

ATTENDANCE:

BOARD	Elliot Abrams, Chair Bryce Boyer, Vice-Chair Jeff Luck, Supervisor Josh Troxell, Supervisor Walt Wise, Supervisor
STAFF	Doug Erickson, Township Manager Kim Wyatt, Finance Director Brent Brubaker, Township Engineer Joe Price, Senior Planner Betsy Dupuis, Solicitor
ABSENT	Pat Hubert, Assistant Township Engineer John Petrick, Chief of Police
AUDIENCE	CNET 3 Volunteers Paul Silvis, Planning Commission Mark Torretti, Penn Terra Engineering Tom Songer, Developer Vince Romanini, Wynwood House

1. CALL TO ORDER

The September 14, 2011 Patton Township Board of Supervisors meeting held at the Township Municipal Building was called to order at 7:00 PM by Mr. Abrams, Chair.

2. APPROVAL OF MINUTES

Mr. Troxell moved to approve the minutes of the August 17, 2011 meeting. Seconded by Mr. Boyer, the motion passed 5-0.

3. PUBLIC COMMENTS

No comments were offered.

4. PUBLIC WORKS

a. Project Updates

Mr. Erickson stated that the Bernel Road Park is a little behind schedule due to the weather but the playground safety surface is being applied and paving is to be done next week.

Mr. Brubaker stated that the street overlays have been delayed another week to the last week of September.

b. Front-End Loader Purchase

Mr. Brubaker stated that the Township's front-end loader that was purchased new in 1995 is a vital piece of equipment for the Public Works Crew. Due to the current condition of the Loader and very attractive purchasing terms available now through the State purchasing program, the Public Works Director/Township Engineer proposes accelerating the Loader Purchase to 2011 and delay replacement of some other pieces. He said that this proposal only affects the timing of the acquisitions and will not create additional expense for the Township and that if the loader is ordered before October 1st we would avoid an additional \$10,000 to \$15,000 expense.

4. **PUBLIC WORKS (cont'd)**

b. **Front-End Loader Purchase**

Mr. Boyer moved to accelerate the loader purchase to prior to October 1, 2011. Seconded by Mr. Luck, the motion passed 5-0.

5. **PLANNING AND ZONING**

a. **Planning Commission Report**

Mr. Silvis stated that the Planning Commission completed work on regulations for wind energy facilities and excavations that might contain pyrite. He reported that the Planning Commission is currently looking at possible regulations concerning colluvial soils on steep slopes.

b. **Planning Commission Recommendations**

Mr. Erickson stated that the Planning Commission held their September meeting on Monday, September 12, 2011.

Mr. Torretti stated that the Pediatric Dental Care and Orthodontics: Lot Consolidation Plan and the Pediatric Dental Care and Orthodontics: Land Development Plan is to primarily expand the parking by 33 parking spots.

Mr. Luck moved to approve the **Pediatric Dental Care and Orthodontics: Lot Consolidation Plan**, and the **Pediatric Dental Care and Orthodontics: Land Development Plan**. Mr. Troxel seconded and the motion passed 5-0.

Mr. Erickson stated that Sheetz approached the Township in regards to renovating their Woodycrest location and asked the Township to revise the Zoning regulations to permit limited use of Permeable Pavers in the C1 District.

Mr. Luck moved to advertise the ordinance for **Zoning Amendment: Permeable Pavers In The C1 District** for a Public Hearing at the October 26, 2011 meeting. Seconded by Mr. Boyer, the motion passed 5-0.

c. **Development of Regional Importance (DRI): Benjamin Heights, Harris Township**

Mr. Abrams stated that the Development of Regional Impact (DRI) process was established in conjunction with adoption of the Act 537 Plan for the Centre Region in 2006. This process was put in place with the intent of requiring extensive review of requests to extend the sanitary Sewer Service Area (SSA) beyond the Regional Growth Boundary (RGB). Semi-annually, the Centre Regional Planning Agency receives applications endorsed by the host municipality to consider DRI applications. The DRI then is reviewed by the Centre Regional Planning Commission and ultimately forwarded to the General Forum for action.

A requirement for approval of expansion of the SSA is that all six Centre Region municipalities must unanimously approve expansion of the SSA in accordance with the adopted 537 Plan. On September 26th, the General Forum will receive Benjamin Heights – Harris Township DRI for consideration and approval.

Mr. Tom Songer, developer of the Benjamin Heights property, requested to expand the Sewer Service Area and Regional Growth Boundary. He informed the Board on the history of the property.

5. **PLANNING AND ZONING**

c. **Development of Regional Importance (DRI): Benjamin Heights, Harris Township**

The Board members discussed the issue with respect to the very unique history of this parcel, with prior approvals of sewer service from the former operating agency, and the support of the Harris Township Board of Supervisors, but also wanted to not set a precedent for other properties that are adjacent to a sewer line.

6. **CONSENT AGENDA**

Mr. Erickson stated that 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 WORKS**

1) **Schedule Public Hearing for Homestead Farms Neighborhood Improvement District for October 12, 2011.**

In July the Board received a proposal from the Township Manager and the Homestead Farms Home Owners Association's (HOA) Board of Directors wherein the Township would accept ownership of these roadways and the required improvements, needed to bring the streets up to public road standards, would be funded by the members of the HOA.

The proposal includes establishment of Neighborhood Improvement Districts to apply special assessment fees to the participating properties.

It is recommended that the Board direct staff to schedule and advertise the Public Hearing required as part of the formation of the Neighborhood Improvement District for the October 12, 2011 meeting.

b. **Administration**

1) **Voucher Report**

Mr. Luck moved to approve the consent agenda. Seconded by Mr. Wise, motion passed 5-0.

7. **MANAGER'S REPORT**

Mr. Erickson informed the Board that he will be out of town at a conference from Saturday through Wednesday and during that time Mr. Brubaker will be acting manager. He stated that PennDot is taking responsibility of the storm drains along North Atherton and that 60% of the main lines needed replacement with 100% of the cross pipes needing replacement with a total cost of \$20 million.

8. **COMMITTEE REPORTS**

Mr. Boyer stated that Public Safety Committee met to look over draft budget items on Code Administration and the Code Evaluations Study which should be at the COG's September meeting. He stated that Public Services and Environmental met to discuss the 537 plan specifically in regards to a property on Route 550. Mr. Boyer stated that he sat in a meeting for the Gray's Woods Parks NPDES permitting.

Mr. Luck stated that Park Capital Committee met to discuss the plans for Hess Field and that the water was tested and found to not be potable.

9. OTHER BUSINESS

There was no other business brought before the Board.

10. ADJOURNMENT

There being no further business, by Mr. Boyer's motion and Mr. Luck's second, the meeting was adjourned at 7:54pm.

Douglas J. Erickson, Township Secretary