

ATTENDANCE:

BOARD	Elliot Abrams, Chair Bryce Boyer, Vice-Chair George Downsborough, Jr., Supervisor Walt Wise, Supervisor
STAFF	Doug Erickson, Township Manager Brent Brubaker, Township Engineer John Petrick, Chief of Police Betsy Dupuis, Solicitor
ABSENT	Jeff Luck, Supervisor
AUDIENCE	C-NET (2) Josh Troxell, Oakwood PCA Church Dan Kiehl, Oakwood PCA Church Dennis Richards, Resident Bill Davies, Resident Katrina Bautista, Resident John Sepp, Penn Terra

1. CALL TO ORDER

The April 8, 2015 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 March 11, 2015 meeting minutes. Seconded by Mr. Downsborough, the motion passed 4-0.

3. PUBLIC COMMENTS

There was no public comments.

4. PUBLIC HEARING: Proposed Change to Perimeter Setbacks for the Oakwood Planned Community District

Mr. Erickson stated that the following information is from the February 2, 2015 Planning Commission Agenda:

On September 24, 2014, the Patton Township Manager received a letter from the Oakwood Presbyterian Church requesting their property be rezoned from PC (Planned Community) to R-2 (Low Density Residence). The church is interested in expanding their current facility and, due to the setback requirements in the PC district; they are limited in their options for expansion. This limitation is due to the setback requirement in the PC district for the Oakwood Planned Community.

At the November 3, 2014 and December 8, 2014 meetings of the Patton Township Planning Commission, possible amendments to the Oakwood Planned Community Zoning District were discussed. The Planning Commission agreed that reducing the perimeter setback for the district to 30 feet was reasonable based on the information provided by staff. The Planning Commission was also in favor of amending the setbacks for parking at the perimeter of the district to 30 feet.

At the regular meeting on January 12, 2015, the Planning Commission requested that staff evaluate possible conflicts with changing the setbacks relative to several developments. In particular, Parcel 2 (the Oakwood Centre), Parcel 8 (Heritage Village), and Parcel 15 (Pickwick

4. **PUBLIC HEARING: Proposed Change to Perimeter Setbacks for the Oakwood Planned Community District (CONTINUED)**

Circle) were specifically noted for further review. Following an analysis of the Oakwood Planned Community Master Plan, staff felt it would be appropriate to note these three land developments in an updated ordinance to ensure their approved setbacks would remain and this amendment would not create non-conforming lots.

Staff has updated the draft amendment to the Planned Community Zoning District relative to the Oakwood Planned Community to include these three developments by reference. Included with the agenda is a proposed amendment which includes amended language. The Planning Commission should review the proposed changes and provide a recommendation to the Board of Supervisors for their consideration. Tonight's agenda also includes a correspondence from a resident regarding the proposed amendment and a response from the Planner.

The Planning Commission recommends adopting the revised perimeter setbacks as proposed. The Planner will provide a brief overview of the proposed changes and will address Board questions.

The agenda materials included the proposed Ordinance, location map and "red-line" of proposed changes from the February 11th meeting and input from the Centre Regional Planning Commission. Comments have also been requested from the County Office of Planning and Community Development.

a. **Public Hearing**

The Board convened the Proposed Change to Perimeter Setbacks for the Oakwood Planned Community District Public Hearing at 7:04 PM.

Ms. Bautista asked if there is a chance in the future that the Oakwood Presbyterian Church can asks to change the perimeter setbacks again. Mr. Erickson answered yes.

Ms. Bautista asked what the minimum setback that would be granted. Mr. Erickson answered no less than existing 12 feet setback at the rear of the property.

Ms. Bautista asked what is the chance of the church being sold and it being rezoned to commercial. Mr. Erickson answered that the lot is designated as a church lot and any request for a change would have to be brought before the Board.

Mr. Richards stated he is concerned that this property could be turning into a gas station or an apartment complex.

Mr. Richards asked if this covers all the properties around the perimeters. Mr. Erickson answered yes.

Mr. Richards asked if it is the church's intention is to use the land to expand their existing building. Pastor Kiehl answered that with the congregation growing that they are looking into building a building to hold everyone and that the church is committed to this property.

