

ATTENDANCE:

BOARD	Elliot Abrams, Chair Jeff Luck, Vice-Chair George Downsborough, Jr., Supervisor Daniel Treviño, Supervisor Walt Wise, Supervisor
STAFF	Doug Erickson, Township Manager Sean Albright, Officer-in-Charge Patton Township Police Betsy Dupuis, Solicitor Stephen Casson, Township Engineer Susan Wheeler, Patton Township
ABSENT	Lawrence Pegher, Finance Director Greg Garthe, Planner
AUDIENCE	C-NET (3) Mark Boeckel, CRPA Jessica Buckland, Resident Terry Bossert, Post & Schell William & Sandra Lyle, Residents Patricia Wise, Resident Richard Repsher, Resident Mary Ann Meader, Resident Michael Pratt, Keller Engineers Travis Hagar, The View Apartments Tony Fruchtl, Penn Terra Engineering Michael Madzellan, ELA Group Emile Osborne, Resident Ben Amato, Resident Tom Valentine, Resident Mary Valentine, Resident Betsy Whitman, Resident Mary Yostpille, Resident Jan & Michael Masivk, Residents Derek Hutchison, Athens GA Andrew Guberlet, Resident Paul Silvis, Resident Chuck Seighman, Resident Sara Rafacz, CDT Aimee Sloane Kathy Ann Phillips, Resident Lyn Pipenberg, Resident

1. CALL TO ORDER

The July 19, 2017 Board of Supervisors meeting was called to order at 7:00 PM by Elliot Abrams, Chair.

2. APPROVAL OF MINUTES

Mr. Luck moved to approve the June 21, 2017 Regular meeting minutes. Seconded by Mr. Treviño, the motion passed 5-0.

3. PUBLIC COMMENTS

Mr. Amato stated that he lives on North Oak Lane and that the hillside has had a constant problem with the water flow. He is concerned about a sinkhole and asked if there is a sinkhole if he is responsible for repairs and asked the Board to look into this issue.

Mr. Osborne stated that he has been dealing with this issue as well and has noticed the water flow is not being retained at the property and flowing down the streets.

Mr. Erickson stated that he will move it up on the priority list. He stated that if a sinkhole happens in the front yard it is the resident's responsibility but if on public property the Township is responsible for repairs.

4. PUBLIC HEARINGS

a. Revised Master Plan – Toftrees Planned Community

From the June 5th Planning Commission Agenda:

This revision of the Toftrees Planned Community Master Plan was submitted on March 28, 2017 and involves an area of Toftrees East currently referred to as *The View at State College* (formerly *The Grove at State College*). The 28 acre site that is the subject of these revisions is located between Toftrees Avenue and I-99, to the east of Highwoods and Wildridge Apartments, and to the west of a vacant parcel known as Pinnacle Tract 14 in the Planned Community and I-99 Interchange Overlay zoning districts. The developed portion of the property, *The View at State College - Phase I*, contains nine existing multi-family residential buildings and a clubhouse on a 14.39 acre property. The currently approved master plan (dated January 27, 2017) shows construction of Phase II of the project on the remaining 13.84 acres of the site. Phase II was to include seven additional multi-family residential apartment buildings, but the area is being revised with this plan amendment.

The revised Toftrees Master Plan proposes the following changes:

- Elimination of Phase II of *The View at State College*
- Construction of two multi-family apartment buildings, collectively called *Helix*, on the area previously proposed for Phase II
- Shift of 32 residential dwelling units from Toftrees West to Toftrees East

Patton Township provided a comment letter to the project engineer on April 13, 2017.

Township regulations require master plans to be reviewed by the Centre Regional Planning Commission (CRPC) and the Centre County Planning Commission (CCPC), and that the Township Planning Commission shall make no recommendation to the Board of Supervisors until reports from those agencies are received or until expiration of 30 days from the date the plan was forwarded to these agencies, whichever comes first.

The plan was reviewed by the CRPC at their May 4, 2017 meeting, and a comment letter was included with the agenda. The CCPC also provided a comment letter, which was included.

From the June 5th Planning Commission Agenda:

At the May 24, 2017 Board of Supervisors meeting, the Manager recommended that, due to the summer meeting calendar, the Board take action to schedule the required Public Hearing for July 19, 2017 and open the 30-day public comment period starting on June 19, 2017. The Board concurred with the recommendation and set the hearing accordingly. The Board also offered some comments related to the shifting of residential dwelling units within Toftrees. The comments are included in a memorandum from the Planner. Additionally, a table listing the remaining number of approved residential dwelling units in parts of Toftrees has been provided in a separate memo to help frame the discussion.

