



PATTON TOWNSHIP
100 PATTON PLAZA
STATE COLLEGE, PENNSYLVANIA 16803

BOARD OF SUPERVISORS
BOARD MEETING ROOM
PATTON TOWNSHIP MUNICIPAL BUILDING

January 28, 2026
5:30 PM

AGENDA

PLEASE NOTE: This meeting will be a hybrid meeting.

The Public is welcome to attend via Zoom, but may also provide comments prior to the meeting by email patton@twp.patton.pa.us or phone 814-234-0271 (ask for the Manager). Submit comments by 3:00 pm of the day of the meeting.

The meeting will be broadcast live on C-NET (Comcast Ch 7) and live-streamed at <https://www.youtube.com/user/CNetCentreCounty/live>

Join Zoom Meeting Information:
<https://us02web.zoom.us/j/87155474633>

Meeting ID: 871 5547 4633 or by phone: 929-205-6099

If you are not a Board member or a Patton Township staff member we request that you turn off your video. If you are an applicant or presenter, please wait to be recognized by the Chair or Manager to turn on your video and speak.

Note: To access attachments to agendas posted on the website, you will need to download or save files to your device, then open with an Adobe application, and click on the attachments

icon or link. [Adobe Reader](#) is available for free.

Please see attachment “Item 1, Meeting Conduct Policy”, for guidance on meeting decorum.

1. CALL TO ORDER

The Chair will call the meeting to order. We welcome all, especially new Patton Township residents, to the Patton Township community, “A Place For All.”

a. **Pledge of Allegiance** – as you are able, please rise and join the Board in the Pledge

b. **Announcements**

c. **Additions to the Posted Agenda** – the Chair will ask for additional items to be considered for this agenda. The Township’s policy regarding [“Adding Items to Published Agendas in Accordance with Act 65 of 2021”](#) is available on the Townships website in the Archive Center. The Board should note that in November 2023, the Commonwealth Court held that only items that fall under the following exceptions can be added to an agenda: emergency business, de minimis business arising in the last 24 hours and de minimis business raised by a resident/taxpayer during a meeting.

2. PUBLIC COMMENTS

Residents/taxpayers 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.

If you are attending on Zoom please use the “raise hand” feature of the Zoom application and wait for the Chair to indicate that it is your opportunity to speak.

If you are attending in-person please approach the podium and wait for the Chair to indicate that it is your opportunity to speak.

Public comments are limited to five minutes per person.

3. PRESENTATIONS / PUBLIC HEARINGS:

a. **2026 Lunar New Year:**

2026 is celebrated as the year of the horse. Lunar New Year will be celebrated on February 17th.

The Board should proclaim the 2026 Lunar New Year.

b. Black History Month:

Black History month is celebrated annually in February. 2026 marks the 100th anniversary of Black History Month. The 2026 theme is “ A Century of Black History Commemoration.”

The Board should proclaim February 2026 as Black History Month.

c. Reallocating Funds to the Sylvan View Estates Affordable Housing Project:

Sylvan View Estates is a 49-unit single-family detached and duplex development located in Ferguson Township, which was constructed utilizing funds through the Low-Income Housing Tax Credit (LIHTC) program. Sylvan View Estates is one of the limited number of single-family home developments ever built under the LIHTC program.

The 30-year LIHTC affordability period for these units ended on December 31, 2024, which presents the issue/risk that these units could soon be removed from the region’s affordable housing inventory. Since the end of 2024, new leases on these units are being adjusted to market rate, which has resulted in several longstanding tenants being displaced due to the increased rents.

Recently, the owner of Sylvan View Estates has made overtures to potential buyers, including the Centre County Housing Land Trust (CCHLT) and local real estate developer Ara Kervadjian, regarding the development. The owner’s preference is to sell the entire 49-unit development to a new owner or an ownership group as opposed to selling individual units.

The CCHLT does not have the resources to purchase the development. However, Mr. Kervadjian is confident that he can leverage funding through the PA Housing Finance Agency (PHFA) to secure the purchase and rehabilitation of these units, thereby preserving their affordability for an additional 20 or 30 years. The CCHLT is supportive of Mr. Kervadjian’s attempt to secure PHFA funds for this purpose.

Given the complexity of the PFHA application process, Mr. Kervadjian is seeking approximately \$300,000 in local funding to aid in covering soft costs associated with pulling together the necessary application materials. To support this request, the CCHLT has reached out to the Centre Region municipalities and other partners to gauge their willingness to provide funding support. Both Ferguson (\$150,000) and College Townships (\$50,000) have financially supported the project.

CCHLT approached Patton Township to ask if the Board would consider allowing CCHLT to reallocate the \$25,000 the Township contributed in 2023 to this project.

The money the Township contributed was to be used to purchase a property in Patton Township.

Representatives from CCHLT will be present to discuss the request.

If the Board is comfortable with the request, a motion can be made to reallocate the \$25,000 contribution from the Township to CCHLT to be used for the Sylvan View Estates project.

4. PUBLIC SAFETY:

a. Year End Report:

Chief Jolley will review the police department's accomplishments in 2025.

