

REGULAR MEETING/WORK SESSION

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

The August 11, 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, 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 Tim Gourley, Dietz-Gourley Consulting, LLC; Becky Koleno, Buffalo Run Farms; David Force, Design & Build; Ryan Houseknecht, Best Line Equipment; and residents Karen Infield and Donna Bair.

2. **ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

3. **APPROVAL OF MINUTES**

Meeting minutes from the July 7, 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. Bill Steudler. The motion passed with a vote of 5-0 (Mr. John O'Neill was not present for the vote).

4. **PUBLIC COMMENTS**

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

5. **BUFFLO RUN FARM LAND DEVELOPMENT PLAN**

Mr. Eric Vorwald noted that on April 29, 2014 Patton Township received a land development plan for Buffalo Run Farms which is located at 2929 Buffalo Run Road (SR 550). The property consists of approximately 197 acres and is zoned A-1 (Rural District). The property includes an existing dwelling, existing barn, and a newly constructed indoor riding arena. There is also a newly established outdoor riding arena that has lighting for nighttime use. The property also has a conservation easement that is currently held by the Clearwater Conservancy. The purpose of the land development plan is for the establishment of an equestrian facility with indoor riding arena, outdoor riding arena, and associated facilities for the boarding and riding of horses.

The applicant and their representatives met with Staff on several occasions to discuss specific issues prior to the submission of a land development plan. Staff reviewed the land development plan that was subsequently submitted and provided comments to the applicant. Along with the minor technical items identified on the Staff comment letter, there were three items that Staff feels should be discussed by the Planning Commission. Those items include:

1. *Staff Comment #16: Please identify which structures will be open to the public and which structures will strictly be for private use. This will also need to be coordinated with the Centre Region Code Administration to ensure any public spaces will comply with all applicable building codes.*

5. **BUFFLO RUN FARM LAND DEVELOPMENT PLAN (cont.)**

After several meetings with the Centre Region Code Administration, Staff is concerned that the areas identified on the plan as being open to the public are not suitable for public occupancy due to the lack of progress on required improvements. While compliance with applicable building codes is not a requirement of land development approval, Staff would recommend that the Planning Commission consider a recommendation that includes a condition that all applicable building code requirements are met before final approval.

2. *Staff Comment #18: It may be appropriate to incorporate an adequately sized turn-a-round at the end of the gravel path that accesses the outdoor riding arena to allow for vehicles and trailers to more efficiently utilize this location.*

The plans that were reviewed by Staff showed a gravel path from the proposed parking area leading to the outdoor riding arena. Staff's comment was based on this plan submittal and recommended a turn-a-round for vehicles that utilized this gravel path to access the outdoor riding arena. The subsequent plan submittal that incorporated the Staff comments eliminated this gravel path instead of including the turn-a-round. Staff feels it is important to maintain this gravel path to the outdoor riding arena for vehicular access and feels that a turn-a-round should be included as part of this gravel access.

3. *Staff Comment #20: Patton Township would ask the property owner to consider dedicating an easement along the existing railroad corridor to permit the Township a future opportunity to provide improvements and accessibility in this location and continue to expand their network of dedicated multi-use paths.*

There has been a long standing commitment in Patton Township to establish recreation opportunities that utilize the former Bellefonte Central Railroad corridors throughout the Township, but specifically in the Buffalo Run Valley. This is reflected in the recently adopted Toftrees Planned Community Master Plan that includes a dedication for the former Bellefonte Central Railroad corridor through the western portion of the development that will connect with the existing Bellefonte Central Rail Trail that currently exists in Patton Township and Ferguson Township.

Staff finds that the plan general meets all Township regulations however, Staff also feels that resolution of the discussion items is necessary before a recommendation can be forwarded to the Patton Township Board of Supervisors.

Mr. Tim Gourley, Dietz-Gourley Consulting, LLC, was present and provided a detail presentation of the project, specifically noting which buildings would be available to the public, and an explanation as to why the turn-a-round was removed on the resubmission; after discussions with Centre Region Code Administration.

Ms. Becky Koleno, owner, was also available to answer any questions or comments from the Planning Commission.

Mr. Paul Silvis asked what the sales/office area would be used for. Ms. Koleno noted that there would be no sales made, but that the office is needed to meet the requirements of the Township.

5. **BUFFLO RUN FARM LAND DEVELOPMENT PLAN (cont.)**

Mr. Doug Erickson noted what has been happening as far as the Centre Region Code Administration. Mr. Erickson noted that if approved, it will be a conditional approval until all permitting is met.

Discussions were made regarding the easement for the existing railroad corridor. Ms. Koleno is not in disagreement with it and would like to receive further information on it, but at this time would like to not agree to it. Mr. Paul Silvis asked if later on if she could change her mind. Mr. Ken Soder noted that in the land development process, it would be recorded on the plan. Mr. Doug Erickson noted that if this was a subdivision plan, it would be a requirement.

Ms. Sharon Bressler noted her agreement of the project, but thinks that agreeing with the easement would be best for everyone. Ms. Bressler asked if approval was needed at this time. Mr. Erickson noted that prior to going to the Board of Supervisors, he will need to discuss the easement with the Township Solicitor.

Mr. Paul Silvis made a motion to recommend approval of the Buffalo Run Farm Land Development Plan upon completion of minor/technical items, removal of the turn-around, in accordance with Mr. Gourley's discussions with Centre Region Code Administration, clarification of which buildings are available to the public, and upon obtaining proper permitting from Centre Region Code Administration. The motion was seconded by Mr. Jeff Kokoskie. The motion passed with a vote of 6-0.