The Township also received comments from a resident of Honor's Crossing who is concerned about crossing Toftrees Avenue with the addition of traffic from the proposed *Helix* development. These comments are attached as an email correspondence with the Township Manager.

Additionally, the Manager received a phone call on May 2, 2017 from a Toftrees resident who lives on Woodledge Drive. The resident expressed concerns about continued growth in the area and the capacity to provide water and sewer service.

4. PUBLIC HEARINGS (Continued)

b. Toftrees Planned Community Master Plan Updates (March 2017) (Continued)

The following items were included with the agenda:

1. A location map of the property
2. An 11"x17" copy of the plan
3. A marked up copy of staff's comment letter
4. CRPC comment letter
5. CCPC comment letter
6. Memo - May 24, 2017 Board of Supervisors comments
7. Memo - Remaining dwelling units in Toftrees
8. Resident comments related to crossing Toftrees Avenue

End of the June 5th Agenda materials

The Planning Commission recommends conditional approval of the Plan with completion of all items noted on staff's marked up comment letter.

A question was posed at the June 21st Board meeting regarding the transfer of units with the January 2017 amendment to the Master Plan. An additional memo from the Planner (dated July 19, 2017) was included with the agenda materials.

Mr. Fruchtl stated that a traffic study was completed,

1) Public Hearing

The Board convened the Public Hearing for the Revised Master Plan for the Toftrees Planned Community at 7:18 PM.

Mr. Seighman asked if there will be commercial space in the area. Mr. Erickson stated that the Township was approached in 2014 about that issue and the Township increased the number of units before commercial development is needed but the Toftrees development has not reached the threshold yet.

Mr. Luck moved to close the Public Hearing for the Revised Master Plan for the Toftrees Planned Community at 7:26 PM. Seconded by Mr. Downsborough, the motion passed 5-0.

2) Action Consideration

Mr. Downsborough stated that he has a concern that continually shifting the units change the character of the area and thinks that they should deny the shift of the units.

Mr. Luck stated that he does not think the shift of the units has an impact on the surrounding residents.

Mr. Abrams stated that he agrees that he does not think there is an impact in the area as well.

Mr. Treviño stated that it is still going to be a multi-family complex and will not be changing the character of that particular site.

Mr. Luck moved to conditionally approve the Revised Master Plan for the Toftrees Planned Community. Seconded by Mr. Treviño, the motion passed 4-1 with Mr. Downsborough voting no.

4. **PUBLIC HEARINGS (Continued)**

b. **Solar Energy Systems Ordinance**

From the April 3rd Planning Commission draft minutes:

Mr. Greg Garthe noted that the Planning Commission has been working to develop an ordinance to regulate solar energy systems in the Township. The latest version of a draft ordinance was presented for action at the December 5, 2016 Planning Commission meeting, but clarification on several items was requested and action was deferred to a future meeting.

The Planner has contacted the North Carolina Clean Energy Technology Center, who developed the US Department of Energy's recommended guidance document, *Template Solar Energy Development Ordinance for North Carolina*, and the Federal Aviation Administration (FAA) for clarification on two glare-related items. Recall that the template had been used as a resource for developing the Patton Township ordinance.

One item of clarification was the recommended distance around airports wherein a solar developer proposing facilities of a certain size would be required to notify the airport to ensure that there would be no adverse impacts to aviation. Installations on airport property are subject to the *FAA Interim Policy on Solar Energy Projects on Federally Obligated Airports*, but "off-airport" projects are not. Information related to a recommended distance for off-airport installations that would trigger notification of the local airport has been provided to the Planning

Commission in the form of an email correspondence with an Aviation Planning Specialist at the FAA. Accordingly, changes to the draft ordinance have been proposed.

The other item of clarification was related to the provision stating that "*the solar energy system will have no ocular impact or low potential for temporary after-image ocular impact for no more than a half hour in any given day*". The FAA representative agreed that, from an aviation perspective, the provision related to ocular impacts is advisable, but did not recommend any specific time limit for which this level of glare should be maintained. Glare and glint, such as that which occurs naturally from the sun, cannot be completely eliminated and the representative recommended utilizing the Forge Solar Glare Gauge tool (referred to as SGHAT in the FAA policy) to provide some level of assurance to the Township that any glare or glint from the system will have a minimal impact on adjacent properties, roadways, etc. Accordingly, the provision in the draft has been revised to remove the specific reference to a time limit and to add the ocular hazard plot used by the FAA for greater clarity.

