



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803

PHONE: 814/234-0271 -- FAX: 814/238-7790

EMAIL: [patton@twp.patton.pa.us](mailto:patton@twp.patton.pa.us) -- WEB SITE: <http://twp.patton.pa.us>

**BOARD OF SUPERVISORS**

BOARD MEETING ROOM  
PATTON TOWNSHIP MUNICIPAL BUILDING

**March 10, 2010  
7:00 PM**

**AGENDA**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

A copy of the minutes of the February 10, 2010 meeting is enclosed.

**3. PUBLIC COMMENTS**

Residents may address the Board on issues of interest to the Township. Comments related to specific agenda items should be deferred until that point in the meeting.

**4. PUBLIC HEARING: COMMUNITY SUPPORTED AGRICULTURE**

In November 2009, the Planning Commission and Board of Supervisors reviewed a sketch plan for "Greenmoore Village" as presented by Mr. Mark Maloney, the developer. The project proposes to incorporate the concepts of "Community Supported Agriculture" (CSA) and "Development Supported Agriculture" (DSA) to

**4. PUBLIC HEARING: COMMUNITY SUPPORTED AGRICULTURE (CONT'D)**

support and enhance an organic community farm that can be joined through a subscription plan. Additional information on the proposal was provided written in the January 11, 2010 Planning Commission agenda and is included with the agenda materials.

With the sketch plan presentation the developer requested that the Township provide some measure of relief for residential lots so the CSA can occupy the portion of the site better suited for agriculture. Noting that the CSA concept provides benefits to the community beyond the proposed development, staff proposed working with the developer to find a means to amend the regulations to provide an incentive to include a CSA and provide some of the relief requested.

Included in the agenda packet is a memo dated January 22 from the CRPA Planner to the Manager detailing the Planning Commission's recommendation, background information, and alternative design standards that include:

- Reduced stream buffer width in exchange for the installation of a vegetated riparian buffer
- Reduced wetland buffer width when Best Management Practices (BMPs) are utilized for stormwater management
- Exemptions from the buffer requirements for man-made stormwater management facilities
- Conditional Use regulations to allow a CSA type development in the Rural District, permitting some residential development on steep slopes and expanded retail opportunities for the farm market in exchange for a conservation easement on the CSA operation

At the direction of the Board, this ordinance has been advertised for a Public Hearing and potential action. The Planner can provide an overview of the proposed regulations, if requested.

**a. Public Hearing**

The Public Hearing for the proposed Community Supported Agriculture regulations has been advertised for this meeting. The Board should convene the Public Hearing and receive comments regarding the proposed regulations.

**b. Action Consideration**

After the Public Hearing is closed, the Board should consider action on the proposed Community Supported Agriculture regulations or identify revisions to be included before further consideration. Substantive revisions will require readvertisement and a new Public Hearing.

**5. PUBLIC SAFETY**

**a. Police Update**

Copies of the Year End 2009 and January 2010 Public Safety Reports are enclosed. The Police Chief will review the reports and respond to questions.

**6. PUBLIC WORKS**

**a. Project Updates**

The Manager will briefly review the following items:

Circleville Park Phase 2B	Award of contract for final improvements included on Consent Agenda. Work includes bocce ball courts, pavilion with fire place, playground area, and site preparation for a maintenance building for CRPR. Work is scheduled for completion by July 15.
Forest Regeneration on Stand 10 of Haugh Family Preserve	Shelterwood thinning harvest is nearing completion. Award of contract for deer exclusion fencing is included on Consent Agenda. The work has included removal of invasive red maples and will promote the new growth of oaks in the stand.
Grant Award for One-Person Leaf Collection Truck	DEP recently announced that the Township has been awarded a recycling program grant that will fully fund the acquisition of a second leaf collection truck, which should dramatically reduce labor costs for leaf collection.

**b. Letter of Support for Point-of-Access Study for Proposed Slip Ramp from Valley Vista Interchange to Toftrees Planned Community**

As the developer has illustrated on sketch plans for the Toftrees West development, they would like to provide an additional access point from I-99 (US 322/220) to Toftrees via the southbound exit ramp to Valley Vista Drive. An initial step in gaining Federal Highway Administration (FHWA) approval is the submission of a traffic study, the Point-of-Access (POA) study, to the PADOT district office. PADOT requires that a letter of support from the Township be submitted with the POA, stating that the Township finds the planned access point to be consistent with planned development patterns and land use regulations, that it would be a benefit to the public, and that the project is endorsed by the Township. Further, the letter states that the Township agrees to own and maintain the roadway once it passes out of the limited-access right-of-way for I-99.

