

**ATTENDANCE:**

BOARD	George Downsborough, Jr., Chair Betsy Whitman, Vice-Chair – Via Telephone Elliot Abrams, Supervisor – Arrived at 8:33PM Jessica Buckland, Supervisor Daniel Treviño, Supervisor	
STAFF	Doug Erickson, Township Manager Lawrence Pegher, Finance Director Stephen Casson, Township Engineer Alexandra Castrechini Nicole Pollock, Planner Betsy Dupuis, Solicitor Tyler Jolley, Chief of Police	
AUDIENCE	C-NET (2) Kathleen Domenig, Resident Chad Stafford, PTE Mel Mark, Resident Doug Hill, Wooster Helen Fleischer Tony Fruchtl, PTE Anita Thies, Resident Alicia Cornali, Developer John Crouse, Consultant	Kevin Mullen, Resident Brian Henry, Resident Toni Fetterman, Resident Jim Payne, Resident Heidi Nicholas, NASA Ara Kervandjian, NASA Dawn Jameson, Resident Bob Poole, Developer John Sepp, Penn Terra Channel 6 Reporter

**1. CALL TO ORDER/ PLEDGE OF ALLEGIANCE**

Please see attachment “Item 1, Meeting Conduct Policy”, for guidance on meeting decorum.

**2. PUBLIC COMMENTS**

Mr. Mullen stated that he is currently suing the UAJA for being double billed and asked the Board to negotiation a per gallon cost.

**3. PUBLIC HEARING**

**a. Master Plan; Patton Crossing (Mixed Use Development)**

The Planning Commission reviewed this plan at their [July 1<sup>st</sup>](#) and [August 5<sup>th</sup>](#) meetings. The Planning Commission recommended conditional approval of the Master Plan with completion of the items noted on the staff comment letter and the inclusion of the list of facilities/amenities proposed by the developer in satisfaction of the recreation/parkland requirement.

Extensive background information regarding the proposed Patton Crossing development is available on the Township Website under the “[Land Development](#)” tab.

**3. PUBLIC HEARING (Continued)**

**a. Master Plan; Patton Crossing (Mixed Use Development) (Continued)**

The Board reviewed the plan at their [August 21<sup>st</sup>](#) meeting and requested the following revisions to the plan prior to presentation at this Public Hearing:

- 1) Add a marked crosswalk on Park Forest Avenue at the Cornflower Lane intersection
- 2) Include a note on the Plan that states the Township will accept the items included in the “Manager’s Recommendation” column for Parkland credit and actual credit amounts will be established through the Land Development Plan process.
- 3) Provide additional information and/or illustrations to “create a unifying architectural theme” per Section L.(1)(b) of the MXD2 regulations.
- 4) Provide additional information and/or illustrations regarding “A signage plan and renderings showing thematic elements” per Section f(3) of the MXD2 regulations.
- 5) Landscaping – Supervisor Whitman is continuing to work on compiling a list of preferred native species.

A starting point is the included tables of native species, which are on the DCNR native plant list, a sample of which appears in the attached materials and the links below.

Sunny/Dry [http://www.iconservepa.org/cs/groups/public/documents/document/d\\_002411.pdf](http://www.iconservepa.org/cs/groups/public/documents/document/d_002411.pdf)

Sunny/Moist [http://www.iconservepa.org/cs/groups/public/documents/document/d\\_002412.pdf](http://www.iconservepa.org/cs/groups/public/documents/document/d_002412.pdf)

Shady/Dry [http://www.iconservepa.org/cs/groups/public/documents/document/d\\_002413.pdf](http://www.iconservepa.org/cs/groups/public/documents/document/d_002413.pdf)

Shady/Moist [http://www.iconservepa.org/cs/groups/public/documents/document/d\\_002414.pdf](http://www.iconservepa.org/cs/groups/public/documents/document/d_002414.pdf)

Another starting point relating to native trees can be viewed below, however many of the trees included in the list are non-native.

<https://www.statecollegepa.us/DocumentCenter/View/1141/Approved-Tree-Species-List>

Supervisor Whitman will continue to provide updates as she does more research this topic.

