



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

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BOARD OF SUPERVISORS

BOARD MEETING ROOM
PATTON TOWNSHIP MUNICIPAL BUILDING

**October 27, 2010
7:00 PM**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**

A copy of the minutes of the October 13, 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: 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.

In July of 2010, the Planning Commission voted 3 to 2 in favor of the proposed rezoning. At the July Board meeting the Planning Commission recommendation was received and the Board heard testimony from residents of Woodycrest in opposition to the rezoning. A motion to move the rezoning to a Public Hearing failed on a 2 to 2 vote (one member being absent). The Board then directed staff to explore an option of permitting parking on an R-3 property adjacent to OBD and to place the issue on the August agenda for further consideration.

In August the Planning Commission reviewed this alternative (allowing stand-alone parking lots on an R-3 property adjacent to a non-residential district) to the proposed rezoning. In lieu of taking action on the proposed alternative, the Planning Commission, on a 4 to 1 vote, recommended moving forward with the original rezoning proposal.

At the August Board meeting the latest Planning Commission recommendation was received and the Board again heard testimony from residents of Woodycrest in opposition to and in support of the rezoning. A motion to move the rezoning to a Public Hearing on September 22, 2010 passed on a 5-0 vote.

A Public Hearing was convened on September 22, 2010 and the Board heard testimony from several people. It was later learned that one of the legal advertisements (as required by the Municipalities Planning Code) was not published. Due to this procedural error, the action taken by the Board of Supervisors to rezone the property at 1938 Waddle Road would be invalidated if the matter were challenged in court.

To rectify this error, the Township again has advertised a Public Hearing and the intent to take action on the rezoning request. Those who provided testimony on the matter (as summarized in the minutes of the September 22, 2010 Board meeting, excerpt included) were notified by letter that their prior testimony will be entered into the record for the Public Hearing on October 27, 2010

The agenda packet includes:

- Location map for 1938 Waddle Road
- Advertised Ordinance for rezoning
- Comments received from the Centre Regional Planning Commission
- Comments received from the Centre County Planning Office

4. PUBLIC HEARING: REZONING REQUEST FOR 1938 WADDLE ROAD – PARCELS 18-13-63A & -63D (Continued)

a. Public Hearing

The Public Hearing for the proposed rezoning has been advertised for this meeting. The Board should convene the Public Hearing and receive comments regarding the proposed rezoning.

b. Action Consideration

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

5. PUBLIC WORKS

a. Bernel Road Park Design Consultant Contract Award

The Ad Hoc Park Design Consultant Selection Committee, comprised of the five-member Recreation Advisory Committee and Staff (Parks Project Manager, Assistant Engineer, Director of Public Works, and Township Manager), recommend award of a design contract in the amount of \$92,405.00 to the ELA Group, with offices in State College and Lititz, Pennsylvania. A summary of the selection process and recommendation is included in the agenda package.

The design and construction of the first phase of Bernel Road Park is being financed through the recent \$2,105,000 bond issue. ELA anticipates beginning construction in the summer of 2011.

The Board should consider action on approving award of the contract as noted and authorize the Chair to execute the contract on behalf of the Board.

6. ADMINISTRATION

a. 2011 Council of Governments (COG) Budget

It is expected that the General Forum will refer the 2011 COG Summary Budget to the municipalities for consideration and comment. The Summary Budget was distributed with the General Forum agenda materials.

Comments will be provided to the COG Executive Director for distribution to the Finance Committee.

7. MANAGER'S REPORT

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

- a. Act 111 Arbitration will occur on December 10th

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