



PATTON TOWNSHIP
100 PATTON PLAZA
STATE COLLEGE, PENNSYLVANIA 16803

BOARD OF SUPERVISORS
BOARD MEETING ROOM
PATTON TOWNSHIP MUNICIPAL BUILDING

February 25, 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/89929403022>

Meeting ID: 899 2940 3022 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**

(1) Rail Passenger Study Survey– This survey is part of a study by Penn State University in collaboration with Centre County Metropolitan Planning Organization (CCMPO) aimed at understanding how people in the region travel to major nearby cities and whether they would be open to make that trip by rail if there would be an improved regional rail service. Residents are encouraged to take the survey.

The survey can be found here:

[https://urldefense.com/v3/_https://railsurveyv1.sawtoothsoftware.com/_;!!MOYiwaabr0JGkg!AFfUFLBAijsqs3YaYDRp6eR4zhIrCe0RxA4_wmgDqa4-s05ZMhGQ-pxZl-yzScC7XAEj_M_MD8icQ_uDa33RmqfD\\$](https://urldefense.com/v3/_https://railsurveyv1.sawtoothsoftware.com/_;!!MOYiwaabr0JGkg!AFfUFLBAijsqs3YaYDRp6eR4zhIrCe0RxA4_wmgDqa4-s05ZMhGQ-pxZl-yzScC7XAEj_M_MD8icQ_uDa33RmqfD$)

- 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. Public Hearing for Park Forest Middle School Conditional Use Application:

On August 19, 2025, ELA Group, Inc., on behalf of the State College Area School District (SCASD), submitted a Conditional Use Application for a school use at 207 Little Lion Drive (Tax Parcel No. 18-003-061A-0000). The subject property contains approximately 18.56 acres and is zoned Rural Residence (R-1). Patton Township received time extensions for review of the conditional use application on September 29, 2025, and November 21, 2025.

The proposed development consists of a three-story middle school building containing approximately 278,000 gross square feet. The proposal includes 384 on-site parking spaces at the new school and 68 off-site parking spaces at the existing middle school property (TP: 18-016-258-0000). A school use is permitted in the R-1 Zoning District subject to conditional use approval and compliance with applicable zoning standards, including the buffer yard requirements of §425-46A.

A conditional use is a land use that is permitted within a zoning district and subject to additional review and standards to ensure compliance with the zoning ordinance and protection of the public health, safety, and welfare. Approval of a conditional use does not constitute approval of a zoning permit or land development plan, but rather represents a required step in the overall development review process for the proposed Park Forest Middle School.

The Patton Township Planning Commission reviewed the conditional use application at its February 2, 2026, meeting. Following its review, the Planning Commission did not recommend approval of the application to the Board of Supervisors with a (3-2) vote. The Planning Commission expressed concerns related to pedestrian safety along Valley Vista Drive and the status of a Traffic Impact Study (TIS) to be submitted as part of the associated land development plan.

Staff informed the Planning Commission that the land development plan will not be acted on until the TIS is reviewed and approved by the Township’s Traffic Engineer. Additionally, pursuant to Article VI (Zoning), Section 603(c) of the Pennsylvania

Municipalities Planning Code (MPC), the governing body may attach reasonable conditions and safeguards to a conditional use approval, other than those related to off-site transportation improvements, in addition to those expressed in the zoning ordinance, as it deems necessary to implement the purposes of the MPC and the zoning ordinance. Transportation-related matters, including traffic improvements and signalization, are addressed through the land development review process and are evaluated in conjunction with the required Traffic Impact Study.