Planning Commission members were also contemplating whether the required glare study from the Glare Gauge tool should be provided by a qualified professional. Currently, the draft ordinance requires the use of the Glare Gauge tool, which is strongly encouraged by the FAA for off-airport projects (required for proposals on airport property) and is intended to be used as a means of demonstrating any glare impacts from a system based on a series of user-defined inputs, but the policy does not specify who must submit the study. However, the Planning Commission may wish to consider incorporating either of the following definitions from the Township Code and the PA Municipalities Planning Code as a means of specifying who must submit the study:

REGISTERED PROFESSIONAL *(from Patton Twp. Code)*

An individual registered in and licensed by the State of Pennsylvania and authorized to certify subdivision and land development plans in accordance with §503.(1) of the Pennsylvania Municipalities Planning Code.

4. **PUBLIC HEARINGS (Continued)**

b. **Solar Energy Systems Ordinance (Continued)**

From the April 3rd Planning Commission draft minutes (Continued):

PROFESSIONAL CONSULTANTS (from PA MPC)

Persons who provide expert or professional advice, including, but not limited to, architects, attorneys, certified public accountants, engineers, geologists, land surveyors, landscape architects, or planners.

Mr. John O'Neill asked what the basis for the level of glare is and is concerned without having that information. Mr. Greg Garthe noted that the proposal would be looked at as to what impact would take place. Resident, Ms. Betsy Whitman, noted that she has researched and has noted that there is a technical way to measure glare.

Mr. Ken Soder noted that when a professional engineer or land surveyor surveys, they are putting their license on the line that what they have performed is according to the state requirements.

Mr. Paul Silvis made a motion to recommend forwarded the Solar Energy Systems Ordinance onto the Board of Supervisors with the addition of having a registered professional submit the glare study. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 7-0.

End of the Planning Commission draft minutes

The agenda materials included a one-page summary of the Ordinance that was available on the website and the proposed Ordinance (2017-586). The digital agenda package also includes the documents referenced in the Planning Commission agenda above.

1) **Public Hearing**

The Board convened the Public Hearing for the Solar Energy Systems Ordinance at 7:40 PM.

Mr. Downsborough stated that he forwarded a concern about aviation notifications to Mr. Erickson and would like there to be some language added for this. Mr. Erickson stated that we can add the following to Section A.(6) so that there will not need to be another Public Hearing:

Comments from the Airport are advisory. Also refer to Section B.(6)(b) regarding the Township's rights to require modifications to limit glare.

Mr. Luck moved to close the Public Hearing for the Solar Energy Systems Ordinance at 7:49 PM. Seconded by Mr. Downsborough, the motion passed 5-0.

2) **Action Consideration**

Mr. Luck moved to approve the Solar Energy Systems Ordinance with the additional language about the aviation notification. Seconded by Mr. Downsborough, the motion passed 4-1 with Mr. Wise abstaining.

5. **PUBLIC SAFETY**

a. **Police Update**

Sergeant Albright stated that in the month of June the Department handled 173 calls for service and of them 74 are reported crimes. He stated that the Bike Officers road 81 miles during the month of June and conducted 153 business checks. He stated that June 1st that the Officers assisted with the Special Olympics Torch Run and assisted with the Bellefonte Cruise.

6. PUBLIC WORKS

a. Feasibility Report on Waddle Road Widening from Strouse Avenue to Clearview Avenue

From the January 25th Board Agenda:

Waddle Road from Clearview Avenue to Vairo Boulevard was widened to 3 lanes in the 1990's. Various development projects including the Colonnade, Williamsburg Square, and the redevelopment of the Philatelic site lead to more lane additions between Strouse Avenue and I-99. The construction on the Waddle Road Interchange is expected to be completed by October 2017 and includes additional widening between Strouse and Toftrees Avenue.

The Township has long anticipated a project to complete the widening between Strouse Avenue and Clearview Avenue to add a center left turn lane in this very heavily traveled corridor.

End of the January 25th Board Agenda material

The Township engaged the ELA Group to develop a conceptual design for the project including sidewalks, identification of additional right-of-way, identification of utilities requiring relocation, and preliminary construction cost estimates based on the conceptual plan.

