

ATTENDANCE:

BOARD	Elliot Abrams, Chair Bryce Boyer, Vice-Chair Jeff Luck, Supervisor Josh Troxell, Supervisor Walt Wise, Supervisor
STAFF	Doug Erickson, Township Manager Brent Brubaker, Township Engineer Betsy Dupuis, Solicitor Joe Price, Senior Planner
ABSENT	Kim Wyatt, Finance Director John Petrick, Chief of Police
AUDIENCE	Michael Pratt, Keller Engineer – Gray Woods Jeff Sturniolo, Glenn O Hawbaker Todd Strassner, Wegmans State College Neil Tomer, Campus Consulting LLC Bob Poole, Grays Woods Asif Khatri, American Dream Home Builders Tony Fruchtl, Penn Terra Engineers Mark Torretti, Penn Terra Engineers H. Tomer, Campus Consulting LLC Chuck Anderson, VP of Centre Region Bicycle Coalition/Resident Mike Damiano, Resident

1. CALL TO ORDER

The May 16, 2012 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. Luck moved to approve the April 25, 2012 meeting minutes. Seconded by Mr. Boyer, the motion passed 5-0.

3. PUBLIC COMMENTS

There were no public comments.

4. ITEMS OF GENERAL INTEREST

a. Bicycle Awareness Proclamation

Mr. Erickson stated that yesterday the Centre Region as a whole has been named a Bicycle Friendly Community at a bronze level and the Centre Region Bicycle Coalition requests that the Board consider action to designate May as Bicycle Awareness Month and May 18th as Bike-to-Work Day.

Mr. Anderson wanted to thank Patton Township for their role in making the centre region area bike friendly and for considering this.

Mr. Luck moved to proclaim May as Bicycle Awareness Month and designate May 18th as Bike-to-Work Day. Seconded by Mr. Troxell, the motion passed 5-0.

4. **ITEMS OF GENERAL INTEREST (continued)**

b. **C-Net Presentation**

Ms. Hahn stated that in 2011 C-Net gained a new member, Bellefonte Borough and completed installing fiber-optic cable to the remote origination points. She stated that C-Net is looking into streaming channels, redesigning the website and the possible transition of services that centre connect offers to the community. She stated that Patton Township has 34 sponsor programs, 5.18 programs from sponsoring Penn State Meteorology and 35 bulletin boards with a total sponsorship of 42.68 programs in 2011 with an increase of 14% of online viewers.

Mr. Luck commended C-Net for all their hard work on such a small budget.

Mr. Wise stated that C-Net has been gradually getting better year after year and that C-Net is doing a good job. Ms. Hahn stated that changes in technology along with a stable staff have been helpful in providing high-quality services.

5. **PUBLIC WORKS**

a. **Project Update**

Mr. Erickson stated that in the agenda packet he included a graph tracking home building permits and that in 2004 there were 111 permits for single family housing, which has decreased over the years to 18 single family housing permits last year. As of today there are 16 single family housing permits so far in 2012.

6. **PLANNING AND ZONING**

a. **Planning Commission Report**

There was no Planning Commission Report.

b. **Waddle Heights II Townhomes**

1) **Lot Consolidation Plan**

Mr. Khatri stated that this plan consolidates parcels 18-13-070, 18-13-072 and 18-13-074, currently addressed as 1910 Waddle Road and 1915 & 1923 Weaver Street. The parcels will be combined to form one building lot of 1.1 acres in size. The lots are in the R-3 Medium Density Residential zoning district. A location map and 11" x 17" version of the subdivision plan are included with the agenda materials.

The Planning Commission recommends approval with the following conditions:

1. Completion of all items noted on staff's marked up comment letter.

The Board should consider action to approve the plan.

2) **Land Development Plan**

The plan proposes construction of three buildings containing twelve townhouses on a 1.1 acre site located in the R-3 zoning district at the intersection of Waddle Road and Strouse Avenue with additional frontage along Weaver Street,.

The dwelling units proposed represent the maximum number of units that could be constructed on the site at a minimum requirement of 3,500 sq. ft. per unit. Currently,

6. **PLANNING AND ZONING** (continued)

b. **Waddle Heights II Townhomes (continued)**

2) **Land Development Plan (continued)**

1915 and 1923 Weaver Street each has a single family dwelling located on site. These dwellings will be demolished prior to construction of the new units.

