

ATTENDANCE:

BOARD	Elliot Abrams, Chair Bryce Boyer, Vice-Chair George Downsborough, Jr., Supervisor Jeff Luck, Supervisor Walt Wise, Supervisor
STAFF	Doug Erickson, Township Manager Brent Brubaker, Township Engineer John Petrick, Chief of Police Kim Wyatt, Finance Director Betsy Dupuis, Solicitor Eric Vorwald, Centre Regional Planning Agency Susan Wheeler, Public Works Project Manager Steve Bair, Centre Region Fire Director
AUDIENCE	C-NET (3) Scott Miller, Resident George Dohn, Patton Township Open Space Stewardship Committee Chuck Strodoski, YSM Greg Turner, Patton Township Recreation Advisory Committee Chad Stefford, PennTerra Engineering Chris Hurley, Centre Region Parks and Recreation Authority Dave Palmer, S&A Homes Bob Poole, S&A Homes

1. CALL TO ORDER

The April 23, 2014 Patton Township Board of Supervisors meeting held at the Township Municipal Building was called to order at 7:00 PM by Chair Elliot Abrams.

2. APPROVAL OF MINUTES

Mr. Luck moved to approve the April 9, 2014 meeting minutes. Seconded by Mr. Boyer, the motion passed 5-0.

3. PUBLIC COMMENTS

Mr. Miller stated that the intersection at Sheetz and Clearview Avenue is dangerous and asked if the Board would consider putting in a cross walk or pedestrian signs. Mr. Erickson stated he will look into putting in a crosswalk.

4. PUBLIC SAFETY

a. Police Update

Chief Petrick stated that the March 2014 Public Safety Report was included in the agenda. He stated that there was a significant increase in retail thefts and DUIs during the month of March. He stated that this Saturday at Walmart the Patton Township and Ferguson Township Police Departments will be collecting prescription drugs. He informed the Board that May 5th at 4pm is the deadline for the police applications.

5. **PUBLIC WORKS**

a. **Fire Hydrant Spacing along Future Township Streets**

Mr. Erickson stated that this item combines two recommendations forwarded from the Planning Commission meeting of April 7, 2014.

Fire Hydrant Spacing on Cul-De-Sacs

From the Planning Commission Agenda of April 7, 2014:

Over the past three months the Planning Commission has participated in discussions concerning the reduction of the maximum spacing between fire hydrants on cul-de-sacs from 500 feet to 400 feet as requested by the Board of Supervisors. Mr. Steve Bair, CRCOG Fire Director presented a report at the March 10, 2014, Regular Meeting of the Planning Commission. Mr. Bair's report provided further insight into the fire-fighting procedures on cul-de-sacs as well as technical requirements for water pressure and flow requirements to properly fight fires of varying sizes of structures.

Mr. Bair emphasized that once water supply lines are laid in the roadway they effectively close the road. This then creates the following compounding issues:

- Firefighters must walk in full gear large distances carrying tools and equipment.
- Inability to get aerial apparatus to the building.
- Inability to expand lines beyond those of a single engine.

Mr. Bair concluded that reducing the spacing on cul-de-sacs to 400 feet provides a reasonable remedy to the issues above.

The Planning Commission recommends reducing the spacing to 400 foot as recommended by Mr. Bair. The agenda materials included a copy of Mr. Bair's March 10, 2014 report to the Planning Commission.

The elements of the regulations originally proposed by the Planning Commission in January also include:

- development plan review guidelines for determining the specific location of hydrants,
- a provision for indicating when there are multiple hydrants located along a cul-de-sac which is the last hydrant, and
- equal treatment of temporary and permanent cul-de-sacs.

Since the Planning Commission recommendation, S & A Homes has questioned the application to temporary cul-de-sacs and requests that a modification be made to apply only to temporary cul-de-sacs that have been in place for three years. .

From the Planning Commission Agenda of April 7, 2014:

In addition to his presentation to the Planning Commission about cul-de-sacs Mr. Bair also spoke to the question on whether the fire hydrant spacing should be reduced on all other Township roadways.

Mr. Bair explained that the three most commonly accepted methods for calculating water needs are:

5. **PUBLIC WORKS (CONTINUED)**

a. **Fire Hydrant Spacing along Future Township Streets (CONTINUED)**

- NFPA 1142
- International Fire Code
- Insurance Services Office

His presentation included examples of calculating fire flow requirements using each of the three methods. Although the methods varied slightly Mr. Bair arrived at the following conclusions:

- The vast majority of residential fires are handled by a single engine's pump capacity.
- Most residential fires require no more than three hose lines (375 GPM).
- Unusual structures within a residential district are subject to additional hydrants required and in some cases sprinkler systems.