The following items were included with the agenda materials:

1. Location Map - Item 3a.1
2. 11” x 17” Plan Set of Patton Crossing Master Plan - Item 3a.2
3. Conceptual Renderings- with new illustrations of Buildings A & D - Item 3a.3
4. Master Plan Project Narrative - Item 3a.4
5. Master Plan Stormwater Management Narrative - Item 3a.5
6. Traffic Impact Study (TIS) Executive Summary and Response to comments - Item 3a.6
7. Parkland Requirement & Parkland Credit Calculations - Item 3a.7
8. Developer’s Architectural and Signage Design Guidelines – Item 3a.8
9. Annotated Staff Comment letter - Item 3a.9
10. Other Agency Comments – Item 3a.10
11. Public comments – None received as of 9/20/19
12. Table of Native Species
13. Updated draft of the “Patton Crossing Urban Design Guidelines is (Item 3a.13)
14. Comments from Centre Regional Planning Commission (Item 3a.14)

Mr. Poole and Mr. Crouse gave a brief overview of the Master Plan; Patton Crossing (Mixed Use Development).

3. **PUBLIC HEARING (Continued)**

a. **Master Plan; Patton Crossing (Mixed Use Development) (Continued)**

1) **Public Hearing**

Mr. Abrams moved to open the Public Hearing for the **Patton Crossing Master Plan** at 7:17PM. Seconded by Dr. Buckland, the motion passed 5-0.

Mr. Mark asked about the commitment for building 50% of the affordable housing and developer's response to providing a architectural theme.

Mr. Payne stated he did not receive an email about this agenda. He noted that the phasing will not permit CATA to access the route until phase 7 or 9.

Ms. Domenig commented on the phasing plan stretching out over 20 plus years.

Mr. Henry asked how the site would be stabilized between grading and building construction.

Mr. Jameson stated he lives on Wolf Lane is concerned about getting his camper in and out of his property. Mr. Poole stated he will make sure he has access to their property.

Ms. Domenig asked Supervisor Whitman why the Township is not requiring 100% native plantings.

Mr. Downsborough asked when the Board's 50-day review period ends. Mr. Erickson answered October 10<sup>th</sup>.

Mr. Trevino moved to close the Public Hearing for the **Patton Crossing Master Plan** at 7:48PM. Seconded by Dr. Buckland, the motion passed 5-0.

2) **Action Consideration**

After the Public Hearing is closed, the Board should consider action, as noted below in the text box, on the **Patton Crossing Master Plan** or identify further information needed before further consideration. Substantive revisions will require re-advertisement and a new Public Hearing.

Ms. Whitman moved to approve the Master Plan; Patton Crossing (Mixed Use Development) subject to staff mark up letters plus notes discussed at meeting including the requirement to complete 50% of the Affordable Housing by the time 50% of the square footage is constructed, and Ms. Whitman's native plants. Seconded by Mr. Abrams, the motion passed 5-0.

4. **PUBLIC SAFETY**

a. **PSU Football Traffic Update**

Chief Jolley will provide an update on traffic conditions from the September 14<sup>th</sup> (noon) game. He stated that there was a back-up in Toftrees but the biggest complaint was a 90 minute wait on North Atherton Street.

Mr. Erickson stated that Penn State had a meeting yesterday and that they are going to look at alleviating the traffic on North Atherton. He stated that residents who are having issues with trying to get to someplace on gamedays can call 1-800-NITTANY for assistance. If it is an emergency they should call 911.

Chief Jolley stated that the department is looking for a Crossing Guard for Gray's Wood Elementary and if anyone is interested they should contact him.

5. **PUBLIC WORKS**

a. **Project Updates**

Mr. Erickson stated that the bids for Fox Hill/Bernel Road waterline relocation came back over budget and they are going to delay this project until May.

Mr. Casson stated that overlay paving is complete.

b. **MS4 (Municipal Separate Storm Sewer System) Presentation**

Mr. Casson provided an update to the Board on the MS4 permitting program. This program is mandated under the federal Clean Waters Act and is administered in Pennsylvania by the Department of Environmental Protection (DEP). This update is provided as part of the program's Public Education and Public Outreach elements.

Public input is welcome and may be provided at the meeting, by email to [publicworks@twp.patton.pa.us](mailto:publicworks@twp.patton.pa.us) or through the Township website: <http://twp.patton.pa.us>.

