

ATTENDANCE:

BOARD Elliot Abrams, Chair
 Jeff Luck, Vice-Chair
 Daniel Treviño, Supervisor
 Walt Wise, Supervisor

STAFF Doug Erickson, Township Manager
 Lawrence Pegher, Director of Finance and Administration
 Sean Albright, Officer-in-Charge Patton Township Police
 Betsy Dupuis, Solicitor
 Stephen Casson, Township Engineer
 Greg Garthe, Planner

ABSENT George Downsborough, Jr., Supervisor

AUDIENCE C-NET (3)
 Al Jones, Remington Ridge
 Jared Miller, Homestead Development
 Jessica Buckland, Resident
 Tony Fruchtl, Penn Terra Engineering
 Betsy Whiteman, Resident
 Kate Domico, Planning Commission
 Joe Viglione, COG
 Jim Steff, COG
 Aimee Sloane, Resident

1. **CALL TO ORDER**

The August 16, 2017 Board of Supervisors meeting was called to order at 7:01PM by Elliot Abrams, Chair.

2. **APPROVAL OF MINUTES**

Mr. Luck moved to approve the July 19, 2017 Regular meeting minutes. Seconded by Mr. Treviño, the motion passed 4-0.

3. **PUBLIC COMMENTS**

a. **White Supremacies**

Ms. Buckland asked the Board how they will be responding to the violent event that happened in Charlotte and asked the Board to consider making a public statement regarding this issue.

Mr. Luck stated that the Board needs to discuss this issue and takes her comments to heart.

Mr. Treviño stated that those events were a strong personal impact to his family and would support making a statement.

b. **Climate Resolution**

Ms. Buckland stated that Ferguson Township and Harris Township adopted a Climate Resolution and asked the Board about adopting a Climate Resolution.

Mr. Treviño suggested Mr. Erickson speaks to the Managers at Ferguson and Harris Township. Mr. Erickson stated he will contact the Managers.

4. **PUBLIC SAFETY**

a. **Police Update**

Sergeant Albright stated that the department handled 200 calls last month in which 39 were reported crimes during the month of July. He stated that bike patrol did 23.2 miles on bike patrol and did 67 business checks. He stated officers participated in the DUI check point on North Atherton Street.

Mr. Luck asked why so low in bike patrol miles. Sergeant Albright stated that it was due to a lot of officers being off on vacation and not having enough staff in order to do bike patrol.

5. **PUBLIC WORKS**

a. **MS4 Stormwater Permitting Update**

Mr. Casson provided a brief presentation on the federally mandated Municipal Separate Storm Sewer System (MS4) permitting program. The permitting program is authorized under the federal Clean Water Act and administered by the Department of Environmental Protection (DEP) in Pennsylvania. The program is also a part of the Commonwealth's Chesapeake Bay Strategy.

To apply for the next permit cycle, a Pollution Reduction Plan is being prepared by the Centre Region MS4 Partnership. The Plan will identify specific projects to be completed by each municipality to reduce the amount of sediment being washed into the "waters of the commonwealth" by 10%. The required annual sediment reduction amounts for Patton Township are:

Buffalo Run watershed	36,660 pounds
Big Hollow watershed	84 pounds

No action is required on this item.

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. In July he updated the Board on short term actions that were undertaken for the intersection to assist motorists with locating the best location on Circleville to view traffic on Scotia.

The Public Works Director has identified the following prior reports that studied the intersection:

- Traffic Impact Study for Gray's Woods Master Plan
- Halfmoon Township & Patton Township Area Plan and Traffic Analysis
- Traffic analyses performed for the Circleville Multi-Use Path

His report was included with the agenda materials, summarizes the findings from the studies and suggests further options to consider.

Mr. Luck stated that the Board should determine what the long term goal is for the corridor.

6. PUBLIC WORKS (Continued)

b. Update on Scotia Road / Circleville Road Intersection Study (Continued)

Ms. Whitman stated she is concerned about the traffic on Circleville Road and asked if the Township had contacted the residents for feedback.

Ms. Sloane asked what is going on behind Ghaner. Mr. Erickson stated that they are doing a thinning harvest at the Haugh Property.

Ms. Sloane asked why Meeks Lane extends to Scotia Road. Mr. Luck stated that is part of the concern he has.

