

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) Betsy Whitman, Resident Andrew Young, LMP Mack Furlow, Landmark Ryan Farr, LMP Hunter Carrell, LMP Nathan Watts, Penn Terra Eng John Sepp, Penn Terra Eng Kathleen Domenig, Resident Jeanne Klanchar, Resident Leo Veneskey, Resident Terri Henderson, Resident	Doug Weikel, HRCL Kenneth Lee, Shanor Ronald Lucas, Stevens & Lee Mitch Malcom, Landmark Nick Hunt, LMP Bill Perkins, LMP B.K. Hawbaker Engineering Tony Fruchtl, Penn Terra Eng Brian Henry, Resident Tom & Karen Kearney, Resident Rick Maher, Resident Jessica Buckland, Resident

1. **CALL TO ORDER**

The November 15, 2017 Board of Supervisors Meeting was called to order at 7:04 PM by Elliot Abrams, Chair.

2. **APPROVAL OF MINUTES**

Mr. Luck moved to approve the November 1, 2017 and November 8, 2017 Board of Supervisors work session minutes. Seconded by Mr. Wise, the motion passed 5-0.

3. **PUBLIC COMMENTS**

Ms. Whitman stated that she will submitting a resolution that Supports Creation of a Committee about fair redistricting for consideration for the Board.

4. **PUBLIC SAFETY**

a. **Police Update**

Chief Jolley stated that there was an increase in calls for service for the month of October. He stated bike patrol logged 30 miles and handled 4 calls of service in October. He stated that interviews for the police officer position were held on November 17th and 18th.

5. **2018 BUDGET**

a. **Public Hearing on Proposed 2018 Budget**

Mr. Pegher stated that the Tentative Proposed 2018 Patton Township Budget was adopted at the meeting on November 8, 2017 and advertised for a Public Hearing at this meeting. Copies of the Tentative Budget have been placed in the Township Building lobby, Schlow Regional Library and on the Township Web Site.

The Tentative Budget includes a no real estate tax rate increase. The Director of Finance and Administration will provide a brief overview of the Tentative 2018 Patton Township Budget.

The 2018 Budget was included with the digital agenda. The 2018 Budget and the Line Item Detail are available on the Township's website at <http://twp.patton.pa.us/departments/finance>. Hard-copy of the Budget and Line Item Detail will be provided upon request.

Mr. Pegher gave a brief overview of the 2018 Budget.

Mr. Luck moved to close the Public Hearing on Proposed 2018 Budget at 7:18 PM. Seconded by Mr. Treviño, the motion passed 5-0.

b. **Work Session**

Following the Public Hearing, the Board reviewed the Tentative Budget in a work session. There were no additional comments on the Budget

6. **PLANNING AND ZONING**

a. **Planning Commission Report**

Mr. O'Neill stated that at the Planning Commission discussed codification of zoning changes on how public notices are handled. He stated that there was a request to not have sidewalks on both sides of the road in the Gray's Woods Town Center.

b. **Planning Commission Recommendations**

1. **Tax Parcels 18-301-4 and 18-301-41B - Lot Addition/Subdivision Plan**

From the November 6th Planning Commission Agenda:

This plan was submitted on September 29, 2017 and proposes to subdivide a 97.3 acre property (18-301-4) into four lots. The plan also combines an adjacent 4.4 acre parcel (18-301-41B) with the residual portion of tax parcel 18-301-4 to create a 59.9 acre lot. The remaining 41.8 acres of the property would then be divided up into three residential lots. The site is located at 5703 West Buffalo Run Road (PA 550) in the Rural (A1) zoning district of Patton Township. The Township provided a comment letter to the project engineer on October 20, 2017.

6. PLANNING AND ZONING (Continued)

a. Planning Commission Recommendations

1. Tax Parcels 18-301-4 and 18-301-41B - Lot Addition/Subdivision Plan

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

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.

The Board should review the plan and recommendation and consider action on the plan.

Mr. Luck moved to approve the Tax Parcels 18-301-4 and 18-301-41B Lot Addition/Subdivision Plan. Seconded by Mr. Downsborough, the motion passed 5-0.

