

REGULAR MEETING/WORK SESSION

1. CALL TO ORDER – REGULAR MEETING

The July 7, 2014 Regular meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, John O'Neill, 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 Erin McCall, Keller Engineers; Chad Stafford, Penn Terra Engineering; and residents Bill Newton and James Voigt.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the June 9, 2014 combined Regular Meeting and Work Session Meeting were brought before the Planning Commission for approval.

Mr. Jeff Kokoskie made a motion to approve the meeting minutes as submitted. The motion was seconded by Mr. John O'Neill. The motion passed with a vote of 5-0.

4. PUBLIC COMMENTS

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

5. TEMPORARY USE PERMIT: PATTON TOWNSHIP POLICE SAFETY FAIR

Mr. Ken Soder introduced the request from the Patton Township Police Department to hold their annual Patton Township Safety Fair. The event is proposed to be held on September 13, 2014 from 9:00 AM until 4:00 PM in the Colonnade Shopping Center's parking lot.

It is expected that, as in years past, several local police departments, fire companies, and other first responders (such as LifeFlight) will set up various displays, demonstrations, and activities to educate and entertain the general public about safety issues. Food vendors will be present as well. Ingress and egress will be through the Target's parking lots, and traffic patterns will be only slightly affected. There will be 10' x 10' canopies in place for shade and shower protection. A separate helicopter area is shown on the site plan.

Permits for similar events 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 Mr. John O'Neill. The motion passed with a vote of 5-0.

6. **GRAY'S WOODS PLANNED COMMUNITY – STORMWATER MANAGEMENT/OPEN SPACE LOT#2 SUBDIVISION PLAN**

Mr. Eric Vorwald introduced the Gray's Woods Planned Community – Stormwater Management Space Lot# 2 Subdivision Plan. The Gray's Woods Partnership is proposing the subdivision of 3.391 acres of land in the Gray's Woods Planned Community. Currently the property is being used for stormwater management and open space. The subdivision is being proposed in order to dedicate the stormwater management and open space to the Gray's Woods Homeowner Association. This will transfer responsibility of upkeep and maintenance of the stormwater management facility and open space to the homeowner's association. The stormwater management facility is located at the intersection of Brackenbourne Drive and Gray's Woods Boulevard.

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.

Ms. Erin McCall, representative for Keller Engineers, was present to answer any questions or concerns from the Planning Commission.

Mr. Jeff Hermann asked what maintenance would be required for the Stormwater Management. Mr. Doug Erickson noted mowing and removing silt on occasion.

Mr. Jeff Kokoskie made a motion to recommend approval of the Stormwater Management/Open Space Lot#2 Subdivision Plan. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 5-0.

7. **VILLAGE AT PENN STATE – PRELIMINARY/FINAL SUBDIVISION PLAN FOR PHASE 12**

Mr. Eric Vorwald introduced the Preliminary/Final Subdivision Plan for Phase 12 for the Village at Penn State, which was submitted by Pinnacle Development, LLC. Phase 12 is located near the intersection of Toftrees Avenue and Woodledge Drive. The proposed subdivision consists of 6.737 acres and will include 1.597 acres of open space along with 20 single-family building lots. The property is zoned Planned Community (PC) and is currently wooded. Phase 12 of the Village at Penn State is part of the Toftrees Planned Community Master Plan that was recently updated and approved by the Patton Township Board of Supervisors at their regular meeting on June 11, 2014. The subdivision plan will include a new connection to Toftrees Avenue from Woodledge Drive along Dean's Way.

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.

Mr. Chad Stafford, representative for Penn Terra Engineering, was present to answer any questions or concerns from the Planning Commission.

Ms. Kate Domico asked about the walking path, as it has been an issue in the past. Mr. Doug Erickson noted that the path will be relocated in accordance with the drawing provided Penn Terra Engineering.

7. **VILLAGE AT PENN STATE – PRELIMINARY/FINAL SUBDIVISION PLAN FOR PHASE 12 (cont.)**

Mr. Jeff Kokoskie made a motion to recommend approval of the Preliminary/Final Subdivision Plan for Phase 12 of the Village at Penn State. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 5-0.

8. **STATUS ON PENDING ITEMS**

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

9. **REPORTS**

No additional reports were given.

10. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

11. **ADJOURN – REGULAR MEETING**

The Regular Meeting was adjourned at 7:40 PM.

12. **CALL TO ORDER – WORK SESSION**

The July 7, 2014 Work Session meeting was called to order at 7:40 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, John O'Neill, 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.

13. **PUBLIC COMMENTS**

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

14. **CHAPTER 147 STORMWATER MANAGEMENT REGULATION AMENDMENTS**

Mr. Brent Brubaker noted that Patton Township currently holds a Small Municipal Separate Storm Sewer System (MS4s) Permit issued by the Pennsylvania Department of Environmental Protection (PA DEP) with oversight by the Environmental Protection Agency (EPA). The permit is designed to require municipalities to implement a formal Stormwater Management Program. The Permit covers a five year period with our most recent permit covering 2013-2018. New requirements under the 2013-2018 Permit require municipalities to have a Stormwater Management Ordinance prepared in accordance with PA Act 167 approved by PA DEP after 2005. The Act 167 Plan that was prepared for the Centre Region and is the basis for our current stormwater management ordinance was approved in 2003. PA DEP provided three options to municipalities to bring their current ordinance into compliance as follows:

1. Enact, implement, and enforce an ordinance from an Act 167 Plan approved by DEP in 2005 or later; or
2. Enact the MS4 Model Stormwater Operation & Maintenance Ordinance; or
3. Enact an ordinance that satisfies all applicable requirements in a completed and signed MS4 Operation and Maintenance and Stormwater Management Ordinance Checklist.

14. **CHAPTER 147 STORMWATER MANAGEMENT REGULATION AMENDMENTS (cont.)**

Mr. Brubaker noted that some additional changes will need to be made and that the Stormwater Management Regulations will be brought back to the August Work Session for further discussion.

15. **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 (MPC) 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.

Mr. Vorwald noted that the main discussion at the June 2, 2014 Work Session was a concern from Ms. Sharon Bressler in regards to the number of children for the public/private schools and asked if the number could be increased to 60. Mr. Vorwald noted that he has spoken with Mr. Ralph Houch, Sewage Enforcement Officer, and noted that in regards to waste water, increasing the number of students from 50 to 60 would not change the regulations for on-lot sewage disposal. To keep consistency, the Planning Commission would like to keep the number of students the same as the regulations within the A-1 Rural Residential regulations.

The Planning Commission had no further comments and the Conditional Uses within the R-1 District will be brought forward to the Regular Meeting of the Planning Commission in August for their recommendation to the Board of Supervisors.

16. **PEER-TO-PEER REGIONAL PLANNING SEMINAR**

Mr. Eric Vorwald noted that the Centre Regional Planning Agency (CRPA) is hosting a peer-to-peer regional planning seminar on Thursday, October 2, 2014. This will be an opportunity for planning commission members from all six Centre Region municipalities to meet and discuss issues or situations that are impacting their respective municipalities. This seminar is expected to last approximately three hours and dinner will be served for those in attendance.

In order to better prepare for this event, the CRPA staff is soliciting input from the municipal planning commissions on topics or issues that they would like to discuss at the seminar. The CRPA is requesting that planning commissioners interested in attending or providing topics do so by Friday, August 1, 2014. Once an estimate of participants is established, a location and time will be identified for this event.

17. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 8:13 PM.