



PATTON TOWNSHIP
100 PATTON PLAZA
STATE COLLEGE, PENNSYLVANIA 16803

BOARD OF SUPERVISORS
BOARD MEETING ROOM
PATTON TOWNSHIP MUNICIPAL BUILDING

March 11, 2026
5:30 PM

AGENDA

PLEASE NOTE: This meeting will be a hybrid meeting.

The Public is welcome to attend via Zoom, but may also provide comments prior to the meeting by email patton@twp.patton.pa.us or phone 814-234-0271 (ask for the Manager). Submit comments by 3:00 pm of the day of the meeting.

The meeting will be broadcast live on C-NET (Comcast Ch 7) and live-streamed at <https://www.youtube.com/user/CNetCentreCounty/live>

Join Zoom Meeting Information:
<https://us02web.zoom.us/j/82472455733>

Meeting ID: 824 7245 5733 or by phone: 929-205-6099

If you are not a Board member or a Patton Township staff member we request that you turn off your video. If you are an applicant or presenter, please wait to be recognized by the Chair or Manager to turn on your video and speak.

Note: To access attachments to agendas posted on the website, you will need to download or save files to your device, then open with an Adobe application, and click on the attachments

icon or link. [Adobe Reader](#) is available for free.

Please see attachment “Item 1, Meeting Conduct Policy”, for guidance on meeting decorum.

1. CALL TO ORDER

The Chair will call the meeting to order. We welcome all, especially new Patton Township residents, to the Patton Township community, “A Place For All.”

- a. **Pledge of Allegiance** – as you are able, please rise and join the Board in the Pledge
- b. **Announcements**

(1) Rail Passenger Study Survey– This survey is part of a study by Penn State University in collaboration with Centre County Metropolitan Planning Organization (CCMPO) aimed at understanding how people in the region travel to major nearby cities and whether they would be open to make that trip by rail if there would be an improved regional rail service. Residents are encouraged to take the survey.

The survey can be found here:

[https://urldefense.com/v3/_https://railsurveyv1.sawtoothsoftware.com/_;!!MOYiwaabr0JGkg!AFfUFLBAijsqs3YaYDRp6eR4zhIrCe0RxA4_wmgDqa4-s05ZMhGQ-pxZl- yzScC7XAEj_M_MD8icQ_uDa33RmqfD\\$](https://urldefense.com/v3/_https://railsurveyv1.sawtoothsoftware.com/_;!!MOYiwaabr0JGkg!AFfUFLBAijsqs3YaYDRp6eR4zhIrCe0RxA4_wmgDqa4-s05ZMhGQ-pxZl- yzScC7XAEj_M_MD8icQ_uDa33RmqfD$)

- c. **Additions to the Posted Agenda** – the Chair will ask for additional items to be considered for this agenda. The Township’s policy regarding [“Adding Items to Published Agendas in Accordance with Act 65 of 2021”](#) is available on the Townships website in the Archive Center. The Board should note that in November 2023, the Commonwealth Court held that only items that fall under the following exceptions can be added to an agenda: emergency business, de minimis business arising in the last 24 hours and de minimis business raised by a resident/taxpayer during a meeting.

2. PUBLIC COMMENTS

Residents/taxpayers may address the Board on issues of interest to the Township. Comments related to specific agenda items should be deferred until that point in the meeting.

If you are attending on Zoom please use the “raise hand” feature of the Zoom application and wait for the Chair to indicate that it is your opportunity to speak.

If you are attending in-person please approach the podium and wait for the Chair to indicate that it is your opportunity to speak.

Public comments are limited to five minutes per person.

3. PRESENTATIONS / PUBLIC HEARINGS:

a. Women’s History Month:

Women’s History Month is celebrated annually in March. This year’s theme is “Leading the Change: Women Shaping a Sustainable Future.”

The Board should proclaim March as Women’s History Month.

b. Conditional Use Permit Application for 207 Little Lion Drive | State College Area School District School Use:

At the February 25, 2026, meeting, the Board of Supervisors held a conditional use hearing for 207 Little Lion Drive for a school use for State College Area School District (SCASD). The proposed use includes a 3-story, 278,000 gross square foot school with 384 parking spaces on-site (TP: 18-003-,061A,0000-) and 68 satellite parking spaces that will remain at the existing middle school (18-016-,258-,0000-).