Mr. Troxell wanted to thank the staff and Planning Commission for all their work and that this will benefit not only the church but other facilities in the area. He stated that with changing the setbacks that the church would like to withdrawal the rezoning request.

Mr. Abrams stated that the proposal is about changing the setbacks and not the zoning.

4. **PUBLIC HEARING: Proposed Change to Perimeter Setbacks for the Oakwood Planned Community District (CONTINUED)**

a. **Public Hearing (Continued)**

Mr. Erickson stated that he received an email from a resident that was concerned that the 30 feet setback would put buildings too close to Waddle Road but staff is okay with the 30 feet.

Mr. Downsborough asked Mr. Vorwald if this only modifies the perimeter setbacks and that the setbacks at the rear of the property will not change. Mr. Vorwald answered yes that is correct.

Mr. Boyer moved to close the Proposed Change to Perimeter Setbacks for the Oakwood Planned Community District Public Hearing at 7:21 PM. Seconded by Mr. Downsborough, the motion passed 4-0.

b. **Action Consideration**

Mr. Downsborough moved to adopt Resolution 2015-566 Change to Perimeter Setbacks for the Oakwood Planned Community District. Seconded by Mr. Boyer, the motion passed 4-0.

5. **PUBLIC SAFETY**

a. **Buckle Up PA Campaign Reimbursement Agreement**

Chief Petrick stated that the Pennsylvania Department of Transportation runs an annual campaign to "remind" motorists that the use of seatbelts is mandatory in the Commonwealth. The Patton Township Police Department has participated in this effort for several years. PennDOT provides funding to place additional officers, on overtime shifts, in the Township to enforce traffic regulations and educate drivers on the importance of seatbelt usage.

Mr. Boyer moved to approve the Buckle Up PA Campaign Reimbursement Agreement and authorize the Chair, the Police Chief and Manager to execute the documents on behalf of the Township. Seconded by Mr. Wise, the motion passed 4-0.

6. **PUBLIC WORKS**

a. **Circleville Bikeway**

Mr. Erickson stated that Patton Township has been working for two years to bring this project to construction. Through grant funding from PennDOT the Township has \$309,127 available for construction of this ten-foot wide paved path to run from Circleville Park to the intersection of Circleville Road and Scotia Road. To date the Township has invested approximately \$95,000 in engineering, permitting and right-of-way costs.

Construction for the project was bid out through PennDOT in late February. The apparent low bid came in at \$406,406, approximately \$97,000 over the programmed funding. From discussions between the Centre County Metropolitan Planning Organization (CCMPO) and PennDOT we have been informed that another \$40,000 of MPO funding is available for the project. Any additional funding through the MPO is not likely, or should be reserved for other upcoming projects in the Township.

The Project Manager has provided a report, included with the agenda materials, detailing options available to move the project forward. Viable options at this point appear to be:

6. **PUBLIC WORKS (CONTINUED)**

a. **Circleville Bikeway (CONTINUED)**

- A. Remove the asphalt paving and re-bid the project. This option would require some additional engineering fees and delay the start of the construction for two or three months. Staff recommends that the path eventually be paved to reduce maintenance costs.
- B. Reduce the length of the path by several hundred feet as illustrated in the report. This would not require re-bidding the project. Staff recommends that the remainder of the path be constructed once additional funding is secured. Some additional engineering fees would be incurred for a second bid.
- C. Designate additional Township funding of \$57,270 to complete the project as designed. Possible sources of the additional funding include:
 - 1) Unreserved cash balance. The Township ending 2014 with more than \$2,000,000 in undesignated cash reserves.
 - 2) Parkland Acquisition and Improvement Reserve Fund; this fund had a projected 2014 year-end balance of \$319,000. One option may be to “borrow” the funds from here to award the bid, and have a more complete funding discussion in the future. These monies are currently designated for 2017 construction at Gray’s Woods Park.
 - 3) Open Space Preservation Reserve Fund; the Operating account for the Haugh Family Open Space has a projected 2014 year-end balance of \$60,000. Funding a portion of the path from here may be appropriate because the path provides enhanced access to the property. The Open Space Stewardship Committee should be consulted prior to any action such as this.
 - 4) Emergency Assistance Reserve Fund; this fund was originally established to provide the Township funding to hire contractors or rent equipment to address weather related incidents. The 2014 year-end cash balance in the fund was \$30,000. Staff recommends that these funds be replaced in 2016 if used for bike path purposes.