6. **PUBLIC WORKS** (CONT'D)

b. **Letter of Support for Point-of-Access Study for Proposed Slip Ramp from Valley Vista Interchange to Toftrees Planned Community (Cont'd)**

The draft letter of support, prepared by the Public Works Director, is included in the agenda materials along with a sketch plan of the development. The Board should consider action to approve submission of the letter of support with the subject POA.

c. **North Atherton Street Traffic Signal / Intelligent Transportation Systems Improvements**

PADOT is presently finalizing the design of improvements to 19 signalized intersections along the Atherton Street Corridor from Beaver Avenue in State College to Valley Vista Drive in Patton Township. When complete, this project will:

- 1) Implement optimized traffic signal timings and traffic signal interconnections via spread-spectrum radio across municipal boundaries.
- 2) Enable the deployment of a Transit Signal Priority system for the Centre Area Transportation Authority (CATA) for the signals on this project, allowing increased efficiencies in moving transit vehicles along the corridor.
- 3) Include installation of seven closed circuit television (CCTV) cameras and two Dynamic Message Signs along the corridor to enhance incident reporting/verification and traveler information dissemination.

The cameras and message boards will be installed, owned and operated by PADOT, and the cameras will be attached to Township-owned traffic signal structures. Video from the cameras will be transmitted to the District 2-0 Traffic Control Center in Clearfield, where traffic conditions will be monitored.

PADOT has conferred with the municipal Public Works Directors and Managers to craft a Memorandum of Agreement to describe each party's duties and responsibilities regarding the installation and operation of the cameras. The agreement does not impose any costs or liability on the Township from the installation of the cameras. PADOT has agreed to make real-time video available to the Township upon request. PADOT is named as the custodian of public records for the ITS equipment and any data and video files.

A copy of the Intelligent Transportation Systems Agreement is included with the agenda materials. The Board should consider action to adopt a resolution to approve the agreement, name the Public Works Director as the point of contact, and authorize the Chair and Township Secretary to execute the agreement.

6. PUBLIC WORKS (CONT'D)

d. Multi-Municipal Long Range Transportation Plan Candidate Project Reviews

The Centre County Metropolitan Planning Organization (CCMPO) is responsible for coordinating transportation planning and programming activities in Centre County. As mandated by federal law, the CCMPO must update its Long Range Transportation Plan (LRTP) every four years.

In November of 2009, the Township reviewed a list of Patton Township Project Candidates for the purpose of prioritizing the subject projects and forwarding them to the CCMPO for their further consideration as part of a ranking process to determine which municipal projects will become part of the 2010 update of the LRTP. The CCMPO has since received the Project Candidates and begun its detailed review process. As part of the review process, any Project Candidates that involve multiple municipalities are then forwarded to each of the affected municipalities for their review and comment. Projects that receive unanimous municipal support will proceed through the project ranking process. If a project is not supported unanimously, the CCMPO will vote on whether the project should be considered further. A two-thirds majority of the CCMPO members present during the vote will be required for a project that does not have unanimous municipal support. A project may have been requested by another municipality or organization, including the general public.

The projects submitted to Patton Township as part of this review process are as follows:

Requesting Organization	Project Name	Notes
Bellefonte Borough	Bellefonte Central Rail Trail (Patton to Bellefonte)	Spring, Patton, Benner to review
Public Input	Valley Vista Drive turning lane at Devonshire Drive	Patton to review
Public Input	Valley Vista Drive turning lane at Amblewood Way	Patton to review

The agenda packet includes the following materials:

- **Correspondence from Mr. Mike Bloom, CCMPO Transportation Planner:** Request for review of the above-noted projects
- **Project Candidate Request Form:** Bellefonte Central Rail Trail
- **Project Candidate Request Form:** Valley Vista Drive Corridor Upgrades
  - *Please note that Township staff has added two intersections to this project form. In addition to Devonshire Drive and Amblewood Way, the project would include the study of Sandy Ridge Road and Oakley Drive.*

6. **PUBLIC WORKS (CONT'D)**

d. **Multi-Municipal Long Range Transportation Plan Candidate Project Reviews (Cont'd)**

The Planning Commission recommends that the Township support the further consideration of the Bellefonte Central Rail Trail and the Valley Vista Drive Corridor Upgrades by the CCMPO. The Board should consider action to express support for the projects to be included in the LRTP ranking process.

7. **PLANNING & ZONING**

a. **Planning Commission Report**

The Board will receive a report from Commission member Jeff Kokoskie on the activities of the Planning Commission.

b. **Greenmoore Village Sewage Planning Module**

Greenmoore Village is a forthcoming residential development proposal for a 91-acre site situated along Buffalo Run Road and bordering Halfmoon Township. Based on the results of a submitted yield plan, the site can support development that would result in up to 59 Equivalent Dwelling Units (EDUs). In a residential development, one EDU represents the typical amount of wastewater generated by one unit in a development. As part of the overall planning process, the sewage disposal needs of a project must be met in compliance with Act 537 Sewage Facilities' planning requirements.

