

ATTENDANCE:

BOARD	Elliot Abrams, Chair Jeff Luck, Vice-Chair George Downsborough, Jr., Supervisor Josh Troxell, Supervisor Walt Wise, Supervisor
STAFF	Doug Erickson, Township Manager Lawrence Pegher, Finance Director John Petrick, Chief of Police Stephen Casson, Township Engineer Susan Wheeler, Public Works Project Manager Betsy Dupuis, Solicitor
AUDIENCE	C-NET (3) Michele Brandt, Gray's Centre Nancy Ring, Grays Woods Kim Ring, Re/Max Suzanne O'Connor, Resident James O'Connor, Resident Matthew McIntire, Marywood HOA Brian Strauss, Marywood HOA Roger Greene, Gray's Centre Mark Torretti, Penn Terra Len Kowalski, MCP Elizabeth Heir, Gray's Centre Shannon Greene, Gray's Centre

1. CALL TO ORDER

The May 25, 2016 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 May 11, 2016 meeting minutes. Seconded by Mr. Troxell, the motion passed 5-0.

3. PUBLIC COMMENTS

Mr. McIntyre stated that there is a storm water issue in Marywood from run over from Grays Woods Boulevard and that he brought letters from the members of the HOA for the Board.

Mr. Torretti stated that it is an infiltration basin that was built with Grays Wood Blvd and that the basin quit infiltrating.

Mr. Erickson stated that staff will look into this issue further.

Mr. Abrams stated that he received a resident comment on what a good job the Road Crew did on the brush and leaf collection.

4. **PUBLIC HEARING: AMENDING CONDITIONAL USES, ACCESSORY USES AND HOURS OF OPERATION IN THE OFFICE BUFFER DISTRICT**

Mr. Erickson stated that the Office Buffer District exists in two location along [Gray Woods Boulevard](#) (10.8 acres) and [Waddle Road](#) (2.6 acres). Click on the hyperlink to download/ view mapping of each area. Large format maps will be on display at the meeting.

This request, included with the agenda materials was initiated by Jim and Sue O'Connor, the property owners at 650 Grays Woods Boulevard. It was referred to the Planning Commission by the Board of Supervisors at its meeting on January 27, 2016, and was initially discussed by the Planning Commission at the work session on February 1, 2016. The Planning Commission continued to discuss amendments at the March 14, 2016 meeting. After a lengthy discussion, the Planning Commission requested that CRPA staff review allowing the proposed amendments through the Conditional Use process.

At their April 4, 2016, meeting the Planning Commission recommended the following:

1. Adding "dance studio" and "health/fitness center" to the list of conditional uses.
2. Adding "coffee house, juice bar or similar retail service intended to serve patrons of the primary use(s) within a building" to the list of accessory uses
3. Revise the first sentence regarding hours of operation to read: "*Businesses within the Office Buffer District may be open to the public for business between the hours of 7:00 a.m. and 9:00 p.m.*" and delete the second sentence.
4. Provide an exception to the hours of operation limit for health/fitness centers, proposed to read: "*A health/fitness center may open to the public beginning at 5:30 am for scheduled appointments, including exercise classes that require pre-registration, for no more than 30 patrons. Additionally, to be eligible to open at 5:30 am the building and parking field must be sited such that the building is located between the parking field and adjacent residential uses outside the Office Buffer District.*"

The fourth item was requested by the applicant. After discussion the Planning Commission added the building/parking field siting requirement.

The agenda materials included:

- Aerial mapping showing the two areas of OBD zoning
- The original request from Jim and Sue O'Connor
- The current OBD zoning regulations
- The Notice mailed to property owners within the OBD and adjacent
- Proposed Ordinance 2016-570 with changes recommended by the PC
- Comment letter from the Centre Regional Planning Commission

a. **Public Hearing**

The Board convened the Public Hearing for the proposed Amendments to Conditional Uses, Accessory Uses and Hours of Operation in the Office Buffer District at 7:11 PM.

Mr. Torretti stated that his client is okay with the wording and wanted to confirm the set-backs.

Mr. Green stated that the fitness center is going to be for group classes and not like a regular gym.

