

ATTENDANCE:

- BOARD** Elliot Abrams, Chair
Jeff Luck, Vice-Chair
George Downsborough, Jr., Supervisor
Daniel Treviño, Supervisor
Walt Wise, Supervisor
- STAFF** Doug Erickson, Township Manager
Lawrence Pegher, Director of Finance and Administration
Betsy Dupuis, Solicitor
Tyler Jolley, Chief of Police
Stephen Casson, Township Engineer
Greg Garthe, Planner
- AUDIENCE** C-NET (3)
Brian Henry, Resident
Betsy Whitman, Resident
Jessica Buckland, Resident
Ramovijaya Narayanan, Resident
Chris Kirkpatrick, Resident
Lyn Pipenberg, Resident
Michael Marx, Resident
James Payne, Resident
Adam Burkholder, Resident
Nick Dubil, Resident
Jeff Nelson, Resident
Brenda Walsh, Resident
Tony Buda, Resident
Tom Fonda, Resident
Mark Torretti, Penn Terra
Kathleen Domenig, Resident
Kathy Ann Phillips, Resident
Anita Thies, Resident
Rick Maher, Resident
Jeanne Klanchar, Resident
Giann Kirkpatrick, Resident
Leo Veneskey, Resident
Margaret and Alan Friedlander, Residents
Tom and Karen Kearney, Residents
Frank Park, Resident
Julia Nelson, Resident
Lisa McMonagle, Resident
Ken Walsh, Resident
Eli Hughes, Resident
Rich Francke UPPC

1. CALL TO ORDER

The November 1, 2017 Board of Supervisors Meeting was called to order at 7:00PM by Elliot Abrams, Chair.

2. APPROVAL OF MINUTES

Mr. Downsborough moved to approve the October 25, 2017 Board of Supervisors work session minutes. Seconded by Mr. Treviño, the motion passed 5-0.

3. PUBLIC COMMENTS

Mr. Narayanan stated that he sent letter to Centre Daily Times regarding Patton Crossing and that the fact that he is a faculty member of Penn State should not be affiliated with any of his comments.

Ms. Klanchar stated that she is here as a representative of residents on Leawood Lane concerning PMG Engineering and that nothing has been resolved with the issue of home occupation ordinance..

Mr. Abrams asked about this to be on the November 15, 2015 Agenda.

4. **PATTON CROSSING**

At the November 1st meeting the Board decided to establish an ad-hoc committee to review the proposed Mixed-Use Overlay District 2 (MXD2) regulations. The Board directed that the committee should include the developers for Patton Crossing, Planning Commission members, Township Staff, residents of the Township opposed to the project as proposed, residents of the Township who are either neutral or in favor of the project as proposed.

**** The Manager proposes the following structure for membership and operation of the committee.

- Membership
 - Developers 3 seats – may designate alternates if needed
 - Planning Commission 2 seats – volunteers from the PC – also should designate 1 or 2 alternates
 - Residents
 - Park Forest Group 6 seats - may select up to 4 alternates to also attend
 - Other – Phil Park 1 seat
 - Staff (Non-voting) Greg Garthe, Planner
Doug Erickson, Manager
other staff can sit in if needed
- The Park Forest residents should designate their selected members and alternates. Two emails naming 10 volunteers are included with the agenda materials.
- The Board directed the Manager that this process should use the Planning Commission's recommendation for the Mixed-Use Overlay District 2 (MXD2) regulations as a starting point for discussion – included in agenda materials.
- Operational details
 - The Committee should require 8 voting members for a quorum to conduct business.
 - The group should decide on how to proceed if less than 12 voting attendees.
 - Recommend requiring 8 of 12 votes to decide a question from the matrix.
 - Meetings should be limited to 2 hours.
- The Manager recommends that the initial committee meeting focus on a review of the Township's authority and limitations regarding zoning regulations. ****

The Board should consider the proposal for the structure for membership and operations of the committee and endorse it, reject it, modify it, or request additional information/work from staff.

Mr. Treviño asked what residents think of the Committee.

Mr. Dubil asked how residents would be selected for the Committee. Mr. Erickson stated that he prefers the residents select their own representatives, but that there needs to be structure.

Mr. Walsh stated that with a Committee being developed the residents will be able to participate in helping with the rezoning and overlay decisions.

