

ATTENDANCE:

BOARD	Elliot Abrams, Chair George Downsborough, Jr., 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
ABSENT	Bryce Boyer, Vice-Chair Jeff Luck, Supervisor
AUDIENCE	C-NET (3) Evelyn Bellinger, Resident Ross Bellinger, Resident Mark Torretti, Penn Terra Engineering Brian Rater, Planning Commission

1. CALL TO ORDER

The October 14, 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 September 23, 2015 meeting minutes. Seconded by Mr. Wise, the motion passed 3-0.

3. PUBLIC COMMENTS

There were no public comments.

4. PUBLIC SAFETY

a. Police Update

Chief Petrick stated that a copy of the September 2015 Public Safety Report was enclosed with the agenda materials. Chief Petrick stated that the bike patrol officers logged 128 miles in September. He stated that the Part I and Part II crimes were up slightly due to an increase in DUI incidents and drug crimes.

Mr. Downsborough asked about the bomb threats at the North Atherton Wal-mart and asked if there are any resources that the department needs to investigate the incident. Chief Petrick stated that the department is doing a very thorough active investigation, working with several law enforcement partners and that no additional assistance is needed at this time.

5. PUBLIC WORKS

a. Project Updates

Mr. Brubaker stated that the Circleville Road Bikeway project is going good and hoping to have this project finished up by the beginning of November.

Mr. Brubaker stated that the overlay paving project is completed within budget and that he received positive feedback from the residents about the job that was done.

5. **PUBLIC WORKS (CONTINUED)**

b. **Road Acceptance: Briar Court, Blueberry Crossing Subdivision**

Mr. Erickson stated that the developer of Blueberry Crossing, near the intersection of Meeks Lane and Sellers Lane, has completed work on the street within the subdivision. The required deed of dedication and maintenance bond have been provided. The Board should consider adoption of a resolution (included with agenda materials) accepting Briar Court.

It is recommended that the Board consider action to approve Resolution 2015 -012 accepting the roadway noted above and further described in the deed of dedication.

Mr. Downsborough moved to approve Resolution 2015-012 accepting Briar Court. Seconded by Mr. Wise, the motion passed 3-0.

c. **Temporary Traffic Regulations for Briar Court**

Mr. Erickson stated that it is recommended that the Board consider action to approve the following Temporary Traffic Regulations for Briar Court:

Name of Street	Speed Limit (mph)	Location
Briar Court	25	Entire Length
Stop Sign on:	Direction of Travel	At Intersection of:
Briar Court	East	Meeks Lane

Mr. Downsborough moved to approve the Temporary Traffic Regulations for Briar Court. Seconded by Mr. Wise, the motion passed 3-0.

6. **PLANNING AND ZONING**

a. **Planning Commission Report**

There was no report.

b. **Planning Commission Recommendations**

Mr. Erickson stated that the Planning Commission held their October meeting on Monday, October 12, 2015 (PC agenda was included with agenda materials). The following information was included on their agenda and was forwarded to the Board:

i. **The Reserve & the Reserve East Preliminary/Final Subdivision Plan**

Mr. Erickson stated that Patton Township received a preliminary/final subdivision plan for the Reserve and the Reserve East on September 1, 2015. These properties are located along Gray's Woods Boulevard at the northwest corner of Gray's Woods Boulevard and Meeks Lane. The properties include the site of the former College Gardens Nursery. The Reserve received conditional approval from the Patton Township Board of Supervisors on July 17, 2013 for a subdivision that included 38 single family building lots.

As proposed, the preliminary/final subdivision plan will move several lot lines to reconfigure the overall area for The Reserve and The Reserve East and create a new lot on a portion of the parcel that is split by Gray's Woods Boulevard.

Specifically, Lot 1 (The Reserve East) will be receiving approximately .68 acres from The Reserve. Additionally, the portion of Lot 1 on the southern side of Gray's Woods Boulevard will

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

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

i. **The Reserve & the Reserve East Preliminary/Final Subdivision Plan (CONTINUED)**

be subdivided to create a new lot (Lot 2) that is approximately 1.3 acres in size. Finally, approximately .5 acres of the newly created Lot 2 will be dedicated as right-of-way for future improvements to Meeks Lane.

The following items was included with the agenda:

1. A location map for the property
2. An 11"x17" copy of the subdivision plan
3. A marked up copy of staff's comment letter for the subdivision

Recommendation

Staff finds that the plan meets all Township regulations with the following conditions:

1. Completion of all items noted on staff's marked up comment letter.
(End of PC agenda material)

The Planning Commission's comments and recommendation for conditional approval were forwarded to the Board of Supervisors for their consideration.

Mr. Torretti stated that this plan will move several lot lines to reconfigure the overall area for The Reserve and The Reserve Eat and create a new lot on a portion of the parcel that is split by Gray's Woods Boulevard.

