



**PATTON TOWNSHIP CENTRE
COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803

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BOARD OF SUPERVISORS

BOARD MEETING ROOM
PATTON TOWNSHIP MUNICIPAL BUILDING

May 25, 2022 **5:30 PM**

AGENDA

PLEASE NOTE: This meeting will be a hybrid, combining in-person and tele-conferencing.

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/86254850236>
Meeting ID: 862 5485 0236 **or Dial-up: 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.

If you are a member of the public and would like to provide comments during Item 2, Public Comments, or on a particular agenda item, please use the “raise hand” feature of the Zoom application. Please wait for the Chair to indicate that it is your opportunity to speak. Public comments will be limited to five minutes per person per item.

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.

a. **Announcements** – none

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

c. **Additions to the Posted Agenda** – the Chair will ask for additional items to be considered for this agenda. Please see attachment “Item 1c; Policy for Adding Items to Published Agendas in Accordance with Act 65 of 2021”

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 attachment’s icon or link. [Abode Reader](#) is available for free.

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.

No public comments have been received by email and/or voicemail since the last meeting.

3. PRESENTATIONS / PUBLIC HEARINGS

a. Ghaner Drive Parklet Encroachment

In mid-April the Township received a letter concerning an encroachment onto Township park property that lies behind the homes in the 200 block of Ghaner Drive (see Location Map -Item 3a.1). Township staff investigated and found an adjacent homeowner had placed a garden shed on the park property and created “home-made” recreational spaces for children. Staff then informed the homeowner, by letter, that all personal property must be removed from the public park property. A full chronology, as well as photos and other materials, is included with the agenda materials as Item 3a.2.

The homeowner who placed the materials on the park property has asked the Board (see Item 3a.3) to “reconsider requesting the removal of items and instead allow the children ... to continue to have their fun imaginary adventures in these woods know as part of the ‘parklet’.”

Due to issues of equity, safety and liability, staff continues to recommend that all personal property be removed from the public park as soon as possible.

As noted on the Timeline document (Item 3a.2 – May 18) the Township’s Insurance Agent advises removing the “improvements” and posting “Keep Out” signs as soon as practicable

As a compromise, the Manager suggests the following course of action:

- Direct the Recreation Advisory Committee to meet with the homeowner and other interested neighbors to review a range of options for this portion of the Ghaner Drive Parklet, from leaving as a natural area with no development to creating a plan for active play equipment.
- Based on this resident input provide a recommendation back to the Board of Supervisors.
- While the above is ongoing the Township should also:
 - If recommended by our liability insurance carrier and/or legal counsel, limit access to the area in question by posting large notices and/or installing fencing.
 - Engage an independent certified playground inspector to review the facilities placed/constructed by the homeowner and provide a recommendation on what, if any, changes would be required to make them safe for public use or if they should be removed.

3. PRESENTATIONS / PUBLIC HEARINGS

a. Ghaner Drive Parklet Encroachment

For this item the Board should

- Review the materials included/referenced in the agenda
- Receive a brief presentation from the Manager
- Receive a brief presentation from Ms. Mali
- Solicit additional information from staff or Ms. Mali
- Request public comments/questions
- Consider a course of action for this matter from the alternatives identified below or identify additional information required prior to making a decision.

The identified alternative courses of action include:

- Permit the Homeowner to maintain their personal property on the public park property (Ms. Mali's request)
- Instruct Homeowner to remove their personal property from the public park property within ____ days (Staff recommendation)
- Instruct Township staff to remove the personal property from the public park property within ____ days. (Insurance agent recommendation)
- Begin an interactive process with neighborhood residents and install signs and fence around the personal property on the public park property until deemed safe and appropriate by the Township or removed. (Manager's compromise position)

4. PUBLIC SAFETY – no items

5. PUBLIC WORKS OPERATIONS – no items

6. ENGINEERING, PLANNING & ZONING (EPZ)

a. Fees for Zoning Hearing Board Appeals

Fees for filing appeals with the Zoning Hearing Board (ZHB) have not been increase since 2010. In lieu of increasing fees in general, the EPZ staff are asking the Board to consider a different approach.

The Patton Township ZHB typically hears one to three appeals per year on matters that are generally of minor consequence outside the property in question. The expenses related to a ZHB case include charges for legal advertising, the ZHB Solicitor's fees, reproduction costs for hearing materials and staff time for the Zoning Officer (ZO) and Public Works Secretary. Depending on the nature of the case the Township Manager and/or Director of EPZ may also attend the hearing itself. The Solicitor's fees will run from \$1000 to \$3000 per hearing depending on the complexity of the matter.

Traditionally, the Township has generously subsidized most the of the costs for these hearings, only charging \$360 to the applicant for a Zoning or Sign Variance hearing. See attached Item 6a.1 from Township Fee Schedule.