As noted in the report, a decision is required prior to April 26, 2015.

Mr. Erickson stated that Mr. Luck was in favor for the removing the asphalt paving.

Mr. Boyer suggested taking \$30,000 from the unreserved cash balance fund and \$30,000 from the Open Space Preservation Reserve Fund. That way the project is completed and no funds are depleted.

Mr. Downsborough stated that Mr. Boyer’s suggestion is creative and he is willing to go along with it.

Mr. Boyer moved to approve designating funding in the amount of \$30,000 of unreserved fund and \$30,000 from the Open Space Preservation Reserve Fund. Seconded by Mr. Downsborough, the motion passed 4-0.

6. **PUBLIC WORKS (CONTINUED)**

b. **Spring Road Report**

Mr. Brubaker stated that a copy of the Township Engineer's Spring 2015 Road Report is included with the agenda materials and provides recommendations for the 2015 road maintenance program. Major items expected to be scheduled for 2015 include:

STREET	FROM	TO	RATING	LENGTH	TYPE OF WORK
Shannon Lane	Park Lane	End	41	370	Overlay/Patch
Sierra Lane	Park Lane	Park Forest Avenue	67/64/ 57/57	2,120	Overlay/Drainage
Marjorie Mae Street	Township Line	End	57	480	Overlay
Upper Julian Pike	Middle	Middle	29	1000	Overlay
Oakwood Avenue	Waddle Road	Vairo Boulevard	59	2,860	Patching
Galen Drive	North Atherton Street	Amblewood Way	55/55/ 55/53	2,950	Overlay/Drainage

Total Length (ft) 9,780

Attached to the report is a spreadsheet that includes all road segments in the Township and there numerical condition rating. A lower rating is an indication of a road that is in a better condition.

Mr. Boyer moved to accept the report and authorize bidding for the recommended improvements. Seconded by Mr. Downsborough, the motion passed 4-0.

c. **Carnegie Drive Parking Survey**

The Public Works Department has completed a survey of parking preferences in the 2500 block of Carnegie Drive. The survey had a return rate of over 50%, with most respondents agreeing that on street parking was creating sight distance issues and congestion, and parking prohibitions should be enacted. There was a split in the respondent's preference to enact parking prohibitions on one side of the road or both sides.

A brief report was included in the agenda materials from the Township Engineer. The report also includes a copy of the survey and a spreadsheet with all the survey responses.

The Engineer recommends the Board consider enacting parking prohibitions on both sides of the road. If the Board is in general agreement, it is recommended that we notify the residents of our intentions and invite them to a future meeting to provide comments.

Mr. Downsborough asked if the Engineer was unable to observe a consistent pattern of issues then why are we going for no parking on both sides instead of just one side of the road. Mr. Brubaker stated that in the report it shows there is a site distance issue when vehicles are parked along the road.

6. **PUBLIC WORKS (CONTINUED)**

c. **Carnegie Drive Parking Survey (CONTINUED)**

Mr. Boyer asked why is there not enough on-site parking. Mr. Erickson stated that he is not sure if it's due to not enough on-site parking but people having more than one car and he will look into this.

Mr. Erickson stated that he will send out a brief survey to residents.

Mr. Boyer asked if there is any long term parking issues in the on-site parking lot that is keeping the parking lot full. Mr. Erickson stated that as long as tags are current there is nothing that the Township can do about it. Mr. Boyer stated that maybe the Township needs to look into parking regulations.

7. **PLANNING & ZONING**

a. **Planning Commission Report**

Mr. O'Neill stated that the main thing that happened at the Planning Commission meeting was a presentation by John Sepp from Penn Terra in regards to the Village at Penn State – CCRC Community Center Lane Development Plan.

Mr. O'Neill stated that the Planning Commission also discussed three temporary use permits including two for the Wal-Mart Plaza and one for Home Depot parking lot.