The total building area resulting from the project is 22.5% which meets the maximum permitted of 25%. An on-site stormwater pond will be utilized to manage stormwater flows.

The proposed parking meets the total parking requirement for the site of 28 spaces with two of those being for handicapped parking. Access to the site will be provided by driveways along both Weaver Street and Strouse Avenue. Lighting and landscaping shown on the plan both meet Township requirements. Proposed sidewalks provide interconnectivity throughout the site as well as connections between Waddle Road and Weaver Street.

The Planning Commission recommends approving the plan with the following conditions:

1. Completion of all items noted on staff's marked up comment letter.
2. Labeling the sidewalk to be installed along Weaver Street.
3. Relocating the dumpster/recycling pad to a more centralized location.
4. Provide handrail along detention basin per Code requirements

Mr. Luck moved to approve the Waddle Heights II Townhomes Land Development Plan. Seconded by Mr. Troxell, the motion passed 5-0.

c. **Wegman's Outdoor Café Seating Land Development Plan**

Mr. Erickson stated that the Wegman's, located at 345 Colonnade Boulevard, has submitted a land development plan to add 294 sq. ft. of outside seating along the south facing side of the building. As part of the proposal, trees will be removed from the area where seating is planned, with sidewalk being installed to provide more space for seating areas. The trees are being relocated to other locations on site to ensure that the landscaping requirement is met and other areas previously impervious will be converted to planting areas, resulting in no increase in impervious.

Although there is no net increase in impervious area as a result of the proposal, a land development plan was required in order to review various requirements pertaining to the seating, landscaping and parking. The small addition in seating requires 3 additional parking spaces. However, the site already exceeds required parking by 190 spaces, so no new parking will need to be added.

The Planning Commission recommends approval with the following conditions:

1. Completion of all items noted on staff's marked up comment letter.

Mr. Strassner, Manager, stated that Wegmans is looking at having an Outdoor Café Seating area to please customers and to address a maintenance issue of the trees along the side of the side walk to open up the area.

6. **PLANNING AND ZONING** (continued)

c. **Wegman's Outdoor Café Seating Land Development Plan (continued)**

Mr. Abrams asked about the cleaning of tables outside. Mr. Strassner stated that the employees will be keeping a close eye on the area and keeping the tables clean.

Mr. Boyer moved to approve the Wegman's Outdoor Café Seating Land Development Plan. Seconded by Mr. Luck, the motion passed 5-0.

d. **Gray's Woods: Brynwood Phase 3C Land Development Plan**

Mr. Pratt stated that the Phase 3C includes 16 new lots; there are 87 building lots within the prior phases of Brynwood. Included in the construction is the extension of Brynwood Drive and the extension of Glendale Drive. As per the regulations established in the Township code for the Gray's Woods community, a mix of lot sizes and dwelling units must be achieved in addition to other standards. Brynwood is comprised of small single-family lots. Per the requirements, small single-family or medium-density multifamily lots must account for at least 25% of the total lots. Ranging in size from 7,200 sq. ft. to 9,400 sq. ft., with this proposal and upon approval, Gray's Woods will now have had approved 24% of its total master planned lots within this category. The plan also meets other requirements pertaining to building coverage, impervious coverage and common open space. A current update of these requirements is provided on sheet 2 of the plan.

Stormwater flows for the development will be directed to a large pond on proposed Lot 107. This pond area will also serve as common open space and contains two jurisdictional wetland areas. Because of the steep slopes adjacent to the pond and Glendale Drive, a pedestrian guard wall will be installed in this area. A large pond situated further to the west will also be constructed at this time. The wetland areas will be monitored on a regular basis as per the requirements of the PA Department of Environmental Protection. A discussion item has been added regarding this matter.

Parking is provided at the required total of 32 spaces and will be located in individual garages or in driveway areas. Sidewalks will be installed according to Township standards and signage will be provided to delineate the natural areas containing the wetlands.