Mr. Treviño moved to establish a Committee to review the Patton Crossing. Seconded by Mr. Luck , the motion passed 5-0.

5. **ADMINISTRATION**

a. **Proposed 2018 Township Budget: Presentation And Tentative Adoption**

Mr. Pegher stated that a copy of the proposed **2018 Township Budget** was included. This document presents each major revenue and expenditure category in a two-page section. A copy of the companion book, the **Line Item Detail**, is also enclosed. This book shows more detail on revenue and expenditures and has a description of each line item in the proposed budget. The proposed budget and line item detail have been prepared by the staff and constitute the recommendation of the Manager.

(The Budget documents are on the Township's website and can be viewed or downloaded by [clicking here](#))

i. **Budget Presentation**

Mr. Pegher gave an overview of the proposed 2018 Budget. He stated that no increase in tax rates for 2018.

ii. **Tentative Budget Adoption**

Mr. Downs brough moved to adopt the Tentative 2018 Township Budget to provide a working document for advertising, public review and comment. Seconded by Mr. Treviño, the motion passed 5-0.

iii. **Budget Review Schedule**

The following budget review schedule has been advertised:

November 15	Public Hearing on Budget and Budget Work Session
December 13	Budget Adoption (part of regular meeting agenda)

b. **Proposed Resolution to Prohibit a Mini-Casino in Patton Township**

Recent legislation regarding the State budget has proposed an expansion of gambling facilities in Pennsylvania. The legislation authorizes a limited number of "Category 4 Licensed Facilities" in the Commonwealth.

The legislation provides municipalities the option to "prohibit the location of a Category 4 Licensed Facility within the Municipality by delivering a resolution of the Municipality's governing body to the Board no later than December 31, 2017."

Supervisor Treviño has drafted a proposed resolution for the Board to consider (included with the agenda materials.)

The Board should review the proposed resolution and provide comment. If the Board wishes to proceed favorable on this matter, the Manager recommends the final draft of the resolution be considered for adoption at the December 13th meeting.

Public comments received in between Friday afternoon and 2 pm Tuesday, October 7th are included with the agenda materials.

PSATS has also provide information on the process of opting out or prohibiting mini-casinos in a municipalities – enclosed with the agenda materials.

Mr. Treviño moved to hold a Public Hearing on December 13, 2017 regarding the Proposed Resolution to Prohibit a Mini-Casino in Patton Township. Seconded by Mr. Luck, the motion passed 5-0.

6. **PLANNING AND ZONING – **** New Item ******

a. **Self-Storage Units in the Planned Airport District (PAD)**

Three Board members requested that this item be included on the agenda. The use is currently not permitted in the PAD and was the subject of discussion earlier this year. In May of 2017 the Board held a public hearing on this matter. After a motion to deny the request failed on a 2-2 vote, and no further motions were offered, the matter "died" due to a lack of action.

Due to the very short notice now provided on this matter, the Manager recommends that the Board, at this time, focus on process rather than the proposed use. Discussion on the proposed use can be held at future Board meetings.

The Board has two options on proceeding with the matter in accordance with Section 609, "Enactment of Zoning Ordinance Amendments" of the Municipalities Planning Code (MPC):

1. The matter can be referred to the Patton Township Planning Commission with a request to review and provide a recommendation. A recommendation would be returned to the Board, and following review of the recommendation, the Board would schedule a Public Hearing for a future meeting date. This is the process the Township follows when requests are received from property owners.
2. Section 609(c) of the MPC provides the Board the option of developing the amendment to the Zoning regulations themselves and then submitting the amendment to the Patton Township Planning Commission, the Centre Regional Planning Commission and the County Office of Planning and Community Development. These bodies must be given at least 30 days to return comments to the Board. This process has been used once previously in the Manager's tenure.

Mr. Luck moved to schedule a Public Hearing on December 13, 2017, Seconded by Mr. Wise, the motion passed 5-0.

7. **MANAGER'S REPORT**

Mr. Erickson stated that the Zoning Hearing Board met to discuss a Variance Request for Cell Phone Tower and the request was denied.

8. **OTHER BUSINESS**

There was no other business.

9. **ADJOURNMENT**

Mr. Treviño moved to adjourn the November 8, 2017 Board of Supervisors Meeting. Seconded by Mr. Downsborough, the meeting was adjourned at 8:11PM.

Douglas J. Erickson, Township Secretary