Provided in the agenda materials are Findings of Fact and supporting exhibits prepared by Staff. Staff recommends the following conditions be attached to any conditional use approval. These conditions are intended to protect the public health, safety and welfare and are reasonably related to the proposed use:

- (1) The land development plan shall not be recorded until a Traffic Impact Study (TIS), resulting from the required signal warrants analysis, has been completed and reviewed to the satisfaction of Patton Township.
- (2) No certificate of occupancy shall be issued for the proposed school until all required traffic-related improvements identified through the TIS have been fully constructed, installed, and inspected to the satisfaction of Patton Township.
- (3) Throughout construction and during occupancy of the site, pedestrian and vehicular access to Circleville Park shall be maintained in a manner acceptable to the Township.
- (4) During construction, the applicant shall install and maintain protective fencing along the Haugh Tract (Tax Parcel No. 18-003-061-0000), which is deed-restricted. This area shall not be disturbed during construction or occupancy.
- (5) Prior to final plan approval, the applicant shall provide a shared parking agreement for the use of parking spaces located at the existing middle school site (Tax Parcel No. 18-016-258-0000). The agreement shall:
 - (a) Preserve the availability of off-site parking for use associated with the new Park Forest Middle School (Tax Parcel No. 18-003-061A-0000);
 - (b) Include provisions addressing the long-term use, maintenance and access to the off-site parking; and
 - (c) Include the use of the proposed pedestrian sidewalk connection between the existing school parking area and Valley Vista Drive. This sidewalk shall be maintained and adequately lit for the duration of time that the off-site parking is utilized.

- (d) In the event that the off-site parking at the existing middle school site (TP: 18-016-258-0000) is eliminated or otherwise made unavailable, the applicant shall provide equivalent replacement parking on the Park Forest Middle School property (TP: 18-003-061A-0000) and shall comply with Township ordinances
- (6) The applicant proposes approximately 481,085 square feet of impervious coverage, resulting in a total impervious coverage of approximately 59.68% on Tax Parcel No. 18-003-061A-0000, which exceeds the 20% maximum impervious coverage permitted in the Rural Residence (R-1) Zoning District. The applicant shall fully mitigate the additional impervious coverage through the approved Stormwater Management Plan, to the satisfaction of Patton Township.
 - (a) The stormwater management plan for the Park Forest Middle School has been designed to prevent negative or potentially dangerous impacts to the community and school. The Township Stormwater Management Ordinance, which is based on the Spring Creek Act 167 Plan, requires that post-construction runoff be less in rate than pre-construction runoff. Mitigation of runoff volumes, maintenance of recharge volumes through infiltration, and provisions for water quality are all required through the ordinance.
 - (b) The Township's Stormwater Management Ordinance requirements will be met by a series of three underground infiltration facilities, and two above-ground infiltration basins which have been located and designed to provide stormwater discharge in ways very similar to the existing discharges in terms of location, volume, and discharge rates.
- (7) Prior to plan recordation, the applicant shall enter into a Developer's Agreement with Patton Township, in a form acceptable to the Township Solicitor.
- (8) A Declaration of Stormwater Access and Maintenance Easement (DSAME) shall be executed and recorded in the Office of the Recorder of Deeds of Centre County along with the plan recordation.

The Township's Zoning Ordinance and the Municipalities Planning Code require a public hearing on the application, and the Board must take action to approve or deny the application within 45 days following the hearing. As part of an approval, the Board may attach reasonable conditions and safeguards related to the conditional use standards detailed in the zoning ordinance.

The Board will conduct a public hearing on the application for a conditional use permit for the State College Area School District (SCASD) Park Forest Middle School. Chair Whitman will preside over the hearing. This evening, the Board is asked to direct the Township Manager to prepare a written decision for review and approval at the March 11th Regular Meeting.

Action Items:

(1) The Chair should open the public hearing on the conditional use request for the Park Forest Middle School project.

(2) If the Board is comfortable with the proposed conditions, **a motion can be made to close the public hearing and direct the Township Manager to present Findings of Facts and a written decision to the Board for consideration at the March 11, 2026 regular meeting.**

(3) If the Board would like time for more discussion on this item, **a motion can be made to continue the public hearing until the March 11, 2026 meeting.**

b. Park Forest Middle School Lot Consolidation Plan:

Provided in the agenda is the Park Forest Middle School Lot Consolidation plan for parcels owned by the State College Area School District (SCASD), identified as TP: 18-003-,061A,0000- and TP: 18-016-,259B,0000-. The properties are located at the future Park Forest Middle School site. Parcel 18-003-,061A,0000- contains approximately 18.56 acres and is zoned R1–Rural Residence. Parcel 18-016-,259B,0000- contains approximately 7.40 acres and is zoned R3–Medium Density Residence. The plan proposes to consolidate both tracts into a single parcel totaling approximately 25.96 acres.

