



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION
REGULAR/ORGANIZATIONAL MEETING
AND WORK SESSION AGENDA
JANUARY 13, 2014
Board Meeting Room
Municipal Building
7:30 PM**

1. CALL TO ORDER

Commission members should consider the addition or deletion of agenda items at this time.

2. ORGANIZATION

As this is the first meeting of 2014, the Planning Commission should undertake the following organizational actions:

- a. Election of Officers: The Commission should elect a Chair, Vice-Chair, Secretary, and Alternative Secretary. In 2013, these positions were filled as follows.
 - i. Chair: Jeff Hermann
 - ii. Vice-Chair: Jeff Kokoskie
 - iii. Secretary: John O'Neill
 - iv. Alternative Secretary: Sharon Bressler

- b. Meeting Dates: This evening, the Patton Township Planning Commission must approve a schedule of its regular meetings and work sessions for the 2014 calendar year, so that these meetings may be advertised to the general public as required by law. The following table contains a schedule of meeting dates, developed by staff, which adheres as closely as is possible to the Commission's tradition of meeting on the first and second Mondays of each month. The Commission may adopt this schedule if it chooses. The location for each meeting will be advertised as the meeting room of the Patton Township Building, and the starting times will be advertised as 7:30 PM.

2. **ORGANIZATION (CONT)**

REGULAR MEETING	WORK SESSION
January 13, 2014	
February 3, 2014	February 10, 2014
March 3, 2014	March 10, 2014
April 7, 2014	April 14, 2014
May 5, 2014	May 12, 2014
June 2, 2014	June 9, 2014
July 7, 2014	July 14, 2014
August 4, 2014	August 11, 2014
September 8, 2014 (1)	September 15, 2014
October 6, 2014	October 13, 2014
November 3, 2014	November 10, 2014
December 1, 2014	December 8, 2014
January 12, 2015 (2)	
(1) Second Monday due to Labor Day Holiday	(2) Organizational Meeting for 2015

- c. Selection of Representative to the Centre Regional Planning Commission
In 2013, Kate Domico served as the primary representative and Sharon Bressler was the alternate representative to the CRPC. This evening, the Commission should determine its representatives for 2014.

3. **APPROVAL OF MINUTES**

Minutes from the Patton Township Planning Commission's December 2, 2013 combined regular meeting and work session are included with this evening's agenda for review, potential edits, and approval. Please note that there were no agenda items for the regular meeting.

4. **PUBLIC COMMENTS**

Residents and property owners may address the Commission on issues of interest to the Township. Comments related to specific agenda items should be deferred until that point in the meeting.

5. **VILLAGE AT PENN STATE – CONTINUING CARE RETIREMENT COMMUNITIES (CCRC) PHASE 2 – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

The Liberty Lutheran Housing Development Corporation has submitted a Preliminary/Final Land Development Plan for Phase 2 of 5 of the Continuing Care Retirement Communities (CCRC) in the Village at Penn State. The CCRC is located on an approximately 50 acre parcel in the University Airport District (UPD).

Phase 1 of this project was constructed in 2003 and consisted of 12 cottages, 138 apartments, 36 skilled care units, a commons building, parking and two stormwater basins. Phase 2 consists of the construction of an 8,500 square foot building for 12 personal care units, a recreational facility for CCRC members and guests, the extension of the private portion of Presidents Drive up to the existing Commons Building, 12 paved parking stalls and the extension of a public bike path to the Bellefonte Central Rail Trail.

Stormwater flows from the proposed construction will be managed by two existing detention ponds constructed in Phase 1. The stormwater management plan approved in Phase 1 accounted for full build out of the entire CCRC site.

The site amenities of Phase 2 consist of the construction of Palmer Park (flat green lawn areas to be used passively and as small putting greens, a series of interconnected walking paths and a 10 foot gravel bikepath. The proposed 10 foot bikepath shall be completed by August 2014.

Parking requirements for Phase 1 and 2 consists of 365 spaces required. The 12 spaces included in Phase 2 will provide a total of 300 spaces to date. Patton Township approved a parking waiver in Phase 1 to allow for a reduction in parking provided that an area is reserved for future parking if required. This area continues to be reserved for that purpose and is shown in the southern portion of the site.

Included with this evening's agenda packet are the following items:

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

Staff has reviewed this plan and prepared a comment letter. After reviewing the developer's responses to the comments and marking up the original comment letter, staff makes the following recommendation:

Recommendation:

Staff recommends that the following be considered:

1. Approve the plan with the following conditions in addition to any other conditions:
 - a. Completion of all items noted on staff's marked up comment letter.

The Planning Commission recommendation and any comments will be forwarded to the Board of Supervisors for their consideration during the January 22 meeting.

6. STATUS REPORT ON PENDING ITEMS

- A) Actions taken by the Patton Township Board of Supervisors at their December 11, 2013 and January 6, 2014 meetings:
 1. Approval of revisions to the Temporary Use Permitting Standards.
 2. Adopted the 2014-2018 Capital Improvement Plan and the 2014 Budget.

