



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

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**BOARD OF SUPERVISORS  
November 3, 2010  
7:00 PM**

**CONSENT AGENDA**

**a. Public Works**

- 1). Road Acceptances in Gray's Woods
- 2) Temporary Traffic Regulations for Roads in Gray's Woods

**b. Planning and Zoning**

- 1). Temporary Use Permit: Christmas Tree Sales
- 2). Sewage Planning Module Resolution for Blueberry Crossing

**c. Administration**

- 1) Voucher Report

**a. Public Works**

**1). Road Acceptances in Phase 3 Section B- Brynwood, Gray's Woods**

The developer of Gray's Woods has completed work on streets within this phase of the subdivision. The required deeds of dedication and maintenance bond have been provided. The Board should consider adoption of a resolution accepting Barrens Court, Glenndale Drive, Brynwood Drive, Garret Drive, and a portion of Grays Woods Boulevard.

***It is recommended that the Board approve Resolutions 2010 -013, -014, -015, -016, and -017 accepting the roadways noted above and further described in the deeds of dedication.***

a. Public Works (Continued)

2). Temporary Traffic Regulations

If the Board accepts the road as noted above it should establish temporary traffic regulations for the road as follows:

**Speed Limit:** 25 mph for Barrens Court, Glendale Drive, Brynwood Drive, and Garret Drive

35 mph for Grays Woods Boulevard

**Stop Signs**

Stop Sign on	Direction of Travel	At Intersection with
Barrens Court	West	Brynwood Drive
Glendale Drive	East	Brynwood Drive
Brynwood Drive	South	Gray's Woods Blvd.
Garret Way	South	Glendale Drive
Garret Way	North	Brynwood Drive

Permanent Traffic Regulations must be adopted by Ordinance within 90 days.

***It is recommended that the Board approve the Temporary Traffic Regulations as noted above***

b. Planning and Zoning

1). **Temporary Use Permit: Christmas Tree Sales**

Mr. Gordon Repine is seeking permission to sell Christmas trees at 1855 North Atherton Street, behind the newly constructed Ameriserv bank on the rear portion of the Woodycrest Center (tentatively renamed "Greentree Commons").

The operation will consist of a 50' x 60' fenced-in area with a 6' x 8' shelter and is scheduled to begin during Thanksgiving week. Hours of operation will be 12:00 noon until 9:00 pm with tear-down to occur the week following Christmas.

Included with Planning Commission agenda materials is an 8.5 x 11 map showing the site and proposed location of the Christmas tree sales as well as a letter from the owner granting Mr. Repine their permission to use the site.

**b. Planning and Zoning (Continued)**

**1). Temporary Use Permit: Christmas Tree Sales (Continued)**

The Planning Commission recommendation and any comments will be forwarded to the Board of Supervisors for their consideration during the November 3 meeting of the Board.

***It is recommended that the Board approve a Temporary Use Permit to sell Christmas trees at 1855 North Atherton Street,***

**2). Sewage Planning Module Resolution for Blueberry Crossing**

Mr. John Glantz and Ms. Nancy Davidson have submitted a sewage planning module as part of a proposed subdivision plan for their lands situated along Meeks Lane and Norma Mae Circle. The property is identified as Tax Parcel ID 18-301-044C, is located within the A-1 Rural zoning district and contains 14.30 acres.

The permitted number of lots for land located in the A-1 district, but outside the Regional Growth Boundary, is based on a yield plan. In this case, the subdivision will result in the creation of 9 new building lots with one of them being a 7.2 acre estate lot. The average lot size of the remaining 8 lots is .76 acres. Sewage disposal will occur via individual on-lot systems

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.

(The subdivision plan has been submitted to the Township, but is in the process of being revised; therefore, it is not ready for official consideration at this time.)

Recommendation: Staff has reviewed the sewage planning module and finds it to be acceptable as submitted.

**b. Planning and Zoning (Continued)**

**2). Sewage Planning Module Resolution for Blueberry Crossing (Continued)**

The Planning Commission recommendation and any comments will be forwarded to the Board of Supervisors for their consideration during the November 3 meeting of the Board.

***It is recommended that the Board approve Resolution 2010 -18 adopting the Sewage Planning Module Resolution for Blueberry Crossing***

**c. Administration**

**1) Voucher Report**

A copy of the October 2010 Voucher Report will be distributed prior to the meeting. Board members having questions should contact the Township office prior to the meeting so the necessary information can be obtained.

***It is recommended that the Board approve the October 2010 Voucher Report.***