The lot consolidation does not alter the underlying zoning boundaries; therefore, the resulting parcel will continue to include areas within both the R1 and R3 zoning districts. Since no new development is proposed as part of this plan, it is able to proceed to approval. There has been a land development plan submitted for the site that is currently being reviewed by staff. These will be considered by Planning Commission and the Board of Supervisors at a future meeting once all conditions and staff review comments have been met.

The Planning Commission reviewed the lot consolidation plan at their meeting on February 2nd. They recommend conditional approval of the plan. Staff also recommends conditional approval of the Park Forest Middle School Lot Consolidation Plan subject to the Township Staff comment letter, dated August 21, 2025.

If the Board is comfortable with the recommendation, a motion can be made to approve the Park Forest Middle School Lot Consolidation plan subject to the Township Staff comment letter, dated August 21, 2025.

c. Traffic Calming Study for Valley Vista Drive:

Valley Vista Drive was designated as a local limited access highway by the Board of Supervisors in the 1980s. The intent at the time was that Valley Vista would someday become a four lane connection from Business Route 322 (North Atherton Street) to Route 26/College Avenue. At the time this was discussed, there was no Interstate 99.

In the ensuing years, Interstate 99 was built and plans along the Ferguson Township section of the connector (Science Park Road) changed. That section of road has more traffic signals and is narrowed in locations. The plans for the connector from Business Route 322 to Route 26 were abandoned in the 1990s.

Because of its limited access designation, the road has very few traffic signals. It also has known speeding issues and is a challenge for pedestrians and bicyclists to navigate.

As the Township has been reviewing the plans for the Park Forest Middle School, it became clear that traffic calming measures need to be further considered along the Valley Vista Drive corridor. Staff reached out to our traffic engineer, McCormick Taylor, to get a proposal to perform a traffic calming study for the road. The study will look at speed reduction and enhanced safety measures for pedestrians and bicyclists from Amblewood Way to Devonshire Drive. The goal is to develop concepts that can eventually be implemented along the corridor.

McCormick Taylor is proposing a cost of \$16,870 to complete the study. The Township has reached out to the State College Area School District to ask if they would consider sharing in the cost of the study. The School Board will consider the proposal at their meeting on March 2nd.

If the Board is comfortable with moving forward with the traffic calming study, a motion can be made to accept the proposal from McCormick Taylor.

d. Request for Contribution to the Fly State College Fund:

Greg Scott, the president and CEO of the CBICC, reached out to the Township to ask that the Board consider supporting the Fly State College Fund with a contribution of \$10,000. Expanding and strengthening commercial air service at the State College Regional Airport is a critical economic development priority for Centre County and the Centre Region. Reliable and expanded air access directly impacts business retention and recruitment, university connectivity, visitor activity, and our region's overall competitiveness.

Since launching the Air Service Alliance late last year, we have made meaningful progress:

- We have met with five airlines to present updated demand data and make a compelling business case for expanded service.

- The Fly State College Fund now includes 25 contributors with pledges totaling more than \$140,000.
- American and United have recently announced additional flights to existing destinations beginning this spring.
- Airlines have initiated follow-up discussions with us regarding potential new routes to our priority markets (Charlotte, Florida, and Detroit).

We are currently in active discussions with carriers, and this is a particularly important window of opportunity. Airlines evaluate not only passenger data, but also demonstrated financial and community support when making service decisions. Strengthening the Fund now, while conversations are ongoing, materially improves our ability to secure additional routes and expanded service. For that reason, increasing commitments in the near term is critical.

We are requesting a contribution from each municipality in the Centre Region to help reinforce this regional effort. A visible commitment from the Township would send a strong signal that the Centre Region is unified, aligned, and serious about enhancing air service.

Mr. Scott will be present to discuss the request and to answer any questions the Board may have.