Mr. Luck moved to close the Public Hearing at 7:18 PM for the proposed Amendments to Conditional Uses, Accessory Uses and Hours of Operation in the Office Buffer District. Seconded by Mr. Troxell, the motion passed 5-0.

b. **Action Consideration**

Mr. Troxell moved to approve the proposed Amendments to Conditional Uses, Accessory Uses and Hours of Operation in the Office Buffer District. Seconded by Mr. Luck, the motion passed 4-1 with Mr. Wise voting no.

5. **PUBLIC WORKS**

a. **Replacement Purchase of Hotbox Trailer for Asphalt Patching**

Mr. Casson recommends the purchase of a new Hotbox Trailer for the Road Crew. A memo and photos were included in the agenda materials. The Hotbox is used in patching potholes and repairing streets.

A Hotbox is an insulated box mounted on a trailer to haul asphalt pavement from the asphalt plant to the various work sites where it is needed. The Hotbox keeps the asphalt at the desired temperature (260 F) throughout the entire working day. The Township had previously purchased a used unit that is now beyond repair.

This piece of equipment was not previously included on the Equipment Reserve replacement schedule. The Township saved almost \$40,000 this year on our planned backhoe purchase and received more than \$10,000 more than anticipated on a truck that was recently auctioned electronically. There are sufficient funds in the Reserve Fund to make this purchase.

The Manager recommends approving the purchase of a 2016 K.M. International Hotbox Trailer Unit, Model 8000TEDD from Walsh Equipment of Prospect, Pennsylvania under Costars Contract #025-021 for \$27,314.

Mr. Luck moved to approve the purchase of a 2016 K.M. International Hotbox Trailer Unit, Model 8000TEDD from Walsh Equipment of Prospect, Pennsylvania under Costars Contract #025-021 for \$27,314. Seconded by Mr. Troxell, the motion passed 5-0.

6. **MANAGER'S REPORT**

a. **Letter to UAJA regarding nutrient management costs**

Mr. Erickson stated that a copy of a letter to UAJA regarding nutrient management costs was included with the agenda.

b. **Letter to PUC regarding distributed antennae systems**

Mr. Erickson stated that a copy of the letter to Public Utilities Commission regarding distributed antennae systems was included with the agenda.

c. **Announcement of Green-Light-Go grant award**

Mr. Erickson stated that the Township received a Green-Light-Go Grant of \$121,583 for Valley Vista Drive.

d. **Waddle Road Project**

Mr. Erickson stated that there will be work done on Sunday, June 12, 2016 at Waddle Road and Colonnade Boulevard starting at 7:30 AM.

e. **June Board of Supervisors Meeting**

Mr. Erickson stated that 2 Supervisors are unable to attend the June BOS meeting and wanted to see if the Board would like to reschedule the meeting. He suggested June 22, 2016.

The Board agreed to reschedule the Board of Supervisors meeting to June 22, 2016.

7. **COMMITTEE REPORTS**

a. **Finance Committee**

Mr. Downs brough stated that Finance Committee decided to replenish the contingency fund which will cost the Township \$2,114. He stated that the COG contract, which increased 6.7%, was extended for another year with State College Borough for pension and risk management services.

b. **Parks Capital**

Mr. Downs brough stated that Parks Capital received an preliminary report on the access to the Whitehall Road Park.

c. **Executive**

Mr. Abrams stated that at Executive meeting they planned the General Forum meeting. He stated that a request of support in passenger rail service between Harrisburg and Pittsburgh was discussed.

d. **Spring Creek Watershed Commission**

Mr. Troxell stated that an application was put in for an Americorp position that would be funded through Clear Water Conservancy.

f. **Centre County Airport Authority**

Mr. Wise stated that a plaque was placed in the terminal to honor Jay Claster.

8. **OTHER BUSINESS**

There was no other business.

9. **ADJOURNMENT TO EXECUTIVE SESSION**

There being no further business, by Mr. Luck's motion and Mr. Troxell's second, the meeting was adjourned to Executive Session at 7:28 PM.

10. **EXECUTIVE SESSION**

The Board met in Executive Session with the Solicitor, Manager and Director of Finance and Administration to discuss collective bargaining negotiations with the Patton Township Police Officers Association.

Douglas J. Erickson, Township Secretary