Mr. Erickson stated that will look further into this and bring options to the Board.

6. PLANNING AND ZONING

a. Planning Commission Report

Ms. Domico stated that the Planning Commission approved a temporary use permit for a tent sale at Mattress Warehouse and discussed the following items on the report.

b. Request to Increase Maximum Building Coverage in Remington Ridge

Mr. Erickson stated that Remington Ridge is a neighborhood of 15 single family homes in the Oakwood Planned Community (PC). The land development plan (LDP) for the 2.52 acre site was approved in 1990. Note 8 on the LDP limits the total building coverage to 25% of the lot or 27,460 square feet. The 15 homes, as originally built, occupy approximately 27,260 square feet. No building additions have been made in the neighborhood since the original construction. Two owners in Remington Ridge recently applied for zoning permits to make small additions. Prior to issuing permits, the Zoning Officer informed the Home Owners Association (HOA) of the limit on building coverage and options they might pursue with the Township. For the short-term, the HOA will allow the two owners to "use up" the remaining square footage for their additions. Additionally, the HOA requests that the Township consider amending the LDP to increase the limit on building coverage to 30% of the lot or 32,952 square feet.

The Zoning regulations for Oakwood are silent on the issue of maximum building coverage but do limit impervious coverage to 60% of each site. At this time, the current impervious coverage on the site is not known.

The following items were enclosed with the agenda materials:

- Location map for Remington Ridge
- The 1990 Land Development Plan
- The Oakwood PC zoning regulations
- Request letter to increase permitted building coverage
- Letter from Zoning Officer to HOA regarding process for amending permitted building coverage.

Staff recommends moving the matter to a LDP review by the Planning Commission.

The Board should consider action on one of the following:

- Deny the proposed change, either by motion or lack of action

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

b. **Request to Increase Maximum Building Coverage in Remington Ridge (Continued)**

- Advise the Remington Ridge HOA to prepare an amendment to the 1990 LDP and submit for review by the Planning Commission and the Board.

Mr. Jones stated that these are little houses on zero-lot lines but would like a short expansion to divide between all the properties in the area. He stated that he wanted to build a small porch but is hampered by the amount of space he has.

Mr. Treviño stated that he is concerned about expanding 366 sq ft per lot and thinks that a smaller increase would be more reasonable.

Mr. Luck stated he is concerned about this being a multistep process. Mr. Erickson suggested that the Land Development Plan be brought to the Planning Commission.

Mr. Luck moved to advise the Remington Ridge HOA to prepare an amendment to the 1990 LDP and submit for review by the Planning Commission and the Board. Seconded by Mr. Abrams, the motion passed 3-1 with Mr. Treviño voting against the motion.

c. **Final Replot of Tax Parcel 18-21-12B & Tax Parcel 18-21-12C**

From the August 7th Planning Commission Agenda

This subdivision plan proposes to adjust the lot lines between the existing lots of the 28.33 acre *The View at State College* site. The site 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 existing Lot 2 (14.493 acres) is the site of *The View at State College*, while the existing Lot 3 (13.841 acres) is vacant and was previously proposed as Phase II of the project. This subdivision plan proposes to replot the lot lines to create Lot 2R (14.458 acres) and Lot 3R (13.876 acres). Lot 3R would then serve as the site for the proposed *Helix* development.

The following items were included with the agenda:

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

From the August 7th Planning Commission Agenda

Action on this plan required prior approval of the Toftrees Planned Community Master Plan Update (March 2017) which modified the proposal for this area, formerly Phase II of *The View*, to facilitate the *Helix* project. At their July 19, 2017 meeting, the Board of Supervisors held a public hearing and approved the master plan.

End of the Planning Commission Agenda materials

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

Mr. Fruchtl gave a brief overview of the Final Replot of Tax Parcel 18-21-12B and 18-21-12C

Mr. Luck moved to conditionally approve the Final Replot of Tax Parcel 18-21-12B and 18-21-12C. Seconded by Mr. Treviño, the motion passed 4-0.

