
  - Assistant Township Manager Mike Bloom said in their last meeting, they acknowledged it is Ramadan.  
*A note from your Documenter — Did you know? Ramadan is a month in the Islamic calendar in which Muslims fast from sunrise to sunset as a way to empathize with the less fortunate. According to the Islamic Networks Group, "Muslims welcome Ramadan as an opportunity for self-reflection and spiritual improvement, and as a means to grow in moral excellence."*

- **Consent Agenda**

- Minutes
  - Regular meeting minutes from March 7, 2024
- Correspondence
  - a. Invitation from ClearWater Conservancy for a site tour on April 25,

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- 2024
    - b. Letter from Hawbaker Engineering, dated March 11, 2024, regarding a time extension for Winfield Heights (Phase 2) to June 30, 2024
    - c. Email from Dan Materna, dated March 12, 2024, regarding the casino
  - Action items
    - Letter of support: The District at Dale Summit — Business in Our Sites application
    - Proposed 2024 Pay Range Modifications
  - All Consent Agenda items passed unopposed.
- **Old Business**
  - No
- **New Business**
  - The retention bonus policy passes unopposed.
    - Bloom said that as a result of the challenging labor market, there needs to be a retention bonus policy to retain a good staff.
    - Trainor said she wanted to add to the record that this resolution does not include the exact amounts of bonuses; those will need to have members' approval separately.
  - 2024 PSATS Resolutions & Nominations
    - No action
  - ClearWater Conservancy DCNR C2P2 Grant — Resolution R-24-18  
*A note from your Documenter — Did you know?* According to the Pennsylvania Department of Conservation & Natural Resources, this grant (C2P2) is how “the Department of Conservation and Natural Resources’ Bureau of Recreation and Conservation assists local governments and recreation and conservation organizations with funding for projects related to parks, recreation and conservation.”
    - Volunteers from ClearWater Conservancy approached College Township staff to make a grant proposal on behalf of ClearWater.
    - Bloom said to tap into funding from the grant, College Township would need to become a leaseholder of the property.
      - Ford Stryker, a ClearWater volunteer, said nonprofits are not eligible for money from this grant, but municipalities are.
      - ClearWater wants to build an accessible trail and parking deck from the property down to Spring Creek, which would provide safe and easy access to the creek. They need a grant of \$300,000.
      - Trainor asked if this had happened before when the township took a lease to receive a grant.
        - Bloom responded that, to his knowledge, this has not

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happened before.

- Bloom said, to his knowledge, nonprofits may have a maximum grant of \$100,000, but municipalities could get up to \$300,000 from this grant.
  - Bloom said passing the motion to approve is just a step forward because all details are subject to solicitor review. If there is not a point of comfort reached with the lease, the grant resolution will be incomplete.
    - The council members were asked to submit an incomplete grant application, which has a deadline of April 3, 2024. This proposal is the first step and is nonbinding.
    - The proposal was approved 3-1. Tracey Mariner was opposed to this motion.
  - **Staff Informatives**
    - none
  - **Other Matters**
    - none
  - **Adjournment**
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## Summary/Takeaways from your Documenter

- The College Township Council approved an incomplete grant for ClearWater Conservancy's plan to build accessible trails and parking on its property.
- The council approved the Maxwell Struble Road storage site preliminary/final land development plan, allowing Maxwell to pay a fee in lieu of building sidewalks on the property.
- College Township residents are concerned about the Centre Hill's Country Club's upcoming additions of an aquatic center, tennis courts and pickleball courts because of noise and the lighting.

## Follow-Up Questions

- What are the next steps that ClearWater Conservancy will take in their project?
- Does the decision to move the lease just to get the grant present any possible legal action for the township?

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