

**ATTENDANCE:**

BOARD	Elliot Abrams, Chair Bryce Boyer, Vice-Chair George Downsborough, Jr. Jeff Luck, Supervisor Walt Wise, Supervisor
STAFF	Doug Erickson, Township Manager Kim Wyatt, Finance Director Brent Brubaker, Township Engineer John Petrick, Chief of Police Betsy Dupuis, Solicitor
AUDIENCE	Emidio Krupa, Resident Karen Krupa, Resident/ Realator Dave Palmer, S&A Homes Jeff Kokoskie, Planning Commission John Sepp, Penn Terra Michael Pratt, Keller Engineers Abbie Jensen, Builders Association Scot Chambers, Resident/ Realator Galen Drebelbis, 165 Blue Course Drive Chris Warren, Greenfield Circle

**1. CALL TO ORDER**

The January 22, 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. Boyer moved to approve the January 6, 2014 meeting minutes. Seconded by Mr. Luck, the motion passed 5-0.

**3. PUBLIC COMMENTS**

There were no public comments.

**4. PUBLIC SAFETY**

**a. Police Update**

Chief Petrick stated that a copy of the December 2013 Public Safety Report was enclosed with the agenda packet. He stated that the department has transitioned to new firearms and has the use of the Fish & Boat Commission as a shooting range. He stated that the department assisted Ferguson Township with a critical incident with a firearm in December and that everyone worked well together with no major incidents.

**5. PLANNING & ZONING**

**a. Planning Commission Report**

Mr. Kokoskie stated that at the Planning Commission meeting the Phase 2 of the Village at Penn State was discussed, and is included in the Board agenda tonight. He stated that the Planning Commission will be discussing the zoning of the Glenn O. Hawbaker Recycling property that Best Line is interested in using as storage at the next meeting.

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

b. **Appointments to the Centre Regional Planning Commission**

Mr. Abrams stated that the Planning Commission recommends the appointment of Kate Domico as the Township's representative for the Centre Regional Planning Commission and Sharon Bressler as the alternate representative.

The Board should consider action on these appointments.

Mr. Luck moved to appoint Kate Domico as the Township's representative for the Centre Regional Planning Commission and Sharon Bressler as the alternate representative. Seconded by Mr. Boyer, the motion passed 5-0.

c. **Village at Penn State – Continuing Care Retirement Communities (CCRC) Phase 2 – Preliminary/Final Land Development Plan**

Mr. Abrams stated that the Liberty Lutheran Housing Development Corporation has submitted a Preliminary/Final Land Development Plan for Phase 2 of 5 of the Continuing Care Retirement Communities (CCRC) in the Village at Penn State. The CCRC is located on an approximately 50 acre parcel in the University Planned District (UPD).

Phase 1 of this project was constructed in 2003 and consisted of 12 cottages, 138 apartments, 36 skilled care units, a commons building, parking and two stormwater basins. Phase 2 consists of the construction of an 8,500 square foot building for 12 personal care units, a recreational facility for CCRC members and guests, the extension of the private portion of Presidents Drive up to the existing Commons Building, 12 paved parking stalls and the extension of a public bike path to the Bellefonte Central Rail Trail.

Stormwater flows from the proposed construction will be managed by two existing detention ponds constructed in Phase 1. The stormwater management plan approved in Phase 1 accounted for full build out of the entire CCRC site.

The site amenities of Phase 2 consist of the construction of Palmer Park (flat green lawn areas to be used passively and as small putting greens, a series of interconnected walking paths and a 10 foot gravel bikepath.

Parking requirements for Phase 1 and 2 consists of 365 spaces required. The 12 spaces included in Phase 2 will provide a total of 300 spaces to date. Patton Township approved a parking waiver in Phase 1 to allow for a reduction in parking provided that an area is reserved for future parking if required. This area continues to be reserved for that purpose and is shown in the southern portion of the site.

The Planning Commission recommends approval with the following conditions:

- Completion of all items noted on staff's marked up comment letter.
- Completion of the bikeway is a requirement for building occupancy
- The Village is strongly encouraged to use the gated drive from Fox Hollow Road for construction vehicle access.

Mr. Sepp stated that there was discussion of trying to get construction traffic coming up Fox Hollow Road instead of using Presidents Drive.

Mr. Downsborough asked what the time frame of construction to be completed. Mr. Pratt stated that there is not a set time frame but would say either this year or next year.

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

c. **Village at Penn State – Continuing Care Retirement Communities (CCRC) Phase 2 – Preliminary/Final Land Development Plan (CONTINUED)**

Mr. Boyer stated that once construction starts that the Township needs to look at traffic flow. Mr. Pratt stated that residents will be notified. Mr. Erickson stated that there should be maybe 3 or 4 days of road construction.

Mr. Boyer moved to approve the Village at Penn State – Continuing Care Retirement Communities (CCRC) Phase 2 – Preliminary/Final Land Development Plan with the conditions being met. Seconded by Mr. Luck, the motion passed 5-0.

d. **Fire Hydrant Spacing**

Supervisor Wise requested that this item be included on the agenda for Board discussion.

