



**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES
Thursday, September 15, 2022
7:00 PM**

**1481 E. College Avenue, State College PA 16801
Hybrid Meeting (In-Person or via Zoom)**

**ATTENDED BY –
COUNCIL:**

D. Richard Francke, Chair
Carla Stilson, Vice Chair
Paul Takac
L. Eric Bernier
Dustin Best

STAFF:

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

ABSENT:

D. Richard Francke, Chair
L. Eric Bernier

CALL TO ORDER: Mr. D. Richard Francke, Council Chair, called to order the September 1, 2022, Regular Meeting of the College Township (CT) Council at 7:09 PM and led in the Pledge of Allegiance.

OPEN DISCUSSION:

Wes Glebe, Ferguson Township, introduced himself to Council as the Ferguson Township representative on the UAJA Board.

Sue Smith, Lemont, asked about an ad in the classified section of the paper related to Status X firearm training in Lemont.

NEW AGENDA ITEMS:

No *New Agenda Items* were brought forward for action on the agenda.

**PLANS: P-1 Justin P. and Jaclyn D. Ondik Preliminary/Final Subdivision Plan:
Tax Parcel 19-04-72E, 817 Struble Road, State College**

Ms. Lindsay Schoch, AICP, Principal Planner, offered that before Council is the Justin P. and Jaclyn D. Ondik Preliminary/Final Subdivision Plan, which the applicant wishes to subdivide a



2.14 acre area from the original 8.87 acre lot. The lot is located at 817 Struble road, State College, tax parcel 19-4-72E. The parcel is zoned Residential and the proposed use is Residential to be service by on-site water and on-site sewage. Ms. Schoch added that no development activity is proposed on either lot at this time.

Ms. Schoch offered the applicant is requesting a sidewalk waiver, as there are no existing sidewalks along Struble Road. The applicant is requesting a driveway waiver. Currently there are four (4) lots accessing the private access. The new lot being Lot 2 on the subdivision plan will result in five (5) single-family residential lots with each lot containing only one (1) residential unit. The Planning Commission recommends that Council approve both waivers.

Mr. Henry, P.E., Henry Surveys, represented the applicant at the meeting. Mr. Henry offered information to Council related to the Private Right-of-Way and the driveway waiver request.

Mr. Takac made a motion to approve the Preliminary/Final 2 Lot Subdivision of Lands of Justin P. Ondik and Jaclyn D. Ondik Plan dated July 12, 2022, and last revised August 23, 2022, subject to the following conditions:

- 1. Within ninety-days from the date of approval by Council, all conditions must be satisfied, 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 reviews 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 180-12.**
- 5. Post surety as approved by the Township Engineer prior to recordation.**
- 6. Recommend the approval of the sidewalk waiver request as noted in the plan.**
- 7. Recommend the approval of the driveway waiver request as prepared by Henry Surveys.**
- 8. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.**

Mr. Bernier seconded the motion.

Motion carried unanimously.

**P-2 Harold Altman, Inc. Subdivision Preliminary/Final Subdivision Plan;
Tax Parcel 19-11-52, Northeast Corner of Intersection of Berry Street
and Mount Nittany Road, Lemont**

Ms. Lindsay Schoch, AICP, Principal Planner, offered that before Council is the Harold Altman, Inc. Subdivision Preliminary/Final Subdivision Plan, which the applicant wishes to subdivide 20,545 Square Foot (SF) lot into two (2) separate lots; Lot 1 = 10,726 SF and Lot 2 = 9,819 SF. The lot is located at 729 Berry Street, Lemont, tax parcel 19-11-52. The parcel is zoned Residential and the proposed use is Single-Family Residential.



Lot 1 will contain the existing single-family house and an existing garage structure in the rear of the lot. Lot 2 will contain the existing former church/art studio. Three parking spaces are required for each dwelling. Lot 1 parking is proposed to be located in the existing driveway between the two structures. Lot 2 parking will utilize a single lot in a portion of the existing driveway at Berry Street and two additional gravel spaces are proposed in the rear of lot 2 with access from Mount Nittany Road.

Ms. Schoch offered that the Township added a note to the plan indicating the property is known as the Township defines Historically Significant and in the future may be subject to a conditional use permit if the property is being preserved, rehabilitated, restored or reconstructed and zoning relief is necessary.

Ms. Schoch offered the applicant is requesting a sidewalk waiver. The Planning Commission recommends Council approve the waiver. She continued, the church is filled with art supplies and general storage.

The Township would like to add a note to the Plan indicating that within twelve months of plan recordation, the applicant shall convert the church to a single-family dwelling.

Council discussed a bus stop at the corner of Mount Nittany Road and Berry Street and the feasibility of a bus pad/corner landing at this intersection for students. Council is in favor of the sidewalk waiver.

Mr. Mark Torretti, Penn Terra Engineering, represented the applicant at the meeting.