The agenda materials included the concept plan (Item 6a.1) colored to indicate roadway widening, sidewalk locations, additional right-of-way needed, and temporary construction easements needed. Also included is a detail Preliminary Construction Cost Opinion (Item 6a.2) (i.e. the Estimate). Photos from the corridor can be accessed by clicking [here](#) or are available upon request.

The goal of a feasibility study is to more fully understand the impact, both financial and physical, for a project such as this. A representative from ELA will review the concept plan and respond to questions.

Beyond the ELA Estimate, there are additional project costs as detailed below. These costs have been estimated by Township staff, not ELA.

ELA Estimate	\$1,238,157
<i>Items not in the Estimate</i>	
Design & Construction Documents (15%)	\$ 186,000
Right-of-way & Const. Easement Acquisition	\$ 100,000
Additional utility relos & replacement easem't	\$ 125,000
Construction Inspection (10%)	\$ 124,000
Total Estimated Project Cost	\$1,773,157
Total Estimated Cost per Lineal Foot (975')	\$1,820 ±

The 2017-2021 Capital Improvement Plan includes \$450,000 for the project in 2018. No further funding is currently programmed.

Options. The Board could consider one of the following actions:

- Discontinue advancement of the project in its entirety.
- Direct staff and ELA to explore options to rein-in costs.
- Continue to advance the project and program additional funding.

6. **PUBLIC WORKS (Continued)**

a. **Feasibility Report on Waddle Road Widening from Strouse Avenue to Clearview Avenue (Continued)**

Should the Board desire to continue the project, the next step should be to solicit input from the residents and property owners in the corridor.

The Manager recommends that, due to costs, the project is discontinued except to explore further the installation of a sidewalk on the eastern side of the corridor.

Ms. Madzelan gave a brief overview of the Waddle Road Widening from Strouse Avenue to Clearview Avenue.

Mr. Treviño stated that he is concerned about the increased traffic going down to only two lanes and does not think this is something that should be dropped right now.

Mr. Luck stated that PennDot is looking at a planning corridor from Atherton to Colonnade to Waddle Road and was going to suggest to the Board that we look at that entire triangle for potential improvements.

Mr. Downsborough asked Ms. Madzelan how much elasticity is in this project and if it could save 30%. Ms. Madzelan stated that it is broke down if you would like to get rid of part of the project. Mr. Downsborough stated that we need to push it out and find other means of money.

The Board agreed to bring this back as part of the Capital Improvement Plan.

b. **Update on Scotia Road / Circleville Road Intersection Study**

Mr. Casson stated that a group of residents provided a petition to the Board at the June meeting, requesting that the Township take action to improve the safety at the subject intersection. The Board directed staff to look into the matter and report back at the July meeting.

Mr. Casson has initiated a study of the intersection. The following short term actions are being undertaken for the intersection to assist motorists with locating the best location on Circleville to view traffic on Scotia:

- Move the stop sign closer to Scotia Road;
- Paint a stop bar on Circleville Road at the stop sign;
- Paint a dashed line on Scotia Road that denotes the edge of the traveled way

Motorists are reminded that once they have stopped at the stop sign/bar, they may move their vehicle ahead to get a better view of on-coming traffic.

The agenda materials included a memo from the Public Works Director on the short term efforts and additional reports/studies to be reviewed. He has also included a portion of the Gray's Woods Master Plan depicting the extension of Circleville to Gray's Woods Boulevard, and notes that additional right-of-way would be required for that extension.

No action is required from the Board on this item.

Mr. Downsborough asked what would trigger this realignment of these roads and who is to pay for it. Mr. Erickson stated that with the traffic study we should know what the trigger is and will have for the next meeting. Mr. Downsborough stated he would like to continue looking at options for this.

6. **PUBLIC WORKS (Continued)**

c. **Consultant Selection for Design for Valley Vista Drive Shared Use Path**

Mr. Erickson stated that Patton and Ferguson Townships have been jointly awarded a Pennsylvania Department of Transportation (PennDOT) Transportation Alternatives Program (TAP) grant for \$1,040,212 for the construction of a shared use path (i.e. 10 foot wide paved path for pedestrians and bicycles) along Valley Vista Drive/ Science Park Road from Carnegie Drive to the Science Park Road bikeway. Patton Township is acting as the lead agency on the project. A total of \$150,000 has been budgeted by the Townships for the pre-construction portions of this project.

Requests for Proposals (RFPs) were solicited for engineering design services in May, 2017. A review committee; comprised of staff members from Patton and Ferguson Townships, COG Planning and PennDOT; reviewed the nine proposals that were submitted and recommend that the Townships enter into an agreement with Stahl Sheaffer Engineering, LLC, of State College, in the amount of \$122,900. Patton Township will be responsible for 2/3 of the total costs.

