

**REGULAR MEETING & WORK SESSION**

**1. CALL TO ORDER – REGULAR MEETING**

The March 14, 2011 Regular Meeting was called to order at 7:30 PM by Chairman Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, Chuck Seighman, and Kate Domico also attended. Staff members present were Brent Brubaker, Township Engineer; Pat Hubert, Assistant Township Engineer; Joe Price, CRPA Planner; and Nicole Harter, Public Works Department Secretary. The audience included Matt Harlow, ELA Group and Susan Wheeler, Patton Township's Parks Project Manager.

**2. ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

**3. APPROVAL OF MINUTES**

Meeting minutes from the February 7, 2011 were brought before the Planning Commission for approval.

Mr. Jeff Kokoskie made a motion to approve the meeting minutes as submitted. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 4-0 (Mr. Chuck Seighman was not present for vote).

**4. PUBLIC COMMENTS**

There were no public comments at this point in the meeting.

**5. MASTER PLAN AND PRELIMINARY/FINAL LAND DEVELOPMENT PLAN: BERNELE ROAD PARK**

Mr. Joe Price introduced the Master Plan and Preliminary/Final Land Development Plan for Bernel Road Park. Patton Township owns Parcel 18-002-020A-0000, located at 2501 Bernel Road near the University Park Airport, upon which the future Bernel Road Park will be constructed. In 1991, the land was purchased by the Township as parkland to satisfy the Township's need for two (2) "community parks". The tract lies entirely within the residential area of the Planned Airport District (PAD).

The Master and Preliminary/Final Land Development Plan proposes development over two phases. Upon completion of both phases, the park will consist of the following facilities: one (1) baseball field, one (1) softball field, two (2) multi-purpose fields, six (6) tennis courts, 9-hole disc golf course, interconnected walking/training trails, airport themed playground, paved labyrinth, and four (4) pavilions.

Ingress and egress for the site will be provided by way of a 24' wide access drive intersecting with Bernel Road, which will require a Highway Occupancy Permit from PennDOT, meeting PennDOT requirements for sight distance and usage. A total of 201 parking spaces will be installed in two separate parking fields. The parking allotment is based upon "Basic Park Design Information", prepared by Pennsylvania DCNR, Bureau of Recreation and Conservation; and research of other similar uses.

The plan meets the limits for maximum allowable impervious coverage of 50% and maximum structural coverage of 20%. Stormwater will be directed to above-ground detention ponds. There are no water or sanitary sewer utilities proposed as part of the plan and the proposed landscaping exceeds the code requirements for this land use.

5. **MASTER PLAN AND PRELIMINARY/FINAL LAND DEVELOPMENT PLAN: BERNEL ROAD PARK (cont.)**

It was noted that Patton Township requires Traffic Impact Studies on land development activities when the total vehicle trips exceed 500 per day. However, because of its nature and function, it is anticipated that the park will generate far less than 500 trips per day, therefore, no Traffic Impact Study is required.

Township Staff has reviewed the Plan and prepared a comment letter. Upon receipt of the developer's responses, the Township Staff finds that the Plan meets all Township regulations with the completion of minor/technical items noted on the Staff's marked up comment letter.

Mr. Matt Harlow of ELA Group was present to address any questions from the Planning Commission.

Mr. Jeff Hermann asked for clarification on the phase of the project. Mr. Harlow noted what was included in Phase 1 and that to help keep the project costs down, the back half of the site would be done first as Phase 1 due to the extensive earthwork required for the playing fields. Mr. Erickson noted that the total cost of the project is around \$5 million and the estimated cost for Phase 1 is around \$2 million.

Mr. Jeff Kokoskie made a motion to recommend approval of the Master Plan and Preliminary/Final Land Development for Bernel Road Park upon completion of minor/technical items as noted on the Staff's comment letter. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 5-0.

6. **CURRENT WORK TASKS**

There were no comments from the Planning Commission on the current work task items.

7. **STATUS ON PENDING ITEMS**

There were no comments from the Planning Commission on the pending work task items.

8. **REPORTS**

Mr. Joe Price reported on the Halfmoon-Patton Area Plan. Mr. Price noted that at the February meeting mitigation measures were reviewed.

9. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

10. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 7:45 PM

11. **CALL TO ORDER – WORK SESSION**

The February 7, 2011 Work Session Meeting was called to order at 7:45 PM by Chairman Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, Chuck Seighman, and Kate Domico also attended. Staff members present were Brent Brubaker, Township Engineer; Pat Hubert, Assistant Township Engineer; Joe Price, CRPA Planner; and Nicole Harter, Public Works Department Secretary. The audience included

12. **DEEP EXCAVATIONS: CONSTRUCTION ACTIVITIES AND PYRITIC ROCK**

Mr. Joe Price noted that during the February 7, 2011 Work Session, the Planning Commission considered draft regulations for governing construction activities that could potentially disturb and expose pyritic rock.

In working with local experts, Dr. David “Duff” Gold and Dr. Arnold Doden, staff initially proposed to regulate pyritic rock on the basis of the depth of excavation for construction activities. However, upon further review and discussion of the draft and edits suggested by Drs. Gold and Doden, the Planning Commission, staff and Drs. Gold and Doden formed a consensus that it would be better to attempt to regulate construction activities on a basis other than the depth of excavation. The parties agreed that, because of certain variables involved, it was difficult to provide a clear definition, one that could be applied uniformly throughout the Township, as to what would qualify as a “Deep Excavation” in relation to the location of the water table and that the main focus of future edits should be changes to the proposed definitions and establishing a new “trigger” for inspection and testing procedures.

At the February 7, 2011 Work Session Township Staff decided to meet again with Drs. Gold and Doden to discuss a new approach.

Mr. Price reviewed key points from the Staff’s meeting on March 11, 2011 with Drs. Gold and Doden.

- The cutoff for whether or not the regulations will apply will be associated with the NPDES (Nation Pollutant Discharge Elimination System) permitting threshold which is one acre of earth disturbance.
- Focus on cap rock, and whether or not sulfides are present in the rock.
- Residential activities will be handled differently than non-residential activities. The ideas include: using regulations for residential activities only as a recommended set of procedures rather than mandated requirements, recommending the on-site burial of pyritic excavations and treated excavated material with lime to neutralize its acid-producing potential.

13. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

14. **ADJOURN – WORK SESSION**

The meeting was adjourned at 7:55 PM.