



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

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**BOARD OF SUPERVISORS**

BOARD MEETING ROOM  
PATTON TOWNSHIP MUNICIPAL BUILDING

**July 21, 2010  
7:00 PM**

**AGENDA**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

Copies of the minutes of the May 26 and June 16, 2010 meetings are 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 SAFETY**

**a. Police Update**

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

4. **PUBLIC SAFETY (CONT'D)**

b. **Taser Review**

In July 2009 the Patton Township Board of Supervisors received a recommendation from the Ad Hoc Taser Review Panel and adopted an Electro-Muscular Disruption (EMD/Taser®) Weapon Policy. At that time the Board requested that the Police Department provide annual reviews of the weapon's deployment and use in 2010 and 2011.

The Police Chief will review the report for the Board.

5. **PUBLIC WORKS**

a. **Project Updates**

The Manager and Public Works Director will briefly review the following items:

2010 Street Overlays	Road Crew continuing curb replacements on N. Oak Lane, Cornwall Road and Norwood Lane
Circleville Park	Work is nearly complete for the final phase
Oak Wilt Mitigation	Two trees have been removed

b. **Request to Amend Sign Ordinance to Permit a Second Menu Board and Increase Size**

McDonald's Corporation has submitted a request for consideration towards amending the Township's sign regulations to allow the installation of a second menu board and to increase the maximum size from 40 square feet to 45 square feet. A copy of the request letter is included with the agenda materials.

McDonald's, located at the intersection of North Atherton Street and Vairo Boulevard, wishes to add a second drive-thru ordering station at their store. An exhibit illustrating the layout of the two ordering stations is included with the agenda materials. The request letter states the second ordering station will help alleviate the long drive-thru queue that often wraps around the store.

McDonald's also requests consideration towards increasing the maximum menu board size from 40 square feet to 45 square feet. The request letter states:

"The menu boards have also been redesigned to improve the readability of the products available. This is accomplished by utilizing more pictorial type menu items and to increase the lettering size of other items. These menu enhancements require that the menu board size be slightly increased to account for the additional space needed."

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

b. **Request to Amend Sign Ordinance to Permit a Second Menu Board and Increase Size (Cont'd)**

Regulations regarding signs are **not** a subject of the Municipalities Planning Code (MPC), so the Board has some latitude in dealing with this request. If the Board desires to further consider the issue, the Board can deal with the matter entirely alone, or the matter can be referred to an advisory board for a recommendation. (The Planning Commission developed the last comprehensive change to the sign regulations.) The issue could also be referred to the Sign Review Board for review. Ultimately, any amendment to the sign regulations must be done by ordinance.

6. **PLANNING AND ZONING**

a. **Planning Commission Report**

The Board will receive a report from Commission member Mark Czajkowski on the activities of the Planning Commission.

b. **Rezoning Request for 1938 Waddle Road: Parcels 18-13-63A & -63D**

In May of 2010, the Patton Township Board of Supervisors received a request from Hawbaker Office Center Partnership, LP to rezone two parcels with frontage along Waddle Road and Weaver Street in the Woodycrest neighborhood from Medium Density Residential (R-3) to Office Buffer District (OBD). The subject parcels are ID #18-13-63A and -63D and are addressed as 1938 Waddle Road. At their May 26 meeting, the Board forwarded this request to the Planning Commission for further study and consideration. Subsequently, the CRPA planner prepared an analysis of the requested rezoning, a copy of which is included with the agenda materials.



6. **PLANNING AND ZONING (CONT'D)**

b. **Rezoning Request for 1938 Waddle Road: Parcels 18-13-63A & -63D (Cont'd)**

The Planning Commission voted 3 to 2 in favor of the proposed rezoning.

If the Board wishes to proceed with further consideration of the proposed rezoning, the following schedule is recommended:

1. July 21: Authorize the advertising of a public hearing to be held during the next regularly scheduled meeting of the Supervisors on August 18, and request comments from the Centre Regional Planning Commission and the Centre County Planning Office.
2. August 5: During its monthly meeting, the rezoning request and analysis are presented to the Centre Regional Planning Commission for review. Comments are forwarded to the Board of Supervisors for their consideration.
3. August 18: The proposed rezoning is considered for adoption at a public hearing and Board of Supervisors meeting.

c. **Waddle Heights Townhomes**

This plan proposes the construction of six townhouse units on 0.51 acres within the R-3 (Medium Density Residential) zoning district in the Woodycrest neighborhood. The site has frontage on both Waddle Road and Weaver Street, with vehicular access to Waddle Road only.

