

REGULAR MEETING/WORK SESSION

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

The November 3, 2014 Regular meeting was called to order at 7:30 PM by Mr. Jeff Kokoskie. Members Kate Domico, 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; and Eric Vorwald, CRPA Planner. The audience included Bob Poole, S & A Homes; Todd Smith, ELA Group; George Lower, ELA Group; Chuck Seighman, and Josh Troxell.

2. **ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

3. **APPROVAL OF MINUTES**

Meeting minutes from the October 6, 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 6-0.

4. **PUBLIC COMMENTS**

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

5. **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%

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:

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

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%

The Planning Commission reviewed this request at their regular work session on October 6, 2014. At this meeting, the Planning Commission recommended that Staff prepare an amendment to the Planned Community Zoning District for the Toftrees Planned Community based on the above suggested language.

Ms. Sharon Bressler made a motion to amend the number of units for the Toftrees Planned Community Zoning District. The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 6-0.

6. **HIGHWOODS AT TOFTREES “TRACT F”**

Mr. Eric Vorwald noted that on April 29, 2014 Patton Township received a land development plan for Tract F in the Toftrees Planned Community. This project is known as Highwoods at Toftrees. As proposed, Highwoods at Toftrees includes 96 dwelling units located within two four-story apartment buildings. The style of the units is intended to be similar to the adjacent apartment buildings to the east (Hillside Apartments) and west (Fox Run Apartments) of this property as they all have the same owner. Highwoods at Toftrees is located on approximately 11 acres of land that has access to Toftrees venue through a shared driveway that will provide additional access to the apartments to the east and west of this development.

In general, the site is steeply sloped, with some slopes exceeding 25%. Tract F is also located in the I-99 Overlay District, therefore additional protections of the slopes are required. Specifically, since the project exceeds the allowable disturbance of certain slopes, a stormwater enhancement is required to recharge 1.5 times the stormwater on-site. The applicant has also provided a geotechnical report that indicates the site can be developed as proposed. The development also proposes a connection to the Bellefonte Central Rail Trail.

Mr. Todd Smith was available to answer any questions or comments from the Planning Commission.

Mr. John O'Neill made a motion to recommend approval of Land Development Plan for Highwoods at Toftrees. The motion was seconded by Ms. Kate Domico. 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 8:10 PM.

11. **CALL TO ORDER – WORK SESSION**

The November 3, 2014 Work Session meeting was called to order at 8:13 PM by Mr. Jeff Kokoskie. Members Kate Domico, 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; and Eric Vorwald, CRPA Planner. The audience included Josh Troxell.

12. **PUBLIC COMMENTS**

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

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

Mr. Eric Vorwald noted that on September 24, 2014, Patton Township received a request from the Oakwood Presbyterian Church requesting that their property be rezoned from PC (Planned Community) to R-2 (Low Density Residence). The purpose for this request is to relax the setback requirements for the property. Since the property is located at the zoning district line the setbacks are currently 100 feet where the property abuts a public right-of-way and 75 feet where the property abuts adjacent property that is not zoned PC. The church is interested in expanding their current use and would like additional flexibility in developing the property.

The Patton Township Board of Supervisors reviewed the request at their regular meeting on October 8, 2014. In general, the Board of Supervisors was not supportive of changing the zoning, however, they were open to options that would permit the church to expand. At this meeting, the Board of Supervisors recommended that the Planning Commission review options that would afford the property owner greater flexibility in expanding their current use.

During the Planning Commission's review, they suggested that all the perimeter setbacks for the Oakwood Planned Community be reviewed to determine if they should be amended instead of just focusing on the Oakwood Presbyterian Church. Staff noted that they would work on the issue and provide additional information at the December Work Session.

14. **OTHER BUSINESS**

The Planning Commission members discussed changing the December Planning Commission meeting due to the first day of hunting season. It was decided to cancel the Regular Meeting for December 1, 2014 and reschedule for December 8, 2014.

15. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 8:30 PM.