This is for information only. No Board action is required.

b. Monthly Report:

Chief Jolley will review the monthly report and respond to any questions. The report is included with the agenda packet.

This is for information only. No Board action is required.

5. PUBLIC WORKS:

a. Resolution 2026-03: Application for County Aid for East Hillside Avenue Rehabilitation Project:

The Township was awarded \$50,000 in County Liquid Fuels funding for the East Hillside Avenue Rehabilitation project. The funding will be used to pave and make drainage and curb repairs on East Hillside Avenue between Douglas Drive and Fairmont Avenue.

To accept the funding, the Board needs to approve a resolution, certifying that it will follow PennDOT's regulations for the use of the funds.

If the Board is comfortable with the resolution, a motion can be made to adopt Resolution 2026-03, submitting the application for county aid for the East Hillside Avenue Rehabilitation Project.

6. PLANNING & ZONING:

a. Planning Commission Report:

Planning Commission member Ellen Foreman will present the January report to the Board.

The Planning Commission reorganized at their January 12th meeting and selected the following to lead the Commission in 2026: Ellen Foreman, chair; Daniel Morrow, vice chair; Debbie Scitti, Secretary; Sharon Collins, alternate secretary.

b. Sketch Plan For Dick's Sporting Goods:

Allied Properties, Inc. is proposing to relocate the existing Dick's Sporting Goods store from its current location at 325 Colonnade Boulevard, Tax Parcel 18-011-,016-,,325-, within the Colonnade to an adjacent vacant area within the same development, Tax Parcel 18-011-,016-,0003-. The proposed development is within the C-2, Planned Commercial District. The vacant area was originally designated for future retail buildings identified as Stores E, F, and G on the Master Site Plan for The Colonnade, dated June 18, 1999. On March 25, 2020, the Patton Township Supervisors conditionally approved the Proposed Retail Stores E, F, & G. As the Plan was never recorded, the Plan has since expired.

The Sketch Plan proposes the construction of a 60,016 square foot retail building, identified as Retail "F", intended to serve as the new Dick's Sporting Goods location. Three additional retail tenant spaces, totaling 15,545 square feet, identified as Retail E-1, E-2, and E-3, are also included in the proposed layout. Upon development, this Plan will complete the remaining build-out anticipated under the original Master Site Plan for The Colonnade.

Existing utilities installed as part of the previously approved development will require modification to accommodate the revised building and site configuration. The proposed plan increases the amount of green space compared to the Master Site Plan. No sensitive natural resources or undeveloped areas will be impacted as part of this proposal.

A sketch plan is an informal plan that is typically used to show the general layout of a proposed subdivision or land development.

Review of a sketch plan is voluntary, and the Township can take no formal action on a sketch plan.

A sketch plan presentation and discussion are permitted under the PA Municipalities Planning Code:

Section 707-A. Sketch Plan Presentation. The municipality may informally meet with a landowner to informally discuss the conceptual aspects of the landowner's development plan prior to the filing of the application for preliminary approval for the development plan. The landowner may present a sketch plan to the municipality for discussion purposes only, and during the discussion the municipality may make suggestions and

recommendations on the design of the developmental plan which shall not be binding on the municipality.

Presentations of sketch plans provide the developer with the means to introduce projects, receive initial feedback from the Township on plan features, and explore alternatives prior to a formal plan submission. The sketch plan review also provides the Township with an opportunity to ask questions and identify any concerns prior to a formal plan submission by the applicant. Township Staff do not conduct a formal plan review or provide written comments on a sketch plan.

The Planning Commission reviewed the sketch plan at their January meeting. They asked questions related to pedestrian and bicycle access and if the sidewalk would be extended in front of the site.

No action is required on this item. The Board should provide any comments they have on the plan.

7. ADMINISTRATION:

a. Open Space Committee Appointments:

The Township has two vacancies on its Open Space Committee. Three residents applied for the position – Merrill David from Park Lane, Laura Porturas from Norwood Lane and Matt Shaffer from Devonshire Drive. Their applications are included with the agenda packet.

The appointments will replace a member who did not seek reappointment and Supervisor Kruesi. The terms will end on December 31, 2031 and December 31, 2027 (Ms. Kruesi's unexpired term).

Supervisor Whitman and Supervisor Robb will interview the candidates on January 26th. They will make their recommendation for appointments at the meeting.

If the Board is comfortable with the recommendation from Supervisor Whitman and Supervisor Robb, a motion can be made to appoint the two residents to the Open Space Committee.

b. Recreation Advisory Committee Appointment:

Chad Joyce is resigning from the Recreation Advisory Committee due to a conflict with his work schedule. Clara Franklin, who currently serves as our representative to the Centre Region Parks and Recreation Authority Board, is interested in filling his unexpired term. Ms. Franklin can continue on as our representative to the Centre Region Parks and Recreation Authority Board while serving on the Recreation Advisory Committee.