3. Approval of the Reformatting Article IV, Planned Community District, and Article V, Conservation District of Chapter 175, Zoning of the Patton Township Code.
 4. Approval of the requirement for GPS Reference Points on Plan Submissions.
- B) Pending Commission Work Tasks:
- Mixed-Use Draft Regulations (Draft forwarded to Board of Supervisors)
 - Cul-de-sac Design Standards Review
 - Temporary Use Regulations
 - Conditional Use Review
 - Interpretation Guidance Manual
 - Family Burial Plots: Ordinance
 - Telecommunications Facilities: Reformatting
- C) The submission deadline for the February 3, 2014 Planning Commission meeting was Tuesday, January 2, 2014. No plans have been received.

7. REPORTS

8. OTHER BUSINESS

9. ADJOURN

FOR YOUR INFORMATION

- A. Development Update
- B. BOS Representatives:
A sign-up sheet will be passed around for Planning Commission members to sign up for 2014 Board meetings.

10. CALL TO ORDER - WORK SESSION

11. PUBLIC COMMENTS

12. PROPOSAL FOR NEW USE ON PORTION OF THE NR-2 (NATURAL RESOURCE AND RECYCLING) ZONE

The NR-2 District is a single 73.5 acre parcel also known as the Old Borough Dump and owned by State College Borough. The parcel is bounded by I-99, the Colonnade, the Otto's/Fairfield Inn site and Hawbaker Industrial Park. For many years the Borough has operated a leaf composting operation on the parcel where we take the leaves collected in Patton Township for processing. Under the parcel's former designation as NR-1 (Natural Resources District.) the composting operation was a legal but non-conforming use.

In 2006 the Township developed a new zoning district, NR-2, and rezoned this parcel. The proposal was made to address the following issues (from the July 2006 meeting minutes):

- To align our zoning regulations with the present and continuing use of a portion of the property for composting municipally collected leaves.
- To provide an opportunity for using a portion of the property for an additional recycling activity, namely converting waste concrete and asphalt into a usable gravel or aggregate product.

In 2008 the Borough of State College entered into an agreement with Glenn O. Hawbaker, Inc. (GOH), to operate a construction debris (e.g. waste concrete, asphalt and masonry) recycling center and in 2009 the Township amended the NR-2 regulations to accommodate such a use by reducing the open space requirement from 70% to 60%. The land development plan for the Hawbaker Recycling Center was also approved by the Township in 2009.

Glenn O. Hawbaker, Inc., with the concurrence of State College Borough, now requests that the Township consider an additional use for a portion of the property. Please refer to the request letter and attachments included with the agenda materials. They propose using approximately 3.5 acres that had been designated for recycling operations as an equipment storage area for Best Line Equipment which operates in the Hawbaker Industrial Park immediately adjacent to the area proposed for the new use.

This item was presented at the January 6, 2014 Board of Supervisors meeting and was referred to the Planning Commission for review and consideration.

Included in your agenda is a copy of the following:

- November 2013 Request Letter from Glenn O. Hawbaker, Inc.
- Plan showing area under consideration
- 2008 Land Development Plan for the Hawbaker Recycling Center

13. CONDITIONAL USE REVIEW FOR THE A1 ZONING DISTRICT

One of the items identified as a work task for 2013 was a review of the existing conditional uses of the Township. Conditional uses are a class of uses for which additional regulatory controls are in effect beyond those of permitted uses. The Pennsylvania Municipalities Planning Code provides the legal basis for regulating conditional uses as such.

A benefit of the conditional use review and approval process is that it affords the Township the ability to carefully review and consider aspects of a particular use that may not be easily regulated through standard processes and existing regulations. However, the conditional use designation should also be reserved for only those uses that most necessitate the additional review process in order to not overly burden the approval process for uses and development plans that are more suitable to standard review.

Although this project is for the purpose of analyzing conditional uses with respect to Patton Township's existing zoning regulations, it is similar to an ongoing regional review

of all the zoning districts of all of the municipalities of the Centre Region. Although the regional zoning analysis is restricted to zoning districts with land area outside the Regional Growth Boundary (RGB) and is from the perspective of consistency of zoning regulations to the growth objectives of the Comprehensive Plan and the RGB, the results of the study are completed and it is expected that a draft report will soon be ready for regional review. Therefore, it is an appropriate time to also consider the township conditional uses in the context of the existing zoning.

Staff had previously provided an initial draft of a report with analysis and recommendations. With the transition of planning tasks to an interim planner and the amount of information to be reviewed staff felt that reviewing the conditional use information by zoning district would be more manageable.

For tonight's meeting, staff will continue the discussion of uses in the A1 Zoning District. To assist in this process staff has prepared a matrix of the conditional uses that are currently allowed in the A1 Zoning District. This matrix also includes the suggestions, recommendations, and other items that were discussed by the Planning Commission at the December 2, 2013 meeting. The Planning Commission will be asked to provide feedback and direction to planning staff related to the proposed changes to the conditional uses in the A1 Zoning District based on the information included in the matrix. The matrix is included with the agenda.