No formal action is required from the Board.

c. **Proposed Changes to Parkland Regulations**

The Director of Parks and Recreation for the Centre Region Council of Governments (COG) has proposed a few changes to the Township's regulations for parks in Chapter 112 of the Patton Code. These changes are being proposed to the 5 COG municipalities that participate in the regional parks program to provide consistency across the park system. (The proposal also includes a change in Chapter 10 to correctly refer to the *Centre Region Parks and Recreation Authority* by its current name.)

The Township's Recreation Advisory Committee (RAC) members and their staff liaison, the Public Works Project Manager (PWPM), have reviewed the changes and provided comments. The agenda materials include a "mark up" of the changes and comments provided by the PWPM. Comments from the RAC members will be provided in a supplemental distribution prior to the meeting.

All RAC and Board comments will be forwarded the Director of Parks and Recreation for review. If the changes are generally acceptable, the Manager will prepare an Ordinance for potential action at an October or November Board meeting.

No formal action is required from the Board.

6. **PLANNING & ZONING**

a. **Patton Crossing Lot Consolidation Plan – Parcels 18-12-18, -19 & -21**

Ms. Pollock stated that the purpose of this plan is to consolidate Tax Parcels 18-012-18, -19, & -21 in conformance with the Patton Crossing Master Plan.

The following items were included with the agenda:

1. Location Map
2. Staff Plan Review Comment Letter
3. 11" x 17" Plan Set

The Planning Commission recommended conditional approval with completion of the items on the staff comment letter.

Mr. Trevino moved to conditionally approve Patton Crossing Lot Consolidation Plan – Parcels 18-12-18, -19 & -21. Seconded by Mr. Abrams, the motion passed 5-0.

b. **Nittany Valley Sports Centre – Allen Peno LLC**

Ms. Pollock stated that Allen Peno LLC is developing Lot 4R of the Nittany Valley Sports Centre located at the intersection of Bernel Road and Champions Drive, at Tax Parcel 18-2-29N. The development will be the first phase development on the 3.339-acre land tract.

As depicted on the Land Development Plan Set, this project consists of a phased project. This land development plan is for Phase One.

Phase One consists of construction of a 11,200 square foot building with 7,200 square feet for Professional Office and 4,000 square feet for Warehouse space. The parking required for that described Building will be constructed along with a driveway from Champion Drive and the extension of the Wynwood House constructed Driveway from Bernel Road.

The following items were included with the agenda:

1. Location Map
2. Staff Plan Review Comment Letter
3. Additional Staff Plan Review Comment Letter – dated September 5, 2019
4. 11" x 17" Plan Set

The Planning Commission recommended conditional approval upon completion of all staff comments.

Mr. Trevino moved to conditionally approve the Nittany Valley Sports Centre – Allen Peno LLC plan as recommended. Seconded by Dr. Buckland, the motion passed 5-0.

## 6. PLANNING & ZONING

### c. Subdivision of Tax Parcel 18-001A-005 – Mattern Lane

Ms. Pollock stated that this plan proposes to subdivide 5.448 acres of Tax Parcel 18-001A-005 located at 116 Mattern Lane in zoning districts A-1 (Rural) and R-2 (Low Density Residence). The purpose of this plan is to create three new single-family lots (Lots 1,2, and 4). This site is outside of the RGB and SSA. On-lot septic is proposed. The end of the Township portion of Mattern Lane will have a hammer-head turn-around. This will extend on to private property on Lot 2. An easement will be provided for the paved turn-around.

The following items are included with the agenda:

1. Location Map
2. Staff Plan Review Comment Letter
3. 11" x 17" Plan Set

The Planning Commission recommended conditional approval with completion of the items on the staff comment letter.

Mr. Abrams moved to conditionally approve the Subdivision of Tax Parcel 18-001A-005 – Mattern Lane plan as recommended. Seconded by Ms. Whitman, the motion passed 5-0.

## 7. ADMINISTRATION

### a. Board Input for the 2020-2024 Capital Improvement Plan

Township staff has begun working on the next five-year Capital Improvement Plan (CIP). The prior (2019-2023 CIP) was distributed with the [August 21](#) agenda.

Staff requests that Board members provide input/guidance towards potential new projects or existing projects in the plan.

Mr. Pegher reviewed the details of the proposed joint solar power purchase agreement. He noted we were already paying less than the estimated cost and are already using 100% wind generated power.