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

d. **Preliminary/Final Land Development Plan -- Helix Lot 3R Tax Parcel 18-21-12C**

From the August 7th Planning Commission Agenda

This land development plan proposes to construct a multi-family residential project called *Helix* on a 13.84 acre tract in Toftrees East. The site is located between *The View at State College* apartments 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 site was originally planned for Phase II of *The View at State College* (formerly known as *The Grove at State College*).

Construction activities include a 64,742 ft² (201 units) and a 5,940 ft² (7 units) multi-family apartment building, as well as parking, sidewalks, and an outdoor amenity area. The site is in an area of High-Density Residential use (permitted density of 9.01 – 15.00 DU/acre) as indicated on the Toftrees Planned Community Master Plan. The two phases of *The View at State College* were approved for this density, which limits the total site development (Tax Parcel 18-21-12B and 18-21-12C) to a maximum of 424 total dwelling units. Accordingly, the *Helix* project is permitted to include construction of up to 208 dwelling units.

Proposed parking for *Helix* includes 377 onsite parking spaces, which includes 369 surface spaces (7 ADA), and a parking structure with 8 additional spaces (0 ADA) near the small multi-family residential building. Additionally, the developer is proposing to share 102 existing parking spaces (3 ADA) that are located on *The View* property (Lot 2R).

From the August 7th Planning Commission Agenda

The Township has requested that the owners of the two properties record easements or agreements for the following shared facilities:

- Easement across the western side of Lot 2R to facilitate the proposed connection between Lot 2R and the drive aisle of the Lot 3R parking area
- Shared parking agreement between the owners of Lot 2R and Lot 3R for the 102 parking spaces proposed to be used by *Helix* residents and guests

The following items were included with the agenda:

1. A location map of the property
2. An 11"x17" copy of the subdivision plan
3. A marked up copy of staff's comment letter
4. Additional comment letter to project engineer (August 3, 2017)

Action on this plan required prior approval of the Toftrees Planned Community Master Plan Update (March 2017) which modified the proposal for this area, formerly Phase II of *The View*, to facilitate the *Helix* project. At their July 19, 2017 meeting, the Board of Supervisors held a public hearing and approved the master plan.

End of the Planning Commission Agenda materials

The Planning Commission recommends conditional approval with:

1. Completion of all items noted on staff's marked up comment letter
2. Completion of items noted on additional comment letter to project engineer (August 3, 2017)

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

d. **Preliminary/Final Land Development Plan -- Helix Lot 3R Tax Parcel 18-21-12C (Continued)**

3. Substitute Thornleess Honeylocust (*Glenditsia triacanthos* form *inermis*) for the 11 Capital Pears previously shown on the landscape plan.

The Board should consider action to conditionally approve the plan.

Mr. Miller stated that he wanted to make sure that everyone is aware that they are not Campus Crest or affiliated with Campus Crest. He gave a brief overview of the Helix Lot.

Mr. Luck moved to approve the Preliminary/Final Land Development Plan -- Helix Lot 3R Tax Parcel 18-21-12C. Seconded by Mr. Treviño the motion passed 4-0.

7. **ADMINISTRATION**

a. **Mid-Year Financial Report**

Mr. Pegher provided an update on the Township's financial position based on revenues and expenditures from the first six months of the year and projected revenues and expenditures through the end of the year. He stated that we are right on track.

A memo from the Director and a spreadsheet showing year-to-date revenues and expenses compared to budgeted amounts was provided in a supplemental distribution prior to the meeting.

No formal action is required on this item.

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

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 Program Plan can be viewed or downloaded from the COG website by [clicking here](#).

The 2018 Capital Improvement Plan was included with the agenda materials.

Included with the agenda materials was a matrix with the questions posed by the COG Executive Director's introductory comments, along with preliminary questions/comments from the Township Manager and two Supervisors, and a section for recording the Boards comments.

No additional comments were offered by the Board members.

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

8. **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. **Planning and Zoning**

1) **Temporary Use Permit; Mattress Warehouse - 1803 North Atherton Street - Proposal for August Tent Sale from 8/17/2017 to 8/24/2017**

From the August 7th Planning Commission Agenda

Mattress Warehouse (1803 North Atherton St) has applied for a temporary use permit to hold their “Back to School” tent sale in the parking lot adjacent to their building. The tent would be 40’ x 70’ and would be placed along the front of the parking lot along North Atherton Street. The property owner and building landlord, Keystone Real Estate Group, LP, has approved Mattress Warehouse’ conducting the sale. Mattress Warehouse will be responsible for security on the premises during the event. The event is intended to run from August 17-24, 2017.

