

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 Kim Wyatt, Finance Director Eric Vorwald, Planner Betsy Dupuis, Solicitor
ABSENT	Jeff Luck, Supervisor
AUDIENCE	C-NET (2) Scott Miller, Resident Kim Marple, Resident Daniel Marple, Resident Mark Torretti, Penn Terra Jon Houser, Penn Terra William Spearly, Resident Scott Spearly, Resident Jeremy Hartley, CDT Ted Brown, Resident

1. CALL TO ORDER

The January 28, 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. Downsborough moved to approve the January 5, 2015 meeting minutes. Seconded by Mr. Wise, the motion passed 3-0-1 with Mr. Boyer abstaining.

3. PUBLIC COMMENTS

There was no public comments.

4. PUBLIC HEARING: NITTANY VALLEY SPORTS CENTRE MASTER PLAN

Mr. Torretti stated that this project is located at the intersection of Bernel Road and Fox Hill Road. It is currently zoned Planned Airport District (PAD) and the property is split between the mixed use and the non-residential areas of the PAD.

As proposed, the master plan outlines six phases of development that includes approximately 100,000 square feet of indoor space for competition, strength, and conditioning; three outdoor rectangular fields; three outdoor diamond fields; a private secondary school; and a hotel. The first phase of development includes approximately 75,000 square feet of indoor space and the associated parking, landscaping, and lighting.

The agenda materials included a 11x17 master plan of the Nittany Valley Sports Centre, a location map, and a copy of the marked up staff comment letter. Since this project is in the Planned Airport Zoning District, a master plan is required to be submitted and reviewed prior to land development planning. It should be noted that the applicant is working with the Public Works Staff and the Pennsylvania Department of Transportation to address traffic impact issues related with this project and a traffic study

4. **PUBLIC HEARING: NITTANY VALLEY SPORTS CENTRE MASTER PLAN (CONTINUED)**

It is currently being presented with the Phase 1 Land Development Plan. Each phase will include a land development plan that will be reviewed by staff and the Planning Commission prior to final action by the Board of Supervisors.

The Planning Commission's has recommended conditional approval with completion of all items noted on staff's marked up comment letter. Comments from the Centre Regional Planning Commission are also provided with the agenda materials.

a. **Public Hearing**

The Board convened the Public Hearing for the Nittany Valley Sports Centre Master Plan at 7:14 PM.

Mr. Brown stated that his property is adjacent to this property and is supportive of the Nittany Valley Sports Centre but is concerned about the drainage problems in the area. He stated he is also concerned with the speeding in the area and asked if there could be more speed enforcement. Chief Petrick stated that he will look into the speeding issue.

Mr. Brown stated that he is opposed to putting ball fields at Bernel Road Park. He also asked if the field lights will be on until 10:00 PM. Mr. Erickson stated that under the sports field lighting regulations there are limits to how much light can go off the property and the curfew for turning off lights would be negotiated with the land development plan.

Mr. Marple asked what the time line is for the phases. Mr. Torretti stated that Phase 1 will start next year and hopefully Phase 2 in two to three years. He also asked if there is going to be a turning lane off of Fox Hill Road. Mr. Torretti answered that it depends on what the traffic study results are. Mr. Marple asked if the Board would consider football traffic when doing the traffic study.

Mr. Marple asked about lighting in the parking lot. Mr. Torretti stated that the lights will be on until the business closes and most of the lights would be off overnight.

Mr. Miller stated he is glad to have something for recreational public use instead of another apartment complex and that he agrees that the football traffic should be included with the traffic study.

Mr. Torette stated that the traffic study is being done for each phase of the plan.

Mr. Brown asked if the storm basin will be completed before Phase 1 is started. Mr. Torretti stated that the storm basin will be one of the first things done in this project.

Mr. Downsborough moved to close the Public Hearing for the Nittany Valley Sports Centre Master Plan at 7:47 PM. Seconded by Mr. Wise, the motion passed 4-0.

b. **Action Consideration**

Mr. Abrams asked staff to look into similar facilities in Pennsylvania to see if any had found unforeseen traffic issues after opening.

Mr. Boyer moved to approve the Nittany Valley Sports Centre Master Plan. Seconded by Mr. Downsborough, the motion passed 4-0.