The agenda materials included a memo with the Review Committee's recommendation along with additional background information on the project and the proposal review process.

Mr. Downsborough moved to accept the recommendation and authorize the Board Chair to execute the agreement with Stahl Sheaffer Engineering. Seconded by Mr. Luck, the motion passed 5-0.

d. **Reimbursement Agreement for Green Light-Go Grant Award**

Mr. Erickson stated that the Township has been awarded a \$198,082 grant by the Pennsylvania Department of Transportation (PennDOT) for the installation of the adaptive traffic signal technology on Valley Vista Drive from Carnegie Drive to Green Tech Drive. Adaptive signaling can adjust the signal timings to respond to changes in the traffic volume over the course of the day/week.

The Township intends to match the grant with \$66,062 in local funding.

Mr. Luck moved to approve the agreement and adopt Resolution 2017-015 to authorize the Chair and Secretary to execute the agreement on behalf of the Township. Seconded by Mr. Treviño, the motion passed 5-0.

7. **PLANNING AND ZONING**

a. **Planning Commission Report**

Mr. O'Neill stated that the Planning Commission discussed the Final Lot Subdivision Plan Replot of Saddle Rock Lots 31R and 32RRR and the Rezoning of 1752 North Atherton Street and Adjacent Parcels.

b. **Final Lot Subdivision Plan - Replot of Saddle Rock Lots 31R and 32RRR**

From the July 10th Planning Commission agenda:

This subdivision plan was submitted on May 30, 2017 and proposes to subdivide and replot two existing residential lots of the Saddle Rock subdivision into four total lots. The site is located outside of the Centre Region Regional Growth Boundary and Sewer Service Area in the A-1 (Rural) district. The plan proposes to subdivide Lot 31R (55.78 acres) into Lots 31RR (58.91 acres) and 42 (2.71 acres) and Lot 32RRR (64.84 acres) into Lots 32RRRR (32.27 acres) and 43 (26.70 acres). In addition, 0.03 acres of lot frontage along the cul-de-sac at the end of

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

b. **Final Lot Subdivision Plan - Replot of Saddle Rock Lots 31R and 32RRR (Continued)**

Piccadilly Road will be dedicated as public street right-of-way to Patton Township in order to create the required street frontage for subdivision and creation of the lots. Per A-1 district regulations, all parcels that are 10 acres or larger at the time of enactment of the A-1 regulations are entitled to subdivide up to two lots from the parent tract without having to comply with rural preservation design standards. Sewage disposal for the existing structures on Lots 31RR and 32RRR is handled at the existing Saddle Rock private community sewer system, while sewage disposal for the two new lots is proposed as individual on-lot sewage systems. The area has colluvial soils and those known to have pyritic rock potential, so all future excavation or construction activities will be subject to the requirements of §153-34.3.1 (Excavations possibly including pyritic rock) and §153-34.7 (Colluvial soils). The area contains steep slopes, but the proposed future home sites are acceptable because they are located in areas with slopes that do not exceed 25%. The Township provided a comment letter to the project engineer on June 16, 2017.

The following items are included with the agenda:

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

The Planning Commission recommends conditional approval with:

1. Completion of all items noted on staff's marked up comment letter
2. Completed DEP Sewage Facilities Planning Module

Mr. gave a brief overview of the Final Lot Subdivision Plan Replot of Saddle Rock Lots 31R and 32RRR.

Mr. Erickson stated that the Township needs a signed deed of dedication as an additional condition of approval.

Mr. Downsborough moved to conditionally approve of Resolution 2017-016 for the Sewage Facilities Planning Module. Seconded by Mr. Luck, the motion passed 5-0.

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

c. **Update on Request to Consider Rezoning of 1752 North Atherton Street and Adjacent Parcels**

Mr. Erickson stated that this request was referred by the Board to the Planning Commission in March 2017. The total site is approximately 30 acres and has frontage on North Atherton Street and Park Forest Avenue. The adjacent parcels include 18-012-,020-,0000- containing the Hawbaker-Brower Building and several accessory structures, and tax parcel 18-012-,177-,0000, a 2.1 acres Patton Township open space park, known as Northbrook Green.

The request is to rezone the properties in order to redevelop the site as a mixed-use development called *Patton Crossing*. The concept plan proposes a grocery store, hotel, commercial/office buildings, commercial/residential buildings, and several multi-family residential structures.