Mr. Erickson stated that the current hydrant spacing regulations (Section 153-36.C(1)(f) of the [Patton Code](#)) include:

“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.”

Mr. Wise stated that he would like to see 400 feet instead of the 500 feet as suggested in the cul-de-sac regulations.

Mr. Sepp suggested putting together a group to look at the spacing of the hydrants for new developments. Mr. Abrams suggested putting a committee together with staff, board members and builders.

Mr. Downsborough stated that he is confused why this issue has not been brought up during the last year while the Planning Commission has been working on the Regulations for Cul-de-sacs.

Mr. Downsborough stated he feels it needs to be looked at further with a committee as suggested earlier.

Mr. Abrams stated that the same kind of group has given input before the Planning Commission finished the regulations.

Mr. Wise wanted the Board to remember that the Board is responsible for the public safety of our residents.

Ms. Jensen stated that she wanted the Board to know that the home builders are willing to work with the Board and would like to act together instead of against each other.

Ms. Krupa stated as a realtor, she sees that residents do not think that sprinklers are cost effective.

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

d. **Fire Hydrant Spacing (CONTINUED)**

Mr. Abrams stated that new residents would still buy their home if sprinklers were required. Ms. Krupa asked would they? She stated that it is telling someone what to do with their property.

Mr. Boyer stated that in other areas they are giving you the option to install sprinklers but if homes have no sprinklers then the fire fighters will not go into the home because it is not safe. Ms. Krupa stated that she is not against sprinklers she is against making sprinklers mandatory.

Mr. Abrams stated that the Board is not voting on this tonight.

Mr. Luck stated this issue is not the making people to install sprinklers but the issue is to protect the fire fighters.

Mr. Downsborough stated that he would like to send this new information to the Planning Commission.

Mr. Luck asked to defer action to the cul-de-sacs regulations and send fire hydrant spacing to the Planning Commission.

The Board agreed to send the fire hydrant spacing to the Planning Commission.

Mr. Dreibelbis suggested that the Board be careful about putting conditions with the cul-de-sacs. He stated that smoke detectors save lives, sprinklers save property. He asked what State College Water Authority think of doubling the number of fire hydrants and what it does to water conservation when flushing the hydrants.

Mr. Chambers stated that he is a little disappointed as a resident that this is going to be tabled.

Mr. Warren stated that he is happy that the Board is looking at the facts and getting a committee together.

Mr. Abrams asked Mr. Warren if he would be willing to volunteer to be on the committee. Mr. Warren answered yes.

e. **Proposed Regulations for Cul-de-sacs**

The following information was provided in the December 11, 2013 agenda:

In the course of reviewing a sketch plan in January 2013, the subject of cul-de-sac regulations, primarily length limits, was briefly discussed. At the March 13, 2013 meeting the Board received background information, compiled by Township and CRPA staff, regarding the 2002/2003 consideration of this topic and how cul-de-sacs are regulated elsewhere in the Centre Region.

At the March 27, 2013 meeting Supervisor Wise proposed that the following changes to the roadway/cul-de-sac regulations be considered:

- The maximum permitted length of a cul-de-sac, in all districts, be reduced to 150 feet, unless all dwellings and occupied structures along the roadway are provided with an approved automatic fire sprinkler system in accordance with applicable NFPA standards.
- Elimination of providing waivers from cul-de-sac regulations for temporarily dead-ended streets that will be extended in future phases of a development.

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

e. **Proposed Regulations for Cul-de-sacs (CONTINUED)**

- Incorporation of provisions contained in Appendix D, Fire Apparatus Access Roads of the 2009 International Fire Code. A copy of Appendix D is included in the agenda materials.

The Board agreed to refer the above proposed cul-de-sac regulations to the Planning Commission for study and recommendation.

The Planning Commission began review of the proposed regulations in April with the points noted above and with further directions:

- Include external agencies and individuals in the review process. This should, at a minimum, include the Builder's Association, Alpha, one or more local developers, and other interested parties.
- In addition to considering a sprinkler system provision, consider other alternate standards such as regulating on the basis on the amount of dwellings, residents that utilize a cul-de-sac for access to property.
- Consider a possible time limit for temporary cul-de-sac roads.

A month by month summary of the Planning Commission's review is included with the agenda materials. The agendas and minutes of each meeting can be found attached to the summary.

The Planning Commission deliberations included input from the COG Fire Director, Supervisor Wise, State College Borough Water Authority and several members of the local home building industry including developers, engineers, contractors and the Home Builders Association.

The elements of the regulations proposed by the Planning Commission include a reduction in maximum spacing between fire hydrants from 1,000 feet to 500 feet on cul-de-sacs, development plan review guidelines for determining the specific location of hydrants and a provision for indicating when there are multiple hydrants located along a cul-de-sac and which is the last hydrant.

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. A letter from S & A Homes is included in the agenda materials.

