

**REGULAR MEETING**

**1. CALL TO ORDER – REGULAR MEETING**

The April 7, 2014 Regular meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, John O'Neill, Paul Silvis, 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 Ann Yost, YSM; Susan Wheeler, Patton Township Public Works Project Manager; Chris Hurley, RAC member; Greg Turner, RAC member; Ann Taylor, RAC member; Dave Palmer, S & A Homes; Bob Poole, Pinnacle Development; John Sepp, Penn Terra Engineering; and residents, Chuck Seighman, Don Kiel, Bob Carline, Gerald Mahan, Chad Horne, and Michael Lee.

**2. ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

**3. APPROVAL OF MINUTES**

Meeting minutes from the March 10, 2014 combined Regular Meeting and Work Session Meeting were brought before the Planning Commission for approval.

Mr. Paul Silvis made a motion to approve the meeting minutes as submitted. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 7-0.

**4. PUBLIC COMMENTS**

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

**5. TEMPORARY USE PERMIT: WALMART - TENT**

Mr. Brent Brubaker noted that the Township has received a request from the Walmart store located at 1665 North Atherton Street. The permit is for a proposed bulk merchandise sales event to be conducted from July 1, 2014 to September 29, 2014.

Walmart proposes to construct a tent to the left of the general merchandise entrance in a large paved area as shown on their picture provided. The tent is 30' x 40' in size and will be used to sell bulk merchandise during the back to college season. The area where the tent will be located is 54' x 55' wide. Entrance to and from the tent will be from the front only.

There is no need for additional parking or additional lighting. Normal traffic patterns will not be affected by the location of the tent. The event has been conducted at this same location for the past several years.

Permits for similar sales have been provided by Patton Township in past years without any problems, thus Township Staff recommends approval.

Mr. Jeff Kokoskie made a motion to recommend approval of the Temporary Use Permit. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 7-0.

6. **TEMPORARY USE PERMIT: WALMART – STORAGE CONTAINERS**

Mr. Brent Brubaker noted that the Township has received a request from the Walmart store located at 1665 North Atherton Street. The permit is for bulk storage containers associated with the above proposed bulk merchandise sales event. The storage containers will be on site from July 1, 2014 to September 29, 2014.

The location of the containers would be to the left of the main building in an area behind the lawn and garden department in the grass and dirt area next to the parking lot. The containers will be enclosed within a mesh fence.

There is no need for additional parking or additional lighting. Normal traffic patterns will not be affected by the location of the containers. The containers have been approved in conjunction with the sales event for the past several years.

Permits for similar sales have been provided by Patton Township in past years without any problems, thus Township Staff recommends approval.

Mr. Paul Silvis made a motion to recommend approval of the Temporary Use Permit. The motion was seconded by Mr. Jeff Kokoskie. The motion passed with a vote of 7-0.

7. **GRAY'S WOODS PARK MASTER PLAN**

Mr. Doug Erickson noted that over the past year and a half, the Patton Township Recreation Advisory Committee (RAC), YSM Landscape Architects, and Staff have been working together on the Gray's Woods Park Master Plan. This Master Plan provides a vision of the 43-acre park located adjacent to the proposed Gray's Woods Town Center and across from the Brynwood neighborhood. This tract of land was dedicated to Patton Township by the Gray's Woods Partnership to serve the neighborhood recreation needs of residents of the Planned Community.

The park site is wooded and contains numerous wetlands and vernal pools that provide habitat for sensitive and protected amphibians, insects, and plant species. The preservation of these areas became an important factor when defining the developable portion of the 43 acres. Prior to the commencement of the Master Plan, Patton Township Staff worked with various environmental regulatory agencies as well as local conservation groups to establish a developable area of approximately nine acres.

YSM followed a four-part Master Planning process consisting of: inventory and assessment of natural and man-made resources, public participation, park master planning, and a cost and implementation strategy. Based upon the information gathered during this process, YSM developed a Phased master Plan that incorporated all of the input gathered.

A Master Plan is a footprint to be followed as the Township moves forward in constructing each individual phase of the Gray's Woods Master Plan. Design details will be developed as part of the formal land development plan process as each phase is submitted for review and approval. The construction of each phase is dependent upon the available development funds of the Township.

Ms. Ann Yost, YSM was present to provide a Power Point presentation of the Gray's Woods Park Master Plan process.

7. **GRAY'S WOODS PARK MASTER PLAN (cont.)**

Mr. Paul Silvis asked for some explanation on costs associated with the Master Plan. Mr. Jeff Hermann asked what would happen if there would be a lag between phases and costs associated. Mr. Doug Erickson noted that a Five Year Capital Improvement Plan is used for budgeting purposes. Currently there is not enough money budgeted to complete Phase I. The purpose of the Master Planning process is to just obtain input as to what the desire is for the community.

