



**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 -- WEB SITE: <http://twp.patton.pa.us>

BOARD OF SUPERVISORS

BOARD MEETING ROOM
PATTON TOWNSHIP MUNICIPAL BUILDING

**April 14, 2010
7:00 PM**

AGENDA

1. CALL TO ORDER

2. EXECUTIVE SESSION

An Executive Session will be held prior to the April 14, 2010 Regular Board Meeting at the Patton Township Building, beginning at 5:30 PM, to discuss the following:

- Collective Bargaining with the Police Officers Association
- Personnel Issue
- Receive Advice from Solicitor on Developer Agreement

3. APPROVAL OF MINUTES

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

4. 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.

5. PUBLIC SAFETY

a. Police Update

A copy of the February 2010 Public Safety Report is enclosed. The Police Chief will review the reports and respond to questions.

6. PLANNING & ZONING

a. Planning Commission Report

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

b. Otto's Pub and Brewery: Preliminary/Final Land Development Plan

The owner of Otto's Pub & Brewery, which is currently located at 2105 North Atherton Street, has submitted a land development plan for improvements to the vacant building at 2235 North Atherton Street, formerly occupied by the Quaker Steak and Lube restaurant.

This site was initially approved in July of 2005 as part of the "Fairfield Park" plan and is situated on Lot 1RC-1 of that plan, is approximately 11,500 square feet in size, and is located within the C-1 Commercial Zoning District. Proposed changes and enhancements to the structure include a new millhouse, a storage cooler, and a new roof area which account for approximately an additional 1,100 sq. ft. of structure. Total building coverage will increase from 5.3% to 5.6%, well within the maximum of 30%. Total impervious coverage will remain unchanged and is well within the maximum of 70%.

Because Otto's qualifies as a "Tavern" as defined by Chapter 175 - Zoning, the minimum required parking is one space per every 3.3 persons of the establishment's maximum capacity in persons. Otto's maximum capacity will be set at 350 persons, thus the parking requirement is 106 spaces. The proposed plan meets this requirement.

Access to the site will continue to be provided by a private drive which intersects Hawbaker Industrial Drive to the west of the site, and a one-way, right-in only driveway from Atherton Street.

The Planning Commission recommended approval with completion of minor/technical items noted on staff's marked up comment letter.

The agenda materials include a 11" x 17" version of the land development plan and a copy of the marked-up staff comment letter.

7. ADMINISTRATION

a. Centre Region Building Safety and Property Maintenance Code

In March the Centre Region Council of Governments General Forum approved the following motion:

“That the General Forum approve and publish the proposed Centre Region Building Safety and Property Maintenance Code dated March 10, 2010 and refer it to the Centre Region municipalities for adoption and implementation by June 1, 2010; and, furthermore, that copies of the final ordinances be referred to the COG Executive Director.”

***** Please bring your copy of the Centre Region Building Safety and Property Maintenance Code that was provided in the materials for the March 22 COG General Forum meeting. *****

Please note this is the document that will be published and used by the municipalities just as they have used the IBC or BOCA codes in the past.

It is proposed that an ordinance adopting the code with an effective date of June 1, 2010, and amending the Code as needed for Patton Township, will be advertised for the next meeting on April 28, 2010.

The Director of the Code Administration agency will be available to answer questions regarding the proposed Code.

At this time the following amendment(s) will be included in the adopting ordinance:

- Section 702.6 Number of Exits; deleting the second egress requirement for third stories in residential buildings.

The following issue is currently under review by the Chamber of Business and Industry of Centre County:

Emergency Responder Radio Coverage Provisions: Recently Com Pros of State College completed an evaluation of a number of buildings identified by police and fire officials as problem structures. The concern is that within these structures the county-wide 800 MHz radio system does not work properly due to the building construction. As a result, a police officer, firefighter, or other emergency responder may not be able to make contact with other responders or Centre County 911 in time of critical need. Cost estimates for upgrading the properties are: Palmerton (\$17,061); Videon and Campus Towers (\$16,071); Spectrum Control (\$22,581); and each building on Constitution Avenue (\$14,296).

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

a. **Centre Region Building Safety and Property Maintenance Code** (Cont'd)

And recall, the following issue has been set aside for further study:

Duration of Rental: The managers reviewed approaches used by other similar communities. After identifying the linkages between the proposed code and the current municipal zoning regulations, the managers recommended that the current consecutive seven day rental duration remain in effect for the short term. It is the goal of the managers and Code Director to resolve any inconsistencies between the existing zoning and proposed property maintenance ordinances by December 31, 2010.

b. **PSATS Conference**

i. *Proposed 2010 Resolutions*

A copy of the proposed resolutions for consideration at the annual conference of the Pennsylvania State Association of Township Supervisors is enclosed. The Board should review the resolutions and provide guidance to voting delegate Walt Wise on any resolutions of particular interest to Patton Township.

ii. *Proposed 2010 Bylaws Changes*

Enclosed is a copy of the 2010 Proposed Bylaws Changes for PSATS. The Board should review the proposed changes and provide feedback to voting delegate Walt Wise.

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."

8. CONSENT AGENDA (CONT'D)

- a. **Public Safety**
 - 2) ***Approval of Police Vehicle Purchase***
- b. **Public Works**
 - 1) ***Northeastern ITS, LLC Fiber Optic Right of Way License***
 - 2) ***Circleville Park Building Bid Award***
 - 3) ***Department of Environmental Protection Recycling Grant Agreement***
 - 4) ***Self-contained Leaf Truck Purchase***
- c. **Planning & Zoning**
 - 1) ***Temporary Use Permit – Graystone Bank***
 - 2) ***Temporary Use Permit – Trinity Lutheran Church***
- d. **Administration**
 - 1) ***Voucher Report***

9. MANAGER'S REPORT

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

- a. Development Update
- b. ARD Report
- c. Conservation District Response on Erosion Control (letter enclosed)
- d. Business 322 designation for "old" US 322 to Port Matilda

10. 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

11. OTHER BUSINESS

12. ADJOURNMENT

13. FOR YOUR INFORMATION

Enclosed are copies of the following:

- Correspondence with Pat Vernon regarding COG Code Administration
- Letter regarding Half Moon Acres Sewer Planning Module
- Letter from the Centre County Planning Office regarding West Nile Virus