The agenda materials also include:

- A one-page summary of the proposed regulations
- A report titled Cul-de-sac Roads, Water Supply and Firefighting which includes the proposed regulations and a consolidation of other related regulations from the Patton Code.
- An email and cut-sheet regarding marking the last hydrant on cul-de-sac.

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 meeting for a Public Hearing would be March 12, 2014.

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

e. **Proposed Regulations for Cul-de-sacs (CONTINUED)**

The Board may choose to return the regulations to the Planning Commission with additional instructions or advice.

The Board may choose to direct staff to prepare additional or alternate regulations on this matter. Once these proposed regulations from the Board were in final draft form, the MPC requires that the Township Planning Commission review and provide comment as well as the Regional and County planning bodies.

Mr. Downsborough stated that if the cul-de-sac regulations increase public safety and are advisable then to go ahead and adopt them while the fire hydrant spacing is being studied by the Planning Commission.

Mr. Boyer stated that he is okay with going with the cul-de-sac regulations.

Mr. Wise stated that at this time he feels there are not three board members that will vote for sprinklers so that the Board should go ahead with the cul-de-sac regulations with one change with making compatible with our fire hydrants to 400 feet,

Mr. Erickson stated that he would advise sending regulations to the Planning Commission with the change and the earliest time for the public hearing is March 12, 2014.

Mr. Sepp asked if temporary cul-de-sacs need to have fire hydrants. Mr. Erickson stated that the Planning Commission is concerned because the Township never knows how long it will take until the next phase is completed.

The Board agreed to send it back to the Planning Commission with the change to 400 foot spacing..

Mr. Erickson stated this will be on the agenda for the February 3, 2014 Planning Commission Meeting.

6. **ADMINISTRATION**

a. **ABC Appointments**

Mr. Abrams stated that the ABC Committee is also reviewing applications for the following vacancies:

- C-NET Board (1)
- Open Space Stewardship Committee (1)
- Recreation Advisory Committee (2)
- Sign Review Board (1 full term, 1 partial term)
- Zoning Hearing Board Alternate (1 partial term)

The Board should consider action to approve appointments as recommended.

Mr. Erickson stated that he is making an effort to contact people for the remaining open positions.

Mr. Luck moved to appoint Ann Taylor to the Recreation Advisory Committee and Doug Erickson to the C-NET Board. Seconded by Mr. Wise, the motion passed 5-0.

6. **ADMINISTRATION (CONTINUED)**

b. **Pledge of Allegiance**

The Chair has requested that the Board consider opening their meetings by reciting the Pledge of Allegiance. Background information on the Pledge, as provided on Wikipedia, can be accessed [through this link](#), and was included with print versions of the agenda package.

If the Board desires to add some more ceremony to the meetings, having a monthly recognition and presentation to an individual or group from our community may be an option. People doing good deeds or those who have made a long and lasting contribution to the Township would be honored at the beginning of a meeting and presented with a framed certificate. Nominations for recognition could be rotated through the Board members and staff.

Mr. Luck stated that he is happy to do it but would like to express his dismay on how patriotic rituals have been co-opted by other people.

Ms. Dupuis stated a lot of municipalities encourage young people like scouts to come in to help with the pledge.

Mr. Erickson stated he will work with Mr. Abrams in regards to nominations for recognition.

Mr. Luck moved to approve starting to recite the Pledge of Allegiance at the Board of Supervisors Meetings. Seconded by Mr. Boyer, the motion passed 5-0.

7. **CONSENT AGENDA**

Mr. Erickson stated that 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. **Administration**

- 1) **Disposition of Records Resolution**
- 2) **Voucher Report**

Mr. Luck moved to approve the Consent Agenda including Resolution 2014-001. Seconded by Mr. Wise, the motion passed 5-0.

8. **MANAGER'S REPORT**

a. **Development Updates**

Mr. Erickson stated that the new development update was included with the agenda.

b. **New Website**

Mr. Erickson stated that Ms. Wyatt has been working on setting up the Township's new website and hoping to launch it in the next couple of weeks.

c. **Patton Township Business Association**

Mr. Erickson stated that the PTBA is very supportive of the Township.

**9. COMMITTEE REPORTS**

Mr. Wise stated that at the Finance Committee meeting they discussed pension updates and working on fund balance at various COG agencies. He stated that he is now the Vice-Chair for the Finance Committee.

Mr. Luck stated that the Parks Capital Committee discussed the matching funds concept and that Harris Township is not interested in participating.

Mr. Boyer stated that Public Safety met and discussed the Board of Appeals. He stated that Public Services met and discussed the Refuse/Recycling Contract.

Mr. Downsborough stated that at the Human Resource Committee meeting they discussed the COG Finance Assistant being hired, Staff Assistant just resigned and the reorganization to be done in Administration Department.

**10. OTHER BUSINESS**

There were no other business.

**11. ADJOURNMENT**

There being no further business, by Mr. Luck's motion and Mr. Wise 's second, the meeting was adjourned at 8:36 PM.

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Douglas J. Erickson, Township Secretary