The property, located on Little Lion Drive (Tax Parcel 18-003-,061A,0000-), is 18.56 acres and is situated in the Rural Residence (R-1) zoning district. The applicant seeks conditional use approval for the school use, which is a permitted use in the R-1 district subject to conditional use approval.

The Board of Supervisors heard the request at the hearing and agreed to approve the request with the following conditions:

- (1) The land development plan shall not be recorded until a Traffic Impact Study (TIS), resulting from the required signal warrants analysis, has been completed and reviewed to the satisfaction of Patton Township.
- (2) No certificate of occupancy shall be issued for the proposed school until all required traffic-related improvements identified through the TIS have been fully constructed, installed, and inspected to the satisfaction of Patton Township.

- (3) Throughout construction and during occupancy of the site, pedestrian and vehicular access to Circleville Park shall be maintained in a manner acceptable to the Township.
- (4) During construction, the applicant shall install and maintain protective fencing along the Haugh Tract (Tax Parcel No. 18-003-061-0000), which is deed-restricted. This area shall not be disturbed during construction or occupancy.
- (5) Prior to final plan approval, the applicant shall provide a shared parking agreement for the use of parking spaces located at the existing middle school site (Tax Parcel No. 18-016-258-0000). The agreement shall:
 - (a) Preserve the availability of off-site parking for use associated with the new Park Forest Middle School (Tax Parcel No. 18-003-061A-0000);
 - (b) Include provisions addressing the long-term use, maintenance and access to the off-site parking; and
 - (c) Include the use of the proposed pedestrian sidewalk connection between the existing school parking area and Valley Vista Drive. This sidewalk shall be maintained and adequately lit for the duration of time that the off-site parking is utilized.
 - (d) In the event that the off-site parking at the existing middle school site (TP: 18-016-258-0000) is eliminated or otherwise made unavailable, the applicant shall provide equivalent replacement parking on the Park Forest Middle School property (TP: 18-003-061A-0000) and shall comply with Township ordinances
- (6) The applicant proposes approximately 481,085 square feet of impervious coverage, resulting in a total impervious coverage of approximately 59.68% on Tax Parcel No. 18-003-061A-0000, which exceeds the 20% maximum impervious coverage permitted in the Rural Residence (R-1) Zoning District. The applicant shall fully mitigate the additional impervious coverage through the approved Stormwater Management Plan, to the satisfaction of Patton Township.
 - (a) The stormwater management plan for the Park Forest Middle School has been designed to prevent negative or potentially dangerous impacts to the community and school. The Township Stormwater Management Ordinance, which is based on the Spring Creek Act 167 Plan, requires that post-construction runoff be less in rate than pre-construction runoff. Mitigation of runoff volumes,

maintenance of recharge volumes through infiltration, and provisions for water quality are all required through the ordinance.

- (b) The Township's Stormwater Management Ordinance requirements will be met by a series of three underground infiltration facilities, and two above-ground infiltration basins which have been located and designed to provide stormwater discharge in ways very similar to the existing discharges in terms of location, volume, and discharge rates.
- (7) Prior to plan recordation, the applicant shall enter into a Developer's Agreement with Patton Township, in a form acceptable to the Township Solicitor.
- (8) A Declaration of Stormwater Access and Maintenance Easement (DSAME) shall be executed and recorded in the Office of the Recorder of Deeds of Centre County along with the plan recordation.

A copy of the findings of fact and the decision from the conditional use hearing are included in the agenda packet. If the Board is in agreement with the information as presented, the Board should make the following motion:

The applicant's request for conditional use approval for a school is hereby granted, subject to the conditions listed above and in the decision.

c. Agreement to Terminate the Solar Power Purchasing Agreement:

Prospect14, the developer of the power purchase agreement (PPA) approached the Centre County Solar Group (CCSG) with economic concerns. Following discussions including the consultant for the project since that time, the CCSG was presented with a mutual termination agreement. This agreement would relieve CL-Route 58 B LLC, the owner of the project, and Patton Township of the PPA. Our solicitor, as well as the solicitors from all organizations in the CCSG, has reviewed the termination agreement.

In consideration of being relieved of the agreement, a payment of \$135,000 (\$1,850 for the Township) will be disbursed among the CCSG entities. As a reminder, the CCSG was created when the PPA was signed by ten entities. The five entities who participated in the SPPA Working Group, but did not engage in the PPA will not receive a portion of this payment. The Township is one of the ten entities that signed the PPA.

