



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

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BOARD OF SUPERVISORS

BOARD MEETING ROOM
PATTON TOWNSHIP MUNICIPAL BUILDING

**January 26, 2011
7:00 PM**

AGENDA

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A copy of the minutes of the January 3, 2011 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. ITEMS OF GENERAL INTEREST

a. Library Board Update

Library Board members Ms. Berg and Ms. Merkel, assisted by Director Cathy Alloway, will provide a brief presentation on Library activities and initiatives

4. ITEMS OF GENERAL INTEREST (continued)

b. Clearwater Conservation Mapping Project Donation Request

Mr. Clifford Wurster, a volunteer for Clearwater Conservancy will provide a brief overview of their Scotia Barrens Trail Map project. Mr. Wurster has requested a \$500 donation for this project. A copy of the request letter is included in the agenda materials.

5. PUBLIC SAFETY

a. Police Update

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

b. Police Contract 2011 -2012

The contract between the Township and the Police Officer's Association has been revised to include the items included in the Arbitration Award. A copy of the Award and the amended contract is included with the agenda materials.

The Board should consider action to execute the contract. The payroll items included in the Award have been initiated as of the beginning of the year.

d. Disbandment of K-9 Unit

With regret, the Chief will update the Board on the status of the K-9 unit. Due to a breakdown in the relationship between the handler and the dog the Department can no longer field a K-9 unit. The Chief has provided a memo on the matter, included with the agenda materials and proposing selling the dog to another agency, and will provide a report on the issue.

6. PUBLIC WORKS

a. Waddle Road Interchange

The Board of Supervisors has advocated at the local, state and federal levels to secure funding to expand the Waddle Road Interchange to relieve existing congestion and to support future development at Toftrees and the Patton Centre project. The Township has offered to provide 10% of the funding for the project with a like amount expected from the developer, S&A Homes, to fund the pre-construction phases of the project. It is our expectation that the remainder of the costs would be funded through local, state and federal funding programs.

The project has stalled in the last year as a result of the severe economic downturn and lack of action by Congress on the transportation re-authorization bill. Members of the Board have expressed a desire to find a method to continue to move the project forward.

Mr. Leroy Kline of Delta Development will update the Board on funding alternatives for the project.

7. PLANNING & ZONING

a. Planning Commission Report

The Board will receive a report from Commission member Jeff Hermann on the activities of the Planning Commission.

b. Preliminary/Final Land Development Plan: McDonald's

McDonald's Corporation has submitted a land development plan for approval of proposed improvements to its site and facility located at 1615 N. Atherton Street. The Board of Supervisors approved a land development plan for similar proposed improvements in September. The purpose of the latest proposal is to provide for greater distance between the cashier's window and the primary customer ordering station.

As was the case with the original plan, the proposal includes modifications to the existing parking lot to convert the existing single lane drive-thru to a dual ordering configuration (two ordering lanes), relocation and construction of a new trash enclosure, a 16.5 square foot building addition for a new cashier's booth, front exterior building modifications as well as minor landscaping and accessibility modifications. There will also be interior renovations, including new seating and décor.

7. PLANNING & ZONING (continued)

b. Preliminary/Final Land Development Plan: McDonald's (continued)

All proposed construction is in compliance with the setback, building height, maximum impervious coverage and maximum lot coverage design standards of the previously approved North Atherton Place project. The proposed conditions will result in a 0.3% decrease in impervious area from the existing conditions. There will be a loss of eight parking spaces (seven spaces were lost in the previous land development plan noted above) resulting in a remaining parking space count of 53 which still exceeds the requirement of 38 spaces. It should also be noted that the number and size of the proposed menu boards complies with recent amendments to the sign code.

This evening's agenda packet includes a location map, a 11" x 17" version of the land development plan and a copy of the staff comment letter. Please note that approval of this plan would make null and void the previously approved McDonald's plan.