Mr. Bernier made a motion to approve the Harold Altman Inc. Subdivision Preliminary/Final Subdivision Plan dated July 18, 2022, and last revised August 5, 2022, subject to the following conditions:

- 1. Within ninety-days from the date of approval by Council, all conditions must be satisfied, 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 reviews 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 180-12.**
- 5. Post surety as approved by the Township Engineer prior to recordation.**
- 6. Recommend approval of the sidewalk waiver request prepared by Penn Terra Engineering, Inc.**
- 7. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.**
- 8. Once recorded, within twelve months, the church will be converted to a single-family dwelling.**



**Mr. Takac seconded the motion.
Motion carried unanimously.**

Chair Francke moved the Consent Agenda to this point in the meeting.

CONSENT AGENDA:

CA-1 Minutes, Approval of

- a. August 18, 2022, Regular Council Meeting

CA-2 Correspondence related to the Nittany Mall Casino

- a. Email from Andrew Shaffer, dated August 15, 2022, regarding casino
- b. Email from Darlene Clark, dated August 16, 2022, regarding casino
- c. Email from Beth Dripps, dated August 16, 2022, regarding casino
- d. Email from Mary Jane Stout, dated August 16, 2022, regarding casino
- e. Email from David Werner, dated August 16, 2022, regarding casino
- f. Email from Hollis Zelinsky, dated August 17, 2022, regarding casino
- g. Email from Laurie Jeffreys, dated August 16, 2022, regarding casino
- h. Email from Kristen Devlin, dated August 16, 2022, regarding casino
- i. Email from Mark Rothgeb, dated August 16, 2022, regarding casino
- j. Email from Barb Saxton, dated August 16, 2022, regarding casino
- k. Email from Marybeth Zlock, dated August 16, 2022, regarding casino
- l. Email from Myrna Yearick, dated August 17, 2022, regarding casino
- m. Email from Angela Moore, dated August 20, 2022, regarding casino
- n. Email from Dr. and Mrs. Daniel Hagen, dated August 20, 2022, regarding casino
- o. Email from GerneyLee Carter, dated August 20, 2022, regarding casino
- p. Email from Marie Hamilton, dated August 20, 2022, regarding casino
- q. Email from Andrew S. Yablonsky, dated August 20, 2022, regarding casino
- r. Email from Jack and Sandy Quick, dated August 20, 2022, regarding casino
- s. Email from Sharon Guenot, dated August 20, 2022, regarding casino
- t. Email from Heather Dale Ricker-Gilbert, dated August 20, 2022, regarding casino
- u. Email from Melinda Ohlson, dated August 20, 2022, regarding casino
- v. Email from Jed Neilson, dated August 20, 2022, regarding casino
- w. Email from Sandra Shirey, dated August 20, 2022, regarding casino
- x. Email from Daniel Materna, dated August 20, 2022, regarding casino
- y. Email from James English, dated August 21, 2022, regarding casino
- z. Email from Kathy McClintic, dated August 21, 2022, regarding casino
- aa. Email from Polly Dunn, dated August 21, 2022, regarding casino
- bb. Email from Randy Hudson, dated August 21, 2022, regarding casino
- cc. Email from Elizabeth Donovan, dated August 21, 2022, regarding casino
- dd. Email from Gina and Don Leon, dated August 21, 2022 regarding casino
- ee. Email from Mary Carol Frier, dated August 21, 2022 regarding casino
- ff. Email from Dorothy Delafield, dated August 21, 2022, regarding casino
- gg. Email from Dorothy Blair, dated August 22, 2022, regarding casino
- hh. Email from Helen Love, dated August 22, 2022, regarding casino
- ii. Email from Rev. Daniel Kiehl, dated August 22, 2022, regarding casino
- jj. Email from Tom Witmer, dated August 22, 2022, regarding casino
- kk. Email from Jennifer Moeny, dated August 22, 2022, regarding casino
- ll. Email from Marcus Englert, dated August 22, 2022, regarding casino
- mm. Email from Elizabeth McGraw, dated August 22, 2022, regarding casino
- nn. Email from Elizabeth Crisfield, dated August 22, 2022, regarding casino
- oo. Email from Marc McCann, dated August 22, 2022, regarding casino
- pp. Email from Sally McAneny, dated August 22, 2022, regarding casino