EZP staff recommends the Township consider an approach more in line with neighboring townships who require a larger up-front deposit that covers most costs and then refunds the unused amount back to the applicant, such as (see Item 6a.2 also for additional detail):

Halfmoon Township -	\$2,500 deposit with refund of unused money
Ferguson Township -	\$500 for Appeals and Special Exceptions \$300 for Variances
College Township -	\$100 application fee and \$500 deposit

For this item the Board should:

- Review the materials included/referenced in the agenda
- Receive a brief presentation from the Director of EPZ
- Solicit additional information from staff
- Request public comments/questions
- Provide direction to staff on a potential fee increase for ZHB matters.

6. ENGINEERING, PLANNING & ZONING (Continued)

b. Stormwater Education Presentation

The Township's system of stormwater collection systems and detention basins is regulated by the Pennsylvania Department of Environmental Protection (DEP) in accordance with the federal Clean Water Act. Additionally, the Township is required to comply with the multi-state Chesapeake Bay Compact to reduce pollutants flowing to the bay.

The Director of Engineering, Planning, and Zoning/Township Engineer will provide a presentation on the stormwater permitting program as an element of our requirements for public outreach and public education.

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

7. ADMINISTRATION

a. Regional Solar Power Purchase Agreement Discussion

Patton Township has been working with a large group of regional agencies and municipalities towards implementing a large-scale solar power project to provide a renewable power source. At this time the group is seeking input from the participating members to complete the Request for Proposals(RFP) for the project. Please see the [May 11th Board agenda](#) for additional background information on this matter.

The agenda materials include a guidance memo from the Township's Director of Finance and Administration (Item 7a.1) and the presentation slides from the May 11th meeting (Item 7a.2).

The Director of Finance and Administration did follow-up with the State College Area School District who have approved a range of 60% to 85% to be included in the RFP. The School Directors identified the risks of being tied to a long term (20-25 years) fixed price contract that may be "out-performed" by the general market or new technology, as reasons to stay under a 100% commitment.

The Director of Finance and Administration recommends that Patton Township include a 50% to 90% range of participation in the RFP.

7. ADMINISTRATION (Continued)

a. Regional Solar Power Purchase Agreement Discussion (Continued)

For this item the Board should:

Review the materials included/referenced in the agenda
Receive a brief presentation from the Director of Finance and Administration
Solicit additional information from Staff
Solicit public comments/questions
Discuss the matter and come to consensus on questions shown on attachment
Item 7a.3

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 Operations – no items**
- c. Engineering, Planning, & Zoning – no items**
- d. Administration**
 - 1) Minutes April 13, 2022**
- e. Proclamations – no items**

9. MANAGER'S REPORT

The Manager will report on current matters, including:

- a. Correspondence (enclosed)
 - [1] Recycling Works Fact Sheet (Dept. of Environmental Protection)
 - [2] PSATS 2022 Legislative Priorities
- b. Announcements
 - [1] Food Waste Drop-Off Pilot Program
 - [2] Summer Trash Schedule – 6 am start Memorial Day to Labor Day
- c. Upcoming Events
 - [1] Township Office Schedule
 - May 30 – Memorial Day, Office Closed
 - July 4 – Independence Day, Office Closed
 - [2] Late June – New Township Website goes live!!

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 (click on [highlighted link](#) to access agenda)

[Finance](#), May 12 – Trevino – report attached -Item 10a.1

[Parks Capital](#), May 12 – Magruder

[Executive](#), May 18 – Robb

Parks Governance, May 25 -- Trevino

Future Meetings:

Human Resources, June 6 – Magruder

Land Use and Comm. Infrastructure, June 12 – Abrams

Facilities, June 7 – Whitman

Finance, June 9 – Trevino

Climate Action & Sustainability, June 13 – Whitman

Public Safety, June 14 – Robb

Executive, June 21 – Robb

Parks Governance, Jun3 22 - Trevino

- b. State College Borough Water Authority, April 21 (3rd Thursday) – report enclosed
c. Centre Area Cable Consortium, as needed – Trevino (did not meet)
d. Spring Creek Watershed Commission, May 18 – Mason
e. Centre County Metropolitan Planning Org. – June 28, Abrams, Robb Alt.
f. Centre County Airport Authority, (4th Thursday)
g. Solar Power Purchase Working Group, May 25 – Whitman, Pegher Alt.

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

12. ADJOURN

13. (reserved)

14.FOR YOUR INFORMATION

Enclosed: 14.1 PSATS Adopted Resolutions

Upcoming Meetings:

Wed., June 15	Board of Supervisors
Mon., June 27	General Forum
Wed., July 20	Board of Supervisors
Mon., July 25	General Forum
Wed., August 17	Board of Supervisors
Mon., August 22	General Forum

Pending Board Work Tasks

And tentatively ranked the tasks in this order with relative score (0-15);

1. Regulation of Single Use Plastics (i.e Bags, straws)	13
2. Regulating Special Events on Public Property	11
3. Open Space Preservation Options	9
4. Home Occupations – potential change by Ord. (2-no)	8
5. Stargazing Permits for Individuals (2-no)	7
6. Authorities dissolution	7