

**ATTENDANCE:**

BOARD	Elliot Abrams, Chair Bryce Boyer, Vice-Chair Jeff Luck, Supervisor Josh Troxell, Supervisor
STAFF	Doug Erickson, Township Manager Brent Brubaker, Township Engineer Pat Hubert, Assistant Township Engineer Kim Wyatt, Finance Director John Petrick, Chief of Police Joe Price, CRPA Senior Planner Betsy Dupuis, Solicitor
ABSENT	Walt Wise, Supervisor
AUDIENCE	3 CNET Volunteers Township Residents: George & Debbie Ward, Francine T. Jones, Joel Smith, Tim & Kayla Bracker, Scott & Lori Seaton, Dale Hoffman, RJ Gimbl, Matt & Stacey McIntire, Misha & Justin Kononov, Lisa Wulderk, De Grunwald, Mary Macalus, Mike Carey, Chrystie Williams, Florina Comanesur, Pardip & Sharmila Sandhu, G. Vendemic, Dustin Case, Andrew Menyo, Randy Schmidt, Paula Lucac, Allison & John Rabideau, Benjamin Lansford Mary Watson & Jean Slear, Arms For Peace Tony Fruchtl, PennTerra Engineering Lauren Boyer, Centre Daily Times Reporter

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:00 pm.

**2. APPROVAL OF MINUTES**

Mr. Luck moved approval of the October 27, 2010 minutes, seconded by Mr. Troxell.

Mr. Luck asked that his statement in Item 6.a., "Mr. Luck countered that he did not support counting these students" be replaced with "Mr. Luck said that he opposed counting the students and that having the students who live in the dorms made the responsibility of College (Township) and the (State College) Borough, that if you want to count all the students that is fine, but that support should come from the University Impact Fee because that is specifically what it is supposed to support."

The minutes of the October 27, 2010 meeting, as amended above, were approved on a 4-0 vote.

**3. PUBLIC COMMENTS**

A representative of Arms for Peace – A Family Memorial addressed the Board explaining the concept and asking for suggestions for a potential location. The memorial will be dedicated to service men and women lost in Afghanistan and Iraq, and will include the names of family members of the deceased.

Residents of Brynwood, a neighborhood in Gray's Woods Planned Community, addressed the Board regarding an approved connection through their neighborhood between Gray's Woods Boulevard and Deerbrook Drive. Dale Hoffman, Joel Smith, De Grunwald, John Rabideau, Pardip Sandup, and Misha Kononov all requested that the Board reconsider the approval of this connection and keep the neighborhood informed of issues that affect Brynwood. The Board directed the Manager to contact the Gray's Woods Partnership and convene a meeting with the Partnership and representatives of the residents to find an alternative to routing any through traffic through the neighborhood. Mr. Hoffman agreed to be a point-of-contact for the residents.

**4. PUBLIC SAFETY**

**a. Police Update**

Chief Petrick presented the September 2010 Public Safety Report. He reported on the Patton Township Safety Fair, officer training, participation in motorcade security for the Vice President, and an uptick in crimes due to DUI arrests (as a result of targeted details funded by the State) and his presentation to the Patton Township Business Association.

Mr. Luck inquired as to any problems associated with recent business openings. The Chief and Manager reported that no unmanageable problems had occurred.

**5. PUBLIC WORKS**

**a. Fall Road Inspection Report**

Mr. Patrick Hubert presented the Fall 2010 Road Report. He reviewed work completed in 2010 and noted that the report includes recommendations for the 2011 road maintenance program including the following overlays:

<b>STREET</b>	<b>FROM</b>	<b>TO</b>	<b>RATING</b>	<b>LENGTH</b>	<b>TYPE OF WORK</b>
Park Lane	Park Forest	Cornwall	39	1,960	Overlay
Carnegie Drive	Valley Vista Dr.	Ghaner Dr.	38	1,370	Overlay
Brittany Drive	Portsmouth Rd.	Devonshire Dr.	29	940	Overlay
Coventry Lane	Woodledge Dr.	End	34	840	Overlay

Total Length (ft)            5,110

Mr. Hubert stated this item is for information only; the recommended work will be incorporated into the 2011 Budget; and the award of a contract for road resurfacing will be presented in May or June of 2011.

**6. PLANNING AND ZONING**

**a. Planning Commission Report**

Mr. Erickson updated the Board on the recent activities of the Planning Commission; including development of regulations to prevent pyritic rock issues as a result of local development activities.

**b. Preliminary/Final Land Development Plan: Carnegie House**

Mr. Erickson reviewed the information provided on the November 1, 2010, Planning Commission meeting Agenda:

“The owners of the Carnegie house, a Bed and Breakfast situated within the Toftrees planned community, have submitted a land development plan for approval of a proposed building expansion and other site improvements to the facility located at 100 Cricklewood Drive. A similar plan was previously approved and subsequently recorded in October of 2008. The approval of the current plan will supersede and nullify the previously approved plan.

The proposal includes building additions and renovations to install an elevator to all floors, a spa area ancillary to the hotel and restaurant, a refuse storage area, an additional access to the front of the building, as well as additions and renovations to enlarge the kitchen and dining areas. The plan also proposes 19 additional parking spaces to be installed in the future at the discretion of the owner. (The parking requirement is already met with a combination of the existing off-street parking and allowable on-street parking.)

The construction, which is planned to occur over two phases, will result in approximately 2,700 square feet of new building space and will increase the total impervious coverage of the site to 49% from 40%. Maximum permitted impervious coverage is 50%.

The proposed lighting and landscaping plans meet Township requirements. Vehicular access to the site will not be altered.”

Mr. Erickson reported that the Planning Commission recommended conditional approval pending completion of remaining items as noted on staff’s marked up comment letter.