Based upon the conclusions as listed above and a review of our spacing requirements in the Patton Township Code Mr. Bair recommended that we do not change our current ordinance and leave the spacing requirements as indicated in Section 153-36.C(1)(f) as follows:

The spacing between fire hydrants shall not exceed 1,000 feet in developments of one- and two-family dwellings and shall not exceed 600 feet in developments of other development types as measured along the center line of fire apparatus access roads. With the exception of one- and two-family dwellings, the distance to any dwelling or occupied structure shall not exceed 300 feet.

The Planning Commission recommends making no further changes, except as noted above for cul-de-sacs, to the hydrant spacing requirements.

The agenda materials also included:

- A one-page summary of the proposed regulations
- An email and cut-sheet regarding marking the last hydrant on cul-de-sac.
- A letter from S & A Homes regarding the treatment of temporary cul-de-sacs
- A summary of the Planning Commission's review process date December 4, 2013
- Extract from the Board agenda of January 22, 2014
- Appendices C & D to the 2009 International Fire Code

The Board should review the proposed regulations and other information provided and consider a course of action.

The Board may choose to move the regulations as presented, or with minor changes, to a Public Hearing for comments and possible adoption. The first available meetings for a Public Hearing would be May 28 or June 11, 2014.

Mr. Luck moved to schedule a Public Hearing on June 11, 2014. Seconded by Mr. Downsborough, the motion passed 5-0.

5. **PUBLIC WORKS (CONTINUED)**

b. **Gray's Woods Park Draft Master Plan Presentation**

Mr. Erickson stated that the following was included in the April 9, 2014 Board agenda:

The Township's Park Master Planning Consultant, YSM, will make a presentation on the process and results of the master planning process for the Township's newest park, Grays Woods Park. This park is located along Gray's Woods Boulevard near the Brynwood neighborhood in the Gray's Woods Planned Community.

The agenda material included a narrative Summary of the master planning process and the findings of the public participation, a phasing plan, and a cost estimate.

Following the presentation and discussion, the Board should consider action to adopt the Master Plan for Gray's Woods Park or provide direction for refining/modifying the Master Plan.

As reported at the April 9 meeting, the Planning Commission recommended adopting the Master Plan by a 6-1 vote.

Included with the agenda material is an illustration of the planned development of the surrounding areas of the Gray's Woods Planned Community.

Mr. Downsborough stated that Mr. Silvis is concerned about the costs of the tree house and asked Mr. Strodoski to explain the issue. Mr. Strodoski stated that the tree house is an unique item and was budgeted high but was something suggested by residents.

Mr. Downsborough moved to adopt the Master Plan for Gray's Woods Park. Seconded by Mr. Luck, the motion passed 5-0.

6. **PLANNING & ZONING**

a. **Proposed Changes to Conditional Uses in the A-1 (Rural) Zoning District**

Mr. Erickson stated that one of the items identified as a Planning Commission work task for 2013 was a review of the existing conditional uses of the Township. Conditional uses are a class of uses for which additional regulatory controls are in effect beyond those of permitted uses. The Pennsylvania Municipalities Planning Code provides the legal basis for regulating conditional uses as such.

A benefit of the conditional use review and approval process is that it affords the Township the ability to carefully review and consider aspects of a particular use that may not be easily regulated through standard processes and existing regulations. However, the conditional use designation should also be reserved for only those uses that most necessitate the additional review process in order to not overly burden the approval process for uses and development plans that are more suitable to standard review.

Although this project is for the purpose of analyzing conditional uses with respect to Patton Township's existing zoning regulations, it is similar to an ongoing regional review of all the zoning districts of all of the municipalities of the Centre Region. Although the regional zoning analysis is restricted to zoning districts with land area outside the Regional Growth Boundary (RGB) and is from the perspective of consistency of zoning regulations to the growth objectives of the Comprehensive Plan and the RGB, the results of the study are completed and it is expected that a draft report will soon be ready for regional review. Therefore, it is an

6. **PLANNING & ZONING (CONTINUED)**

- a. **Proposed Changes to Conditional Uses in the A-1 (Rural) Zoning District (CONTINUED)**
appropriate time to also consider the township conditional uses in the context of the existing zoning.

At the January Planning Commission meeting, staff presented an overview of possible amendments to the conditional uses in the A-1 Zoning District. Included with the agenda is an updated section of the A-1 Rural District regulations that incorporates the changes (see pages 3-5 and 11-12) that were recommended by the Planning Commission at their February meeting.

Prior to scheduling a Public Hearing on the matter, the Manager had recommended that property owners in the A-1 District, with properties that are not in existing residential subdivisions, be informed of the proposed changes and invited to an informational session. Public Works sent out 123 notices (included with agenda materials) regarding a session that was held on March 18, 2014 at 4:00 pm. Approximately 10 residents attended and voiced a wide variety of opinions.