The concensus of the Board was there was no fiscal advantage for the Township to continue with the joint solar power purchase.

No formal action is required on this item.

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. **Administration**

1) **Minimum Municipal Obligation (MMO) for Pension Plans**

Act 205 requires that the Board receive an initial certification of the municipality’s minimum [financial] obligation (MMO) to its employee pension plans no later than September 30, 2018 for the 2019 budget year. A copy of the Finance Director’s report on the contribution calculations is enclosed.

**No Board action is required**

2) **Minutes – September 11, 2019**

The draft minutes of the last Board meeting will be distributed prior to the meeting.

**It is recommended that the Board approve the September 11, 2019 minutes.**

3) **Renew Leadership Centre County Sponsorship (\$500) for 2020**

In October 2018, Leadership Centre County, a non-profit community leadership development program, requested funding from the Board for their Transformational Leadership Series.

Georgia Abbey, Executive Director, has requested that the Board renew its sponsorship for the upcoming year (letter enclosed).

The Board’s Donation Policy (Resolution 2015-007) is also included with the agenda materials.

**It is recommended that the Board approve a \$500 sponsorship for Leadership Centre County for 2020**

Mr. Trevino moved to approve the Consent Agenda. Seconded by Dr. Buckland, the motion passed 5-0.

9. **MANAGER'S REPORT**

The Manager will report on current matters, including the following:

a. Upcoming Events

- [1] Township Office Schedule  
Closed, November 28-29 Thanksgiving  
Closed, December 25th, Christmas  
Closed, January 1<sup>st</sup>, 2020 – New Years Day
- [2] Patton Township Business Association Lunch, September 25th
- [3] PA Municipal League Summit, Gettysburg, Oct. 3 - 5
- [4] Fall Bulk Waste Collection, Oct. 21 - 25
- [5] Patton Township Business Association Lunch, October 30<sup>th</sup>
- [6] Trick or Treat, October 31<sup>st</sup>, 6 – 8 pm
- [7] End of face value period for School Real Estate Taxes, October 31<sup>st</sup>
- [8] Election Day, November 5<sup>th</sup>

b. **Benner Township request to look at sight distance at Kristina Circle (PT road) and Fillmore Road (BT road). (letter enclosed)**

Mr. Downs brough stated he drives on Fillmore Road frequently and would be apposed to prohibiting a left turn. The Board directed Mr. Erickson to respond that we would assist with the engineering evaluation but were not inclined to expand any significant funding.

c. **Request for PennDOT speed study on State Route 550 (email enclosed)**

The Board consensus was to move forward with the speedy study.

d. **Act 14 Notice; UAJA Sludge Mixer (letter enclosed) (Item 9d)**

No action required

10. **COMMITTEE REPORTS**

Standing Committees

- Public Safety, Sept 10 - Cancelled - Trevino
- Finance, Sept 12– Downs brough
- Exec, Sept 17 –Cancelled - Downs brough
- Parks Capital, Oct 10 – Buckland

Ad Hoc Committees

- Steering Committee for CRPR Comprehensive Plan, Sept. 3 – Wheeler
- Ad Hoc Facilities, Sept. 3 – Pegher Alt
- Executive Dir. Recruitment & Screening Comm., Sept \_\_\_ -- Buckland
- Fire Study Working Group - Trevino
- Solar Power Purchase Group, Aug. 28 – Whitman, Pegher Alt. (agenda enclosed)

- a. State College Borough Water Authority. \_\_\_ – Montieth
- b. Centre Area Cable Consortium, \_– Downs brough
- c. Spring Creek Watershed Commission, , Hurley Alt



- d. [Centre County Metropolitan Planning Organization](#), \_\_\_\_\_ – Abrams, Whitman Alt.
- e. [Centre County Airport Authority – \(4<sup>th</sup> Thursday\) – Trevino](#)
- f. Website Upgrade, Demos to be scheduled - Whitman, Buckland, Pegher, Erickson

**11. OTHER BUSINESS**

Mr. Pegher stated that on Thursday we switched over to a new phone system and if anyone is having issues calling the office to please let him know.

**12. ADJOURNMENT**

Mr. Abrams moved to close the September 25, 2019 Board of Supervisors meeting at 9:16PM.  
Seconded by Mr. Trevino, the motion passed 5-0.

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Douglas J. Erickson, Township Secretary