7. PLANNING AND ZONING (Continued)

c. Update on Request to Consider Rezoning of 1752 North Atherton Street and Adjacent Parcels (Continued)

The MXD2 would offer a number of changes to the underlying C2 district requirements in order to provide flexibility in site design, including:

ITEM	C-2 / (other district)	Proposed MXD2
Master Plan Required?	No	Yes
Mixed uses	No	Yes
Minimum Lot Size	3 acres	20 acres
Maximum Building Height	50' (R-3 & PC- 60')	Varies from 50' to 80'; 80' limited to 10% of site
Landmark Features	N/A	Must be non-habitable space; 2 per development; up to 80' tall or 25' above bldg if attached (i.e. cupola)
Maximum Building Size	30% of lot size [>260,000 sf on 20 acre site]	60,000 sf footprint and 0.15 FAR for any one building
Residential Density	(R-3 12.5 units per acre PC 15 units per acre)	Maximum 12.5 units per acre
Setbacks to Residential	75 – 90 feet	30 feet
Parking permitted in Setback	No	Yes
Max Impervious Coverage	70% (C-T 84%; PC 80%; Toftrees Town Center 100%)	85% plus another 5% permitted as green roofs or pervious pavement
Required Parking	1 space per 250 sf of commercial building (R-3 - 2.3 spaces per unit)	Shared parking 1.5 space per residential unit Parking studies required at 40%, 60% & 80% of development
Ped / Bike accommodations	Ped yes / Bike racks required	Provide connections to adjacent properties for all appropriate modes
Affordable Housing	N/A	5% of units
Community Space	None if < 20 acres 2.0%+ > 20 acres	Gathering Place defined; 2% of site
Architectural Requirements	None unless in I-99 Overlay	Unified theme required; renderings required with Master Plan
Parkland Requirement	N/A	Credit for Gathering Place? Credit for affordable housing? Credit for sponsoring Public events?

The properties currently lie within the C1 (General Commercial), R3 (Medium Density Residence), and R2 (Low Density Residence) zoning districts. Planning Commission members have indicated that they wish to achieve the type of development depicted on the concept plan included with the agenda materials. The Township does not currently have a zoning district that permits a mix of residential and non-residential uses on a large lot.

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

c. **Update on Request to Consider Rezoning of 1752 North Atherton Street and Adjacent Parcels (Continued)**

The current working model to permit the development of Patton Crossing is to rezone the underlying lands to C-2 (Planned Commercial) and simultaneously apply a new "Mixed-Use Overlay 2" district (MXD2) to the same lands. The MXD2 regulations will supersede many aspects of the underlying C-2 regulations.

The MXD2 will be intended to promote a mix of land uses, encourage redevelopment of underutilized commercial properties, provide opportunities for small-scale or locally-owned businesses, promote aesthetically pleasing developments with consistent architectural themes, provide bicycle and pedestrian-connectivity, promote use of public transit, encourage shared parking provide affordable housing opportunities, and provide public gathering places for community events.

A Traffic Impact Study (TIS) is currently being performed by the developers and will be required for Township review prior to any consideration of rezoning.

The latest version of the concept plan along with renderings of the development are included with the agenda materials.

A memo on "Public Gathering Space and Parkland Requirements" was included with the agenda materials. The Manager will review this memo with the Board and look for input.

Mr. Poole gave a brief overview of the Rezoning of 1752 North Atherton Street and Adjacent Parcels.

Ms. Pipenberg stated she is concerned when people are leaving this property they will be turning left on Park Forest Avenue which will increase traffic on Park Lane and the lack of mature trees which would help it fit in the neighborhood.

Mr. Luck stated that the Board cannot make keeping trees a requirement. Ms. Pipenberg asked about requiring buffers which would keep the mature trees. Mr. Erickson stated we could encourage it but cannot require it.

Mr. Repsher stated his main concern is the increase of traffic and how it will impact Park Lane.

Mr. Downsborough asked Mr. Poole if they considered realignments of Park Forest. Mr. Poole stated that he is going to do a traffic study and that he asked traffic engineer about realignment.

Mr. Repsher asked about access for emergency personnel and CATA buses. Mr. Poole answered that they are going to look into this.

Ms. Meader stated that she is concerned about the impact of an increase of traffic on Park Lane and would prefer access to be only on Atherton Street.

