

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 Kim Wyatt, Finance Director John Petrick, Chief of Police Betsy Dupuis, Solicitor Erik Vorwald, Planner
AUDIENCE	C-NET (3) Scott Miller, Resident John Sepp, Penn Terra John Houser, Penn Terra Michael Lee, Nittany Valley Sports Centre Jeff Kokoskie, Planning Commission Jeremy Hartley, CDT Brady Waltz

1. CALL TO ORDER

The October 8, 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 September 24, 2014 meeting minutes. Seconded by Mr. Luck, the motion passed 5-0.

3. PUBLIC COMMENTS

Mr. Miller stated that he spoke with Mr. Brubaker and Mr. Soder in regards to the crosswalk at Clearview Avenue at Sheetz and asked if this could be placed on a future agenda. Mr. Abrams stated that the Board will place this on the agenda in the spring of 2015.

Mr. Miller stated that his fiancé was hit while in a crosswalk and felt that the driver should have been cited. Chief Petrick stated that he discussed the police report with Mr. Miller in detail and that everything was documented.

Mr. Brubaker stated that the cross walk is a separate issue from the traffic calming and that the Township is hoping to have a crosswalk in place by June 1, 2015 weather pending.

4. PUBLIC SAFETY

a. Police Update

Chief Petrick stated that the September 2014 Public Safety Report was enclosed with the agenda materials. He stated that officers attended investigating training, child abuse training and fatal accident training. He stated that there were several public intoxication citations that were issued.

5. **PLANNING AND ZONING**

a. **Planning Commission Report**

Mr. Kokoskie stated that the Planning Commission discussed the Amendment to the Setbacks in the A-1 and R-1 district and the Sketch Plan for the Nittany Valley Sports Centre which is on the Board's agenda.

Mr. Kokoskie stated that at the Work Session the Toftrees Master Plan was discussed with Mr. Poole and should have something to the Board by the beginning of next year.

b. **Planning Commission Recommendations**

The Planning Commission had their October meeting on Monday, October 8, 2014. The following information was included on their agenda and may be forwarded to the Board:

1) **Amendment to the Setbacks in The A-1 (Rural District) and R-1 (Rural Residence District)**

Mr. Erickson stated that at their regular meeting on July 16, 2014 the Patton Township Board of Supervisors received a request from a resident asking that the rear setback requirements in the A-1 district be reevaluated. The resident was interested in installing a pool in their backyard, however due to the location of the house and the size of the setbacks, the installation of the pool would not be permitted. The Board of Supervisors recommended that the Planning Commission review the setback requirements for the A-1 zoning district to determine if any amendments should be proposed. Staff felt it would be appropriate to include an evaluation of the R-1 zoning district as well since the setback requirements were similar and may warrant proposed changes. Following this meeting, a second resident approached the township with a similar concern about setback sizes regarding the installation of a detached garage on their property.

At their regular meeting on September 8, 2014 meeting, the Planning Commission members recommended that the A-1 and R-1 Zoning District regulations be amended to permit swimming pools and accessory structures to be located in the rear yard setbacks. Specifically, the water's edge of a swimming pool would be permitted in the rear yard provided it was no closer than 25 feet to the rear property line and accessory structures would be permitted in the rear yard provided they are no closer than 40 feet to the rear property line.

The Planning Commission should review the proposed amendment and choose to do one of the following:

1. Suggest changes to be made to the amendment
2. Continue the discussion of the amendment to a future meeting
3. Provide a recommendation to the Patton Township Board of Supervisors

Included with the (Planning Commission) agenda is a proposed amendment to the Patton Township Zoning Ordinance as it pertains to these two amendments. Also included with the agenda is Table 1 from section §175-10 which identifies the use regulations for the R-1 Zoning District and Table 1 from section §175-26 which identifies the use regulations for the A-1 Zoning District.

The Planning Commission recommends approval; Manager recommends scheduling a Public Hearing for December 10, 2014.

Mr. Luck moved to schedule a Public Hearing for December 10, 2014 for the Amendment to the Setbacks in the A-1 and R-1. Seconded by Mr. Boyer, the motion passed 5-0.

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

b. **Planning Commission Recommendations (CONTINUED)**

2) **Sketch Plan – Nittany Valley Sports Centre**

On September 26, 2014 Patton Township received a sketch plan for the Nittany Valley Sports Centre. The Nittany Valley Sports Centre is located at the intersection of Fox Hill Road and Bernel Road on the former Second Mile site. The property is approximately 61 acres in size and is split between the Mixed Use and Non-Residential subareas in the Planned Airport Zoning District (PAD). In May 2014, the Patton Township Board of Supervisors amended the PAD to allow private recreation facilities in the Mixed Use and Non-Residential subareas as a use by right.

