

**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 Lawrence Pegher, Finance Director John Petrick, Chief of Police Betsy Dupuis, Solicitor Eric Vorwald, Planner
AUDIENCE	C-NET (3) Heidi Watson Held, Resident Sharon Gifford, Resident Kyle Gable, Resident Connie Martin, Resident John Martin, Resident Steven Alafazanov, Winn Development Paul Caraccioco, Leonard S. Fiore Reynolds Baldwin, Leonard S. Fiore Carlene Houser, Resident Geno Corradetti, Resident Jerry Disotell, Resident Lee Carpenter, Resident Jeff Buechler, Resident Chris Greene, Resident Doug Hill, Resident Monique Yaari, Resident Cory Miller, UAJA

**1. CALL TO ORDER**

The June 17, 2015 Patton Township Board of Supervisors meeting held at the Township Municipal Building was called to order at 7:00PM by Chair Elliot Abrams.

**2. APPROVAL OF MINUTES**

Mr. Boyer moved to approve the May 27, 2015 meeting minutes. Seconded by Mr. Luck, the motion passed 5-0.

**3. PUBLIC COMMENTS**

Ms. Held stated that she lives on Sierra Lane and asked the Board for an evaluation of the drainage system due to severe water backup during heavy rains. She handed out a formal write up to each Board Member and staff.

Mr. Corradetti stated that he lives next to Ms. Held and that he has brought photos of the drainage issues and passed out to the Board members and staff.

Mr. Greene stated that in 2006 he put in a privacy fence and this drainage issue caused panels of the fence to be knocked down. He stated that he has put money and time trying to fix the problem.

Mr. Erickson stated that Township Staff will look into this and will have an update for the July meeting.

4. **PUBLIC SAFETY**

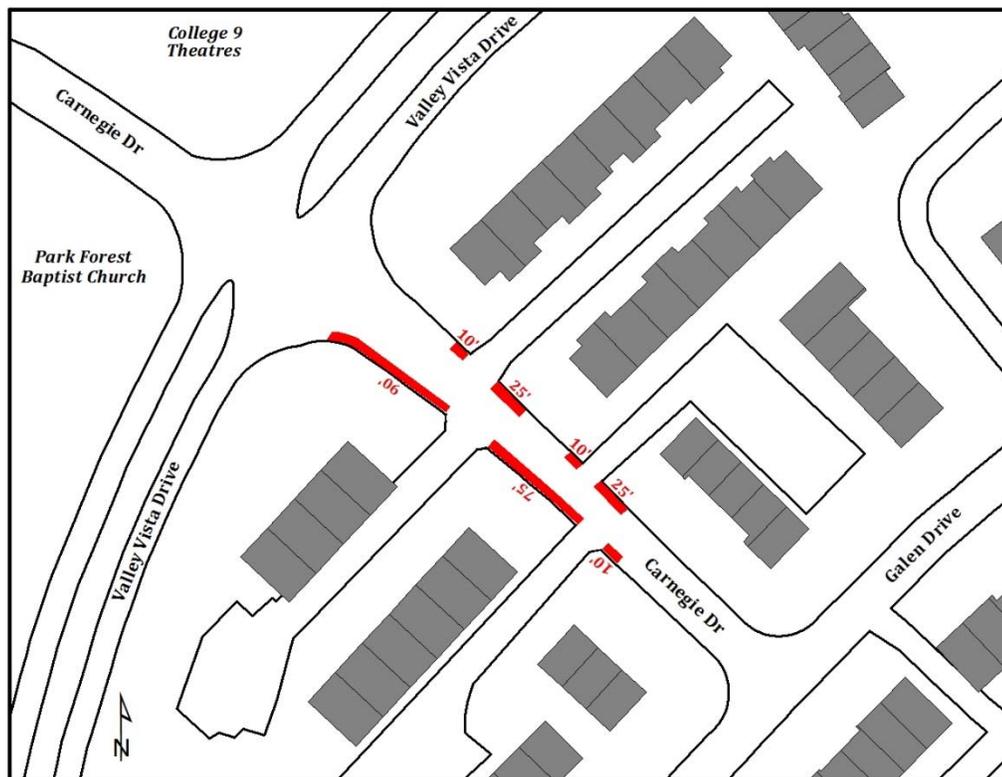
a. **Police Update**

Chief Petrick stated that a copy of the May 2015 Public Safety Report was enclosed with the agenda. He stated that the bike officers were busy with patrolling over 118 miles during the month of May. He stated that there was a drop in part two crimes due to a decrease in DUI arrests.