- qq.** Email from Scott Sheeder, dated August 22, 2022, regarding casino
- rr.** Email From Dorothy Bellissimo, dated August 22, 2022, regarding casino
- ss.** Email from Carolyn A. Hatley, dated August 22, 2022, regarding casino
- tt.** Email from Bonnie Dripps, dated August 22, 2022, regarding casino
- uu.** Email from Carol Winkler, dated August 22, 2022, regarding casino
- vv.** Email from Marsha Haack, dated August 22, 2022, regarding casino
- ww.** Email from Don Cistaro, dated August 22, 2022, regarding casino
- xx.** Email from Sarah Schwartz, dated August 22, 2022, regarding casino
- yy.** Email from Marilyn Goldfarb, dated August 22, 2022, regarding casino
- zz.** Email from Donald Schneider, M.D., dated August 22, 2022, regarding casino
- aaa.** Email from Paul Clark, dated August 22, 2022, regarding casino
- bbb.** Email from Mardi Frye, dated August 22, 2022, regarding casino
- ccc.** Email from Beth A. Eckert, dated August 22, 2022, regarding casino
- ddd.** Email from Joyce Hanscom, dated August 22, 2022, regarding casino
- eee.** Email from Beth Richards, dated August 22, 2022, regarding casino
- fff.** Email from Bridget Donnelly, dated August 22, 2022, regarding casino
- ggg.** Email from Janet Magner, dated August 23, 2022, regarding casino
- hhh.** Email from Nancy Gamble, dated August 23, 2022, regarding casino
- iii.** Email from Clara Strausser, dated August 23, 2022, regarding casino
- jjj.** Email from Vaughn and Kathryn Shirk, dated August 23, 2022, regarding casino
- kkk.** (Intentionally Left Blank)
- lll.** Email from Rachel Narehood, dated August 23, 2022, regarding casino
- mmm.** Email from Wanda Barlett, dated August 23, 2022, regarding casino
- nnn.** Email from Rhys John, dated August 23, 2022, regarding casino
- ooo.** Email from Shannon Frye, dated August 23, 2022, regarding casino
- ppp.** Email from Rebecca Horwitt, dated August 23, 2022, regarding casino
- qqq.** Email from Jonathon Eckert, dated August 23, 2022, regarding casino
- rrr.** Email from Edward Kaiser, dated August 24, 2022, regarding casino
- sss.** Email from Elizabeth Betts, dated August 24, 2022, regarding casino
- ttt.** Email from Bob Darnich, dated August 24, 2022, regarding Casino
- uuu.** Email from Tim Kerhinski, dated August 24, 2022, regarding casino
- vvv.** Email from Evan C. Mascitti, dated August 24, 2022, regarding casino
- www.** Email from Linda Greenly-Finch, dated August 24, 2022, regarding casino
- xxx.** Email from Jane L. Childs, dated August 24, 2022, regarding casino
- yyy.** Email from Sheryl Groner, dated August 24, 2022, regarding casino
- zzz.** Email Anthony DeLuca, dated August 24, 2022, regarding casino
- aaaa.** Email from Cristina M. Houtz, dated August 24, 2022, regarding casino
- bbbb.** Email from Christy LaForce, dated August 24, 2022, regarding casino
- cccc.** Email from Laurie Mulvey, dated August 24, 2022, regarding casino
- dddd.** Email from Anne Bastian, dated August 24, 2022, regarding casino
- eeee.** Email from Amy White, dated August 24, 2022, regarding casino
- ffff.** Email from Chris Homan, dated August 24, 2022, regarding casino
- gggg.** Email from Jennifer Saenz, dated August 24, 2022, regarding casino
- hhhh.** Email from Haagen Family, dated August 24, 2022, regarding casino
- iiii.** Email from Howard Pillot, dated August 24, 2022, regarding casino
- jjjj.** Email from Marjorie Devlin, dated August 24, 2022, regarding casino
- kkkk.** Email from Elaine Brzycki, dated August 24, 2022, regarding casino
- llll.** Email from Laurie Ciolkosz, dated August 24, 2022, regarding casino
- mmmm.** Letter from Nicholas Kello, dated August 24, 2022, regarding casino
- nnnn.** Email from Paula Gebicki, dated August 24, 2022, regarding casino
- oooo.** Email from Jeff Davidson, dated August 24, 2022, regarding casino
- pppp.** Email from Debbie Harrison, dated August 24, 2022, regarding casino
- qqqq.** Email from Maggie Ellis, dated August 24, 2022, regarding casino