6. **BEST LINE EQUIPMENT – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN – PHASE 2 BUILDING & STORAGE YARD EXPANSION**

Mr. Eric Vorwald noted that on July 1, 2014, Patton Township received a preliminary/final land development plan for Phase 2 of the Best Line Equipment building and storage yard expansion. Phase 2 includes the addition of a second building to be used for storage and additional office space. Phase 2 of this plan was originally identified on the Phase 1 plan that was approved in 2000.

Phase 2 includes the addition of a 10,500 square foot storage building to be located on the existing Best Line Equipment site along Hawbaker Industrial Drive. The plan also includes the establishment of a storage area on property that is currently leased from the Borough of State College by Glenn O. Hawbaker, Inc. This property was recently rezoned by Patton Township from NR-2 (Natural Resources & Recycling) to I-1 (Industrial) to establish the identified use.

Along with the new building, Best Line Equipment, Inc. plans to install a wash bay to clean equipment that is returned. Water from this wash bay will be captured and diverted to the sanitary sewer system instead of being collected in the stormwater facility. Due to its location, the new building is also subject to the requirements of the I-99 Overlay District.

Based on the applicant's responses to Staff's comments, there are several minor technical items that need to be addressed and one item to be done. The item to be done includes providing the Township a copy of the approval from the University Area Joint Authority regarding the oil/grease interceptor and associated sanitary sewer construction.

6. **BEST LINE EQUIPMENT – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN – PHASE 2 BUILDING & STORAGE YARD EXPANSION (cont.)**

Township Staff finds that the plan generally meets all the applicable Township regulations and recommends approval pending the completion of the minor technical items and furnishing the Township with a copy of the approved design from the University Area Joint Authority.

Mr. Tim Gourley, Dietz-Gourley Consulting, LLC., was present to provide further information regarding the project and to answer any questions or comments from the Planning Commission.

Mr. Ryan Houseknecht, Best Line Equipment, was also available to answer any questions or comments from the Planning Commission.

Mr. Jeff Kokoskie made a motion to recommend approval of the Best Line Equipment Preliminary/Final Land Development Plan for Phase 2 Building and Storage Yard Expansion upon completion of minor/technical items as noted on the Staff's comment letter and providing approval from the University Area Joint Authority regarding the oil/grease interceptor and associated sanitary sewer construction. The motion was seconded by Mr. John O'Neill. The motion passed with a vote of 6-0.

7. **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.

Ms. Sharon Bressler noted a few minor changes, clarification and typos, that would need to be changed.

Mr. Jeff Kokoskie made a motion to recommend moving the Chapter 147 Stormwater Management Regulation Amendments to the Board of Supervisors for their review and approval. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 6-0.

8. **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.

For the past several months the Planning Commission has been working on the conditional uses for the R-1 (Rural Residence District). The Planning Commission should determine if the proposed changes satisfactorily address the comments and questions that have been raised to date. The Planning Commission last reviewed the conditional use regulations for the R-1 District at their work session on July 7, 2014.

Mr. John O'Neill made a motion to recommend moving the Conditional Uses within the R-1 District to the Board of Supervisors for their review and approval. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 6-0.

9. **STATUS ON PENDING ITEMS**

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

10. **REPORTS**

No additional reports were given.

11. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

12. **ADJOURN – REGULAR MEETING**

The Regular Meeting was adjourned at 8:23 PM.

13. **CALL TO ORDER – WORK SESSION**

The August 11, 2014 Work Session meeting was called to order at 8:23 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, John O'Neill, Sharon Bressler, Paul Silvis, 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 David Force, Design & Build; and residents Karen Infield and Donna Bair.

14. **PUBLIC COMMENTS**

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

15. **AMENDMENT OT THE SETBACKS IN THE A-1 (RURAL DISTRICT) AND R-1 (RURAL RESIDENCE DISTRICT)**

Mr. Eric Vorwald noted that at their regular meeting on July 16, 2014, the Patton Township Board of Supervisors received a request from a resident asking that the rear setback requirements in the A-1 district be re-evaluated. The resident was interested in installing a pool in their backyard, however due to the location of the house and the size of the setbacks, the installation of the pool would not be permitted. The Board of Supervisors recommended that the Planning Commission review the setback requirements for the A-1 zoning district to determine if any amendments should be proposed. Staff felt it would be appropriate to include an evaluation of the R-1 zoning district as well since the setback requirements were similar and may warrant proposed changes. Following this meeting, a second resident approached the Township with a similar concern about setback sizes regarding the installation of a detached garage on their property.

Ms. Karen Infield noted how she would like to install a swimming pool within the A-1 District, but due to the rear yard setbacks, she is unable to. Ms. Infield researched different municipalities to see what and how determines the rear yard setbacks.

Ms. Donna Bair noted how she would like to build a garage on their property within the R-1 District, but due to the setbacks, and the placement of her home being on a corner property, is unable to.

Mr. Doug Erickson suggested looking into making setbacks different for accessory structures. Planning Commission members were in agreement with making that change.

Township Staff will begin drafting revised regulations for the setbacks.

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

Mr. Eric Vorwald noted that in an effort to follow-up on a previous discussion, Staff will solicit additional input from the Planning Commission regarding their interest in attending a proposed training session that will be hosted by the Centre Regional Planning Agency. The date for this training is scheduled for Thursday, October 2, 2014. A list of topics is being established by Staff and more information should be available at the meeting. It is anticipated that the training will last approximately three hours and dinner will provided.

17. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 9:00 PM.