



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

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BOARD OF SUPERVISORS

BOARD MEETING ROOM
PATTON TOWNSHIP MUNICIPAL BUILDING

**May 12, 2010
7:00 PM**

AGENDA

1. CALL TO ORDER

2. 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.

3. PUBLIC SAFETY

a. Police Update

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

4. PLANNING & ZONING

a. Planning Commission Report

The Board will receive a report from Commission member Chuck Seighman on the activities of the Planning Commission.

4. **PLANNING & ZONING (continued)**

b. **Patton Towne Center: Revised Phase 1: Preliminary/Final Land Development plan:**

The Patton Towne Center is a development project proposed to be constructed upon Parcel #18-11-17, a 16.26 acre parcel of land located at the intersection of Waddle Road and Colonnade Boulevard and formerly occupied by Lowe's. The site is situated within the C2 Planned Commercial District and partially within the I-99 Interchange Overlay District.

A plan for Phase 1 of the Patton Towne Center was approved in July of 2008. At that time, the proposed *full* build-out of Patton Towne Center included a six-building hotel/shopping center complex encompassing approximately 270,000 sq. ft. of space, two restaurants totaling 13,252 sq. ft. and a 4,377 sq. ft. bank, with Phase 1 construction to consist of 170,000 sq. ft. of hotel/spa/meeting space; a 5,600 sq. ft. restaurant and a small retail space.

Under this Revised Phase 1 plan, the developer is now limiting the proposed Phase 1 construction to two restaurants totaling 19,128 sq. ft. in size. One of the restaurants will be a tavern style restaurant, as defined by the Township Code and the other will be a traditional family style restaurant.

In addition to the above-noted structures, the developer will be constructing three new entranceways to the Patton Towne Center site, a lane on the westbound side of Colonnade Boulevard for traffic turning right into Patton Towne Center, an extension of the eastbound right turn lane of Colonnade Boulevard, a bus pull off and stop for eastbound CATA busses on Colonnade Boulevard and parking to accommodate the Phase 1 uses.

The agenda materials include:

- Location map
- 11" x 17" version of the land development plan
- Copy of the marked-up staff comment letter
- Copy of the CATA comment letter
- Two sketches of proposed bus parking areas
- Plan sheets showing Phase 1 Parking and Phase 1 Landscaping

The Planning Commission recommends approval with completion of all items noted on staff's marked up comment letter.

4. PLANNING & ZONING (continued)

c. Panera Bread: Preliminary/Final Land Development Plan:

Panera Bread, intends to convert a portion of an existing retail site into a 4,600 sq. ft. restaurant with both interior and exterior seating. Located in the TJ Maxx Plaza at the intersection of Vairo Boulevard and North Atherton Street, within the C2 Planned Commercial District, the owners also propose minor structural and site alterations. Other proposed uses are a 5,320 sq. ft. medical office; a 4,350 sq. ft. future retail space; and 1,910 sq. ft. of rentable storage space.

In addition to the changes noted above, proposed site improvements include enhancements to the connecting sidewalk in front of the buildings and a new sidewalk along the side of the building to a proposed rear door, landscape islands in the first double row of parking stalls parallel to North Atherton Street, perimeter plantings to be installed from the access at Vairo Boulevard to Atherton Street with headlight screening to be provided along Vairo Boulevard, and an ADA accessible ramp with truncated domes at the one way entrance into the plaza from Vairo Boulevard. There will also be a slight change in parking with an increase from 206 to 209 spaces being provided, slightly greater than the required 205 spaces. In 2008 enhancements were made to the existing parking lot lighting; therefore, no lighting changes are required.