Discussion item. If the Board wishes to contribute to the Fly State College Fund, a motion can be made to make that contribution at whatever level the Board is comfortable with.

4. PUBLIC SAFETY:

a. 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. Habitat Management Agreement for the Pa Game Commission's 400 Areas Program for the Gray's Woods Preserve:

Since October 2023, the Patton Township Open Space Stewardship Committee (OSSC) has been in discussions with the Pennsylvania Game Commission (PGC) regarding

Patton Township entering into a Habitat Management Agreement for the PGCs 400 Areas Program for the Gray's Woods Preserve. By enrolling in the PGCs 400 Areas Program, it will financially support implementation of the management recommendations set forth in the Conservation Plan for the Gray's Woods Preserve and possibly other recommendations in the future. The PGC will be implementing the same habitat management practices in the State Game Lands that are in very close proximity to the Gray's Woods Preserve and expressed willingness to collaborate with the Township through the program. Enrolling in the program will also provide the Township with additional technical assistance and financial assistance to implement forest management plan recommendations.

As the property boundary between the Gray's Woods Park and the Gray's Woods Preserve was complicated, Township staff contacted Keller Engineers to do a Lot Line Adjustment Plan that would smooth the boundary lines between the two Township properties. The Lot Line Adjustment Plan was reviewed and approved by the Board of Supervisors on December 10, 2025.

The Township Solicitor reviewed the draft agreement in 2024 and provided redlines that were forward to the PGC and were implemented after review from their legal team.

At their February 19, 2026 meeting, the OSSC recommended approval of forwarding the final draft of the Habitat Management Agreement to the Board of Supervisors for approval. Attached is the final draft of the Habitat Management Agreement which includes the recorded Lot Line Adjustment Plan.

If the Board is comfortable with the recommendation from OSSC, a motion can be made to approve entering into the Habitat Management Agreement for the PA Game Commission's 400 Areas program for the Gray's Woods Preserve.

b. Identify the Best Governing Documents for the CRPR Authority to Achieve Its Mission/Purpose – Intergovernmental Relationship Agreement:

The Parks and Recreation Governance Special Committee has completed a final review of the draft Intergovernmental Relationship Agreement, which is made to be entered into by and between the Centre Region Parks and Recreation Authority, the Centre Region Parks and Recreation Agency, the Centre Region Council of Governments, and the Centre Region Municipalities.

The agreement outlines roles and responsibilities and is intended to formalize the relationship and cooperation among the Parties to coordinate and manage parks, recreation, and related services in the Centre Region.

The agreement was forwarded to the participating municipalities for review and comment by March 18th.

The Recreation Advisory Committee reviewed the agreement at their January meeting. They did not have any comments on the draft.

The Board should review the draft and provide any comments they have to Staff.

This items is for discussion. Staff will forward any comments to the COG on the draft agreement.

6. PLANNING & ZONING:

a. Planning Commission Report:

Staff will update the Board on the Planning Commission's February activities.

7. ADMINISTRATION:

a. Allegheny Strategy Partners Proposal:

Over the past year, the Centre Region municipal managers have been meeting with Allegheny Strategy Partners (ASP) to discuss the potential development of legislative and policy proposals aimed at recovering municipal costs associated with high-volume visitation to the area. The group has been discussing how it can work with the legislature to provide additional funding sources related to tourism, which would help to diversify our revenue stream and, hopefully, lessen our reliance on property taxes to fund operating costs.

ASP is proposing a 6-month work plan to develop a "Regional Local Government Revenue Innovation and Sustainability Plan." Development of this plan is divided into four phases, including stakeholder engagement, culminating in the development of a regional policy and legislative framework. A copy of the proposal is included with the agenda.

At the end of the six month process, the feasibility of continuing on for additional legislative action will be evaluated. A new proposal will be sought from ASP if there is support to move forward.

This is proposed as a multi-municipal effort with State College Borough, Ferguson Township and College Township being identified as possible partners. Harris Township elected not to participate in this process. The cost of the work is \$5,000 per month for six months, which will be split between the partners based on the percentage of liquor licenses in each municipality. Patton Township has 23 licenses, for a total of \$6,900 for the six month period. Our amount of the project could change if other partners choose not to participate.