- rrrr.** Email from Lisa E. Bolton, dated August 24, 2022, regarding casino
- ssss.** Email from Jun Luo, dated August 24, 2022, regarding casino
- tttt.** Email from Daniel L. Shields, dated August 24, 2022, regarding casino
- uuuu.** Email from Joyce Hall, dated August 24, 2022, regarding casino
- vvvv.** Email from Meg Pedlow Smith, dated August 24, 2022, regarding casino
- www.** Email from Susan N. Hochreiter, dated August 24, 2022, regarding casino
- xxxx.** Email from Norman Spivey, dated August 25, 2022, regarding casino
- yyyy.** Email from Mandy White, dated August 25, 2022, regarding casino
- zzzz.** Email from Catherine Grigor, dated August 25, 2022, regarding casino
- aaaaa.** Email from Pris Shea, dated August 25, 2022, regarding casino
- bbbbb.** Email from Leann Terry Diederich, PhD, dated August 25, 2022, regarding casino
- ccccc.** Email from Carol Hine, dated August 25, 2022, regarding casino
- dddd.** Email from Seth Gardner, dated August 25, 2022, regarding casino
- eeee.** Email from Kara Dixon, dated August 25, 2022, regarding casino
- ffff.** Email from Marian Trygve Freed, dated August 25, 2022, regarding casino
- ggggg.** Email from Beverly Haushalter, dated August 25, 2022, regarding casino
- hhhhh.** Email from John Carr, dated August 25, 2022, regarding casino
- iiii.** Email from Bob Hohn, dated August 26 2022, regarding casino
- jjjjj.** Email from Elizabeth Donovan, dated August 26, 2022, regarding casino
- kkkkk.** Email from Lori Kowalski, dated August 26, 2022, regarding casino
- llll.** Email from Cheryl Gigante, dated August 26, 2022, regarding casino
- mmmmm.** Email from Brea and John Asbury, dated August 26, 2022, regarding casino
- nnnnn.** Email from Carolyn Wilhelm, dated August 26, 2022, regarding casino
- oooo.** Email from Kristin Danford, dated August 26, 2022, regarding casino
- ppppp.** Email from Susie Carter, dated August 26, 2022, regarding casino
- qqqqq.** Email from Ellen Jankowski, dated August 26, 2022, regarding casino
- rrrrr.** Email from Zach Simmons, dated August 26, 2022, regarding casino
- sssss.** Email from Raylene Demorest, dated August 26, 2022, regarding casino
- ttttt.** Email from Brittany McGory, dated August 26, 2022, regarding casino
- uuuuu.** Email from V. Diane and Thomas J. Collins, dated August 26, 2022, regarding casino
- vvvvv.** Email from Emily Wenda, dated August 26, 2022, regarding casino
- wwwww.** Email from Susan Person, dated August 26, 2022, regarding casino
- xxxxx.** Email from Don and Irmi Snowden, dated August 26, 2022, regarding casino
- yyyyy.** Email from Lu He, dated August 26, 2022, regarding casino
- zzzzz.** Email from Holly Ketz, dated August 26, 2022, regarding casino
- aaaaaa.** Email from Dorothy Evensen, dated August 26, 2022, regarding casino
- bbbbbb.** Email from James Pflumm, dated August 26, 2022, regarding casino
- cccccc.** Email from Chase Childs, dated August 26, 2022, regarding casino
- dddddd.** Email Bill Rose, dated August 26, 2022, regarding casino
- eeeeee.** Email from Bob and Ann Shepherd, dated August 26, 2022, regarding casino
- ffffff.** Email from Ellen Coffman, dated August 26, 2022, regarding casino
- gggggg.** Email from Sam Hoskins, dated August 26, 2022, regarding casino
- hhhhhh.** Email from Barbara McKeehen, dated August 26, 2022, regarding casino
- iiiiii.** Email from Jose A. Guerrero, dated August 26, 2022, regarding casino
- jjjjjj.** Email from Emily Filling, dated August 26, 2022, regarding casino
- kkkkkk.** Email from Peggy Bixler, dated August 26, 2022, regarding casino
- lllll.** Email from Judith Wilson, dated August 26, 2022, regarding casino
- mmmmmm.** Email from Beth Williams, dated August 26, 2022, regarding casino
- nnnnnn.** Email from Dr. J. Alfred and Avis G. Jones, dated August 26, 2022, regarding casino
casino
- ooooooo.** Email from Susan Kroeker, dated August 26, 2022, regarding casino
- pppppp.** Email from Sandra Foulkrod, dated August 26, 2022, regarding casino
- qqqqqq.** Email from Donna and Paul Shaffer, dated August 26, 2022, regarding casino