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

The Planning Commission recommends approval with completion of all items noted on staff's marked up comment letter.

d. Conrad and Gail Weiser: Revised Preliminary Subdivision Plan: 12 Lot Subdivision

Mr. and Mrs. Weiser own 190.01 acres of land straddling Julian Pike atop Bald Eagle Mountain and situated in both Patton and Huston Townships (prior to the recording of the subdivision plan detailed in item #9 above). The portion of land located in Patton Township is identified as Parcel #18-001-004 and the portion located in Huston Township is identified as Parcel #11-005-073. The site is situated within the A-1 Rural District of Patton Township and the Woodland/Conservation District of Huston Township. The original Preliminary Plan was approved in June of 2008.

4. PLANNING & ZONING (continued)

d. Conrad and Gail Weiser: Revised Preliminary Subdivision Plan: 12 Lot Subdivision (continued)

The Revised Preliminary Plan proposes a reconfiguration of 7 of the 12 previously approved lots to reduce the land area required to be set aside as Open Land under the Rural Preservation Design standards. It is expected that 30.54 acres of land previously included in the Estate Lot will be transferred to an adjacent property owner (see next agenda item). The Revised Preliminary Plan proposes that the Open Land requirement will be met by establishing a 66 acre (in Patton Township) Estate Lot that constitutes 61% of the entire acreage (107 acres) remaining in Patton Township.

The existing "Longhouse Lane" will continue to serve as the access for the estate lot while each of the 11 remaining lots will be served either directly by one of the two proposed cul-de-sac roads – Irenic Court or Celestial Court, or via a private drive originating from the turn-around of one of the cul-de-sacs. As part of the future Final Plan submission, the proposed cul-de-sacs will be offered for dedication to the township.

No dwellings will be constructed on slopes of 25% or greater, but because the site is predominantly characterized by the presence of slopes equaling or exceeding 25%, prior to the issuance of a building permit, property owners will be required to sign a Hold Harmless Agreement for driveways exceeding 15% slope.

Additional right-of-way for the purpose of increasing Julian Pike right-of-way from 33 ft. to 50 ft. will be offered for dedication. A noteworthy amenity is a proposed walking trail which will run throughout the site and be accessible by each of the 12 lots.

The agenda materials include a location map, 11" x 17" version of the subdivision plan and a copy of the marked-up staff comment letter.

The Planning Commission recommends approval with completion of all items noted on staff's marked up comment letter.

e. Conrad and Gail Weiser: Preliminary/Final Subdivision Plan: Land Transfer

Regarding the same property as the prior item, Mr. and Mrs. Weiser are proposing to transfer 30.54 acres of land to Mr. Paul Silvis, owner of the receiving Parcel #18-001-007C.

Additional right-of-way for the purpose of increasing Julian Pike right-of-way from 33 ft. to 50 ft. will be offered for dedication.

4. PLANNING & ZONING (continued)

e. Conrad and Gail Weiser: Preliminary/Final Subdivision Plan: Land Transfer (continued)

The agenda materials include a location map, 11" x 17" version of the subdivision plan and a copy of the marked-up staff comment letter.

The Planning Commission recommends approval with completion of all items noted on staff's marked up comment letter.

5. ADMINISTRATION

a. C-NET Annual Report

C-NET Executive Director Cynthia Hahn and the Township's appointed C-NET Board Member, Carlene Houser, will provide a brief presentation on the history, programming and future of Centre County's Government and Education Access Channel. This presentation is for informational purposes only; no Board action is required or requested.

6. 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) Line Painting Contract

b. Planning & Zoning

1) Temporary Use Permits

i. TNT Fireworks - Tent

ii. Wal-Mart – Tent

iii. Wal-Mart – Storage Containers

iv. Kish Bank - Tent

7. MANAGER'S REPORT

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

- a. Development Update

8. 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

9. OTHER BUSINESS

10. ADJOURNMENT

11. FOR YOUR INFORMATION

Enclosed are copies of the following:

- Thank You letter to Officer Albright
- Thank You letter to Officer Snyder
- Thank You letter from PA Commission on Crime and Delinquency
- EMS Week, May 16 – 22