Staff supports this project as it is part of our larger goal of finding new ways to raise

revenues and cover operating costs.

The Board should discuss the proposal and decide how it wishes to proceed.

If the Board is supportive of moving forward, a motion can be made to accept Allegheny Strategy Partners Proposal and to enter into an agreement for the Regional Local Government Revenue Innovation and Sustainability Plan.

b. Pennsylvania Economy League Local Government Initiative Lab:

The Pennsylvania Economy League (PEL), a nonprofit, nonpartisan public policy organization, launched the Local Government Innovation Lab, a new statewide initiative designed to help Pennsylvania's local governments and communities tackle fiscal, operational, and policy challenges through applied research, technical assistance, policy analysis, and data-driven innovation.

The Innovation Lab will serve as a nonpartisan hub for local problem-solving that will give municipalities, school districts, authorities, nonprofits, and community organizations access to research, tools, and expertise that promote sustainable local governance, fiscal stability, and evidence-based decision-making. The Lab also aims to foster collaboration among local officials, civic leaders, and academic partners to strengthen Pennsylvania's communities from within.

Up to two projects will be selected from each of the five regions across the state. Projects will be completed throughout the year, culminating in a celebration of progress in late 2026.

Selected partners will work with PEL to develop a customized work plan and deliverables aimed at long-term sustainability. Each partnership will also help train the next generation of local policymakers through student research and applied learning opportunities at the undergraduate and graduate levels.

After discussing possible revenue options, including adding an amusement tax, during the 2026 budget process, the Township Manager applied for technical assistance through the Local Government Innovation Lab to help us evaluate if an amusement tax is a good option for the Township.

We were notified at the end of January that our application was selected. The Township Manager and the Assistant Township Manager for Finance and Administration will meet with representatives from PEL on February 26th to discuss the project, the timeline and next steps.

We are very appreciative of the free technical assistance and will continue to keep the Board updated as work begins.

This item is for discussion only. No action is needed on this item.

c. Strategies for Justice Symposium Sponsorship:

Strategies for Justice will hold a symposium on April 2nd. The symposium is entitled, “Examining the Criminalization of Immigrants in America.” Terry Watson, the organizer of the event, reached out to see if the Township would like to be a sponsor in 2026. The Township contributed \$1,000 in 2025. Sponsorship opportunities range from \$500 to \$5000. More information can be found here:

<https://www.strategiesjustice.com/sfj-symposium-sponsorship-page>

If the Board is comfortable with being a sponsor for this symposium, it should identify the sponsorship level it wishes to contribute at.

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**
 - 1) **2026 Ford Police Interceptor Utility Vehicle Purchase**
- b. **Public Works – no items**
- c. **Planning, & Zoning – no items**
- d. **Administration**
 - 1) **Minutes – January 28, 2026 and February 3, 2026 minutes**
 - 2) **January Voucher Report**

9. MANAGER'S REPORT:

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

- a. Administration:
 - (1) COG Fund Balance Policy
 - (2) Meeting Room Sound Issues
- b. Public Works:
 - (1) Capital Projects Update
 - (2) Public Works Operations Update
- c. Planning and Zoning:
 - (1) Attainable Housing Advisory Committee
 - (2) Short Term Rentals
- d. Parks:

(1) Gray's Woods Park Phase 2 Design

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 – February 5th

Public Safety Committee – Robb – February 10th

Finance Committee – Kruesi – February 12th – report enclosed

Executive Committee – Whitman – February 17th

Parks & Rec Governance – Chyczewski – January 28th – report enclosed

Climate Action and Sustainability Committee – Whitman

Parks Capital Committee – Magruder – February 19th

Emergency Management Council – Farkas

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 - Stuedler

f. Centre Region Solar Group – Pegher, Whitman Alt.

g. Centre County MPO Technical Committee – Erickson

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. ADJOURN

13. FOR YOUR INFORMATION

Upcoming Meetings:

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](#)