



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803

PHONE: 814/234-0271 -- FAX: 814/238-7790

EMAIL: [patton@twp.patton.pa.us](mailto:patton@twp.patton.pa.us) -- WEB SITE: <http://twp.patton.pa.us>

**BOARD OF SUPERVISORS**

BOARD MEETING ROOM  
PATTON TOWNSHIP MUNICIPAL BUILDING

**February 23, 2011  
7:00 PM**

**AGENDA**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

A copy of the minutes of the January 26, 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. PUBLIC SAFETY**

**a. Police Update**

Copies of the January 2011 Public Safety Report and the 2010 Year End Report are enclosed. The Police Chief will review the reports and respond to questions.

**5. PUBLIC WORKS**

**a. Bernel Road Park**

Engineering design is underway for Phase 1 of Bernel Road Park. The Recreation Advisory Committee (RAC) has been working closely with the design firm and Township staff on the development of the bidding and construction documents. At the time the masterplan was developed the initial phases of the park included the playground area and a multi-purpose rectangular field.

Through the current design process the RAC also reviewed an alternative Phase 1 concept that focused on the non-playfield elements of the park. The RAC recommends that the Board consider and approve this alternate Phase 1 to serve a broader cross section of Township residents. The reasoning behind the RAC recommendation is detailed in the memo included with the agenda materials. Attached to the memo are sketches of the two Phase 1 concepts along with cost estimates.

The RAC Chair and Parks Project Manager will provide a brief report on the matter.

**6. PLANNING & ZONING**

**a. Planning Commission Report**

The Board will receive a report from Commission member Sharon Bressler on the activities of the Planning Commission.

**b. Halfmoon/Patton Area Plan: Traffic Analysis**

The Centre County Metropolitan Planning Organization (CCMPO) committed funds to complete a traffic analysis for the Halfmoon/Patton Area Plan (HPAP). The analysis is focused on vehicle trip diversions and the level of service at certain intersections in the HPAP study area. One outcome of the analysis is to develop a future roadway configuration that discourages traffic diversions and cut-through traffic in neighborhoods, while providing accessibility for residents and public services. The analysis also includes an assessment of the operating conditions of Route 550 in the HPAP study area, with an outcome of identifying improvements that will protect Route 550's ability to carry through traffic, and discourage traffic from diverting to other roads.

**6. PLANNING & ZONING (Continued)**

**b. Halfmoon/Patton Area Plan: Traffic Analysis (Continued)**

Trans Associates Engineering Consultants, Inc. (TA) was retained to complete the analysis, and initiated work in September. TA developed and calibrated a travel demand model for the study area, and performed model runs for five alternative land use scenarios prepared by the Centre Regional Planning Agency (CRPA). The results of the five runs produced a list of mitigation measures needed to maintain acceptable levels of service at study intersections, and assessed the level of cut-through traffic using local roads. The results were presented to the HPAP Steering Committee at its November 9 and December 14 meetings. Based on the discussions on December 14, TA is completing two additional model runs using revised land use scenarios prepared by CRPA, and will present the results to the HPAP Steering Committee on February 8.

Along with the model runs, TA also analyzed crash data for Route 550, and held a field view of the corridor with PennDOT and municipal staff. Based on the information gathered from those tasks, draft recommendations for improving safety and traffic operations on Route 550 will also be presented to the Steering Committee on February 8.

After the February Steering Committee meeting, TA and CRPA will prepare a final set of findings and recommendations for presentation to the Committee in March. The findings and recommendations will then be presented to the municipal planning commissions and supervisors.

Mr. Tom Zilla of the Centre Regional Planning Agency (CRPA) will provide an interim report about the project status, and key findings to date.

**c. Preliminary/Final Subdivision Plan: Lot Consolidation: Glenn O. Hawbaker, Inc.**

Glenn O. Hawbaker, Inc. owns Parcel #18-13-65, 2.044 acres, at the intersection of Waddle Road and Weaver Street. The company also owns the adjacent Parcel #18-13-68A and Parcel #18-13-68D, 0.574 acres, with frontage along both Waddle Road and Weaver Street. The owner wishes to consolidate all of the parcels so that they may develop the site as per the following land development plan.

The agenda packet includes a location map, a 11" x 17" version of the subdivision plan, and a copy of the marked-up staff comment letter.

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

**6. PLANNING & ZONING (Continued)**

**d. Preliminary/Final Land Development Plan: Glenn O. Hawbaker, Inc.**

As described above, Glenn O. Hawbaker, Inc. owns Parcels #18-13-65, #18-13-68A and #18-13-68D containing a total of 2.62 acres with frontage along both Waddle Road and Weaver Street. The site is located within both the OBD Office Buffer district and the I-99 Interchange Overlay district. The owner is proposing to construct additional parking.

The site is currently occupied by an office building, a structure now or formerly used as a single family residence and a small storage shed. The existing parking area consists of 117 spaces. Following site modifications and improvements, there will be 152 spaces constructed over two phases. Because the total number of proposed parking spaces exceeds 110% of the required parking spaces, the developer has provided enhancements in the form of additional landscaping and site improvements.

Maximum allowable impervious coverage is 60% with total proposed impervious coverage to reach 59.4% upon completion of Phase II. Stormwater flows will be recharged through infiltration or directed to the existing basin situated along the western portion of the property.

Access to the proposed parking area will be provided by way of the existing driveway currently serving the office building. The existing asphalt drive for the house will be removed. The proposed lighting and landscaping meet Township requirements and a screened dumpster area will provide containers for both trash removal and recycling. Site improvements and enhancements include a sidewalk extending from Weaver Street to Waddle Road, pervious paving, and additional landscaping.

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

The Planning Commission recommends approval with approval of the lot consolidation plan for Parcels #18-13-65, #18-13-68A and #18-13-68D and completion of all items noted on staff's marked up comment letter.

**7. ADMINISTRATION**

**a. Centre Region Energy Efficiency Model Resolution**

In January the Centre Region General Forum approved the following motion:

*“That the General Forum, as recommended by the Public Services & Environmental Committee refer the Model Resolution 2011-1 addressing energy efficiency to the participating municipalities for implementation as they deem appropriate.”*

A copy of the Model Resolution is included in the agenda materials. The Board should discuss what action to take on this issue.

**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 Safety**

- 1) ***Agreement for Participating in PA Aggressive Driving Enforcement and Education Project***

**b. Public Works**

- 1) ***Salt Contract***
- 2) ***Watershed Cleanup Day – April 23<sup>rd</sup>***

**c. Administration**

- 1) ***Appointments to Centre Regional Planning Commission***
- 2) ***Voucher Report***

**9. MANAGER'S REPORT**

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

- a. Development Update (enclosed)
- b. Meeting with Clearwater Conservancy about Gray's Woods Park site

**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. FOR YOUR INFORMATION**

Enclosed are copies of the following:

Thank You letter from First Night State College  
Thank You letter to Chief Petrick from Leadership Centre County  
Letter from Centre County Criminal Justice Planning Department