Mr. Wise asked if any part of this has public sewer. Mr. Torretti answered that UAJA did not want anyone tapping in the force main so there is no public sewer available for the parcel that is split by Gray's Woods Boulevard. The rest of the site will be served by public sewer, but will require a lift station.

Mr. Downsborough moved to approve the Reserve & the Reserve East Preliminary/Final Subdivision Plan with the conditions on the comment letter. Seconded by Mr. Wise, the motion passed 3-0.

ii. **The Reserve East Preliminary Subdivision Plan**

Patton Township received a preliminary subdivision plan for The Reserve East on September 1, 2015. This property is located at the intersection of Gray's Woods Boulevard and Meeks Lane. The Reserve East will compliment a subdivision that includes the Reserve which is located on the site of the former College Gardens Nursery and received conditional approval from the Patton Township Board of Supervisors on July 17, 2013 for a subdivision that included 38 single family building lots. These two projects together comprise approximately 80 new single family building lots.

As proposed, the preliminary subdivision plan for the Reserve East calls for the creation of 41 single family building lots and three open space lots totaling 44 lots. The subdivision plan also includes a shared use path that will extend from the intersection of Gray's Woods Boulevard and Meeks lane along Gray's Woods Boulevard. The property is zoned A-1 (Rural District). The property is within the Regional Growth Boundary and Sewer Service Area therefore the minimum lot size and open space requirements are reduced to 11,000 square feet minimum for lots and 30% open space.

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

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

ii. **The Reserve East Preliminary Subdivision Plan (CONTINUED)**

Discussion Items:

Two items are noted by staff for discussion. The first item is related to the sight distances along Meeks Lane (staff comment #26). Staff met with the applicant at the site on September 15, 2015 to discuss the issues with sight distance. At that meeting, it was agreed that grading should correct the sight distance and the plan set has been amended to reflect grading along Meeks Lane.

While staff and the applicant have generally agreed on a solution for the sight distance issue, staff would like to have confirmation that the area will continue to be graded until the sight distances are acceptable. Since this may require multiple grading efforts, staff wants to ensure these additional measures will be taken beyond what is proposed on the submitted plans if necessary. To ensure minimum sight distance are met, staff recommends that the following conditions be added to plan approval:

1. Roads will not be accepted by the Township and building permits will not be issued until after data indicating that sight distances meet acceptable limits.
2. A note or notes be added to the plans to indicate grading and regarding may need to occur to ensure sight distances are adequate.

The second item for discussion relates to the developers proposal to satisfy the park land requirement. Based upon 41 proposed single family lots the Reserve East is required to provide 2.5 acres of park land. The developer is requesting that the Planning Commission consider both the Reserve, which was approved in 2013 and the Reserve East collectively to determine park land requirements and the fee-in-lieu.

The specifics of the request for consideration is attached to the agenda in a letter from Penn Terra Engineering.

The following items was included with the agenda:

1. A location map for the property
2. An 11"x17" copy of the subdivision plan
3. A marked up copy of staff's comment letter for the subdivision
4. Parkland Requirement Proposal

Recommendation

Staff finds that the plan meets all Township regulations with the following conditions:

1. Completion of all items noted on staff's marked up comment letter.
2. Confirmation of minimum sight distance information and plan notes added as indicated in the discussion item above.
3. Approval of a Parkland proposal to satisfy the parkland requirement.
(End of PC agenda material)

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

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

ii. **The Reserve East Preliminary Subdivision Plan (CONTINUED)**

The Planning Commission's comments and recommendation for conditional approval were forwarded to the Board of Supervisors for their consideration.

Mr. Torretti stated that the preliminary subdivision plan for the Reserve East calls for the creation of 41 single family building lots and three open space lots totaling 44 lots. The subdivision plan also includes a shared use path that will extend from the intersection of Gray's Woods Boulevard and Meeks lane along Gray's Woods Boulevard. The property is zoned A-1 (Rural District). The property is within the Regional Growth Boundary and Sewer Service Area therefore the minimum lot size and open space requirements are reduced to 11,000 square feet minimum for lots and 30% open space.

Mr. Torretti stated that CATA requested that an 8'x30' bus stop off of Meeks Lane that will be added to the plan.

Mr. Abrams asked what the paving schedule would be. Mr. Torretti stated that the paving will be done by phase but not sure of the schedule and wants to look at the cost first.

Mr. Erickson stated that the staff is concerned about the site distance and wants to make sure the minimum site distance is met. Mr. Torretti stated that there is no issue with that.

Mr. Erickson provided an updated Parkland proposal from PennTerra adding a 10 foot easement along Meeks Lane for a future shared-use (bikeway) path in that location.

Mr. Downsborough asked if staff is comfortable with using a concrete sidewalk to be considered parkland. Mr. Erickson stated that since it is a shared path and connects to the bikeway that the answer is yes.