The following information was included on the Planning Commission agenda:

Discussion Items:

1. **Gray's Woods Boulevard and Deerbrook Drive:**

An important aspect to consider regarding the future construction of homes in Brynwood is that of the previously established requirement that the Gray's Woods Boulevard and Deerbrook Drive extensions be constructed as per the most recently approved revision to the Gray's Woods Master Plan recorded January 22nd of 2010. The Master Plan contains a note stating that no further development will be permitted until the roadway extensions are completed. The restriction on further development will be enforced by not issuing zoning occupancy permits for construction until the roads have been built as per the Master Plan.

In the review letter to the developer, staff commented as follows:

Add a note to the plan that zoning permits will be issued for the lots shown on this plan, but will not receive final approval (occupancy permits) until Gray's Woods Boulevard is complete and open to provide access from Route 550 and Meeks Lane to the development.

6. **PLANNING AND ZONING** (continued)

d. **Gray's Woods: Brynwood Phase 3C Land Development Plan (continued)**

The developer's response to the request is as follows:

We observe that the Gray's Woods Partnership is indicating that they would like to discuss this particular item with Planning Commission and Board; and we therefore request that this issue be deferred to these venues.

The Township has a roadway plan on file that is consistent with the Master Plan. It should also be noted, as per the Master Plan, that the continuation of the Heritage Trail (shared used path) from Geisinger to Meeks Lane must also be completed.

The Planning Commission recommends approving the plan with the following conditions:

1. Completion of all items noted on staff's marked up comment letter.
2. The developer be permitted to build the 16 proposed units and defer the construction of the extension of Gray's Woods Boulevard and Deerbrook Drive but that a temporary emergency roadway be constructed from roundabout #4 through to Deerbrook, including an emergency-type barricade. Occupancy permits will not be issued for the units until the temporary roadway is completed.
3. Plan with the next submittal to complete Gray's Wood Boulevard.

Mr. Sturniolo stated that he is looking at two proposals for retaining walls; one with a concrete panel and the other one would be like the ones on Colonnade Boulevard with handrails.

Mr. Troxell asked if the gravel road and penetrating oil would create environmental issues because of the wetlands. Mr. Sturniolo stated that the road would need to be done when there is no rain and once the oil is cured there will be no problems.

Mr. Erickson stated that the road needs to be a minimum of 20 feet wide with the plan showing the road being 26 feet wide and that the developer needs to discuss with Steve Bair about emergency access gates and there should be an annual inspection of the road.

Mr. Troxell asked if the goal is to generate revenue in a tight credit market for buying homes, realistically what is the forecast to sell the homes. Mr. Poole stated that the economy is improving and there is a need for more affordable homes in the area and that he feels strongly that the homes will sell quickly because it is a nice development.

Mr. Boyer asked when he thinks the next phase of the town center would be started. Mr. Poole stated that he would like to get the plans to the Board within the next 4 weeks.

Mr. Wise stated that the citizens out there should have two ways to get out of development. Mr. Poole stated that in order to complete the road he would need to sell some lots to make revenue in order to complete the road. Mr. Wise stated that the first master plan showed the road going the whole way through.

Mr. Boyer stated that someone is going to have to agree to some timeline on how the road will come through. Mr. Poole stated that he would like to take a look at a plan of doing the whole road with the town center. Mr. Erickson asked to put off the town center discussion because that plan has not been reviewed by staff yet. Mr. Boyer stated that before approving the town center that the Board must have a commitment that the road will be finished but that discussion will be held when the town center development has started.

6. **PLANNING AND ZONING** (continued)

d. **Gray's Woods: Brynwood Phase 3C Land Development Plan (continued)**

Mr. Troxell moved to approve the Gray's Woods: Brynwood Phase 3C Land Development Plan. Seconded by Mr. Boyer, the motion passed 4-1 with Mr. Wise voting no.

f. **Sheetz Store on Woodycrest Street**

1) **Lot Consolidation Plan**

Mr. Torretti stated that this plan is submitted for approval in order to facilitate the redevelopment of the site located at 1781 North Atherton St., as proposed in the land development plan described below. The plan involves both the vacation of right-of-way for the old Clearview Avenue and the conveyance of lands from various parcels to one another.