5. **PUBLIC HEARING: AMENDING CHAPTER 175 (ZONING) OF THE CODE OF PATTON TOWNSHIP FOR THE PURPOSE OF ESTABLISHING HIGHER THRESHOLDS FOR INITIATING DEVELOPMENT OF THE TOWN CENTER IN THE TOFTREES PLANNED COMMUNITY ZONING DISTRICT**

Mr. Poole stated that in June, 2014, the Township received a letter from Mr. Bob Poole, S & A Homes, requesting an amendment to the Planned Community Zoning District as it pertains to the Toftrees Planned Community that trigger points, or thresholds, for the number of dwelling units that are constructed be increased as it pertains to the percentage of non-residential development to be built in the Town Center. The ratio of units built to percent of non-residential acreage is:

Number of Units Constructed	% of Non-Residential Acreage to be built in the Town Center
2,300	20%
3,100	40%
3,900	60%
4,600	100%

Mr. Poole's letter identifies two additional developments that have contributed units to the overall total allowed in the Toftrees Planned Community. These developments include Campus Crest (The Grove) which added 392 units (176 units in Phase II) and development on Tract F which will add 96 units. Mr. Pool requested that consideration be given to adding 400 units to the trigger points to compensate for the development that was realized by The Grove.

The Planning Commission reviewed this request at their work session in October and at their November regular meeting took action to recommend that the table be revised as requested:

Number of Units Constructed	% of Non-Residential Acreage to be built in the Town Center
2,700	20%
3,500	40%
4,100	60%
4,600	100%

Included with the agenda materials was the proposed ordinance to the Planned Community Zoning District and a background report prepared by the Township's Planner. Comments from the Centre Regional Planning Commission was also provided with the agenda materials.

a. **Public Hearing**

The Board convene the Public Hearing amending Chapter 175 of the Code of Patton Township for the purpose to establish higher thresholds for initiating development of the Town Center in the Toftrees Planned Community Zoning District at 7:57 PM.

Mr. Miller spoke in opposition to the Ordinance.

Mr. Downsborough moved to close the Public Hearing at 8:09 PM. Seconded by Mr. Boyer, the motion passed 4-0.

b. **Action Consideration**

Mr. Wise moved to approve Amending Chapter 175 of the Code of Patton Township for the purpose of Establishing Higher Thresholds for Initiating Development of the Town Center in the Toftrees Planned Community Zoning District. Seconded by Mr. Boyer, the motion passed 3-0-1 with Mr. Dowsborough abstaining.

6. **PUBLIC SAFETY**

a. **Police Update**

Chief Petrick stated that a copy of the December 2014 Public Safety Report was enclosed with the agenda materials. He stated that officers attended firearms training and crisis intervention training. He stated that was an increase in part one crimes due to more retail thefts.

Mr. Abrams commended the Police Department on all their training.

Mr. Miller asked if there is any proactive work being done towards preparing for State Paddy's Day. Chief Petrick stated that he is working with other entities to make sure there is sufficient staffing and are well prepared.

7. **PUBLIC WORKS**

a. **Amendment to Park Regulations to Comply with Commonwealth Firearm Regulations**

Mr. Erickson stated that two Centre Region municipalities were recently informed by a firearm advocacy group that their Park regulations were not compliant with Pennsylvania firearm regulations with regard to right to carry firearms in public places. Any local regulation of firearms is preempted by Commonwealth regulations. (See the [CDT article](#) of January 5, 2015)

A review of Patton Township park regulations revealed the same defect. To correct this the phrase "it is unlawful for any person to carry onto or possess on any park or other public land designated by Patton Township as recreational of a shot gun or rifle or pistol or firearm of any make or kind" should be deleted from Section 112-3.M. (Parks/ Conducted Prohibited in Parks/ Hunting) from the Patton Code.

The Park regulations would continue to prohibit any discharge of weapons or hunting on Park property.

With the concurrence of the Board an ordinance effecting the change noted above will be placed on the February 11 meeting agenda.

Mr. Wise moved to approve the Amendment to Park Regulations to Comply with Commonwealth Firearm Regulations. Seconded by Mr. Boyer, the motion passed 4-0.