The sketch plan lists five phases of development to achieve full build out. Overall, the sketch plan includes the following:

- Three multi-purpose fields, one with lights
- Three baseball fields
- 110,000 square feet of indoor sports facilities
- One hotel
- A two story private secondary school
- 763 parking spaces
- Stormwater facilities

Since this is a sketch plan, no formal action is required.

The Planning Commission received a presentation on the proposed development and discussed the development schedule (open by November 1, 2015) and operations of the center with the development team. The Planning Commission also asked staff about possible outcomes and mitigations if a traffic study is required for Phase 1. Staff also outlined the Township's regulations on sports field lighting.

Mr. Boyer stated that he is concerned with the entrance from Fox Hill Road and asked if there will be a turning lane for safety reasons. Mr. Sepp stated that a Traffic Engineer Consultant will be looking into this matter.

Mr. Downsborough suggested standardizing the intersection at Fox Hill Road at the stop sign due to the extra traffic. Mr. Erickson stated that the intersection will be looked at during the traffic study.

Mr. Boyer asked if there is going to be entrances off both Bernel Road and Fox Hill Road in Phase 1. Mr. Sepp answered possibly.

c. **Rezoning Request: Oakwood Presbyterian Church**

Mr. Abrams stated a letter requesting consideration of a change in zoning from PC (Planned Community) to R-2 (Low Density Residence) is included with the agenda materials. A drawing showing the current PC perimeter setbacks is attached to the letter. These setbacks have been in place since the original development of the church property.

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

c. **Rezoning Request; Oakwood Presbyterian Church (Continued)**

Required Setbacks in Oakwood Planned Community:

- From public rights-of-way abutting master plan boundaries: Structures: 100 feet; Parking areas: 50 feet
- From master plan property boundaries that do not abut public rights-of-way:¹ Structures: 75 feet; Parking areas: 25 feet
- Interior streets and internal lot lines:¹ Setback established with subdivision/land development plan (footnote 1; See full text of 175-23. Setbacks are established for each subdivision and land development.)
- Within the existing Oakwood Planned Community: No use may be denied solely because a particular lot or lots do not meet the perimeter setback regulations of this chapter as long as the intent of the Planned Community is maintained.
(Manager's Note: This section was added as part of the I-99 Interchange Overlay District with respect to setbacks from the I-99 mainline right-of-way line.)

Required Setbacks in the R-2 District:

- Front: 30 feet
- Side: 10 feet each (side)
- Rear: 25 feet

If the Board wishes to have the request considered further, action should be taken to refer the matter to the Planning Commission for review and a recommendation.

Mr. Downsborough asked if this was changed would the adjacent lot become non-conforming. Mr. Erickson answered yes, which is why the Planning Commission will have to look at other methods that would achieve the church's goals without necessarily changing the underlying zoning.

Mr. Luck moved to refer the Rezoning Request for Oakwood Presbyterian Church to the Planning Commission for review and recommendation. Seconded by Mr. Downsborough, the motion passed 5-0.

6. **ADMINISTRATION**

a. **Capital Improvement Plan**

Ms. Wyatt presented the draft of 2015– 2019 Capital Improvement Plan (CIP). The presentation included:

- An overview of forecasted revenues, operating expenditures, current debt service, and on-going capital expenditures for the next five years
- The Manager's recommendation for new initiatives (capital projects and other significant expenditures) for inclusion in the five-year plan.
- A forecast of anticipated tax rates required to support the Manager's recommendation.

The Board is asked to receive the Plan and provide direction to the Manager for preparation of the next draft or, potentially, the final version of the Plan to be adopted. The plan for capital projects and other significant expenditures scheduled for 2015 will then be incorporated into the Annual Budget to be presented in November.

The draft Capital Improvement Plan 2015– 2019 was included with the agenda materials.

6. **ADMINISTRATION (CONTINUED)**

a. **Capital Improvement Plan (CONTINUED)**

Ms. Wyatt stated that as of now taxes will not need to be raised in 2015 but in 2016 there is a 0.6 mil increase depending on the Open Space Referendum.

b. **Open Space Referendum**

Mr. Erickson stated that Patton Township surveyed residents and property owners in March & April of 2014. We found 78.56% supported dedicating a portion of their property taxes to acquire and preserve additional Open Space lands in the Township. When asked about support for a specific increase in the tax rate, 67.56% of respondents indicated support for an increase of 0.6 mills or more.