There are five parcels included in the transactions noted. They are as follows:

- Tax ID 18-11-01: Green Tree Commons Condominium: Common Element
- Tax ID 18-11-01: Green Tree Commons Condominium: Unit #4
- Tax ID 18-11-01: Green Tree Commons Condominium: Unit #5
- Tax ID 18-12-15: Sheetz Convenience Store
- Tax ID 18-13-148: Centre County Housing and Land Trust

The following table details the transactions of the consolidation and vacation:

Land Vacated from Clearview Avenue R-o-W to:	Acres
Common Element	.027 acres
Condo Unit #4	.015 acres
Condo Unit #5	.076 acres
Sheetz	.153 acres
Housing and Land Trust	.042 acres

Final parcel configuration following vacation of right-of-way and conveyance of lands is as follows. The lands conveyed include portions of old right-of-way and other parcels:

	Original Size	Final Size
Common Element	2.000 acres	2.094 acres
Condo Unit #4	1.554 acres	1.554 acres
Condo Unit #5	.193 acres	0 (consolidated with Sheetz)
Sheetz	1.130 acres	1.542 acres
Housing and Land Trust	.152 acres	.152 acres

After some discussion between the Township Solicitor and the developer's attorney, it has been determined that the vacation of right-of-way as depicted on the plan will be accomplished by way of an Ordinance by the Board of Supervisors and a public hearing process. A public hearing will be held on a future date to be determined.

The Planning Commission recommends approving the plan with the following conditions:

1. Completion of all items noted on staff's marked up comment letter.
2. Successful completion of the vacation of right-of-way as shown on the plan.

6. **PLANNING AND ZONING** (continued)

f. **Sheetz Store on Woodycrest Street (continued)**

1) **Lot Consolidation Plan (continued)**

Mr. Boyer moved to approve the Sheetz Store on Woodycrest Street Lot Consolidation Plan. Seconded by Mr. Luck, the motion passed 5-0.

2) **Land Development Plan**

Mr. Torretti stated that this plan is submitted in conjunction with the lot consolidation plan described above. This plan proposes to increase the existing Sheetz store from 4,500 sq. ft. to 6,330 sq. ft. A new fuel island area is included as part of the construction.

In order to accommodate the scale of this project, the impervious area proposed meets the 75% maximum permitted. In addition, the recently adopted regulations pertaining to the use of pervious pavers in the C1 district are implemented as part of the site design. Stormwater flows will be directed to a basin located in the southeast corner of the site with considerable attention given to preventing fuel and other potentially hazardous materials from entering the stormwater stream. The pervious pavers, located adjacent to the basin, will play an active role in stormwater management as well.

The developer proposes to provide 38 parking spaces, which exceeds the requirement of 26 spaces. Additional spaces are available adjacent along the western property line through an easement established with the owners of those lands. The easement also provides for utility, access and lighting encroachment. Other site amenities to be built include a rain garden for stormwater management, sidewalks and a refuse and recycling enclosure. The proposed landscaping and lighting meet Township requirements. As part of the permitted use of permeable pavers, enhancements must be provided. An architectural fence and additional landscaping is proposed as such in this case. A retaining wall will be constructed along the extent of the stormwater basin adjacent to Woodycrest St. and North Atherton St.

Access will be provided by way of Woodycrest Street in its current condition. Other access will be through a shared driveway at the intersection of Woodycrest Street and Clearview Avenue, and at a right-in/ right-out only access at North Atherton St. A PA DOT Highway Occupancy Permit will be required. Traffic studies for the site have already been approved by both the PA DOT and reviewed by the Township staff.

The Planning Commission recommends approving the plan with the following conditions:

1. Completion of all items noted on staff's marked up comment letter.
2. Approval of the lot consolidation plan noted above, along with the successful completion of the vacation of right-of-way as shown on that plan.
3. Confirm traffic numbers at intersection of Woodycrest Street.

Mr. Damiano asked if there is an alternative plan to have an exit off Woodycrest Street or to control the intersection by traffic light or stop sign behind Sheetz with pedestrian cross walk at the intersection and if the trees that were removed would be replaced.