- rrrrrr.** Email from Susanne Groenendaal, dated August 26, 2022, regarding casino
- ssssss.** Email from Nancy R. Chiswick, Ph.D., dated August 26, 2022, regarding casino
- tttttt.** Email from Kurt Phillip Kroeker, dated August 26, 2022, regarding casino
- uuuuuu.** Email from Chris Oliver, dated August 27, 2022, regarding casino
- vvvvvv.** Email from Michelle Campos, dated August 27, 2022, regarding casino
- wwwwww.** Email from Sabrina Chapman, dated August 17, 2022, regarding casino
- xxxxxx.** Email from Jenny Hoskins, dated August 27, 2022, regarding casino
- yyyyyy.** Email from Carl Evensen, dated August 27, 2022, regarding casino
- zzzzzz.** Email from E. Alan Camerton, dated August 27, 2022, regarding casino
- aaaaaaa.** Email from Dana L. Stuchul, dated August 27, 2022, regarding casino
- bbbbbbb.** Email from Bill Saxton, dated August 27, 2022, regarding casino
- ccccccc.** Email from Margaret Terry, dated August 27, 2022, regarding casino
- ddddddd.** Email from Nancy Harrison, dated August 27, 2022, regarding casino
- eeeeeee.** Email from Elizabeth Hanley, dated August 27, 2022, regarding casino
- ffffff.** Email from Dorothy Bellissimo, dated August 27, 2022, regarding casino
- ggggggg.** Email from Mary MacDonald, dated August 27, 2022, regarding casino
- hhhhhhh.** Email from Anna Engels, dated August 27, 2022, regarding casino
- iiiiiii.** Email Laura Waldhier, dated August 27, 2022, regarding casino
- jjjjjjj.** Email Beth MacDonald, dated August 27, 2022, regarding casino
- kkkkkkk.** Email from David A. MacDonald, Ph.D., dated August 27, 2022, regarding casino
- llllll.** Email from Richard McCoy, dated August 27, 2022, regarding casino
- mmmmmmm.** Email from Victoria Alexander, dated August 28, 2022, regarding casino
- nnnnnnn.** Email from Stefani Bjorklund, dated August 28, 2022, regarding casino
- ooooooo.** Email from Amber R. Miller, dated August 28, 2022, regarding casino
- ppppppp.** Email from Marilyn Eastridge, dated August 28, 2022, regarding casino
- qqqqqqq.** Email from Dara Sanoubane, dated August 28, 2022, regarding casino
- rrrrrrr.** Email from Eric Jones, Linda Scott, dated August 28, 2022, regarding casino
- sssssss.** Email from Ron and Mary McKinney, dated August 28, 2022, regarding casino
- ttttttt.** Email from Valerie Burnett, dated August 28, 2022, regarding casino
- uuuuuuu.** Email Paul Shaffer, dated August 28, 2022, regarding casino
- vvvvvvv.** Email from Amber Houk, dated August 28, 2022, regarding casino
- wwwwwww.** Email from Meira Minard, dated August 28, 2022, regarding casino
- xxxxxxx.** Email from Arthur Person, dated August 28, 2022, regarding casino
- yyyyyyy.** Email from Horacio Perez-Blanco, dated August 28, 2022, regarding casino
- zzzzzzz.** Email from Cassie Konkle, dated August 28, 2022, regarding casino
- aaaaaaaa.** Email from John O'Donnell, dated August 28, 2022, regarding casino
- bbbbbbbb.** Email from Don and Peggy Myers, dated August 28, 2022, regarding casino
- ccccccc.** Email from Heather Karsten, dated August 28, 2022, regarding casino
- ddddddd.** Email from Chris Paveglio, dated August 28, 2022, regarding casino
- eeeeeee.** Email from Kristen Boccumini, dated August 29, 2022, regarding casino
- ffffff.** Email from Susan Strauss, dated August 29, 2022, regarding casino
- ggggggg.** Email from Barrie Kroeker, dated August 29, 2022, regarding casino
- hhhhhhh.** Email from James McSweeney, dated August 29, 2022, regarding casino
- iiiiiii.** Email from Jessica Marsh, dated August 29, 2022, regarding casino
- jjjjjjj.** Email from Trish Hummer, dated August 29, 2022, regarding casino
- kkkkkkk.** Email from Susan Streit, dated August 29, 2022, regarding casino
- lllllll.** Email from James Bennett, dated August 29, 2022, regarding casino
- mmmmmmm.** Email from Katy Stager, dated August 29, 2022, regarding casino
- nnnnnnn.** Email from David Hatfield, dated August 29, 2022, regarding casino
- ooooooo.** Email from Nancy Cone, dated August 29, 2022, regarding casino
- ppppppp.** Email from Sue Jackson, dated August 29, 2022, regarding casino
- qqqqqqq.** Email from Tapas Mal, dated August 29, 2022, regarding casino