Mr. Paul Silvis is concerned with not having a budget at the beginning of the process and is concerned with the lack of revenue; it could possibly not be built. Mr. Erickson noted .7 mills is utilized for budgeting for parks. Ms. Yost noted that the same process was done with Circleville Park; the objective to obtain a vision of what the community would like.

Mr. Silvis asked if there was a concern of mosquitos. Ms. Yost noted that it is a nature area and would not be a problem.

Mr. Greg Turner, RAC member, noted that this type of park is providing a buffer for the area.

Mr. Chris Hurley, RAC member, noted that the RAC is in favor of this park and noted other areas within the Centre Region that are installing the athletic fields to address the need for the area.

Mr. Chuck Seighman, resident, asked for some clarifications on how the numbers came about on the acreage and a better definition of active parkland and passive parkland. Mr. Erickson and Ms. Yost provided clarification.

Mr. Erickson noted that he would provide the Planning Commission with the 10-Year Parks Plan for their reference.

Mr. Jeff Kokoskie made a motion to recommend approval of the Gray's Woods Park Master Plan. The motion was seconded by Mr. John O'Neill. The motion passed with a vote of 6-1.

8. **TOFTREES MASTER PLAN AMENDMENT (TOFTREES WEST)**

Mr. Brent Brubaker noted that in 2007, the Planning Commission and Board of Supervisors approved a Master Plan Amendment for Tracts 1A, 1B, and 2B of the Toftrees Planned Community. Staff informally refers to this plan as "Toftrees East" because it only included amendments for the lands east of Waddle Road. The western portion of the Toftrees Planned Community, informally referred to as "Toftrees West" however, as not amended at that time and remains in the same configuration, unit densities, and land uses of the 1987 Toftrees Master Plan Amendment.

8. **TOFTREES MASTER PLAN AMENDMENT (TOFTREES WEST) (cont.)**

Over the past five years, the developer has completed his vision of development for Toftrees West. During this time, the developer has met with Township Staff to provide updates and to discuss ordinance requirements of the PC District. The Plan has recently been completed and has been submitted for formal review. As you will notice, the plan emphasizes Toftrees West. This plan includes minor changes to Tracts 1A and 1B that were previously approved in 2007 as part of the Toftrees East Master Plan. These changes primarily impact unit types and roadway layouts. The developer seeks approval of this plan which will join all prior amendments and fully replace the 1987 Master Plan.

Some of the main highlights of the plan submission include: a town center, a future roadway connection to Curve Hill Road, completion of the rail-trail connection through the entire Toftrees tract, and the general layout of land uses and densities for total unit count of 4,690 dwelling units.

A Transportation Impact Study (TIS) has been conducted by Patton Township in conjunction with the Waddle Road Interchange Project and has arrived at improvements necessary to accommodate growth from the Toftrees Planned Community in accordance with Centre County long range growth projections. Patton Township continues to move forward with the Waddle Road Project such that the newly designed interchange at Waddle Road will be able to accommodate future growth from the Toftrees Planned Community.

Mr. Bob Pole was present to discuss the varying land uses and densities proposed.

Mr. John O'Neill asked why there wouldn't be a more direct access from Waddle Road. Mr. Poole noted that the area is steep and their vision was to enter the Town Center more.

Mr. Gerald Mahan, resident of Cedar Cliff, talked about the rail trail and hopes that there is a change in alignment of the trail. Mr. Doug Erickson noted that he was correct and it will be changed.

Mr. Chris Hurley, resident of Cedar Cliff, hopes that the trail that is off of Montauk Circle will be maintained.

Mr. Chuck Seighman, resident of Cedar Cliff, noted that on Page 8 of the plan set that some of the adjoining property owner information is incorrect. Mr. Seighman also noted that he could not find R-4 on Page 4. Mr. Poole noted that a correction will be made. Mr. Seighman noted on Page 2, is there a conflict between Page 1 and Page 2. Mr. Erickson noted that the requirement is shown on Page 1. The table on Page 2 is just for informational purposes. On Page 5, items that are listed are not noted on the plan.

Mr. Seighman also asked for clarification on open space and parkland as far as magnitude. Mr. Ken Soder provided an explanation of the ordinance.

Mr. Hurley noted that public water and sewer would be available to the site, would there be a possibility that it could possibly extend to Cedar Cliff. Mr. Erickson noted that water could be possible.

8. **TOFTREES MASTER PLAN AMENDMENT (TOFTREES WEST) (cont.)**

Ms. Sharon Bressler made a motion to recommend approval of the Toftrees Master Plan Amendment (Toftrees West), upon completion of minor technical items as noted on the Staff's marked up comment letter and with corrections to be made as noted in reviewing the plan during the meeting. The motion was seconded by Mr. Jeff Kokoskie. The motion passed with a vote of 7-0.

