

**REGULAR MEETING/WORK SESSION**

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

The October 6, 2014 Regular meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Sharon Bressler, John O'Neill, Paul Silvis, and Kate Domico 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 Mark Torretti, Penn Terra Engineering; Jon Houser, Penn Terra Engineering; Howard Long, Michael Lee, Greg Copenhaver, and Karen Infield.

**2. ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

**3. APPROVAL OF MINUTES**

Meeting minutes from the September 8, 2014 combined Regular Meeting and Work Session Meeting were brought before the Planning Commission for approval.

Ms. Kate Domico 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 5-0.

**4. PUBLIC COMMENTS**

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

**5. AMENDMENT TO THE SETBACKS IN THE A-1 (RURAL DISTRICT) AND R-1 (RURAL RESIDENTIAL 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 reevaluated. 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.

At their regular meeting on September 8, 2014 meeting, the Planning Commission members recommended that the A-1 and R-1 Zoning District regulations be amended to permit swimming pools and accessory structures to be located in the rear yard setbacks. Specifically, the water's edge of a swimming pool would be permitted in the rear yard provided it was no closer than 25 feet to the rear property line and accessory structures would be permitted in the rear yard provided they are no closer than 40 feet to the rear property line.

Mr. John O'Neill made a motion to recommend the setback changes for the A-1 and R-1 Districts. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 5-0.

**6. SKETCH PLAN – NITTANT VALLEY SPORTS CENTRE**

Mr. Eric Vorwald noted that on September 26, 2014 Patton Township received a sketch plan for the Nittany Valley Sports Centre. The Nittany Valley Sports Centre is located at the intersection of Fox Hill Road and Bernel Road on the former Second Mile site. The property is approximately 61 acres in size and is split between the Mixed Use and Non-Residential subareas in the Planned Airport Zoning District (PAD). In May 2014, the Patton Township Board of Supervisors amended the PAD to allow private recreation facilities in the Mixed Use and Non-Residential subareas as a use by right.

The sketch plan lists five phases of development to achieve full build out. Overall, the sketch plan includes the following:

- Three multi-purpose fields, one with lights
- Three baseball fields
- 110,000 square feet of indoor sports facilities
- One hotel
- A two story private secondary school
- 763 parking spaces
- Stormwater facilities

Mr. Mark Torretti, Penn Terra Engineering, gave a presentation of the proposed project and was available to answer any questions or comments from the Planning Commission. Also available was Mr. Michael Lee.

The first phase of the project proposes a 75,000 square foot indoor sports center with soccer fields, softball training, gymnastics training, and speed and agility training. With Phase 1, there are 260 parking spaces proposed with an access point to the site from Fox Hill Road.

Possible phases 2 through 5 include an expansion of the indoor sport center, which would include two additional soccer fields and a multi-purpose field, two outdoor multi-purpose fields, small hotel, and secondary school. There is also a possibility of a second access point to the site via Bernel Road that would allow future connections to adjoining property owners.

Mr. Michael Lee noted that the proposed time table for Phase 1 completion is the fall of 2015, specifically November 1, 2015.

A couple Planning Commission members expressed concern for the traffic at the intersection of Fox Hill Road and Bernel Road. Mr. Doug Erickson noted that a traffic study has not been done, nor has the crash history been pulled. Mr. Lee noted that their traffic engineer has begun the work that will be required for the Land Development Plan.

Ms. Sharon Bressler asked if there would be food served from the site. Mr. Lee noted that there will be concessions in the building. These will be utilized more during the summer months with training camps.

Mr. Erickson noted that the Township received a question from a Township resident regarding senior activities at the site. Mr. Lee noted that senior activities are expected.

6. **SKETCH PLAN – NITTANT VALLEY SPORTS CENTRE (cont.)**

Planning Commission member Mr. Jeff Kokoskie was not able to attend the meeting, but e-mail a concern about the outdoor lighting for the facility. Mr. Erickson noted that the lighting will need to be in accordance with the Township's lighting regulations and that the sports field lighting has improved tremendously over the years.

The Planning Commission members were very pleased with the proposal for the site.

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**

Ms. Sharon Bressler expressed a thank you to the Centre Regional Planning Agency for providing the Peer-to-Peer Course for the local Planning Commissions.

10. **ADJOURN – REGULAR MEETING**

The Regular Meeting was adjourned at 8:01 PM.

11. **CALL TO ORDER – WORK SESSION**

The October 6, 2014 Work Session meeting was called to order at 8:01 PM by Mr. Jeff Hermann. Members Sharon Bressler, John O'Neill, Paul Silvis, and Kate Domico 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 Bob Poole, S & A Homes.

12. **PUBLIC COMMENTS**

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

13. **PROPOSED AMENDMENT TO THE TOFTREES PLANNED COMMUNITY ZONING DISTRICT**

Mr. Eric Vorwald noted that on June 9, 2014, the Patton Township Manager received a letter from Mr. Bob Poole, S & A Homes, requesting an amendment to the Planned Community Zoning District as it pertains to the Toftrees Planned Community. Specifically, Mr. Poole is requesting that trigger points for the number of dwelling units that are constructed be increased as it pertains to the percentage of non-residential development to be built in the Town Center. The ratio of units built to percent of non-residential acreage is:

Number of Units Constructed	% of Non-Residential Acreage to be built in the Town Center
2,300	20%
3,100	40%
3,900	60%
4,600	100%

**13. PROPOSED AMENDMENT TO THE TOFTREES PLANNED COMMUNITY ZONING DISTRICT (cont.)**

Mr. Poole's letter identifies several unanticipated developments that have contributed units to the overall total allowed in the Toftrees Planned Community. These developments include Campus Crest (The Grove) which added 392 units (176 units in Phase II) and development on Tract F which will add 96 units. Mr. Pool is asking that consideration be given to adding 400 units to the trigger points to compensate for the unanticipated development that was realized by The Grove. Based on this request, an updated table would be:

Number of Units Constructed Constructed	% of Non-Residential Acreage to be built in the Town Center
2,700	20%
3,500	40%
4,100	60%
4,600	100%

Mr. Bob Poole provided a brief summary for his proposal. The Planning Commission had no objection on changing the numbers within the Zoning District.

**14. ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 8:27 PM.