- rrrrrrrr.** Email from Grace Irwin, dated August 29, 2022, regarding casino
- ssssssss.** Email from Lisa Richardson, dated August 29, 2022, regarding casino
- tttttttt.** Email from Judith Swisher, dated August 29, 2022, regarding casino
- uuuuuuuu.** Email from Steven and Jaylene Smith, dated August 29, 2022, regarding casino
- vvvvvvvv.** Email from Susan Sausser, dated August 29, 2022, regarding casino
- wwwwwwww.** Email from Susan and Lu Natter, dated August 29, 2022, regarding casino
- xxxxxxx.** Email from Christopher Uhl, dated August 29, 2022, regarding casino
- yyyyyyyy.** Email from Barbara Fyffe, dated August 29, 2022, regarding casino
- zzzzzzzz.** Email from Susan Natter, dated August 29, 2022, regarding casino
- aaaaaaaa.** Email from Nathan Tack, dated August 29, 2022, regarding casino
- bbbbbbbb.** Email from Zhao’s Family, dated August 29, 2022, regarding casino
- cccccccc.** Email from Vickie Trunnell, dated August 29, 2022, regarding casino
- dddddddd.** Email from Alicia Hughes, dated August 29, 2022, regarding casino
- eeeeeeee.** Email from Nancy Cord-Baran, dated August 29, 2022, regarding casino
- ffffffff.** Email from Annie Simmons, dated August 29, 2022, regarding casino
- gggggggg.** Email from Pat Mortimore, dated August 29, 2022, regarding casino
- hhhhhhhh.** Email from Donna Symons, dated August 29, 2022, regarding casino
- iiiiiiii.** Email from Marcy Perini, dated August 29, 2022, regarding casino
- jjjjjjjj.** Email from Allison Erickson, dated August 29, 2022, regarding casino
- kkkkkkkk.** Email from Catherine Cohan, dated August 29, 2022, regarding casino
- llllllll.** Email from Dr. Donald and Henriette Schneider, dated August 29, 2022, regarding casino
- mmmmmmmm.** Email from Eli Byrne, dated August 29, 2022, regarding casino
- nnnnnnnn.** Email from Marsha Freije, dated August 29, 2022, regarding casino
- oooooooo.** Email from Kathryn Shirk, dated August 29, 2022, regarding casino
- pppppppp.** Email from Marc Warren, dated August 29, 2022, regarding casino
- qqqqqqqq.** Email from Yuhui (Millie) Zhou, August 29, 2022, regarding casino
- rrrrrrrr.** Email from Amanda Byrd, August 29, 2022, regarding casino
- ssssssss.** Email from Jean Hill, dated August 29, 2022, regarding casino
- tttttttt.** Email from Janice Shanafelt, dated August 29, 2022, regarding casino
- uuuuuuuu.** Email from Lynne Heritage, dated August 29, 2022, regarding casino
- vvvvvvvv.** Email from Jeanne Houston, dated August 29, 2022, regarding casino
- wwwwwwww.** Email from Alan Popovich, dated August 29, 2022, regarding casino
- xxxxxxx.** Email from Mark Jackson, dated August 29, 2022, regarding Casino
- yyyyyyyy.** Email from Patti and Mike Reddington, dated August 29, 2022, regarding casino
- zzzzzzzz.** Email from Joann and Bob Dornich, dated August 29, 2022, regarding casino
- aaaaaaaa.** Email from Barbara Perkons, dated August 29, 2022, regarding casino

CA-3 Correspondence, Receipt/Approval of

- a.** Letter from Penn Terra Engineering, dated August 12, 2022, regarding Time Extension Request for Stocker Body Shop LDP to December 12, 2022
- b.** Letter from Rettew, dated August 11, 2022, regarding Air Quality Plan Approval – Biosolids Upgrade Project, Spring Creek Pollution Control Facility, UAJA
- c.** Letter from Penn Terra Engineer, dated August 23, 2022, regarding Time Extension Request for Nittany Casino LDP to December 11, 2022
- d.** Letter from Pennsylvania Department of Transportation, dated August 22, 2022, regarding the State College Area Connector Planning and Environmental Linkage (PEL) Study
- e.** Letter from Alison Kurtz, CTIDA Chair, regarding resignation from the CTIDA effective August 25, 2022.

CA-4 Action Item, Approval of

- a.** Douglas Workman, P.E., to serve on the Centre Region Building and Housing Board of Appeals to complete Mr. Maholtz’s 3-year term, from September 1, 2022, - March 30, 2024.



Chair Francke expressed his appreciation to Ms. Alison Kurtz for her service on the CTIDA.

Mr. Takac made a motion to approve the September 1, 2022, Consent Agenda.

Mr. Bernier seconded the motion.

Motion carried unanimously.

Chair Francke moved Old Business to this point on the agenda.

OLD BUSINESS:

OB-1 Review of Draft FAQ for Proposed Nittany Casino

Mr. Mike Bloom, Assistant Township Manager, offered that before Council for discussion is a Draft Frequently Asked Questions (FAQ) and a Draft Timeline of Significant Events related to the Proposed Nittany Casino. Specifically, the two (2) primary questions being asked in the majority of the public correspondence received pertains to whether the CT Council still has the ability to opt-out of being a host municipality for the casino or if the Township can stop the land development plan which was approved for the Nittany Casino on September 16, 2021. Council sought a legal opinion from the Township Solicitor, Louis Glantz, regarding these two questions.

Mr. Bloom reported that according to the solicitor's opinion, Title 53 of the Pennsylvania Consolidated Statutes clearly indicates the Township's right to opt-out expired 60 days after the effective date of Act 63 of 2019, which was July 2, 2019.

Specific to the Land Development Plan, the solicitor noted that the applicant/developer has acted in reliance upon the Township's decisions to date, including the conditional approval of the preliminary/final land development plan in September of 2021. As such, the developer/applicant has continued to allocate considerable resources toward the proposed casino project, which supports their position.

Staff asked Council to review the draft documents and provide direction on the FAQ and Timeline of Significant Events.

Potential additions to the FAQ:

- More defined reasons for Council not "Opting Out" in 2017.
- Requirements under which a Category 4 casino must operate in comparison to larger casinos in PA and in other states.
- More focused comments on issues that are likely relevant to this type of casino.
- Municipal Planning Code (MPC) dictates zoning ordinances must allow for all legal use.
- This FAQ is a living document and should be responsive to real questions asked from concerned citizens.
- Other things the Casino is proposing to provide other than gambling – economic drivers.
- The Township's limited ability to control development through zoning – constrained by the MPC.
- Approval of the gaming license lies in with the Pennsylvania Gaming Control Board, not the College Township Council.