5. **PUBLIC WORKS**

a. **Carnegie Drive (2500 block) Parking Restrictions**

Mr. Brubaker stated that following two resident surveys and a discussion at the previous Board meeting, an Ordinance has been prepared and advertised to enact No Parking zones along sections of the 2500 block of Carnegie Avenue. The proposed no parking areas (in red on image below) are intended to improve the sight distance available for drivers exiting the parking lots of the adjacent townhome developments unto Carnegie Avenue.



Residents of the area have been notified that the Ordinance will be considered at tonight's meeting. A copy of the proposed Ordinance and resident notice were included with the agenda materials.

The Public Works Director will make a brief presentation and the Manager will report on a 2008 parking study that looked at on-site parking in this area. After comments/questions from the public, the Board should discuss the matter and consider action on the Ordinance.

Mr. Brubaker stated that he did a five year crash data review and he stated that there were two crashes involving parked cars which could be due to the congestion.

Mr. Martin stated that he feels that the crash data in the past may not be valuable because the parking just started in the last year or so. He asked why if on one side of driveway is 25ft and the other side is 10ft. Mr. Brubaker stated that is because it would run into the turning lane. He stated

5. PUBLIC WORKS (Continued)

a. Carnegie Drive (2500 block) Parking Restrictions (Continued)

that he feels if there is no parking on one side of the street; that it is like a one way street. Mr. Erickson stated that the 3 ten foot areas were added due to discussion at the last meeting. Mr. Martin stated that if it was solid with no parking that it would be a better solution. Mr. Luck stated that one reason for having limited parking is so that the cars do not start parking on Galen Drive.

Ms. Yaari stated that she has lived there since 1992 and that there has not been issues until last year. She stated that a tenant has several cars that park along the street and it should be resolved by the end of the summer and would like to see if after 6 months this problem will still exist. She asked if there was a vote. Mr. Brubaker stated that there was a survey done with a 50% response rate with 72.4% voted for some type of parking restriction.

Mr. Disotell stated that he would like to have no parking on the north side and stated that the speed sign was not working. Chief Petrick stated that the sign might have been down for a day due to the battery was dead but the problem was resolved.

Ms. Houser stated that she is concerned about the parking at end of Carnegie at Galen Drive and it would be one lane if a bus or big vehicle comes through the road because there is not enough room for two vehicles to pass.

Ms. Gifford stated that she believes that this problem all started with one tenant who had 8 or 9 vehicles parking along the street and thankfully his lease was not renewed so hopefully the problem will be gone. She asked how the Township will mark the street for no parking. Mr. Brubaker stated that there will be signs put up. Ms. Gifford stated that she is concerned that these cars will just start parking on Galen Drive then having same issue on Galen Drive. She stated that she would like to have the no parking area reduced down to 10 feet so at least 2 cars can park so when having people over they don't have to walk in the dark due to there being no street lights.

Mr. Abrams asked what residents need to do about requesting street lights. Mr. Erickson stated that it would be an initial cost to have a light installed then the monthly operational cost and that the Township could look into this if residents are interested.

Mr. Gable stated that he agrees with Ms. Gifford and would like to see a reduction in the 25 feet to 10 feet to give him a place to park. He stated that when he had his driveway done this summer that there was 20-25 cars parked along the street so he had to park along Galen and that this issue goes into Galen Drive. He asked if the Township could look into street lights.

Mr. Downsborough moved to adopt the Ordinance 2015-567. Seconded by Mr. Boyer, the motion passed 5-0.

Mr. Erickson stated that a follow up survey will be sent out after 60 days. He stated that he cannot give a firm date of when the signs will be placed but would should be within a week.

6. **PLANNING AND ZONING**

a. **Planning Commission Report**

Mr. Erickson stated that Mr. Steudler is not present to give the Planning Commission Report.

b. **Land Development Plan and Subdivision Plan; North Atherton Retail**

Mr. Erickson stated that from the June 1, 2015 Planning Commission Agenda included:

“Patton Township received a subdivision plan and land development plan from GAI Consultants on January 27, 2015 for property located at 1910 North Atherton Street. The subject property is approximately 2.3 acres in size and is generally referred to as the former A&P site. The site is currently zoned C-1 (General Commercial) and is located at the intersection of North Atherton Street and Colonnade Way.