The following items are included with the agenda:

1. Mattress Warehouse request for temporary use permit and location map, sketch of the proposed tent location, and email correspondence from Keystone Real Estate Group

End of the Planning Commission Agenda materials

The Planning Commission recommends approval.

It is recommended that the Board approve the Temporary Use Permit.

b. **Administration**

1) **Engage Financial Advisor for Open Space Borrowing and Possible Refinancing of Current Debt**

The Manager and Director of Finance and Administration requested a proposal from Concord Public Financial Advisors, Inc., principally represented by Mr. Christopher Gibbons, to advise and provide recommendations on upcoming borrowings. Concord and Mr. Gibbons have advised on several previous borrowings and refinancing. The agenda materials include an engagement letter noting Concord’s duties, fees and disclaimers. The proposed fee is \$23,500 plus an amount not to exceed \$3,500 for the production of the Preliminary and Final Official Statements (if a bond issue is pursued) reimbursement for its actual, reasonable out-of-pocket expenses.

It is recommended that the Board approve the terms of the engagement and authorize the Manager to execute the document.

2) **Voucher Report**

A copy of the July 2017 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 July 2017 Voucher Report.

8. **CONSENT AGENDA (Continued)**

b. **Administration (Continued)**

3) **Trick or Treat Night**

The three Centre Region Police Chiefs and the Parks and Recreation Director recommend that Tuesday, October 31, 2017 be designated Trick-or-Treat night in the Centre Region. The motion approved by the General Forum is:

“That based upon recommendations from the Centre Region Police Chiefs and the Centre Region Parks and Recreation Director, the Executive Committee recommends to the General Forum that the Centre Region municipalities designate Tuesday, October 31, 2017 between the hours of 6:00pm and 8:00pm as Trick-or-Treat night, with the exception of Halfmoon Township where the hours will be 5:30pm to 8:30pm on that same day.”

It is recommended that the Board designate Trick-or-Treat night as recommended.

Mr. Luck moved to approve the Consent Agenda. Seconded by Mr. Trevino, the motion passed 4-0.

9. **MANAGER'S REPORT**

a. **July Development Update**

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

b. **Department of Labor and Industry Accessibility Audit**

Mr. Erickson stated that the Township received the Department of Labor and Industry Accessibility Audit which was included with the agenda and there was a few small findings.

c. **Permit Renewal Notice for State College Borough Composting Site**

Mr. Erickson stated that State College Borough is doing a permit renewal for the composting site.

d. **CATA Letter of Support for Articulated Buses**

Mr. Erickson stated that he received a letter from CATA asking for a letter of support for Articulated Buses.

Mr. Luck moved to approve letter of support for Articulated Buses. Seconded by Mr. Treviño, the motion passed 4-0.

e. **Voting Delegate for Pennsylvania Municipal League**

Mr. Treviño moved to designate Mr. Downsborough as Voting Delegate. Seconded by Mr. Luck, the motion passed 4-0.

Mr. Luck moved to designate Mr. Treviño as Alternate Voting Delegate. Seconded by Mr. Abrams, the motion passed 4-0.

10. **COMMITTEE REPORTS**

a. **Public Services**

Mr. Luck stated that Public Services discussed the possibility of Beneficial Reuse Water being sold by College Township Water Authority.

b. **Transportation & Land Use**

Mr. Luck stated that the Atherton Street Stormwater Drainage/Repaving Project is going to start and it is going to be a mess.

c. **Public Safety**

Mr. Wise stated that they discussed a couple of long-term employee recognitions.

d. **Human Resources**

Mr. Steff state that they are recommending combining two part time positions into a one full time position.

Mr. Treviño stated that there was a health insurance study but there was no opportunity to save money.

11. **OTHER BUSINESS**

There was no other business.

12. **ADJOURNMENT TO EXECUTIVE SESSION**

Mr. Luck moved to adjourn the August 16, 2017 Board of Supervisors meeting. Seconded by Mr. Treviño, the Chair adjourned the meeting at 9:01PM.

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