i. **Lot Consolidation Plan**

Two parcels (18-013-077 and -077A) comprising a total of .51 acres (22,342 sq.ft.) with frontage along both Waddle Road and Weaver Street will be consolidated for development under the R-3 district regulations. The agenda packet includes a location map and 11" x 17" version of lot consolidation plan. Staff reviewed the plan and concluded that the plan meets all Township regulations with completion of items noted on staff's marked up comment letter. The Planning Commission voted 3 to 2 in favor of recommending approval of the plan.

ii. **Preliminary/Final Land Development Plan**

Parcels 18-013-077 and -077A comprising a total of .51 acres (22,342 sq.ft.) with frontage along both Waddle Road and Weaver Street are located within both the R-3 Medium Density Residential district and the I-99 Overlay district. Six townhomes with related parking are proposed for the property.

6. PLANNING AND ZONING (CONT'D)

c. Waddle Heights Townhomes (Cont'd)

ii. Preliminary/Final Land Development Plan (cont'd)

The proposed townhomes and all associated improvements will account for an on-site impervious area of about 48% (maximum permitted impervious is 50%). Stormwater flows will be directed to a detention basin situated in the northern corner of the property, just west of Waddle Road.

Access to the site is by way of an existing drive intersecting with Waddle Road, which will provide ingress and egress for a proposed parking lot adjacent to and separated from Waddle Road by a 30 ft. front yard setback. The parking requirement of 2.3 spaces per unit is met with the 14 proposed spaces of the parking lot. Additional site improvements include a sidewalk that will provide service to each of the homes from the parking lot as well as linkage to the adjacent sidewalks running parallel to Waddle Road and Weaver Street, and a six foot privacy fence that will run the entire length of both sides of the property. The proposed lighting and landscaping meet the Township requirement and a screened dumpster area will provide containers for both trash removal and recycling.

The agenda packet includes a location map, an 11" x 17" version of the land development plan, a comment letter from Alpha Fire Company (no comments), and a copy of the marked-up staff comment letter.

Staff reviewed the plan and concluded that the plan meets all Township regulations with the following conditions:

1. Approval of a lot consolidation plan for Parcels 18-013-077 and -077A. (prior item)
2. Completion of all items noted on staff's marked up comment letter.
3. Inclusion of a note on the plan requiring a contribution of \$398.60 per unit to be paid at the time of issuance of a zoning permit. Funds shall be used for the Waddle Road Interchange upgrades.

The Planning Commission voted 3 to 2 in favor of recommending approval of the plan with the above conditions and added a fourth condition:

4. To the greatest extent practicable, construction traffic shall not use Weaver Street to access the site.

**7. ADMINISTRATION**

**a. Mid-Year Financial Report**

The Finance Director will provide an update on the Township's financial position based on revenues and expenditures from the first six months of the year.

The mid-year financial report will be distributed prior to the meeting.

**b. Centre Region Council of Governments (COG) Program Plan**

The 2010/2011 Centre Region COG Program Plan was distributed to the Finance Committee last week. It is anticipated that at the July 26<sup>th</sup> meeting of the General Forum this document will be referred to the municipalities for comment. Because the Patton Board will not meet again until August 18<sup>th</sup>, the draft program plan is provided at this early date for a first round of review and comment. If additional information is needed, additional discussion can take place at the August 18<sup>th</sup> meeting.

The Manager will provide a summary of the issues outlined in the Executive Director's report (pages 6 to 15) along with the Manager's comments. An electronic copy of the Plan was distributed to the Board members and is available upon request.

**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. Public Works**

- 1) *Contract for 2010 Street Overlays*
- 2) *Contract for 2010 Park Overlays*

**b. Planning and Zoning**

- 1) *Temporary Use Permit – Patton Township Police Safety Fair*

**c. Administration**

- 1) *Voucher Report*

**9. MANAGER'S REPORT**

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

- a. Development Update (enclosed)
- b. Executive Session following adjournment to receive an update on collective bargaining negotiations with the Police Officer's Association

**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. EXECUTIVE SESSION**

**14. FOR YOUR INFORMATION**

Enclosed are copies of the following:

- Letter from Charles E. Miller, Jr. in appreciation of service received
- Letter to Governor Rendell from the CCMPO regarding the State Transportation Funding Crisis
- Informational sheet on residential sprinkler systems