If the Board is comfortable with the appointment, a motion can be made to appoint Ms. Clara Franklin to the Recreation Advisory Committee to a term ending December 31, 2027.

c. Discussion on Merging the COG Climate Action and Sustainability and Land Use and Infrastructure Committees:

The LUCI and CAS Committees had a joint meeting on January 15th, and one item of discussion was the restructuring of the two committees, particularly the merging of them together. There was general agreement that elected officials should remain focused on policy-level and financial decisions. Participants supported alignment between the CAAP and the Comprehensive Plan update, recognizing the strong and established connections among climate action, sustainability, land use, and infrastructure. There was consensus to align the missions of the LUCI and CAS Committees, with staff directed to bring draft, aligned committee responsibilities to the March joint meeting.

Participants also raised concerns about whether a single committee could manage the combined workload. To address this staff was asked to provide examples and timing for the use of subcommittees at the March joint meeting. If a merger moves forward, it was suggested that for the remainder of the year each municipality could designate one voting representative (either the current LUCI or CAS member), with the other serving as an alternate; both would be welcome to attend meetings and provide input, but only have one vote per municipality.

Finally, there was agreement that the COG should periodically revisit and adjust its committee structure to ensure it continues to meet the evolving needs of member municipalities.

The chair of the LUCI committee asked that this item be discussed by the municipalities to gather feedback on the merger.

This item is for discussion only. No action is necessary. Staff will forward any comments the Board has to the COG.

d. C-Net Sponsorship of Spring Creek Watershed Commission Meetings:

C-Net provides coverage of the Spring Creek Watershed Commission on their channel. They annually seek sponsorship of the airing of these meetings by their members. This is keeping in line with C-Net's bylaws.

C-Net is asking Patton Township to sponsor the airing of two meetings of the Commission in 2026. There is no direct cost to the Township to sponsor these meetings. The meetings will count in the total number of programs Patton airs. This number is used to determine annual dues.

If the Board is comfortable with the request, a motion can be made to sponsor the airing of two meetings of the Spring Creek Watershed Commission on C-Net in 2026.

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 available to the public on-line and at the sign-in table. At the request of any 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 – no items**
- b. **Public Works**
 - 1) **2026-2027 Sodium Chloride Contract**
- c. **Planning, & Zoning – no items**
- d. **Administration**
 - 1) **Minutes – January 5, 2026 minutes**
 - 2) **December Voucher Report**

9. MANAGER'S REPORT:

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

- a. Administration:
 - (1) Grant Awards
 - (2) Park Forest Middle School
- b. Public Works:
 - (1) Capital Projects Update
 - (2) Zoning Officer Update
 - (3) Public Works Operations Update
- c. Planning and Zoning:
 - (1) Attainable Housing Advisory Committee
- d. Parks:
 - (1) Gray’s Woods Park Phase 2 Design
 - (2) 2026 Projects

A full written report is included in the packet. The Manager will answer any questions the Board may have about items on the report.

10. COMMITTEE REPORTS

Board members should report on the meeting(s) of the COG and other committee(s) on which they serve, including:

- a. Council of Governments Committees:
 - Land Use and Community Infrastructure Committee – Whitman – January 15th
 - Public Safety Committee – Robb – January 13th
 - Finance Committee – Kruesi – January 15th – report enclosed
 - Executive Committee – Whitman – January 20th
 - Parks & Rec Governance – Chyczewski – January 28th
 - Climate Action and Sustainability Committee – Whitman – December 8th
 - Parks Capital Committee – Magruder – February 19th
 - Emergency Management Council – Farkas – January 27th
 - State College Borough Water Authority
- b. Centre Area Cable Consortium - Magruder
- c. Spring Creek Watershed Commission – Mason
- d. Centre County Metropolitan Planning Org. – Kruesi
- e. Centre County Airport Authority - Steudler
- f. Centre Region Solar Group – Pegher, Whitman Alt.
- g. Centre County MPO Technical Committee – Erickson – November 25th
- h. State College Area School District Steering Committee - Chyczewski

11. OTHER BUSINESS (see Item 1.c regarding requirements for adding action items to the agenda)

12. EXECUTIVE SESSION

The Board will convene an executive session to discuss a legal matter.

13. ADJOURN

14. FOR YOUR INFORMATION

Upcoming Meetings:

- February 16th – Office Closed
- February 23rd – General Forum Meeting
- February 25th – Board of Supervisors Meeting
- March 11th – Board of Supervisors Meeting

Board Work Tasks

Work tasks ranked by the Board in March 2024:

- 1) Workforce Housing Ordinance
- 2) Special Events Regulations – completed September 2025
- 3) Authorities dissolution
- 4) Home Occupation Regulations – completed June 2025
- 5) Attaining Bee City USA status

Helpful Links

[Code of Patton Township](#) – the official laws of Patton Township including Zoning (Chapter 175) and Subdivision and Land Development (Chapter 153) regulations

[Second Class Township Code](#) – state law establishing our form of government and authorizing the Board of Supervisors to act on included matters

[Municipalities Planning Code](#) – state law underpinning the local use of zoning and subdivision/land development regulations

[Sunshine Act
Records](#)

[Right-to-Know Law](#)

[Office of Open](#)