Mr. Tony Fruchtl, PennTerra Engineering, reviewed the phasing for improvements and noted that the improvements also included an elevator to serve all three floors.

Upon a motion from Mr. Luck, seconded by Mr. Troxel, the plan was conditionally approved as recommended by a 4-0 vote.

**7. ADMINISTRATION**

**b. Fee Schedule Revisions**

Mr. Abrams stated that staff had reviewed the fees assessed by the Township for several application and permitting issues, and recommended adoption of the following fee increases or implementations to be effective for 2011:

<u>Section III.G. Zoning Hearing/Sign Review Board</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
1. Each Zoning/Sign Variance Application (except as noted in 2 below): the cost of posting the property plus	\$300	\$360
2. Each variance application under Code Section 175-51 For a single family dwelling on a non-conforming lot of record	\$50	\$60
3. Appeal from Zoning Officer's interpretation of Ordinance (refunded if appeal is granted by the Township)	\$200	\$240
4. Challenge to validity of Zoning Ordinance: The cost of posting the property plus	\$300	\$360
5. Reserved.		
6. Curative Amendment Application: Actual costs of engineering review, advertisements, and transcription costs. While proceeding are conducted and advance fee no less than	\$500	\$600
(Any advance is refunded if the Township grants the Curative Amendment)		

<u>Section III. H. Zoning Permits</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
Based on Value of Construction (VC)		
1. Minimum Permit (VC up to \$25,000)	\$25.00	\$30.00
2. VC = \$25,000 to \$2,000,000	VC times \$.0013	VC times \$.00156
3. VC = \$2,000,001 or more	\$2,600 plus amount of VC	\$3,120
	Above \$2,000,000 times .0005	

**7. ADMINISTRATION (Continued)**

**b. Fee Schedule Revisions (Continued)**

<u>Section III. K. Rezoning Application</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
1. Rezoning Application: The cost of posting the property plus	\$ 0	\$360
<u>Section III. L. Temporary Use Permits</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
1. Each separate Temporary Use Permit	\$ 0	\$100
2. Each separate Temporary Use Permit that has received a previous approval after January 1, 2011	\$ 0	\$50
<u>Section IV. A. Refuse Collection</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
1. Residential Rates (as provided in the Centre Region COG contract with Veolia Environmental Services)	2009 Rates (2010 Rates)	2011 Rates
a. Monthly cost for weekly curbside pickup and twice annual bulk waste collection	\$13.08 (\$12.24)	\$12.29
b. Monthly cost for weekly recycling curbside Pickup	\$2.36 (\$2.86)	\$2.86
c. Monthly cost for low use customers	\$9.81 (\$9.19)	\$9.22
<u>Section IV. D. Other Health Department Services</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
1. Duplicate Food License	\$ 0	\$10.00
2. Proctor Food Certificate Exam	\$ 0	Based on Hourly Billing Rate
3. Educational Programs	\$ 0	Based on Hourly Billing Rate
4. Facility Plan Review	\$ 0	\$150.00
5. Late Payment Fees	\$ 0	20% of License Fee
<u>Section IV. Other</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
C. Tax Certification	\$ 0	\$15
D. Returned Check/Insufficient Funds	\$ 0	\$20

**7. ADMINISTRATION (Continued)**

**b. Fee Schedule Revisions (Continued)**

Mr. Erickson noted that additional background information on the Section III fee proposals was included in a memo from the Public Works Director included with the agenda materials.

Following discussion the Board decided that the Temporary Use procedures and fees should be revisited as a later date and the recommended fees be removed from the proposed Resolution.

Upon a motion from Mr. Luck, seconded by Mr. Troxel, Resolution 2010-019 was approved to amend the fee schedule by a 4-0 vote.

**8. CONSENT AGENDA**

Mr. Erickson introduced the Consent Agenda items noting that the items included below are routine in nature, and it is not anticipated that any will generate discussion or questions. He explained that the actual Consent Agenda with a brief description of each item is included with the agenda packet materials distributed to the Board and was also available to the public at the sign-in table. He noted that at the request of a Board member any single item or all items on the Consent Agenda can be discussed and voted on separately; and 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). 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.***

8. **CONSENT AGENDA (Continued)**

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, Glenndale 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
Glenndale Drive	East	Brynwood Drive
Brynwood Drive	South	Gray's Woods Blvd.
Garret Way	South	Glenndale 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.

8. **CONSENT AGENDA (Continued)**

**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.



**8. CONSENT AGENDA (Continued)**

**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.*

Upon a motion from Mr. Boyer, seconded by Mr. Luck, the Consent Agenda was approved by a 4-0 vote, including Resolutions 2010-013, -014, -015, -016 and -017 accepting roadways in Gray's Woods; and Resolution 2010-018 approving the Sewage Planning Module for Blueberry Crossing.

**9. MANAGER'S REPORT**

The Manager reported that the Development Update was enclosed with Planning Commission packet.

**10. COMMITTEE REPORTS**

Mr. Boyer reported that the Public Services and Environmental Committee recommended using recycling rebate monies to purchase recycling containers for Hess Field and the Pools and the Committee had formed a sub-committee to review the Centre Region Green House Gas report and recommend a "way forward."

**11. EXECUTIVE SESSION**

Mr. Abrams noted that the Board would meet in Executive Session after adjournment to receive an update from the Solicitor on the collective bargaining negotiations with the Police Officer's Association. He noted no action would be taken as a result of this session.

**12. OTHER BUSINESS**

There was no other business before the Board.

**13. ADJOURNMENT**

There being no further business, by Mr. Luck's motion and Mr. Boyer's second, the meeting was adjourned at 8:22 PM.