

REGULAR MEETING/WORK SESSION

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

The September 8, 2014 Regular meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Kate Domico, Sharon Bressler, John O'Neill, and Bill Steudler also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; and Nicole Harter, Public Works Secretary. The audience included Chad Stafford, Penn Terra Engineering, and Bond Reinhardt, Sweetland Engineering & Associates, Inc.

2. **ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

3. **APPROVAL OF MINUTES**

Meeting minutes from the August 11, 2014 combined Regular Meeting and Work Session Meeting were brought before the Planning Commission for approval.

Ms. Sharon Bressler made a motion to approve the meeting minutes as submitted. The motion was seconded by Mr. Jeff Kokoskie. 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. **VILLAGE AT PENN STATE PHASE 12 PRELIMINARY/FINAL SUBDIVISION PLAN - REVISED**

Mr. Brent Brubaker noted that Patton Township received a revised preliminary/final subdivision plan for Phase 12 of the Village at Penn State from Pinnacle Development, LLC on August 5, 2014. 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.

Phase 12 of the Village at Penn State was previously reviewed by the Planning Commission at their regular meeting on July 7, 2014. This revised plan is almost identical to the plan that was previously reviewed, however the applicant is revising the area of two lots and the open space. Specifically, the change in lot lines impact building Lots 8 and 9 by increasing their size and eliminates the open space area directly adjacent to Lot 9. The open space along Lot 9 was included to accommodate the pedestrian walkway in the original configuration, however with the relocation of the walkway, this open space is no longer needed therefore, providing the additional land to increase the size of Lots 8 and 9. The Patton Township Board of Supervisors approved the Preliminary/Final Subdivision for Phase 12 at their regular meeting on July 16, 2014.

Township Staff finds that the plan generally meets all the applicable Township regulations and recommends approval pending the completion of the minor technical items as noted on Staff's marked up comment letter.

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

Mr. Chad Stafford, Penn Terra Engineering was available to answer and questions or concerns from the Planning Commission.

Ms. Sharon Bressler made a motion to recommend approval of the Village at Penn State Phase 12 Preliminary/Final Subdivision Plan upon completion of minor/technical items and upon withdrawal of the previously approved plan. The motion was seconded by Mr. Jeff Kokoskie. The motion passed with a vote of 6-0.

6. **RESUBDIVISION OF SKYTOP VISTA SUBDIVISION**

Mr. Ken Soder noted that Patton Township received a re-subdivision for the Skytopy Vista Subdivision on August 8, 2014. As proposed, the re-subdivision plan includes the redrawing of several lot lines that impact six lots in the subdivision. In general, the five existing lots are being reconfigured to increase their overall lot size so that all five lots will be greater than ten acres in size. The properties are located along State Route 550 (Buffalo Run Road) and Mattern Lane. It should be noted that no new lots are being created with this plan.

Each lot will include a primary and backup location for on-lot waste disposal and include a location for a potable water well. Currently, several of the proposed lots have existing homes or structures located on them. Staff reviewed the plan and provided comments to the applicant. Upon receipt of the revised plan based on Staff's comments, the following item was identified that requires discussion by the Planning Commission:

Staff Comment# 8 – Identify the primary and back up septic field locations for each lot or provide non-building waivers for lots that are not intended to be built upon.

The applicant indicated sufficient primary and back up septic field locations to accommodate all five lots, however the primary and back up septic field locations for the lot identified as 18-001-001C West New are located on the lot identified as 18-001-001C East New. In order for the primary and back up septic systems for one lot to be located on an adjacent lot, the applicant will need to request a waiver from Section 136-26.A (Sewers and Sewage Disposal) requiring that "...two acceptable absorption areas are identified on the lot for which the permit is requested," and provide an access easement across the property and an easement around the primary and back up septic field locations to ensure the continued use and access of the septic fields. Alternatively, the applicant could identify acceptable absorption areas on each lot.

Township Staff finds that the plan generally meets all the applicable Township regulations and recommends approval pending the completion of the minor technical items noted on Staff's marked up comment letter and with resolution of the discussion item as noted above.

Mr. Bond Reinhardt, Sweetland Engineering, was available to answer and questions or concerns from the Planning Commission.

Mr. Jeff Hermann expressed concerns for pyritic rock. Mr. Doug Erickson noted that the Township can provide guidance from the Township Code.

6. **RESUBDIVISION OF SKYTOP VISTA SUBDIVISION (cont.)**

Mr. Jeff Kokoskie made a motion to recommend approval of the Resubdivision of Skytop Vista Subdivision upon completion of minor/technical items as noted on the Staff's comment letter, approval of the on-lot septic waiver, easements must be provided to the Township for the septic, and identify buildable area for house on each individual lots. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 6-0.

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 MEETING**

The Regular Meeting was adjourned at 7:45 PM.

11. **CALL TO ORDER – WORK SESSION**

The September 8, 2014 Work Session meeting was called to order at 7:48 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Kate Domico, Sharon Bressler, John O'Neill, and Bill Steudler also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; and Nicole Harter, Public Works Secretary.

12. **PUBLIC COMMENTS**

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

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

Mr. Brent Brubaker 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 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.

Planning Commission members discussed the options. Mr. Jeff Hermann was in favor of reducing the rear yard setback to 50 feet. Mr. Jeff Kokoskie was in favor of adding the use of an accessory structure, but limiting the categories.

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

After further discussion, the Planning Commission would like to include swimming pools with a rear yard setback of 25 feet, measured from the waters' edge and accessory structures with a rear yard setback of 40'.

Township Staff will begin drafting the regulations for review at a later date.

14. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 8:11 PM.