While most agreed removing hospitals and clinics was appropriate, there was no consensus on the remaining proposed changes. A few advocated for making no additional changes to district regulations while others agreed that the proposed changes would provide protections to neighbors. One or two advocated that fewer regulations was preferable to more regulations. The attendees were informed that matter would be before the Board at this meeting.

A resident who operates an ultra-light aircraft from his property requested that the Hours of Operation limits for Private Recreation be changed from 7 am to 8 pm to Civil Sunrise (he defined as 1/2 hour before sun-up) to Civil Sunset (1/2 hour after sun-down)

The Board should review the proposed changes and provide input on the proposed regulations or the review process.

The Board may choose to move the regulations as presented, or with minor changes, to a Public Hearing for comments and possible adoption. The first available meetings for a Public Hearing would be May 28 or June 11, 2014.

The Board agreed 7am to Civil Sunset for the hour of operations for Private Recreation facilities.

Mr. Luck move to schedule the Public Hearing on May 28, 2014. Seconded by Mr. Boyer, the motion passed 5-0.

- b. **Master Plan; Toftrees Planned Community**
From the Planning Commission Agenda of April 7, 2014:

In 2007, the Planning Commission and Board of Supervisors approved a Master Plan Amendment for Tracts 1A, 1B and 2B of the Toftrees Planned Community. Staff informally refers to this plan as "Toftrees East" because it only included amendments for the lands east of Waddle Road. The western portion of the Toftrees Planned Community, informally referred to as "Toftrees West" however, was not amended at that time and remains in the same configuration, unit densities and land uses of the 1987 Toftrees Master Plan Amendment.

Over the past 5 years the developer has completed his vision of development for Toftrees West. During this time the developer has met with Township Staff to provide updates and to discuss ordinance requirements of the PC District. The plan has recently been completed and has been

6. **PLANNING & ZONING (CONTINUED)**

b. **Master Plan; Toftrees Planned Community (CONTINUED)**

submitted for formal review. As you will notice the plan emphasizes Toftrees West. This plan includes minor changes to Tracts 1A and 1B that were previously approved in 2007 as part of the Toftrees East Master Plan. These changes primarily impact unit types and roadway layouts. The developer seeks approval of this plan which will join all prior amendments and fully replace the 1987 Master Plan.

Some of the main highlights of the plan submission include: a town center, a future roadway connection to Curve Hill Road, completion of the rail-trail connection through the entire Toftrees tract and the general layout of land uses and densities for total unit count of 4,690 dwelling units. The breakdown of the total usage is summarized as follows:

	Acreage	% of Gross Acreage	Unit/Sq. Ft.
Gross Site Acreage	1,237		
Residential Acreage NET	641.4	51.9%	
Total Number of Units (DU)			4,690
Units @ 2.01 to 5 DU/Ac			957
Units @ 5.01-9 DU/Ac			1,122
Units @ 9.01-15 DU/Ac			2,611
Non-Residential Development	132.86	10.7%	
Open Space	371.1 acres	30%	

A Transportation Impact Study has been conducted by Patton Township in conjunction with the Waddle Road Interchange Project and has arrived at improvements necessary to accommodate growth from the Toftrees Planned Community in accordance with Centre County long range growth projections. Patton Township continues to move forward with the Waddle Road Project such that the newly designed interchange at Waddle Road will be able to accommodate future growth from the Toftrees Planned Community.

Mr. Robert Poole will present the plan and discuss the varying land uses and densities proposed.

Included with this evening's agenda packet are the following items:

- Location Map
- 11" x 17" version of the plan

Staff has reviewed this plan and prepared a comment letter. After reviewing the developer's responses to the comments and marking up the original comment letter, staff makes the following recommendation:

6. **PLANNING & ZONING (CONTINUED)**

b. **Master Plan; Toftrees Planned Community (CONTINUED)**
Recommendation:

1. Approval of the plan with the following conditions:
 - a. Completion of all items noted on staff's marked up comment letter.

The Planning Commission recommendation and any comments were forwarded to the Board of Supervisors for their consideration during the April 23, 2014 meeting.

The Planning Commission took action to recommend approval of the Plan at their April 7, 2014 meeting.

The review process for a Planned Community Master Plan is somewhat different from land development plans or subdivision plans. The Township's zoning regulations require the Board to hold a duly advertised public hearing prior to make a final decision on the Master Plan. The Board has 50 days, from April 9, in which to take action.

Following this initial review the Board should consider action to advertise a Public Hearing for May 28, 2014. The Board also has the opportunity to review the Master Plan at their May 14th meeting.

Mr. Poole stated that plan emphasizes Toftrees West which includes a minor changes to Tracts 1A and 1B that were previously approved in 2007 as part of the Toftrees East Master Plan. These changes primarily impact unit types and roadway layouts.