To provide taxpayers a voice on this matter, the Board of Supervisors has caused a referendum question to be placed on the ballot for the election on Tuesday, November 4, 2014. (Polls will be open from 7 am to 8 pm.) The question on the ballot will be (the form of the question is dictated by state law):

“Shall debt in the sum of 3,500,000 dollars for the purpose of financing acquisition of development rights, conservation easements, and land for the preservation of open space be authorized to be incurred as debt approved by the electors?”

Voting “Yes” will indicate approval for borrowing \$3,500,000 and a likely increase of your property taxes by 0.6 mills. An increase of 0.6 mills of property tax will support the annual debt service payments on a Bond issue of \$3.5 million at 4% interest for 20 years. An increase of 0.6 mills of property tax would increase the property taxes on a home with a market value of \$250,000 by \$42.60.

The current Township property tax rate is 8.9 mills. (1 mill of property tax is a \$1.00 tax on each \$1000 dollars of assessed value of your property. The assessed value of properties in Centre County this year is, on average, about 29% of market value)

The Township will only deal with willing sellers; no adverse actions will be taken to obtain Open Space property.

The Board members and staff should be prepared to report on activities undertaken to inform the voters of the referendum question to be on the November 4, 2014 ballot.

Information regarding the referendum and the outcomes of a similar effort in 2001 was included with the agenda materials.

Mr. Erickson stated that he is working on legal ads to run and is going to run box ads in the Centre Daily Times and Centre County Gazette to get the information out to the residents.

Mr. Downsborough stated that he contacted Clearwater Conservancy and that they will be putting a piece in their e-newsletter that goes out before the election. He stated that he contacted the Patton Township Democratic Committee and they are waiting on permission from Centre County Democratic Committee to endorse and it will be placed on door hangers.

6. **ADMINISTRATION (CONTINUED)**

c. **Voucher Report**

A copy of the September 2014 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 September 2014 Voucher Report.

Mr. Boyer moved to approve the September 2014 Vouch Report. Seconded by Mr. Luck, the motion passed 5-0.

8. **MANAGER'S REPORT**

a. **Development Update (enclosed with Planning Commission agenda)**

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

b. **Gypsy Moth Update**

Mr. Erickson stated that he did a follow up on a small infestation of gypsy moth reported in June in Park Forest; that he went out last week to walk thru the area and there were no egg masses in the area but he will continue to monitor the area.

c. **Waddle Road Update**

Mr. Erickson stated that on Monday he had a productive meeting with PennDot and Federal Highway. He stated that Federal Highway is going to require the Township to do a noise study which will cost another \$40,000-\$50,000 in order to get the NPDES Permit. He stated that this project is going to move into a design build project going to bid in late March of 2015 with construction concluding in late 2016. He stated that PennDot is going to do the construction as a PennDot project but is not sure how the design part of the project will be financed and that the Township will have to pay for the utility relocations.

d. **North Atherton Street Project Update**

Mr. Erickson stated that Glenn O. Hawbaker will be the contractor for this project and there may be some drainage work to be done along Atherton Street along with a gas line relocation beginning in 2015. The majority of the work, including milling and paving from Colonnade Way to Aaron Drive will occur in 2016.

e. **SEO Selection**

Mr. Erickson stated that staff is meeting with a couple of candidates this week.

f. **Housing Starts**

Mr. Erickson stated that the Housing Starts report was handed out prior to the meeting.

9. **COMMITTEE REPORTS**

Mr. Wise stated that Finance Committee discussed the Hess Field driveway replacement.

Mr. Luck stated that at the Parks Capital is tomorrow and may discuss the transfer of funds to Hess Field instead of White Hall.

Mr. Boyer stated that Public Safety met and that the temporary replacement ladder truck arrived and was put into service. He stated that Bellefonte Borough is storing the truck that was replaced.

Mr. Boyer stated that Public Services and Environmental discussed brush collection options. He stated that the refuse and recycling is looking at the Organics Recycling Pilot Program.

10. OTHER BUSINESS

There was no other business.

11. ADJOURNMENT

There being no further business, by Mr. Luck's motion and Mr. Boyer's second, the meeting was adjourned at 8:26 PM.

Douglas J. Erickson, Township Secretary