Legal costs totaled just under \$268,000 (Patton Township's portion was \$3,867) for the organizations in the PPA. After the termination payment, net legal costs are just shy of \$133,000 (Patton Township's portion is \$1,977). The PPA working group paid \$69,676 (Patton Township's portion was \$975) to GreenSky Consulting during the creation of the PPA, and \$66,500 (Patton Township's portion was \$931) for consulting

services during 2025. Patton Township's all in cost for legal and consulting fees was \$3,883.

At the CCSG meeting on February 27th, GreenSky Consulting reported they are waiving all fees to terminate this agreement and are interested in working with any or all members of the group as energy broker. They also shared that the members can continue to either terminate agreements with NRG (Direct Energy) or expand that relationship to purchase electricity. Our contract with NRG expires June 30, 2026.

All ten participating members of the CCSG have been asked to approve the mutual termination agreement at their March meetings. A copy of our termination agreement is included in the agenda packet.

If the Board is comfortable with the agreement, a motion can be made to approve the mutual termination agreement for the power purchasing agreement.

4. PUBLIC SAFETY:

a. Monthly Report:

Chief Jolley will review the monthly report and respond to any questions. The report is included with the agenda packet.

This is for information only. No Board action is required.

5. PUBLIC WORKS:

a. Centre Region Street Tree List:

Approximately six years ago, discussions were initiated to develop a common and uniform approved tree list across the Centre Region. This group was comprised of public and private arborists, landscapers, and other professionals representing several municipalities throughout the Centre Region. The group worked to create an approved list of street and park tree planting species, cultivars, and hybrids, while also establishing appropriate planting spacing, preferred planting seasons for each variety, and restrictions on locations for certain species. Since that time, several municipalities have adopted the Centre Region Approved Tree List.

The attached list would provide an Official Township Plant List to be used as a guide for the selection of appropriate trees and landscape planting materials. This list would be required for land development and subdivision plans where a landscaping plan, tree preservation plan, or street trees are required.

The list includes species, suggested uses, color, descriptions, cautions/comments, and pruning schedules for users. Adoption of the Centre Region Approved Tree List would

assist residents, developers, and designers by providing a consistent list of approved tree species for planting, as well as guidance that is currently lacking in the Township.

Lance King, the appointed Township Arborist, will be present to address any questions or concerns regarding the Centre Region Approved Tree List. Staff would like to present this list to the Board of Supervisors for consideration and approval.

If the Board chooses to adopt the list, the Township will need to amend its ordinances to remove specific tree species and to reference this list. Staff can prepare that ordinance for consideration at an upcoming meeting.

If the Board is comfortable with the recommendation, a motion can be made to adopt the Centre Region Approved Tree List.

b. MS4 Stormwater Presentation:

Consulting Engineer Michelle Merrow will be present to provide an update on the Township's stormwater program and its recent activities.

This item is for information only. No Board action is necessary.

c. Public Works 2026 Projects Update:

Public Works operations are beginning to ramp up in preparation for the 2026 construction season. Current activities include crack sealing (weather permitting) on roadways scheduled for microsurfacing, base and pothole repairs, shoulder grading along paving and microsurfacing limits, signage replacement, inlet box and top repairs, and leaf and brush collection.

Staff are also preparing to implement **PAVER – The Pavement Maintenance Management System**, which will be used during the Spring 2026 Township-wide roadway inspection. PAVER utilizes Pavement Condition Index (PCI) ratings to evaluate roadway conditions and assist the Township in planning and prioritizing future maintenance and rehabilitation investments.

Engineering and contract preparation are underway for the **E. Hillside Avenue Road Improvement Project**, which will include milling, base repair, asphalt scratch and wearing courses, and selective curb and curb/gutter repairs. Construction is anticipated between May and August 2026.

Staff are also preparing contract documents for the **Valley Vista Drive Paving Project**, which includes milling and overlay, pavement marking restoration, installation of approximately 905 linear feet of ADA-accessible sidewalk, and upgrades to three ADA curb ramps. Due to reduced grant funding, the previously proposed rectangular rapid flashing beacon (RRFB) at the midblock crossing near the CATA Lowes Center stop/Sheetz driveway has been removed from the project scope.

Staff would like to discuss the possibility of doing this work at night, due to high traffic volumes along the roadway. Staff is interested in the Board's input on this work and any restrictions that would need to be placed on it.