Mr. Abrams asked how far forward this can go without having the bridge fixed. Mr. Erickson answered that the master plan can be approved but individual land development plans and subdivisions would be dependent on available capacity on the bridge.

Mr. Luck moved to schedule a Public Hearing on June 11, 2014. Seconded by Mr. Boyer, the motion passed 5-0.

7. **ADMINISTRATION**

a. **Open Space Survey Report**

Mr. Erickson stated that a summary memo and the full results of the survey responses, were included with the updated agenda materials. He stated that 493 responses to the Open Space Survey with a strong support from the residents. An additional property tax increase of 0.6 mills was supported by more than 67% of the respondents.

b. **2013 Financial Statement**

The Township's appointed auditors are completing their audit and review of the Township's financial activities for 2013. The Finance Director will be available to respond to any questions that the Board members may have. The report and accompanying letter from the auditors was included with the agenda materials. The Board should receive the report. If needed, the Board should identify any additional financial information they would like to review.

Mr. Downsborough moved to accept the 2013 Financial Statement. Seconded by Mr. Luck, the motion passed 5-0.

8. CONSENT AGENDA

The items included below are routine in nature and it is not anticipated that any will generate discussion or questions. The actual Consent Agenda with a brief description of each item is included with the agenda packet materials distributed to the Board and will also be available to the public at the sign-in table. At the request of a Board member any single item or all items on the Consent Agenda can be discussed and voted on separately. If no items are “pulled,” the Board should consider a motion for “approval of the Consent Agenda items as shown on the agenda.”

a. Public Works

1) Line Painting Contract

Ferguson Township has solicited and received bids for the cooperative line-painting program. The Township Engineer’s recommendation is included on the enclosed memo.

It is recommended that the Board accept the bid price of \$10,126.80 for the Patton Township share of the project and agree to the joint contract with Alpha Space Control of Chambersburg, PA for line painting through Ferguson Township.

2) Spring Road Report

A copy of the Township Engineer’s Spring 2014 Road Report is included with the agenda materials and provides recommendations for the 2014 road maintenance program. Major items expected to be scheduled for 2014 include:

STREET	FROM	TO	RATING	LENGTH	TYPE OF WORK
Mattern Lane	S.R. 0550	End	70	500	Overlay
Amblewood Way	Valley Vista Drive	Galen Drive	49/48/44	2,050	Overlay/Drainage/Curb
Sierra Lane	Park Lane	Park Forest Avenue	51/42/33/33	2,055	Overlay/Drainage
Meeks Lane	S.R. 0550	Heiskel Drive	51	1,275	Overlay
East Shadow Lane	Sandy Ridge Road	End	45	970	Widen/Overlay/Drainage
Upper Julian Pike	Mid-Section	Mid-Section	22	1000	Overlay
School Drive	Douglas Drive	Amblewood Way	NR	1730	Overlay/Patching/Curb/Drainage

Total Length (ft) 9,580

It is recommended that the Board approve the recommended improvements and authorize bidding for the scheduled roadwork.

Mr. Wise moved to approve the Consent Agenda. Seconded by Mr. Luck, the motion passed 5-0.

9. MANAGER'S REPORT

Mr. Erickson stated that he is getting some questions if the township can do anything about lowering real estate taxes for elderly residents on fixed incomes. Kim Wyatt contacted State Department of Community and Economic Development and there is no option for the Township to rebate or exempt a portion of property taxes for seniors or any other group. There is a State Property Tax/Rent Rebate Program available that can be filed with the Department of Revenue.

9. MANAGER'S REPORT (Continued)

Mr. Erickson stated that Mr. Luck asked about the Circleville Bikeway route along Scotia Road and he stated that he will have Wilson mark up a map showing the areas with sight distance deficiencies.

Mr. Erickson stated that Penn State notified the Township there will be an outdoor concert on Saturday and that he appreciates the notice.

10. COMMITTEE REPORTS

Mr. Boyer stated that PSATS went well and that Resolution 2014-10 was much discussed but was rejected. He stated that the Scotia Game Lands had a control burn of 81 acres and asked residents not to do any outside burning until things green up.

Ms. Wyatt stated at the HR Committee the Anti-Harassment Policy and two job descriptions - Senior Code Inspector and Billing Specialist were discussed.

Mr. Abrams stated that the Executive Committee discussed contracting Code Services to Bellefonte Borough.

Mr. Luck stated that Penn Dot was working on the drainage on North Atherton was discussed at the MPO meeting.

11. OTHER BUSINESS

There was no other business.

12. ADJOURNMENT

There being no further business, by Mr. Luck's motion and Mr. Wise's second, the meeting was adjourned at 8:56PM.

Douglas J. Erickson, Township Secretary