

REGULAR MEETING / WORK SESSION

1. CALL TO ORDER – REGULAR/ORGANIZATIONAL MEETING

The January 13, 2014 Regular meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, Kate Domico, and Bill Steudler also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; Eric Vorwald, CRPA Planner; and Nicole Harter, Public Works Secretary. The audience included John Sepp, Penn Terra Engineering; Charlie Campbell, Glenn O. Hawbaker, Inc.; Residents James Voigt, Bill Newton, John Bigham, and Beth McCollum.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. ORGANIZATION

Election of Officers: Mr. Jeff Kokoskie made a motion to re-appoint the officers as those in 2013 as follows:

Chair:	Mr. Jeff Hermann
Vice-Chair:	Mr. Jeff Kokoskie
Secretary:	Mr. John O’Neill
Alternate Secretary:	Ms. Sharon Bressler

The motion was seconded by Mr. Bill Steudler. The motion passed with a 5-0 vote.

Meeting Dates: The Planning Commission reviewed the following meeting dates.

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

Mr. Jeff Kokoskie made a motion to approve the 2014 meeting dates as noted. The motion was seconded by Ms. Kate Domico. The motion passed with a 5-0 vote.

3. **ORGANIZATION (CONT.)**

Mr. Jeff Hermann made a motion to appoint Ms. Kate Domico as the primary representative and Ms. Sharon Bressler as the alternate representative for the Centre Regional Planning Commission. The motion was seconded by Mr. Jeff Kokoskie. The motion passed with a 5-0 vote.

4. **APPROVAL OF MINUTES**

Meeting minutes from the December 2, 2013 combined Regular Meeting and Work Session Meeting were brought before the Planning Commission for approval.

Ms. Kate Domico made a motion to approve the meeting minutes as submitted. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 5-0.

5. **PUBLIC COMMENTS**

There were no public comments at this point in the meeting.

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

Mr. Brent Brubaker introduced that 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 approximate 50 acre parcel in the University Planned 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 bike path. The proposed 10-foot bike path 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.

Township Staff has reviewed the Plan and prepared a comment letter. Upon receipt of the developer's responses, the Township Staff finds that the Plan meets all Township regulations with the condition of minor/technical items noted on the Staff's marked up comment letter.

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

Mr. John Sepp, Penn Terra Engineering, was present to address any comments, questions, or concerns from the Planning Commission and the public.

Mr. Sepp requested that the completion of the bike path not be completed as noted for August 2014. He asked if the completion of the bike path be tied to occupancy of the new building.

Resident Mr. John Bigham, expressed concern for construction traffic and speeding. Mr. Sepp noted that with the size of the construction, it would not generate a large amount of traffic. Mr. Doug Erickson asked it would be possible to use the gated road for construction traffic. Mr. Erickson noted that the Township is not opposed to using the road and encourages that it be used.

Resident Mr. James Voigt, questioned the completion of the bike path that was to be S & A Homes responsibility to finish, but had not. Mr. Erickson noted that the path was extended from where it ended to what is now The Grove property. Mr. Voigt also noted that someone has been driving on the path and it is developing ruts. Mr. Voigt asked for Mr. Erickson to look into this.

Mr. Jeff Kokoskie made a motion to approve the Land Development Plan, upon completion of minor/technical items as noted on the Staff's comment letter, revising the completion of bike path to when the Certificate of Occupancy is received, and using the gated road for construction traffic. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 5-0.

7. **STATUS ON PENDING ITEMS**

There were no comments from the Planning Commission on the pending work task items.

8. **REPORTS**

No additional reports were given.

9. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

10. **ADJOURN – REGULAR/ORGANIZATIONAL MEETING**

The meeting was adjourned at 7:46 PM.

11. **CALL TO ORDER – WORK SESSION**

The January 13, 2014 Work Session Meeting was called to order at 7:46 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, Kate Domico, and Bill Steudler also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; Eric Vorwald, CRPA Planner; and Nicole Harter, Public Works Secretary. The audience included Charlie Campbell, Glenn O. Hawbaker, Inc.

12. **PUBLIC COMMENTS**

There were no public comments at this point in the meeting.

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

Mr. Doug Erickson noted that 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. 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.

Mr. Charlie Campbell, Glenn O. Hawbaker, Inc., was present to address any questions, comments, or concerns from the Planning Commission.

Mr. Campbell noted that this proposal would not allow any thru traffic and they will have the vegetated buffers maintained to be able to screen the property.

The Planning Commission was in favor of the proposal.

14. **CONDITIONAL USE REVIEW FOR THE A-1 ZONING DISTRICT**

Mr. Eric Vorwald noted that 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.

14. **CONDITIONAL USE REVIEW FOR THE A-1 ZONING DISTRICT (cont.)**

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 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.

The Planning Commission continued its review, by reviewing a matrix provided by Mr. Vorwald of the Conditional Uses of the A-1 District from the December 2, 2013 meeting with the Planning Commissions' and Staff's revisions.

15. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 8:25 PM.