- The Land Development Plan was approved for exterior changes only.
- A list of municipalities in the region that did not “Opt Out”.
- Clarification of Property Tax relief.
- Revenue distribution to the County and other municipalities.
- Update on Commonwealth Court Docket.

Potential additions to the timeline:

- Add in August 30, 2019 –Act 63: All category 4 licenses were spoken for but a license became available when one was denied.

Council made the following comments:

- College Township and the Centre Region has the infrastructure that can support a casino.
- In 2017, Council saw this as a property specific opportunity for a property specific challenge.
- College Township allowed for a gaming establishment at the Nittany Mall through zoning for a long time.
- The Township had only a short time to “Opt Out”.
- Centre County was a target for a category 4 casino.
- Zoning in place to regulate/mitigate any negative impacts.
- Gambling in Pennsylvania is available in many locations, including on cell phones.
- Casinos are required to provide extra measures of security and training regarding the Oversight and Process for selling of liquor, recognizing addiction and other areas.
- Not in favor of the State Government balancing the budget with gambling.
- Council will work with the community to bring about the best possible solution.
- Any changes to the zoning ordinance may expose the Township to financial and legal liability if not done properly.
- A number of municipalities in the region did not “Opt Out” so that a casino, if not located in College Township, could still be located in Centre County.
- Maximize the benefits to College Township and the Centre Region while minimizing or eliminating any potential costs or negative impacts to those we represent.
- Legal or financial ramifications for the Township should Council consider writing a letter to the Gaming Control Board acknowledging opposition to the proposed casino.
- An independent Impact Study conducted by the CT Staff.
- College Township is best equipped to mitigate any negative impacts.
- Council did research the impacts of Category 4 casinos in PA.
- Review the proposed Gettysburg Casino and the actions by the municipality that allowed for the Gaming Control Board to reject the bid for the license.
- Council did not actively recruit a casino as other municipalities did.
- Staff to make sure items placed on the FAQ are facts that can be documented and not speculative.
- Council consider revisiting other casinos in the Commonwealth and have a dialog with their local governments.

Mr. Brumbaugh offered that Stadium Gaming, the Cordish Group, filed a Petition to Intervene. The Pennsylvania Gaming Control Board will hear this petition in October.

Chair Francke opened the meeting for public comments from College Township residents, Centre Region residents and residents of Centre County.



Steven Smith, College Township, offered comments regarding crimes related to casinos that spills out into the community and the mistruths that come from the gaming industries.

Andrew Shaffer, State College Borough, offered comments regarding opposition to a casino in any location in Centre County, impact studies and a letter from Council to the PA Gaming Control Board.

Tsultrim Datso, State College Borough, offered comments in opposition to a casino and addictions related to gambling.

Joan Bouchard, Patton Township, offered comments in opposition to a casino, gambling addictions, supporting a letter from Council to the PA Gaming Control Board and visiting other Category 4 casinos.

Dorothy Blair, Harris Township, Nittany Environmental Coalition, offered comments in opposition to a casino, the mix of alcohol and gambling at a casino, students and gambling addictions, decline in property values near casinos and where profits from casinos are directed.

Paul Shaffer, State College Borough, offered that he gathered signatures from those who opposed the casino at the Nittany Mall and opined those most adamantly opposed have previously lived close to or had an association with a casino. He asked Council to write a letter to the PA Gaming Control Board.

Spencer Walbaker, Centre Hall Borough, offered comments in opposition to a casino, keeping gambling away from college students, and writing a letter to the PA Gaming Control Board.

James Bennett, Ferguson Township, offered comments related to his experience living close to a casino near a mall in Maryland, the College Township Vision and Mission statement, the impacts of a casino as it relates to the vision and mission statement and the negative impacts of gambling.

John Eckert, Harris Township, offered comments related to brick and mortar gambling facilities versus online gambling and asked that Council write a letter to the PA Gaming Control Board.

Alice Pope, Brooklyn, New York, offered comments in opposition to a casino and regarding academic failure from alcohol and gambling addiction. She asked that Council write a letter to the PA Gaming Control Board. Ms. Popo acknowledged that she is a member of the Penn State Board of Trustees, but was sharing her own personal opinions.

Pam Steckler, Ferguson Township, offered comments in opposition to a casino and asked Council to do all they can to stop the casino.

Kristen Boccumini, College Township, offered comments in opposition to a casino and opined the proximity of Penn State and Spring Creek Elementary School are significant cause/reason that should prevent the casino from coming to this area, similar to the rationale of using the historic nature of the area to block the casino in Gettysburg. She offered negative statistics of the long-term benefits of casinos.



Chair Francke thanked all those that participated in the meeting.

Council was in favor of seeking legal counsel from the Township Solicitor regarding the legal and financial ramifications should the Township consider writing a letter to the Pennsylvania Gaming Control Board expressing opposition to the Casino. The Solicitor to weigh in before Council considers any action.