9. **PROPOSED AMENDMENT OT THE PLANNED AIRPORT DISTRICT (PAD)**

Mr. Eric Vorwald noted that at March 12, 2014 Board of Supervisors meeting, the Board of Supervisors received a request from Mr. Michael Lee asking for the Board of Supervisors to consider amending the Planned Airport District to include recreational facilities as an allowable use. Mr. Lee has been working with a firm from Arizona to perform a feasibility study for possible indoor sports facilities in the State College Area. The feasibility study concluded that an indoor sports facility could potentially thrive in the State College market. Based on this study, Mr. Lee has been searching for properties to locate an indoor sports facility. One property that was specifically identified by Mr. Lee is the former Second Mile site located at the intersection of Fox Hill Road and Bernel Road.

The Second Mile site is approximately 60 acres in size and is currently for sale. This property is currently zoned Planned Airport District (PAD) and is split between the non-residential and mixed use sub areas. Currently, private recreation or indoor sports facilities are not listed as allowable uses in the PAD, therefore an amendment would be required in order for the proposed use to be allowed.

The Board of Supervisors were generally in favor of amending the PAD to allow private recreation areas as a use as it is similar to several other uses that are currently allowed in the non-residential and mixed use sub areas. The Board of Supervisors moved to amend the PAD and refer the amendment to the Planning Commission for their study and recommendation.

Mr. Jeff Kokoskie made a motion to recommend amending the PAD Regulations to allow for private recreational facilities permitting both indoor and outdoor facilities. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 7-0.

10. **PROPOSED CUL-DE-SAC REGULATIONS**

Mr. Brent Brubaker noted that over the past three months, the Planning Commission has participated in discussions concerning the reduction of the maximum spacing between fire hydrants on cul-de-sacs from 500 feet to 400 feet as requested by the Board of Supervisors. Mr. Steve Bair, CRCOG Fire Director presented a report at the March 10, 2014 Regular Meeting of the Planning Commission. Mr. Bair's report provided further insight into the fire-fighting procedures on cul-de-sacs as well as technical requirements for water pressure and flow requirements to properly fight fires of varying sizes of structures.

Mr. Bair emphasized that once water supply lines are laid in the roadway they effectively close the road. This then creates the following compounding issues:

- Firefighters must walk in full gear large distances carrying tools and equipment
- Inability to get aerial apparatus to the building
- Inability to expand lines beyond those of a single engine.

10. **PROPOSED CUL-DE-SAC REGULATIONS (cont.)**

Mr. Bair concluded that reducing the spacing on cul-de-sacs to 400 feet provides a reasonable remedy to the issues above.

Mr. John Sepp, Penn Terra Engineering, asked for some consideration for treating temporary cul-de-sac differently, and allowing three years to complete, if not complete, then the fire hydrants would be installed.

Mr. Paul Silvis made a motion to recommend reducing the maximum spacing to 400 feet for cul-de-sac streets. The motion was seconded by Mr. Jeff Kokoskie. The motion passed with a vote of 7-0.

11. **FIRE HYDRANT SPACING**

Mr. Brent Brubaker noted that in addition to his presentation to the Planning Commission about cul-de-sacs, Mr. Steve Bair also spoke to the question on whether the fire hydrant spacing should be reduced on all Township roadways.

Mr. Bair explained that the three most commonly accepted methods for calculating water needs are:

- NFPA 1142
- International Fire Code
- Insurance Services Office

His presentation included examples of calculating fire flow requirements using each of the three methods. Although the methods varied slightly, Mr. Bair arrived at the following conclusions:

- The vast majority of residential fires are handled by a single engine's pump capacity.
- Most residential fires requires no more than three hose lines (375 GPM).
- Unusual structures within a residential district are subject to additional hydrants required and in some cases sprinkler systems.

Based upon the conclusions as listed above and a review of our spacing requirements in the Patton Township Code, Mr. Bair recommended that we do not change our current ordinance and leave the spacing requirements as indicated in Section 153-36.C(1)(f) as follows:

*The spacing between fire hydrants shall not exceed 1,000 feet in developments of one- and two-family dwellings and shall not exceed 600 feet in developments of other development types as measured along the center line of fire apparatus access roads. With the exception of one- and two-family dwellings, the distance to any dwelling or occupied structure shall not exceed 300 feet.*

Mr. Jeff Kokoskie made a motion to recommend that the Township keep the regulations as currently written. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 7-0.

**12. STATUS ON PENDING ITEMS**

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

**13. REPORTS**

No additional reports were given.

**14. OTHER BUSINESS**

Mr. Brent Brubaker noted that Staff has included information in consideration of conditional use changes to the R-1 District which will be discussed in the May Work Session.

**15. ADJOURN**

The meeting was adjourned at 9:30 PM.