Mr. Torretti answered that on the plan there is a sidewalk for pedestrian access from Atherton Street and Woodycrest Street. He stated that there is not enough space for additional trees in order to have enough room for the trees that are already there to

6. **PLANNING AND ZONING** (continued)

f. **Sheetz Store on Woodycrest Street (continued)**

2) **Land Development Plan**

grow. Mr. Erickson stated that the trees that were removed were a victim of gypsy moth and that this plan has met the landscape requirement.

Mr. Luck moved to approve the Sheetz Store on Woodycrest Street Land Development Plan. Seconded by Mr. Troxell, the motion passed 5-0.

g. **Toftrees Tract 2B: The Grove**

1) **Subdivision Plan**

Mr. Fruchtl stated that Tract 2B, also formerly known as part of the Pinnacle developments, is a portion of Tax Parcel 18-21-12, is 48.067 acres in size and is situated in the PC, Planned Community and I-99 Interchange Overlay zoning districts of the Township. The parcel is located between Toftrees Avenue and the I-99 / US 322 right-of-way. The plan proposes to create two new parcels of 14.735 acres and 13.6 acres which would be utilized by The Grove housing project to be discussed below.

The plan conforms in all respects to the existing regulations and related Master Plan standards. As noted, this plan is submitted to facilitate the future development of the site.

The Planning Commission recommends approving the plan with the following conditions:

1. Completion of all items noted on staff's marked up comment letter.

Mr. Luck moved to approve the Troftrees Tract 2B: The Grove Subdivision Plan. Seconded by Mr. Troxell, the motion passed 5-0.

2) **Land Development Plan**

Mr. Fruchtl stated that in response to the Planning Commission's condition (#4) to work with staff on providing recycling pads and receptacles throughout the site, please see attached copy of email conversation citing conversations with the COG Refuse and Recycling Coordinator. The Coordinator is researching best practices for a community like this. The Manager recommends that the condition be modified to read "the recommendation of the COG Refuse and Recycle Coordinator will be implemented."

In conjunction with the subdivision plan for Tract 2B, a land development plan has been submitted for the same site. The land development plan illustrates a proposal to construct, over two phases, a student housing project consisting of 392 dwelling units on 28.334 acres. The use is a permitted use in this district, the PC Planned Community and the I-99 Interchange Overlay zoning districts.

The details of the construction include 17 structures comprised of the dwelling units, a clubhouse building and a large pavilion for a total of 131,785 sq. ft. of new construction.

6. **PLANNING AND ZONING** (continued)

g. **Toftrees Tract 2B: The Grove** (continued)

2) **Land Development Plan** (continued)

The plan identifies two phases of the project to occur on two separate parcels. The phasing will be discussed in detail below.

As is commonly the case with planned communities, the Toftrees community must meet specific standards pertaining to a mix of dwelling units and types, common open space areas, and related building and impervious coverage limits. The proposed units make up part of the total 1,342 high density units proposed for Toftrees East as of this latest submittal. The Grove residential density is 13.8 units per acre; therefore the units are included in the established density range of 9 to 15 units per acre. Recreation amenities include a pool, volleyball and basketball courts, connection to the bikeway, a fire pit and the clubhouse. The development totals pertaining to these requirements are included in the updated tables shown on sheet 2.

The total impervious area proposed is just over 42%, which is well within the maximum permitted total of 65% for this density range. Stormwater will be directed to a large basin situated north of and adjacent to I99. The parking requirement of 902 stalls is met with 1021 spaces being provided, which includes handicap stalls. The landscaping and lighting shown on the plan meets ordinance requirements. There are several aspects of the plan that warrant further consideration.

The I99 overlay district contains standards that restrict development on steep slope areas. When proposed development exceeds the established limits, such as developing on any slopes greater than 25%, a report, signed and sealed by a registered engineer, must be submitted to verify that such slopes can be safely developed. That report has been prepared. The following information pertains to phasing and trip generation; and refuse and recycling matters.

As previously noted, there are parkland areas and open space areas delineated on the plan. These areas are generally consistent with the parkland and open space identified on the approved Master Plan. The Master Plan included a walkway, benches and a playworld structure to be provided. The current land development plan will provide for access to pedestrian and bicycle paths, basketball court, volleyball court, swimming pool and a clubhouse. Because this plan constitutes a revision to the Master Plan with different housing, the proposed amenities are conducive to the housing being provided.