Council was in favor of Staff performing an independent Impact Study recognizing the timeline, October 19, 2022, which is the date of the next Gaming Control Board hearing. It was noted that this Impact Study would be important to informing Council's discussion and actions leading up to, and potentially after, a licensing decision.

Chair Francke recessed the meeting at 10:10 PM and reopened the meeting at 10:15 PM.

REPORTS:

a. Manager's Update

Mr. Adam Brumbaugh, Township Manager, offered work continues of Pike Street with retaining walls and portions of sidewalk poured on the south side; small gas leak at the construction site which was address quickly; Dale Summit RFQ review committee met and will interview all three (3) applicants; LTAC Open House anticipated on September 28, 2022 to review neighborhood recommendations; and the Township has received support letter related to the Path to Campus from all property owners.

College Township hired an Administrative Communication Specialist, Michelle Spaide, who started her employment on Monday, August 29, 2022.

b. COG Regional, County, Liaisons Reports

Land Use and Community Infrastructure Committee (LUCI): Mr. Bernier reported the LUCI Committee met on September 1, 2022, and heard a presentation from Mr. Jim May, related to the Regional Growth Boundary and Sewer Service Area at a Glance and discussed the initial draft of the amended Regional Growth Boundary and Sewer Service Area Implementation Agreement.

College Township Industrial Development Authority (CTIDA): Council received the resignation letter from Ms. Alison Kurtz. Mr. Brumbaugh offered that there is not a sense of urgency to fill that position as with this resignation, this makes the CTIDA a seven-member board. The Governance Committee is reviewing the bylaws at this time. A special meeting will be held on Wednesday, September 7 at 9:30 AM.

COG Parks and Recreation Governance Committee: Chair Francke reported the COG Parks and Recreation Governance Committee continues to discuss the mission/purpose of the Committee and the best governance structure to achieve the mission/purpose.

COG Finance Committee: The Finance Committee set the COG budget review meetings for



September 29, October 6, 11, and if needed the 13th beginning at 8:30 AM in the COG General Forum room.

Mr. Francke and Mr. Bernier attended the grand opening of the Ocean State Job Lots.

c. Staff/Planning Commission/Other Committee Reports

Planning Commission (PC): No PC meeting held since the last CT Council Meeting.

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

No *DEI reports* were brought forward.

NEW BUSINESS:

NB-1 College Township Finance Report

On behalf of Mr. Long, Finance Director, Mr. Brumbaugh, Township Manager, offered a Year-to-Date Financial Update. The following items were highlighted in the YTD update:

- The 2023 Budget to be reviewed and approved in November and December
- YTD through August 30, 2022, property tax revenue collected - \$2,664,305
- YTD through July 2022, Non-property tax revenues collected - \$1,458,000
- Remaining 50% (\$526,000) of expected American Rescue Plan Act monies to be allocated soon and will be placed in the Capital Reserve Account.
- Received \$62,000 from the Commonwealth of PA for the Pike Street project construction cost reimbursement and another \$121,000 has been requested
- Capital Assets Additions include 2022 Dump Truck (chassis only) \$38,000
- Plows/Spreaders \$37,000, and Traffic Signal \$189,000

The Township website contains information related to the Township Budgets, Capital Improvement Plan, and independent audits.

STAFF INFORMATIVES:

State College Area Planning and Environmental Linkage (PEL) Study Open House for local officials within the region to introduce the information, receive feedback, and prepare you for any questions received from constituents will take place on Wednesday, September 7 from 6:00 to 8:00 PM. Mr. Bernier and Mr. Takac are planning to attend.

OTHER MATTERS:

Mr. Bernier will not be in attendance at the next meeting on September 15, 2022.



Mr. Brumbaugh offered that he and Mr. Tom Fountaine, State College Borough Manager, has been invited to participate in a conversation with Penn State Athletics and Governmental Affairs with respect to the proposed sale of alcohol/beer at Beaver Stadium. The Zoom meeting is to take place on Wednesday, September 7, 2022, at 8:00 AM. Mr. Brumbaugh asked Council to email him their thoughts on this issue. Mr. Brumbaugh offered that Beaver Stadium is located exclusively in College Township. Beaver Stadium/Penn State has their own liquor license, which was used once during a concert and in the boxes/clubs at the stadium.

Ms. Stilson offered she is not in favor of the proposal to sale alcohol/beer at the stadium. Mr. Bernier offered that sales during the game does not seem to be a problem, he opined it is the alcohol consumed before the game that leads to a problem. Mr. Takac offered that Pegula Ice Arena is an alcohol free venue and a family-friendly venue.

ADJOURNMENT:

**Mr. Bernier moved to adjourn the September 1, 2022, Regular College Township Council Meeting.
Chair seconded the motion.**

Chair Francke adjourned the September 1, 2022, Regular College Township Council Meeting at 11:00 PM.

Respectfully Submitted By,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Secretary