The subdivision plan proposes the consolidation of the four existing parcels that make up the site and then re-subdividing them into three lots. The land development plan proposes the establishment of three retail buildings, one on each of the new lots. Building One will contain a restaurant and retail space; Building Two will contain two retail spaces; and Building Three will include a standalone restaurant with a drive-thru. All the proposed uses are permitted by the existing zoning. Since the three parcels will be developed as one project, two waivers have been requested. Both waivers relate to parking and include:

1. A waiver from the shared parking requirements
2. A waiver from the perimeter parking setbacks

Specifically, the first waiver is being requested because the new lots must meet the minimum lot width of 150 feet. In doing so, each individual lot cannot meet all the required parking but can meet the overall parking requirements for the identified uses across the entire project. A reciprocal parking agreement has been drafted to ensure parking is maintained across the entire site for all uses. The second waiver relates to the first in that the reciprocal parking agreement will eliminate the need to have a parking setback. A letter from the applicant requesting these waivers is included with the agenda.

**Traffic and Transportation:**

In October of 2014, Township staff met with the applicant, their consultant (Wooster & Associates), the Township’s consultant (Trans Associates), and PennDOT to identify a scope of work for a Traffic Impact Study (TIS) for this project. During the discussions it was decided to study the following intersections:

- Atherton Street (S.R. 3014) and Colonnade Boulevard
- Atherton Street (S.R. 3014) and Colonnade Way
- Colonnade Way and Colonnade Boulevard
- Atherton Street (S.R. 3014) and 1st Avenue
- Atherton Street (S.R. 3014) and Patriot Way
- Atherton Street (S.R. 3014) and Park Forest Avenue
- Atherton Street (S.R. 3014) and Woodycrest Street

The first phase of the TIS identified that the majority of the traffic would access the site from North Atherton Street while traveling in the western direction. To accommodate that movement the applicant proposes a full access driveway at the intersection of North Atherton Street & Colonnade Way with a new 100 foot left turn lane on North Atherton Street.

6. **PLANNING AND ZONING (Continued)**

b. **Land Development Plan and Subdivision Plan; North Atherton Retail (Continued)**

Further analysis of the TIS indicated that during the Saturday peak hour, traffic queue's for the new left turn lane would exceed the capacity by approximately ½ a vehicle length. The applicant has proposed to stripe the existing left turn lane for the Animal Medical Center as a combination left turn lane, similar to the left turn access approach at Colonnade Boulevard in front of the Park Forest Center and Chic-fil-A. This would allow for a longer queue length than 100 feet and help avoid congestion in the through lanes of North Atherton Street.

Three sketches are included with the agenda to further illustrate the proposed lane configuration. Sketch 1 shows the proposed North Atherton Retail Center with the lane configurations as they are today. Sketch 2 shows the proposed lane configuration as discussed above. Sketch 3 is a current aerial view of the approach to Colonnade Boulevard which is similar to the proposed lane configuration.

In order for this change to occur the property owner of the Animal Medical Center will need to sign an access agreement with PennDOT and the owner of the North Atherton Retail Center. This would be resolved during the PennDOT Highway Occupancy Permit (HOP) process. Township staff and Trans Associates have reviewed this solution and agree with the concept. PennDOT is still reviewing this issue.

Currently, discussions are on-going between Wooster & Associates and PennDOT to finalize any remaining issues with traffic, traffic mitigation, or traffic assignment that were identified in the TIS. Township staff has a few outstanding minor/technical comments that need to be resolved in the TIS as well. One of the outstanding comments relates to the proposed mitigation at the intersection of Park Forest Avenue and North Atherton Street.

The TIS indicates that traffic impacts occur at this intersection and the recommended mitigation is to prohibit left turns from Park Forest Avenue to North Atherton Street. During the approval process of Trader Joe's Plaza, a decision was made to continue to study crash data on left turns at this intersection after the plaza was opened. If the crash data met the warrants for prohibiting the left turns, the Patton Township Board of Supervisors was ready to proceed with the prohibition to protect the safety of motorists at this intersection.