Mr. O'Neill stated at the Work Session there was a presentation by Trish Meek about bicycle paths.

b. **Planning Commission Recommendations**

Mr. O'Neill stated that the Planning Commission (PC) met on Monday, April 6, 2015 and forwarded the following recommendation:

PC Item 4. VILLAGE AT PENN STATE – CCRC COMMUNITY CENTER LAND DEVELOPMENT PLAN

Recommend approval with the following conditions:

1. Continue consideration of alternative alignments for portions of the bicycle path;
2. Post financial surety as guarantee of the construction of the bicycle path;
3. Complete construction of the bicycle path within three years of plan approval by the Board of Supervisors.
4. Completion of all items noted on staff's marked up comment letter.

Mr. Sepp stated that the Community Room is a link between the apartments and the skilled nursing that would host community activities for the residents.

Mr. Downsborough asked what is the anticipated start of construction. Mr. Sepp stated that there is no set time.

Mr. Boyer moved to approve the Village at Penn State – CCRC Community Center Lane Development Plan with the conditions as listed. Seconded by Mr. Downsborough, the motion passed 4-0.

8. **ADMINISTRATION**

a. **PSATS Proposed Resolutions**

Mr. Erickson stated that a copy of the proposed resolutions up for consideration at the annual conference of the Pennsylvania State Association of Township Supervisors was enclosed. The Board should review the resolutions and provide guidance to the voting delegate, Mr. Downsborough, on any resolutions of particular interest to Patton Township.

Mr. Downsborough stated that resolutions 15-13 and 15-15 were both opposed by the Resolution Committee and thought it would be something to look into. Mr. Erickson stated that it is an issue between the communities of smaller and larger populations.

9. **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. **PUBLIC SAFETY**

1) **Patrol Car Purchase**

The Township Budget provides for the periodic replacement of Police Department vehicles as they reach the end of their useful life as patrol cars, typically after 6 years and 125,000 miles.

The Police Chief has recommended the purchase of a 2015 Dodge Charger from Susquehanna Dodge of Wrightsville, PA through the PA COSTARS cooperative purchasing program, for \$26,781. A memo from the Chief is included with the agenda materials.

It is recommended that the Board approve the expenditure as detailed above.

b. **ADMINISTRATION**

1) **Voucher Report**

A copy of the March 2015 Voucher Report is enclosed. Board members having questions should contact the Township office prior to the meeting so the necessary information can be obtained.

It is recommended that the Board approve the March 2015 Voucher Report.

Mr. Downsborough moved to approve the Consent Agenda. Seconded by Mr. Wise, the motion passed 4-0.

10. **MANAGER'S REPORT**

a. **Development Update**

Mr. Erickson stated that the Development Update was included with the Planning Commission agenda.

b. **Open Space Task Force Update**

Mr. Erickson stated that the Open Space Task Force Committee met last week to look at a number of properties that fit the criteria of what we are looking for and have a preliminary list of properties.

c. **Housing Starts Graph**

Mr. Erickson stated that the Housing Starts Graph was included with the agenda materials.

d. **County West Nile Virus Surveillance and Control Program**

Mr. Erickson stated that a letter from the County about the County West Nile Virus Surveillance and Control Program was included with the agenda materials.

e. **Finance Director**

Mr. Erickson stated that he has hired a new finance director who will be starting next Thursday and he will be introduced at the next meeting.

11. **COMMITTEE REPORTS**

Mr. Downs brough stated that Human Resources met and approved a Social Media Policy.

Mr. Boyer stated that Public Safety met and had a report from the Emergency Medical Support Groups.

Mr. Boyer stated that Public Services and Environmental discussed a request from the UAJA on an update on the Act 537 Sewage Plan.

Mr. Boyer stated that there has been a lot of wild fires and reminded residents that Centre Region requires a burn permit. He stated that the Game Commission will be looking at doing another prescribed burn.

Mr. Erickson stated that Transportation Land Use Committee had a joint meeting with CRPC and went over a list of priority projects for the Planning Agency.

Mr. Abrams stated that PML has their annual meeting here next week. Mr. Erickson stated he will send information to Mr. Wise and Mr. Abrams.

12. **OTHER BUSINESS**

Chief Petrick stated that the department is participating in an aggressive driving enforcement week and reminded residents to drive the proper speed limit.

13. **ADJOURNMENT**

There being no further business, by Mr. Downs brough's motion and Mr. Boyer's second, the meeting was adjourned at 8:15PM.