Mr. Downsborough moved to conditionally approve the Reserve East Preliminary Subdivision Plan subject to the Planning Commission's recommendation. Seconded by Mr. Wise, the motion passed 3-0.

7. **ADMINISTRATION**

a. **Waiver Request for Keeping of Chickens**

Mr. Erickson stated that a Park Forest resident, Evelyn Bellinger of 1963 Norwood Lane, seeks a waiver from the minimum lot size (½ acre) required to allow the keeping of hen chickens in a residential zoning district. As a possible condition of the waiver, Ms. Bellinger proposes to keep 2 hen chickens in lieu of the 4 that would be permitted on a ½ acre lot. The lot at 1963 Norwood Lane is 0.34 acres. An email with Ms. Bellinger's request for a waiver was included with the agenda materials.

As we have in the past, a notice (included with agenda materials) was mailed to adjoining property owners and those across Norwood Lane from Ms. Bellinger's lot, informing them that the Board would be considering the waiver at tonight's meeting. One neighboring property owner did respond by email (included with agenda materials) with an endorsement for Ms. Bellinger's proposal. The Manager also took a call from a neighbor asking how/why the Township treated chickens differently than other animals such as cats. The Township's regulations on the keeping of chickens is also included with the agenda materials.

7. **ADMINISTRATION (CONTINUED)**

a. **Waiver Request for Keeping of Chickens (CONTINUED)**

The Board should consider the request, take comments from the public, and consider action to grant the waiver.

Ms. Bellinger stated that they are requesting a waiver for keeping 2 chickens. She stated that she verbally talked to all the adjoining neighbors to make sure everyone is okay with the chickens.

Mr. Downsborough asked if the coop and run will be screened in. Ms. Bellinger answered yes it will all be screened. Mr. Downsborough asked if the proposed 25 foot setback was consistent with setbacks for accessory structures in the R-2 zoning district. Ms. Bellinger responded that according to the Zoning Officer, the coop would need to comply with a 30' setback.

Mr. Erickson added that the waiver conditions should include a limit of 2 hen chickens and that the waiver does not get passed along to a new resident if property is sold.

Mr. Downsborough moved to approve the Waiver Request for Keeping of Chicken. Seconded by Mr. Wise, the motion passed 3-0.

b. **Capital Improvement Plan**

Mr. Erickson presented the draft of 2016 – 2020 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 2016 will then be incorporated into the Annual Budget to be presented in November.

The draft Capital Improvement Plan 2016– 2020 was included with the agenda materials.

Mr. Erickson stated that there are several on-going projects and that there are two new projects including Police Tactical Ballistic Shields and Traffic Signal Updates.

Mr. Downsborough asked if there is a shield per person or per police car. Chief Petrick answered that every patrol vehicle will have a shield.

Mr. Erickson stated that there will be no other Real Estate Tax increases until 2018 besides the 0.6 mill increase next year due to open space.

c. **Voucher Report**

A copy of the September 2015 Voucher Report was 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 2015 Voucher Report.

Mr. Downsborough moved to approve the September 2015 Voucher Report. Seconded by Mr. Wise the motion passed 3-0.

8. MANAGER'S REPORT

a. **Development Update**

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

b. **Letter to PennDOT regarding Park Forest Avenue**

Mr. Erickson stated that he enclosed a copy of a letter to PennDot regarding Park Forest Avenue intersection was enclosed.

Mr. Downsborough asked what is the next step. Mr. Erickson stated another option is to talk to our state representatives.

Mr. Downsborough stated he is concerned that PennDot will not change their mind.

Mr. Erickson stated he will hold off two weeks maybe four weeks and make contact and that if anyone complains to have them contact PennDot.

c. **Housing Starts Graph for Third Quarter 2015**

Mr. Erickson stated that the Housing Starts Graph for Third Quarter 2015 was enclosed with the agenda.

d. **Final Solid Waste Management Plan is available**

Mr. Erickson stated that the Final Solid Waste Management Plan is available on CD if anyone would like to see it.

9. COMMITTEE REPORTS

Mr. Erickson stated that the Centre Region Bike Plan was published today and will be distributed for the November 4, 2015 meeting.

Mr. Wise stated that the Finance Committee met and discussed the COG budget reviews.

Mr. Downsborough stated that an updated travel policy should be available for the next meeting.

10. OTHER BUSINESS

Chief Petrick wanted to remind residents that this Saturday is the annual Patton Township Children's Safety Fair.

Mr. Erickson stated that there are no action items available for the next meeting if the Board would like to cancel that meeting. The Board agreed to cancel the October 28, 2015 Board of Supervisors meeting.

11. ADJOURNMENT

There being no further business, by Mr. Downsborough's motion and Mr. Wise's second, the meeting was adjourned at 8:14 PM.

Douglas J. Erickson, Township Secretary