In addition, transit service will be provided by CATA, and a bus pull-off area will be created. A variety of retaining walls will also be constructed for which additional information is forthcoming.

The following information was included on the Planning Commission agenda:

6. **PLANNING AND ZONING** (continued)

g. **Toftrees Tract 2B: The Grove** (continued)

2) **Land Development Plan** (continued)

Discussion Items:

1. **Phasing and Trip Generation:**

As noted above, the project is to occur over two phases. These phases are delineated on the plan. Representatives from CATA and Wooster Associates recently met with the developer's engineer and staff to discuss existing trip generation data relevant to Toftrees and this proposal. The developer is seeking a 41% reduction in trip generation totals based on known trip characteristics for student housing. In order for the reduction to occur, the developer must enter into an agreement with CATA to purchase and distribute bus passes to the residents of The Grove. A trip reduction allows the developer to increase the number of dwelling units versus that which would normally be permitted. In this case, trip generation is important in part as it relates to traffic impacts to the Waddle Road interchange area. Staff concurs with allowing a trip reduction; however, the developer has been informed that current trip generation data does not provide for the full buildout of Phase 2 at this time. The trips to be generated by Phase 1 do fall within the limits of a traffic study of 2008 conducted for Toftrees East. In the absence of a revised traffic study, staff cannot recommend approval of Phase 2 at this time.

2. **Refuse and Recycling:**

The developer is proposing to perform all refuse and recycling collections on a regular basis. A single trash compactor is currently proposed near the clubhouse area. There are no other amenities shown on the plan. Staff has requested that a note be placed on the plan explaining the collection process.

The Planning Commission recommends approving the plan with the following conditions:

1. Completion of all items noted on staff's marked up comment letter.
2. Developer to continue working with staff to adjust the phasing line so that the maximum number of units that can be built under the current TIS will be included in Phase 1.
3. Note 13 on sheet 2 be revised to show the correct Waddle Road contribution fee of \$370.22.
4. Developer continue to work with staff on providing recycling pads and receptacles throughout the site.
5. The developer and staff continue to coordinate with CATA to provide transit facilities and complete an agreement for bus passes to be provided to all residents.
6. Connection to bikeway.

6. **PLANNING AND ZONING** (continued)

g. **Toftrees Tract 2B: The Grove** (continued)

2) **Land Development Plan** (continued)

Mr. Russ stated that there will be a full time maintenance staff at the building and there will be a general manager and assistant general manager that live at the complex. He stated that they are trying to teach the students life skills along with having fun and sustainability like recycling and giving back to the community.

Mr. Wise asked if confident with the number of parking spaces. Mr. Fruchtl stated that there will be 392 units with 1029 parking spaces.

Mr. Luck moved to approve the Toftrees Tract 2B: The Grove Land Development Plan with the conditions stated in the agenda. With no second, the Chair called for a vote. The motion passed 5-0.

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. **Planning & Zoning**

1) **Temporary Use Permit: TNT Fireworks**

American Promotional Events, Inc., doing business as TNT Fireworks, requests a Temporary Use Permit to conduct fireworks sales. TNT wishes to sell legal fireworks from a temporary 20'x40' tent set up in the parking lot in front of Wal-Mart store #1640 at 1665 North Atherton Place (C-2 District). The sales will occur from June 21 to July 7, 2012. The fireworks will be only Pennsylvania legal hand held sparklers and sparking devices.

The agenda materials include a location map, a letter requesting a temporary use permit from TNT Fireworks, a site plan for the temporary tent, a flame resistance certificate for the tent, a certificate of liability insurance and a letter from Wal-Mart's Corporate Office authorizing TNT's fireworks sales on its premises.

It should be noted that there are a few discrepancies regarding the tent size. Although the permit has been issued in the past for a 20 x 40' tent and this dimension is noted in the application, the certificate of flame resistance notes a 30 x 60' tent and the fundraising site plan shows 30 x 40'.

The proposed location will not affect access or circulation patterns. No additional lighting is proposed. Permits for similar sales with the same parties have been provided by Patton Township in past years without any problems.

The Planning Commission recommends approval with the condition that the size of the tent be finalized prior to issuance of a permit.