2. Home Occupations

Mr. Erickson stated that the Pennsylvania Municipalities Planning Code (MPC) require that municipalities permit home-based businesses in residential zones. The MPC sets the lower threshold for this use through its definition of "no-impact home based businesses" which is included with the agenda materials.

Patton Township has regulated "home occupations" since at least 1974. The definition from the Patton Code is included with the agenda materials. The Township definition is more permissive than the MPC regulations.

Residents on Leawood Lane have requested that the Board review the Township's regulations and find some means to curtail a current home-occupation being carried out in their neighborhood. The Board has requested advice from the Township Solicitor.

The Board members should consider input from the Solicitor and residents and provide direction to the Township staff on further action on this matter.

Mr. Erickson stated that the resident is out of the country and asked the Board to push this item to December agenda.

Ms. Klancher stated that she feels that he is currently in violation and asked why he should be grandfathered in.

Mr. Luck stated that the Board is in discussion with the Township Solicitor.

Mr. Downsborough moved reconsider this matter at the December 13th Board meeting. Seconded by Mr. Luck, the motion passed 5-0.

6. PLANNING AND ZONING (Continued)

3. Request from The Station to amend the Condition of Approval for Stormwater Management

Landmark Properties, the developer of The Station project in Toftrees, is requesting a revision to a Condition of Approval for The Station Land Development Plan (LDP). A letter from PennTerra Engineering making the request is included in the agenda materials.

The Board originally conditionally approved this LDP in May 2017 requiring an easement on the adjacent Toftrees Golf Course for a storm water pipe. See Comment #70 on page 5 of the attached staff comment letter from April 13th.

In July the developer requested, and was granted, a revision to Condition of Approval #4, as referenced in the attached approval letter of July 24, 2017, for an alternate non-discharge option for storm water management.

The developer now seeks approval to include a level spreader as part of the Stormwater Management Facility. The developer's engineer states: "The level spreader along with the previously approved infiltration system are both allowable Best Management Practices from the Department of Environmental Protection." An excerpt from the *Pennsylvania Stormwater Best Management Practices Manual* regarding level spreaders is included with the agenda materials

A plan showing the overall project layout is also included with the agenda materials to provide context.

One of the partners in the Toftrees Golf Course has initiated legal action against the Township and the Developer concerning the approval of the LDP. The Township will not be commenting on the pending litigation.

Mr. Lucas gave a brief overview of the Conditional of Approval for Stormwater Management at The Station.

Mr. Lee stated that on behalf of Shaner he objects to this request due to the fact that there was already an approved plan.

Mr. Luck moved to approve the request for the revision to the Condition of Approval for Stormwater Management to include a level spreader for the Station. Seconded by Mr. Treviño, the motion passed 5-0.

7. 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. Public Works

1) Award Bids for 2018 Public Works Materials Contracts

The Public Works Director recommends awarding contracts as follows:

2018 Concrete – Hanson Ready Mix
2018 Aggregates (gravel and stone products) – GOH, Inc.
2018 Bituminous Material (asphalt paving products) – GOH, Inc.

The Township Engineer's Bid Tabulations and recommendation are included with the agenda materials.

It is recommended that the Board award the contracts for materials as recommended by the Engineer, and authorize the Manager to execute the agreements.

b. Administration

2) Voucher Report

A copy of the October 2016 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 October 2016 Voucher Report.

Mr. Downsborough moved to approve the Consent Agenda. Seconded by Mr. Luck, the motion passed 5-0.

8. MANAGER'S REPORT

a. Development Update

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

b. ABC openings for 2018

Mr. Erickson stated that there will be an openings for the Planning Commission, Vacancy, Patton Township Water Authority & ICDA and Centre Regional Recreational Authority.

c. Patton Crossing Advisory Committee

Mr. Erickson noted that the Committee was scheduled to meet again on November 29th.

9. COMMITTEE REPORTS

There was nothing to report.

10. **OTHER BUSINESS**

Mr. Abrams reported that the met in Executive Session prior to the regular meeting with the Solicitor, Manager, Director of Public Works and Director of Finance and Administration to discuss matters related to litigation and real estate.

11. **ADJOURNMENT**

Mr. Luck moved to adjourn the November 15, 2017 Board of Supervisors Meeting at 8:10PM. Seconded by Mr. Treviño, motion passed 5-0.

Douglas J. Erickson, Township Secretary