

REGULAR MEETING

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

The May 5, 2014 Regular meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Sharon Bressler, Paul Silvis, and Kate Domico also attended. Staff members present were Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; and Eric Vorwald, CRPA Planner. The audience included Mr. Jim May, Centre Regional Planning Agency.

2. **ITEMS OF CORRECTION**

A Temporary Use Permit request was received prior to the meeting and will be brought up as Item 5.

3. **APPROVAL OF MINUTES**

Meeting minutes from the April 7, 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 4-0.

4. **PUBLIC COMMENTS**

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

5. **TEMPROARY USE PERMIT: PENNSYLVANIA GROUNDWATER ASSOCIATION EVENT**

Mr. Ken Soder introduced the request from the Pennsylvania Ground Water Association (PGWA) for a temporary use permit to conduct their annual Summer Field Conference in the vacant out-parcel situated directly west of the Home Depot at 2635 Green Tech Drive.

The PGWA has held a one-day outdoor field conference in recent years. The conference includes live demonstrations of drilling, casing, grouting, development, test pumping, hydrofracturing, and decommissioning. PGWA proposes to construct three temporary tent structures for the event to be held on Friday, June 13, 2014. There will be one 40' x 100' tent and two 20' x 20' foot shade canopies. These will provide a place to sit, shade, and rain protection. The tents will be set up on Wednesday, June 11, 2014 and taken down on Saturday, June 14, 2014.

Access to the site will be provided by way of Green Tech Drive. A separate parking area will be provided to rear of the site and adjacent to the I-99 corridor; therefore, there are no anticipated adverse effects to traffic circulation or access. Lighting is not proposed.

Permits for similar events have been provided by Patton Township in past years without any problems, thus Township Staff recommends approval with the condition that Patton Township receives a written verification from the owner of the site to allow the event.

Ms. Kate Domico 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 4-0.

6. **PRESENTATION OF THE 2013 CENTRE REGIONAL PLANNING COMMISSION ANNUAL REPORT, CENTRE REGIONAL PLANNING AGENCY ACTIVITIES, AND PLANNING FOR ACTIVITIES IN 2014 AND 2015**

Mr. Jim May, AICP, Director of the Centre Regional Planning Agency reviewed the 2013 Centre Regional Planning Commission Annual Report which includes activities completed by the Centre Regional Planning Agency in 2013. The Pennsylvania Municipalities Planning Code requires planning agencies to provide a report on their activities by March 1 of each year. An electronic version of the 2013 Centre Regional Planning Commission Annual Report can be found at:

[http://www.crcog.net/vertical/sites/%7B6AD7E2DC-ECE4-41CD-B8E1-BAC6A6336348%7D/uploads/2013\\_CRPC\\_Annual\\_Report\\_for\\_Web.pdf](http://www.crcog.net/vertical/sites/%7B6AD7E2DC-ECE4-41CD-B8E1-BAC6A6336348%7D/uploads/2013_CRPC_Annual_Report_for_Web.pdf)

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 MEETING**

The Regular Meeting was adjourned at 7:50 PM.

11. **CALL TO ORDER – WORK SESSION**

The May 5, 2014 Work Session meeting was called to order at 7:51 PM by Mr. Jeff Hermann. Members Sharon Bressler, Paul Silvis, and Kate Domico also attended. Staff members present were Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; and Eric Vorwald, CRPA Planner.

12. **PUBLIC COMMENTS**

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

13. **CONDITIONAL USES WITHIN THE R-1 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.

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.

14. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 8:32 PM.