Mr. Downsborough stated that it was PennDot not Patton Township that prohibited left hand turns from Park Forest Avenue and that he hopes this would help make traffic from Park Forest have an easier access to Atherton Street.

Ms. Phillips stated that she is concerned about lack of play areas and asked not to cut back on green space.

Mr. Luck stated that he is supportive of the wide sidewalks and is concerned about storm run offs.

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

d. **Request to Amend Conditions of Approval for The Station Land Development Plan**

Mr. Casson stated this plan was conditionally approved at the May 10, 2017 Board meeting with the following conditions:

1. Completion of all items noted on staff's marked up comment letter (including complying with comment #70 to obtain an easement for storm water facilities on the Toftrees Golf Course.)
2. The Township shall grant a waiver of the minimum easement width [20 feet per 153-34.B.(1)] for the above storm water easement.
3. All required buffer yard plantings are to be shown on the plans. The owner/developer shall consult with Toftrees Golf Course regarding the placement of required buffer yard plantings along the shared property line.
4. The 8' perimeter fence shall be extended to the northeast corner of the Station's property.

The owner/developer have requested that the Board consider amending two conditions:

- a. An alternative storm water management system has been submitted that infiltrates all run-off on-site negating the need for the easement noted in Condition 1 above. The Township Engineer is reviewing the alternate storm water management system and will report at the meeting.
- b. Three requests (May 5th, June 26th and July 6th) have been submitted to the Toftrees Golf Course regarding the placement of required buffer yard plantings along the shared property line. The owner/developer asks that the Township acknowledge that Condition 3 be amended or acknowledged as being satisfied.

The following items were included with the agenda Update:

1. A location map of the property
2. Request to amend Conditions of Approval (July 18, 2017)
3. Conditional Approval Letter (May 15, 2017)
4. Series of emails regarding requests to Toftrees Golf Course to review landscape plan
5. A marked up copy of staff's comment letter
6. An 11"x17" copy of the land development plan

Toftrees Golf representatives have been notified that the matter will be before the Board.

Mr. Downsborough asked if anyone from the golf course is not happy with the buffer. Mr. Bossert stated that he represents the manager of the golf course and that they have no objections just has concerns about the storm water flow.

Mr. Downsborough moved to approve the Request to Amend Conditions of Approval for the Station Land Development Plan. Seconded by Mr. Luck, the motion passed 5-0.

8. **ADMINISTRATION**

a. **Financial Trend Monitoring**

The Financial Trends Monitoring System is a look at indicators of the financial stability and sustainability for the delivery of Township services to our residents and businesses. The Manager will provide a brief overview on using this tool for assessing the financial position of the Township.

The 2006 to 2016 Financial Trends Monitoring System Report was included with the agenda materials. A summary of each measure studied (last 4 pages of the report) is included as a separate attachment to the e-agenda.

Mr. Erickson stated that only red flag is the cost of benefits for employees and if the Board would like a more detail report, Mr. Pegher will be available at the August Board Meeting.

No formal action is required on this item.

b. **Council of Governments (COG) 2018 Program Plan and Capital Improvement Plan (CIP)**

The General Forum is expected to refer the 2018 Centre Region COG Program Plan and CIP to the municipalities for review and comment. The full plan can be viewed or downloaded from the COG website by clicking [here](#). The 2018 Capital Improvement Plan was included with the agenda materials.

The Plans will be reviewed again at our August meeting. This meeting represents an opportunity to identify additional information we may need to provide comments back to COG.

Comments will be forwarded to the Executive Director and the COG Finance Committee following Patton Township's Board meeting on August 16.

Included with the agenda materials was a matrix with the questions posed in the introductory comments, along with preliminary questions/comments from the Township Manager and a section for recording the Boards comments.

Mr. Erickson stated that we can bring comments up at the August meeting.

Mr. Downsborough stated that he has forwarded his comments due to him not being able to attend the August meeting.

Mr. Luck asked the Board to support the KINBER connection proposal.

c. **Centre Region Act 537 Special Study for Extension of Beneficial Reuse System**

Mr. Erickson stated that Mr. Miller, UAJA Executive Director, gave a presentation to the COG General Forum on June 26th regarding the Special Study relating to the possible extension of the beneficial reuse system and asked the General Forum to authorize a sixty day public comment period beginning on June 28, 2017. Municipal comments are to be forwarded to the COG Executive Director by August 11, 2017. A copy of the Public Comment period Notice is included with the agenda materials.