Since September of 2012, only four angle crashes (i.e. those attributed to left turns from Park Forest Avenue onto North Atherton Street) have occurred at this intersection to date. PennDOT typically recognizes the occurrence of 5 or more crashes that could be correctible by a change in traffic control within a continuous 12-month period as a pattern requiring further examination. Based on this, staff does not agree with the recommendation in the TIS to prohibit left turns in this location. The impact identified in the TIS is an increase in the delay for left turning vehicles. Staff believes that motorists will begin to use Cornflower Lane as access to the new full access signalized intersection at Colonnade Way where left turns will be easier to make. This stresses the importance of staff's Land Development Review comments number 18 and 26. (End of Planning Commission agenda materials)

The Planning Commission recommends approval of the subdivision and land development plans with the following conditions:

1. Granting of the two waivers requested for shared parking and perimeter parking setbacks along interior lot lines

6. **PLANNING AND ZONING (Continued)**

b. **Land Development Plan and Subdivision Plan; North Atherton Retail (Continued)**

2. Completion of all minor/technical items on the staff comment letters for subdivision plan and the land development plan
3. Resolution of minor/technical items related to Trans Associates' review of the Traffic Impact Study
4. Approval of the Traffic Impact Study by PennDOT
5. Extension of the bike path from the Atherton Street/Colonnade Way intersection to the first connection from the site to Cornflower Lane.
6. Developer to provide overlay paving of Cornflower Lane and make adjustments to storm drain inlets as directed by the Township Engineer.

The following items were included with the agenda:

1. A location map for the property
2. An 11"x17" copy of the subdivision and lot consolidation plan
3. An 11"x17" copy of the land development plan
4. A waiver request for shared parking and perimeter parking setbacks
5. A marked up copy of staff's comment letter for the subdivision
6. A marked up copy of staff's comment letter for the land development plan
7. 3 Sketches associated with traffic discussion

Mr. Boyer asked if PennDOT has major changes, will the plan come back to the Township. Mr. Erickson answered yes that it needs PennDot's approval in order to move forward.

Mr. Downsborough moved to approve the Land Development Plan and Subdivision Plan: North Atherton Retail with all the conditions. Seconded by Mr. Luck, the motion passed 5-0.

7. **ADMINISTRATION**

a. **UNIVERSITY AREA JOINT AUTHORITY (UAJA) PROPOSAL**

Mr. Miller, the Executive Director of UAJA has requested the opportunity to provide the Board with a proposal to re-locate the primary sewer line (also known as an interceptor sewer) serving the Gray's Woods Planned Community Development. The proposed line would run through several properties that are out-side of the Regional Growth Boundary (RGB) and the Sewer Service Area (SSA). Mapping showing the proposed route will be provided at the meeting.

As background, this issue was previously raised with the Patton Board of Supervisors in 1998. Minutes from a Board meeting in December 1998 and a special meeting in February 1999 are included with the agenda materials. At that time the Board rejected the proposal on a 3-2 vote.

In correspondence with the Township Manager, the Executive Director of UAJA states:

"Most of the interceptor sewers would be located outside of the current sewer service area. As has been done in the past, UAJA would not allow connections to interceptor sewers outside of the sewer service area without approval of all of the Centre Region Municipalities through the Act 537 Planning process. Currently UAJA has two such interceptor sewers - One from Pine Grove Mills to the Scott Road Pump Station in Ferguson Township, and the other in Big Hollow in the vicinity of Innovation Park to the UAJA treatment plant, which flows through both College and Benner Townships."

Expansions of the Sewer Service Area in the Centre Region are governed by an intermunicipal agreement, "Centre Region Growth Boundary and Sewer Service Area Implementation Agreement,"

7. **ADMINISTRATION (Continued)**

a. **UNIVERSITY AREA JOINT AUTHORITY (UAJA) PROPOSAL (Continued)**

adopted in 2013. The agreement dictates that approval from five of the six Centre Region municipalities is required for expansion of the Service Area, with the exception that municipalities can undertake limited expansions (no more than 50 dwellings or no more than 12 acres of development in five years) without Regional approval. The Agreement was included with the agenda materials.