The Planning Commission recommends approval of the plan with completion of minor/technical items as noted on staff's marked up comment letter.

c. Preliminary/Final Subdivision Plan: Green And Kathleen Rogers Trust

Mr. and Mrs. Gary and Karyl Green, and the Kathleen Rogers Trust are the owners of three parcels of land that they are proposing to subdivide and reconfigure. The corresponding Tax IDs for the parcels, which contain approximately 123 acres and are situated within the A-1 Rural Zoning District, are 18-301-43, 43G and 43K. The result of the subdivision will be the creation of one new building lot and 2 lot additions to adjacent parcels.

Of the three properties, Parcel #18-301-43 is currently the only parcel with road frontage and is addressed as 423 Meeks Lane. Part of the purpose of the subdivision is to create adequate road frontage for Parcel 18-301-43G and for the newly proposed building lot. According to the developer, access to the reconfigured lands will be via the existing private rights-of-way and/or frontage along Meeks Lane.

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

The agenda packet includes a location map, a 11" x 17" version of the land development plan and a copy of the staff comment letter.

The Board should consider action on conditionally approving the subdivision plan.

8. ADMINISTRATION

a. ABC Appointments

The ABC Committee has conducted interviews and made initial selections to fill vacancies as indicated below:

ABC	Appointee	Years in term
C-Net Board of Directors	Gary Powers	3
CATA Board of Directors	Tom Kurtz	5
Planning Commission	Paul Silvas	1 (partial)
Planning Commission	Kate Domico	2 (partial)
Sign Review Board	Sean Howard	5
Zoning Hearing Board Alt.	Joe Viglione	3

The Board should consider action to make these recommended reappointments and new appointments.

b. Council of Governments Items

The following matters have been or are anticipated to be referred to the member municipalities for consideration and/or comment.

1) Code Administration Study

The Centre Region Council of Governments (COG) General Forum has referred the COG October 2010 Operations Review of Code Administration to the participating municipalities for comments. **Board members should bring their copy of the report distributed for the November General Forum meeting.**

Comments from the Board are due back to the COG Executive Director by February 7, 2011 for distribution to the Ad Hoc Code Administration Study Committee.

2) John Hess Softball Field Complex Master Site Plan

The Centre Region Council of Governments (COG) General Forum is expected to refer this item to the participating municipalities for comments. **Board members should bring information distributed for the January General Forum meeting.**

Comments from the Board are due back to the COG Executive Director by February 15, 2011 for distribution to the Parks Capital Committee.

8. **ADMINISTRATION (continued)**

b. **Council of Governments Items (continued)**

3) **Oak Hall Regional Parklands Master Site Plan Amendment**

The Centre Region Council of Governments (COG) General Forum is expected to refer this item to the participating municipalities for comments. **Board members should bring information distributed for the January General Forum meeting.**

Comments from the Board are due back to the COG Executive Director by February 15, 2011 for distribution to the Parks Capital Committee.

4) **Regional Parks Development Timeline**

The Centre Region Council of Governments (COG) General Forum is expected to refer this item to the participating municipalities for comments. **Board members should bring information distributed for the January General Forum meeting.**

Comments from the Board are due back to the COG Executive Director by February 15, 2011 for distribution to the Parks Capital Committee.

9. **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 Safety**

1) ***Police Pension Resolution***

b. **Administration**

1) ***Voucher Reports***

2) ***Appointments to the Centre Region Building and Housing Board of Appeals***

10. MANAGER'S REPORT

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

- a. Development Update (enclosed)
- b. Agency Meeting on Gray's Woods Park site
- c. Manager on Vacation January 31 through February 12
- d. February 9 meeting
- e. ABC Volunteer Appreciation Dinner – Friday, January 28, 2011

11. 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

12. OTHER BUSINESS

13. ADJOURNMENT

14. FOR YOUR INFORMATION

Enclosed are copies of the following:

Thank you letter from PA Bureau of Narcotics Investigation to Police Dept.
Thank you letter from Penn State University to Police Dept.