8. **CONSENT AGENDA** (continued)

a. **Planning & Zoning** (continued)

1) **Temporary Use Permit: TNT Fireworks (continued)**

It is recommended that the Board approve a Temporary Use Permit for TNT Fireworks at Wal-Mart #1640.

2) **Temporary Use Permit: The Pennsylvania Ground Water Association**

The Pennsylvania Ground Water Association (PGWA) is requesting a temporary use permit to conduct their annual Summer Field Conference in the vacant out-parcel situated directly west of the Home Depot at 2635 Green Tech Drive.

The PGWA has held a one-day outdoor field conference for each of the past ten years. The conference includes live demonstrations of drilling, casing, grouting, development, test pumping, hydrofracturing, and decommissioning. PGWA proposes to construct three temporary tent structures for the event to be held on Friday, June 15. There will be one 40 x 100 ft. tent and two 20 x 20 foot shade canopies. These will provide a place to sit, shade and rain protection. The tents will be set up on Wednesday, June 13 and taken down on Saturday, June 16.

Access to the site will be provided by way of Green Tech Drive. A separate parking area will be provided to rear of the site and adjacent to the I99 corridor; therefore, there are no anticipated adverse effects to traffic circulation or access. Because the event will end at 4:00pm, there is no lighting necessary.

The agenda material includes a temporary use application, site map, owner's permission for use of the site, and an invitation explaining the event.

The Planning Commission recommends approval.

It is recommended that the Board approve a Temporary Use Permit for The Pennsylvania Ground Water Association

3) **Cambridge Crossings: Lot Consolidation**

The Township has received a lot consolidation plan for former lots 13R and 14R of Cambridge Crossings, located at 131 Essex Drive. These parcels are identified as Tax Parcel 18-001-022R and 18-001-022U. Lot 13R is 1.597 acres in size and Lot 14R is 2.158 acres. The owner is proposing to consolidate the two lots to form one lot of 3.755 acres.

The properties lie within the A-1 Rural District. There is no additional construction proposed at this time and the plan conforms in all respects to the existing regulations and previously approved land development plan as applicable.

The agenda materials include the following items:

- Location Map
- 11" x 17" version of the lot consolidation plan

The Planning Commission recommends approval with the following conditions:

8. **CONSENT AGENDA** (continued)

a. **Planning & Zoning** (continued)

3) **Cambridge Crossings: Lot Consolidation** (continued)

1. Completion of all items noted on staff's marked up comment letter.

It is recommended that the Board approve as recommended the Lot Consolidation for Lots 13R and 14R in Cambridge Crossings

Mr. Troxell moved to approve the Consent Agenda. Seconded by Mr. Luck, the motion passed 5-0.

9. **MANAGER'S REPORT**

Mr. Erickson informed the Board that there is a Liquor License Transfer heading on May 23rd for Don Patron's Mexican restaurant. He also reported that PennDOT will be starting storm drainage work in June along Atherton Street. He informed the viewers that grass violations are being dispensed if grass is over 6 inches high and that there is now a Patton Township facebook page.

10. **COMMITTEE REPORTS**

Mr. Boyer stated that Public Safety met this past week and that the Emergency Management group will be doing a training exercise this year and contracting it out so all the emergency people in the area can be involved with the training.

Mr. Troxell stated that the Human Resource Committee met yesterday and discussed the disciplinary policy which is going to be sent to Attorney Williams for review. He stated that the Committee took a first look at staffing changes in positions which included two full time code office positions, park and recreation manager pay increase, Millbrook Marsh Nature Centre position upgrade from 30 to 36 hours and a new Staff Assistant Parks position. He also complimented the Township Staff on a job well done on the Bernel Road Park and that he was there Saturday and there was nothing but positive praise.

Mr. Wise stated that the Finance Committee met and discussed the CATA Budget and that the comment periods are over for the Capital Improvement Program and it is ready to go out to the agencies as part of the budget.

11. **OTHER BUSINESS**

There was no other business.

12. **ADJOURNMENT**

There being no further business, by Mr. Boyer's motion and Mr. Luck's second, the meeting was adjourned at 9:28PM.

Douglas J. Erickson, Township Secretary