8. **PLANNING & ZONING**

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

The Planning Commission recommends the appointment of Sharon Bressler as the Township's representative for the Centre Regional Planning Commission and William Steudler as the alternate representative.

The Board should consider action on these appointments.

Mr. Boyer moved to appoint Sharon Bressler as the Township's representative for the Centre Regional Planning Commission and William Steudler as the alternate representative. Seconded by Mr. Downsborough, the motion passed 4-0.

9. **ADMINISTRATION**

a. **CATA Full Bus Wrap Advertising Program**

Mr. Erickson stated that the following request was received by the Manager on behalf of the CATA Board of Directors:

“Last year, after having received input from our municipal funding partners and the approval of CATA’s Board of Directors, CATA embarked on a year-and-a-half exterior bus wrap demonstration program as a complement to its existing interior and exterior tail advertising programs. With this trial period (January 1, 2014, through May 31, 2015) coming to a close, CATA staff is working on a recommendation to bring before the board regarding the continuation of the bus wrap program. We would like to provide your board with an opportunity to share any feedback you might have for our consideration as we prepare our recommendation.”

CATA has also provided the enclosed photos of three of the four full bus wraps that are currently operating.

Board comments will be reported to the CATA General Manager.

Mr. Downsborough stated that in favor if the program is producing meaningful income.

Mr. Miller stated that the advertisements help shade the sun for people who ride in the bus.

Mr. Abrams stated he is in favor for the income aspect.

Mr. Wise stated that he is okay with it.

b. **ABC Appointments**

There are no appointments at this time.

10. **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) **Memorandum of Understanding (MOU) between Patton Township and the Centre County Conservation District (CCCD)**

To further compliance with the federal Clean Water Act and regulations promulgated by the U.S. Environmental Protection Agency (EPA) and the state Department of Environmental Protection (DEP) with respect to the Township’s state-issued permit as the operator of a Municipal Separate Storm Sewer System (MS4), the Public Works Director recommends entering into the enclosed MOU with our local Conservation District to memorialize our long-standing relationship regarding oversight of state Erosion and Sedimentation (E&S) Control regulations and National Pollution Discharge Elimination System (NPDES) permitting.

10. **CONSENT AGENDA (CONTINUED)**

a. **Public Works (CONTINUED)**

- 1) **Memorandum of Understanding (MOU) between Patton Township and the Centre County Conservation District (CCCD) (CONTINUED)**

It is recommended that the Board approve the MOU and authorize the Township Manager to execute the document with the CCCD.

b. **ADMINISTRATION**

- 1) **Records Disposition Resolution**

The Finance Department has identified records for destruction in accordance with Township Resolution 2004-005, our policy for records disposition. Enclosed is a copy of the proposed resolution, including a list of the records identified for destruction.

It is recommended that the Board adopt Resolution 2015- 002 authorizing destruction of these records.

- 2) **Voucher Report**

A copy of the December 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 December 2014 Voucher Report.

Mr. Downsborough moved to approve the Consent Agenda. Seconded by Mr. Boyer, the motion passed 4-0 including Resolution 2015-002.

11. **MANAGER'S REPORT**

a. **Development Update**

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

b. **School Drive Acceptance**

Mr. Erickson stated that all the work is done and paid for, and we are just waiting on the deed from the School District.

c. **Open Space Task Force**

Mr. Erickson stated that the Open Space Task Force will meet for the first time next Wednesday, February 4th, 2015 and that they will meet the first Wednesday of each month.

d. **LFT Audit Update**

Mr. Erickson stated that Ms. Wyatt and the finance staff have made all the necessary changes and any issues were resolved.

11. **MANAGER'S REPORT (CONTINUED)**

e. **Waddle Road Update**

Mr. Erickson stated that the bid date has been pushed back to late May or early June and that the consultant is working with DEP to get our NPDS Permit and Joint Permit. He stated that the noise study is almost done and will be needed to get an environmental clearance once the noise study is completed. He stated that they are working on utility relocation design.

12. **COMMITTEE REPORTS**

There were no committee reports today.

13. **OTHER BUSINESS**

There were no other business.

14. **ADJOURNMENT**

There being no further business, by Mr. Boyer's motion and Mr. Downsborough's second, the meeting was adjourned at 8:27 PM.

Douglas J. Erickson, Township Secretary