Staff anticipates advertising the project in March and awarding the contract in April, with construction expected between May and July 2026. Patton Township received \$283,000 in DCED grant funding toward the project.

Additionally, Patton Township is taking the lead on the **2026 Regional Microsurfacing Contract**, which includes participation from six municipalities. Patton Township's portion of the work includes microsurfacing Circleville Road from the 2025 microsurfacing joint to Carogin Drive. Bids for the contract will be opened on March 10, 2026.

This item is for information only. No Board action is necessary.

6. PLANNING & ZONING:

a. Planning Commission Report:

Planning Commission member James Prowant will update the Board on the Planning Commission's March activities.

7. ADMINISTRATION:

a. Patton Township Anti-Poverty Emergency Assistance Fund:

The 2026 operating budget includes \$10,000 to start an anti-poverty fund. The money is intended to be used to help local non-profits that provide assistance to Township residents. To access the funds, non-profits have to apply to the Township.

Supervisor Magruder and Staff drafted a policy for the program. The Board should review the policy and determine if it is okay as written or if they would like to see changes. Of note, Staff added a requirement that no one organization can receive more than \$2,500 in one year. This can be adjusted any way the Board sees fit.

Once the policy is ready to go, Staff will set up an application on our website and will publicize the program through our social media channels.

If the Board is comfortable with the draft policy, a motion can be made to approve it with any changes the Board wishes to make.

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 available to the public on-line and at the sign-in table. At the request of any 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**
- b. Public Works – no items**
- c. Planning, & Zoning**
 - 1) Fillmore Market Developers Agreement**
 - 2) Fillmore Market DSAME**
- d. Administration**
 - 1) Minutes –February 25, 2026 minutes**
 - 2) February Voucher Report**

9. MANAGER'S REPORT:

The Manager will report on current items, including the following:

- a. Administration:
 - (1) Local Government Week
 - (2) Valley Vista Traffic Calming Study
 - (3) Regional Local Government Revenue Innovation and Sustainability Plan
- b. Public Works:
 - (1) Capital Projects Update
 - (2) Public Works Operations Update
 - (3) Grants Update

A full written report is included in the packet. The Manager will answer any questions the Board may have about items on the report.

10. COMMITTEE REPORTS

Board members should report on the meeting(s) of the COG and other committee(s) on which they serve, including:

- a. Council of Governments Committees:
 - Land Use and Community Infrastructure Committee – Whitman – March 5th (joint meeting)
 - Public Safety Committee – Robb – March 10th
 - Finance Committee – Kruesi – March 12th
 - Executive Committee – Whitman – March 17th

Parks & Rec Governance – Chyczewski – March 25th
Climate Action and Sustainability Committee – Whitman – March 5th (joint meeting)
Parks Capital Committee – Magruder
Emergency Management Council – Farkas – March 24th
State College Borough Water Authority

- b. Centre Area Cable Consortium - Magruder
- c. Spring Creek Watershed Commission – Mason
- d. Centre County Metropolitan Planning Org. – Kruesi
- e. Centre County Airport Authority - Steudler
- f. Centre Region Solar Group – Pegher, Whitman Alt.
- g. Centre County MPO Technical Committee – Erickson
- h. State College Area School District Steering Committee - Chyczewski

11. OTHER BUSINESS (see Item 1.c regarding requirements for adding action items to the agenda)

12. ADJOURN

13. FOR YOUR INFORMATION

Upcoming Meetings:

March 23rd – General Forum Meeting
April 8th – Board of Supervisors Meeting
April 13th -17th – Local Government Week
April 19th – 22nd – PSATS Annual Conference, Hershey
April 27th – General Forum Meeting

Board Work Tasks

Work tasks ranked by the Board in March 2024:

- 1) Workforce Housing Ordinance
- 2) Special Events Regulations – completed September 2025
- 3) Authorities dissolution
- 4) Home Occupation Regulations – completed June 2025
- 5) Attaining Bee City USA status

Helpful Links

[Code of Patton Township](#) – the official laws of Patton Township including Zoning (Chapter 175) and Subdivision and Land Development (Chapter 153) regulations

[Second Class Township Code](#) – state law establishing our form of government and authorizing the Board of Supervisors to act on included matters

[Municipalities Planning Code](#) – state law underpinning the local use of zoning and subdivision/land development regulations

[Sunshine Act
Records](#)

[Right-to-Know Law](#)

[Office of Open](#)