Act 537 Sewage Facilities planning is the duty of local municipalities, and each municipality is required to have an Act 537 Official Sewage Facilities Plan to adequately address sewage disposal needs. In Patton Township, adoption of a planning module by resolution of the Board of Supervisors is the vehicle for legally amending the Township's Official Plan for sewage disposal needs.

In reviewing a sewage planning module, a municipality is provided with a document containing a specific list of questions that require a yes or no answer. The questions address such issues as zoning, land use, and comprehensive planning, and are aimed at determining whether or not the proposed plan and sewage planning are generally consistent with local municipal ordinances. For questions that are not easily answered with a definitive yes or no, or for questions that are simply not applicable, the reviewer can more adequately address the situation by adding explanatory comments.

Upon completion of the review of the sewage planning module for Greenmoore Village, staff found the overall proposal to be generally consistent with the Township zoning and land use code as well as the comprehensive plan. (Please note that municipal review and acceptance of a sewage planning module does not constitute a technical review of all aspects of the proposed system or specific

**7. PLANNING & ZONING (CONT'D)**

**b. Greenmoore Village Sewage Planning Module (Cont'd)**

technologies used to accomplish the treatment. Such a review will be conducted by the PA Department of Environmental Protection.)

The Planning Commission has reviewed the sewage planning module and recommends approval with the following conditions:

1. Completion of minor items and inclusion of satisfactory long-term operation and maintenance plan as noted above.

Township staff will meet with the developer on March 8 to review and revise the long-term operation and maintenance plan. Additional information on this issue will be provided to the Board in a supplemental distribution.

The agenda packet includes:

- Project Narrative (copied from the sewage planning module)
- Completed Forms 4A and 4B

With satisfactory resolution of the outstanding issues noted above, the Board should consider action to adopt a resolution approving the Sewage Planning Module for Greenmoore Village.

**8. ADMINISTRATION**

**a. Google Fiber for Communities Request for Information (RFI)**

Google is planning to build and test ultra-high speed broadband networks in one or more trial locations across the United States. They plan to deliver Internet speeds more than 100 times faster than what most Americans have access to today, over 1 gigabit per second, fiber-to-the-home connections. They have stated they will offer service at competitive prices to at least 50,000 and potentially up to 500,000 people.

Google is currently requesting information from interested communities. The staffs of State College Borough, College Township, Ferguson Township, Harris Township, and Patton Township have been working jointly to gather the information required to submit an application to Google expressing our desire to partner with the Internet giant in this extraordinary opportunity. It is expected that Penn State University will provide a statement expressing support toward the project.

Further information can be found on Google's website at:  
<http://www.google.com/appserve/fiberrfi>

8. **ADMINISTRATION (CONT'D)**

a. **Google Fiber for Communities Request for Information (RFI) (Cont'd)**

Copies of the RFI are included with the agenda materials. The Board should consider action to endorse the submission of a joint application to Google.

Residents, businesses and other community organizations can express support for the project by nominating their community directly to Google at:  
<http://www.google.com/appserve/fiberrfi/public/options>

b. **Watershed Cleanup Day – April 17, 2010**

Clearwater Conservancy has requested that Patton Township designate April 17, 2010 as Watershed Cleanup Day. Clearwater Conservancy has organized this community-wide volunteer effort annually since 1997 and has collected and safely disposed more than 2,000 tons of trash from our waterways and country-sides.

Patton Township Public Works will continue to participate by providing trucks and labor to assist the collection efforts. The Public Works Director will coordinate activities between Clearwater Conservancy and the Township.

Copies of a request letter and flyer from Clearwater Conservancy are included in the agenda materials. The Board should consider action to designate April 17, 2010 as Watershed Cleanup Day.

9. **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) ***Sodium Chloride (Rock Salt) Contract***
- 2) ***Circleville Park Phase 2B Bid Award & Equipment Purchases***
- 3) ***Botanical and Sensitive Species Survey for proposed Gray's Woods Park site***
- 4) ***HFFOS Stand 10 Deer Exclusion fencing bid award***

b. **Administration**

- 1) ***Voucher Reports***
- 2) ***Appointments to the Centre Region Building and Housing Board of Appeals***



**10. MANAGER'S REPORT**

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

- a. Development Update (enclosed)

**11. COMMITTEE REPORTS**

Board members should report on the meeting(s) of the COG and other committee(s) on which they serve, including:

- a. Standing and Ad Hoc COG Committees
- b. Spring Creek Watershed Commission
- c. Patton/Halfmoon Area Plan Steering Committee

**12. OTHER BUSINESS**

**13. ADJOURNMENT**

**14. FOR YOUR INFORMATION**

Enclosed are copies of the following:

- Letter from The Penn Traffic Company