The motion approved by the General Forum is:

8. ADMINISTRATION (Continued)

c. Centre Region Act 537 Special Study for Extension of Beneficial Reuse System (Continued)

That the General Forum, as recommended by the Centre Regional Planning Commission and COG Public Services and Environmental Committee, authorize a sixty day public comment period beginning on June 28, 2017 and refer the Act 537 Special Study to the municipalities for their review and comment with comments referred to the COG Executive Director by August 11,

2017 for distribution to the Centre Regional Planning Agency, University Area Joint Authority and COG Public Services and Environmental Committee.

The draft 2017 Act 537 Sewage Facilities Plan Update is available on the [COG website](#), and copies can be viewed during normal business hours at the offices of College, Ferguson, Halfmoon, Harris, and Patton Townships; the Borough of State College; the Centre Regional Planning Agency; the University Area Joint Authority, and the Schlow Centre Region Library in State College. For more information or to provide comments on the draft 2017 Act 537 Sewage Facilities Plan Update, contact Mark Boeckel, Principal Planner, Centre Regional Planning Agency, 2643 Gateway Drive, Suite 4, State College, PA 16801; Phone: 814-231-3050; Fax: 814-231-3083; e-mail: mboeckel@crcog.net.

The Board should take comments from the public or Board members, and direct staff to forward all comments to the COG Executive Director.

No comments were provided by the public.

d. Land Donation

Mr. Erickson stated that her was contacted recently by the descendant of the listed owner of tax parcel 18-003-,080, a 1.40 acre lot next to the future Gray's Woods Park. This lot is surrounded by, but is not part of, the Gray's Woods Planned Community. A location map is included with the agenda materials.

The Manager has requested from the Solicitor an estimate of the level of the legal effort that may be required to produce a valid deed for the donation.

No action is required at this time, but based on input from the Solicitor there may be a need to decline the offer.

Ms. Dupuis stated that there are several ways of looking into this. She stated that if the Board wants to proceed that she will sit down with the heir who contacted us and figure out the declaring the ownership and will figure out the process of proceeding with this.

Mr. Treviño stated that he would think the person would have to bring a clear title to the Board.

Mr. Downs brough stated with given the location of the parcel that it should be looked out.

Mr. Luck asked the Board if anyone objects to Ms. Dupuis doing some more research on this matter. The Board agreed to have Ms. Dupuis to look into this matter further.

8. ADMINISTRATION (Continued)

e. Voucher Report

A copy of the June 2017 Voucher Report is included with the agenda materials. Board members having questions should contact the Township office prior to the meeting so the necessary information can be obtained.

Mr. Treviño moved to approve the June 2017 Voucher Report. Seconded by Mr. Luck, the motion passed 5-0.

9. MANAGER'S REPORT

a. Development Update

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

b. Oak Wilt – Oakley Drive

Mr. Erickson stated that there was a confirmed case of Oak Wilt found on Oakley Drive and staff is on the process of getting bids to take care of the issue.

c. Quarterly Housing Starts Update

Mr. Erickson stated that the Quarterly Housing Starts was included with the agenda materials.

d. Waddle Road Interchange

Mr. Erickson stated that paving has been delayed but the final paving should start next week and that most of the physical work is done.

e. LED Lights

Mr. Erickson stated that we approved West Penn Power to swap out our street lights to LED Lights and it is to be done in August. He stated originally quoted \$30,000 but final cost is \$11,000.

10. COMMITTEE REPORTS

a. Finance Committee

Mr. Downsborough stated that Finance Committee discussed the COG Program Plan and CIP. He stated that the CATA Budget process is worded better this year.

b. Parks Capital

Mr. Treviño stated that his main concern at Parks Capital is how Millbrook Marsh was supposed to be self-supporting and is now expecting municipal support.

c. Centre Area Cable Consortium

Mr. Luck stated that the Centre Area Cable Consortium met to authorize the hiring of an attorney to help negotiate our next franchise agreement.

11. OTHER BUSINESS

There was no other business.

12. ADJOURNMENT TO EXECUTIVE SESSION

Mr. Luck moved to adjourn the July 19, 2017 Board of Supervisors meeting. Seconded by Mr. Downsborough, the Chair adjourned the meeting at 8:27PM.

13. **EXECUTIVE SESSION**

The Board will meet in Executive Session with the Solicitor, Manager and Director of Finance and Administration to discuss real estate negotiations related to the Open Space program and personnel matters. There is no anticipated Board action that will be taken following the Executive Session.

Douglas J. Erickson, Township Secretary