No action is required or recommended on this issue at this time. Members of the Board should identify any additional information, either from UAJA or Township staff, they would like to consider. Prior to the Board considering any action, input from the public, including property owners that would be impacted by the proposed sewer, should be solicited.

b. **UAJA REPORT ON INFLOW AND INFILTRATION**

Mr. Miller, the Executive Director, has also been asked to address an issue raised by the Department of Environmental Protection (DEP) in an April letter to UAJA (included with agenda materials). DEP commented that:

“reports do show an increase in sewage flows during and after significant precipitation events, which is highly indicative of inflow and infiltration (I & I) issues in sewage facilities. The Department strongly encourages you to continue evaluating your facilities for inflow and infiltration issues, and to correct any issues you may find.”

The Executive Director has been asked to briefly explain what constitutes I & I, what is the magnitude of the issue for UAJA, and what measures the Authority is using to address the matter.

No action is required on this item.

Mr. Miller stated that UAJA is aggressive about inflow and infiltration.

c. **Pennsylvania Municipal League Conference Resolutions**

Mr. Luck stated that for the League's upcoming annual conference these eight Resolutions have been submitted for consideration:

Resolution 1 - Adoption of National League of Cities' 2015 Legislative Priorities

- Protect Municipal Bonds
- Close the Online Sales Tax Loophole
- Invest in Transportation Priorities

Resolution 2 - PML State Legislative Priorities

- Reform of Collective Bargaining and Municipal Public Safety Pensions
- Tax Exempt Entities and Tax-Exempt Designation
- Local Tax Reform
- Urban Revitalization
- Investment in Public Education

Resolution 3 – Local Drink Tax (10%) proposed to be levied on a statewide basis

Resolution 4 – Special Purpose Tax for Police Protection

Resolution 5 – Consolidation of the Third Class City Code





8. **CONSENT AGENDA (Continued)**

c. **Administration (Continued)**

2) **Trick or Treat Date (Thursday, October 29, 2015) (Continued)**

**It is recommended that the Board designate Thursday, October 29, 2015 between the hours of 6:00 PM and 8:00 PM as Trick-or-Treat night.**

3) **May Voucher Report**

A copy of the May 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 May 2015 Voucher Report.**

4) **Resolution to Accept Deed of Dedication for Open Space Lot in Park Forest**

The Township was notified last year that an Open Space parcel (0.81 acres) in Park Forest was scheduled for Sheriff's sale to settle back taxes owed. The Manager contacted the owners of the lot and recommended that they donate it to the Township and we would have the taxing authorities waive the taxes and fees owed.

**It is recommended that the Board approve Resolution 2015-010 accepting a Deed of Dedication for Tax Parcel 18-016-,261-,0000-**

Mr. Luck moved to approve the Consent Agenda including Ordinance 2015-268, Resolution 2015-010, and Resolution 2015-011. Seconded by Mr. Downsborough, the motion passed 5-0.

9. **MANAGER'S REPORT**

a. **Open Space Task Force Update**

Mr. Erickson stated that the Open Space Task Force is working on 70+ potential properties in the area.

b. **Cedar Cliff Park Tick Control**

Mr. Erickson stated that the Township had a request from the HOA willing to cover the costs of spraying for ticks in Cedar Cliff and that they would need 2/3 of the residents to sign off on this. He stated that it does not look like they will be moving forward with this.

c. **Waddle Road Update**

Mr. Erickson stated that because Federal Highway did not complete their review that the bid letting has now been pushed back to August.

d. **Lightning Strikes**

Mr. Erickson stated that over the weekend that some traffic lights were struck by lightning and that the Township will be putting a claim in for over \$15,000 in damages.

**10. COMMITTEE REPORTS**

Mr. Boyer stated that Public Safety met and went over the CRCA Customer Satisfaction survey. He stated that the 2016 Program Plan review for the Code, Fire and Emergency Management Programs was discussed.

Mr. Luck stated he had a meeting with Mr. Lord from Harris Township to discuss a regional recreational survey for next year.

**11. OTHER BUSINESS**

There was no other business.

**12. ADJOURNMENT**

There being no further business, by Mr. Downsborough's motion and Mr. Luck's second, the meeting was adjourned at 8:55 PM.

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Douglas J. Erickson, Township Secretary