



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION  
REGULAR/ORGANIZATIONAL MEETING  
AND WORK SESSION AGENDA  
JANUARY 12, 2015  
Board Meeting Room  
Municipal Building  
7:30 PM**

**1. CALL TO ORDER**

Commission members should consider the addition or deletion of agenda items at this time.

**2. ORGANIZATION**

As this is the first meeting of 2015, the Planning Commission should undertake the following organizational actions:

- a. Election of Officers: The Commission should elect a Chair, Vice-Chair, Secretary, and Alternative Secretary. In 2014, these positions were filled as follows.
  - i. Chair: Jeff Hermann
  - ii. Vice-Chair: Jeff Kokoskie
  - iii. Secretary: John O'Neill
  - iv. Alternative Secretary: Sharon Bressler
  
- b. Meeting Dates: This evening, the Patton Township Planning Commission must approve a schedule of its regular meetings and work sessions for the 2015 calendar year, so that these meetings may be advertised to the general public as required by law. The following table contains a schedule of meeting dates, developed by staff, which adheres as closely as is possible to the Commission's tradition of meeting on the first and second Mondays of each month. The Commission may adopt this schedule if it chooses. The location for each meeting will be advertised as the meeting room of the Patton Township Building, and the starting times will be advertised as 7:30 PM.

2. **ORGANIZATION (CONT)**

REGULAR MEETING	WORK SESSION
January 12, 2015	
February 2, 2015	February 9, 2015
March 2, 2015	March 9, 2015
April 6, 2015	April 13, 2015
May 4, 2015	May 11, 2015
June 1, 2015	June 8, 2015
July 6, 2015	July 13, 2015
August 3, 2015	August 10, 2015
September 14, 2015 (1)	September 21, 2015
October 5, 2015	October 12, 2015
November 2, 2015	November 9, 2015
December 7, 2015	December 14, 2015
January 11, 2016 (2)	
(1) Second Monday due to Labor Day Holiday	(2) Organizational Meeting for 2016

- c. Selection of Representative to the Centre Regional Planning Commission  
In 2014, Kate Domico served as the primary representative and Sharon Bressler was the alternate representative to the CRPC. This evening, the Commission should determine its representatives for 2015.

3. **APPROVAL OF MINUTES**

Minutes from the Patton Township Planning Commission's December 8, 2014 combined regular meeting and work session are included with this evening's agenda for review, potential edits, and approval. Please note that there were no agenda items for the regular meeting.

4. **PUBLIC COMMENTS**

Residents and property owners may address the Commission on issues of interest to the Township. Comments related to specific agenda items should be deferred until that point in the meeting.

5. **OAKWOOD PLANNED COMMUNITY ZONING TEXT AMENDMENT**

On September 24, 2014, the Patton Township Manager received a letter from the Oakwood Presbyterian Church requesting their property be rezoned from PC (Planned Community) to R-2 (Low Density Residence). The church is interested in expanding their current facility and, due to the setback requirements in the PC district; they are limited in their options for expansion. This limitation is due to the setback requirement in the PC district for the Oakwood Planned Community.

At the November 3, 2014 and December 8, 2014 meetings of the Patton Township Planning Commission, possible amendments to the Oakwood Planned Community Zoning District were discussed. The Planning Commission agreed that reducing the perimeter setback for the district to 30 feet was reasonable based on the information provided by staff. The Planning Commission was also in favor of amending the setbacks for parking at the perimeter of the district to 30 feet.

Based on this discussion staff has prepared an amendment to the Planned Community Zoning District relative to the Oakwood Planned Community. Included with the agenda is a proposed amendment which includes amended language. The Planning Commission should review the proposed changes and provide a recommendation to the Board of Supervisors for their consideration.

**6. STATUS REPORT ON PENDING ITEMS**

A) Actions taken by the Patton Township Board of Supervisors at their December 10, 2014 and January 5, 2015 meetings:

1. Approved the Amendment to Chapter 175 (Zoning) of the Code of Patton Township for the purpose of establishing rear yard setbacks for pools and accessory structures in the A-1 and R-1 Districts.
2. Scheduled a Public Hearing for January 28, 2015 on the Nittany Valley Sports Centre – Master Plan.
3. Approved the Temporary Use Permit for the Friends & Farmers Cooperative.
4. Approved the following changes to the Patton Township Fee Schedule:
  - Add Building Code Permit fee schedule for “New Industrialized Housing”; fees are set at 80% of 1 and 2 Family Residential (Sections 1.A-2 of the Fee Schedule)
  - Increase the Fire Safety Permit Fee by increasing the Reduction Factor (“R”) from 0.88 to 1.0. (Section I.B of the Fee Schedule)
  - Increase Rental Housing permit fees by \$7/per year. (Sections I.C.1. and 2. Of the Fee Schedule)
  - Reduce Rental Housing permit fees for fraternity or dormitory by \$5/per year. (Section I.C.3. of the Fee Schedule)
  - Provide a new category of Building Permit Fee for “Applicant requested accelerated plan review or inspection outside normal business hours”; fee rate is set at 1 ½ times the normal hourly rate. (Section I.H.1. of the Fee Schedule)
  - Reduce Refuse and Recycling Collection Fees to \$15.61 per month for unlimited (8 bag) and increase the fee by a penny to \$12.61 per month for low usage (Section IV.A.1 of Fee Schedule)

- Changes to Sewage Enforcement fees to coincide with new Primary SEO for the Township (Section V. of Fee Schedule):
  - Increase fee for new permits by \$50 to \$750 (Section V.A.1)
  - Increase fee for repair permits to \$175-\$750 (Section V.A.2)
  - Increase fee for minor permits by \$25 to \$100 (Section V.A.5)
  - Add fee for “abnormal application fee surcharge” of \$40/hr (Section V.A.8)
  - Add fee for “trip for unprepared holes or client no show + mileage” Section V.A.10) \$75

5. Approved the following financial documents:
  - Approval of a 2015-2019 Patton Township Capital Improvement Plan Resolution 2014-014
  - Approval of a 2015 Patton Township Budget Resolution 2014-015
  - Approval of a 2015 Patton Township Property Tax Rate Resolution 2014-016
6. Approved the 2015 Material Bid Contracts.
7. Appointed Nicole Harter as an Assistant Zoning Officer.
8. Approved appointments to various Township ABC's, Organizations and Official positions for the 2015 calendar year.
9. Approved additional changes to the Patton Township Fee Schedule for Public Works equipment rates and various Health Inspection Fees.
10. BOS would like to remind the Planning Commission members of the ABC Dinner on January 23, 2015 at Toftrees.

B) Pending Commission Work Tasks:

- Review of Existing Conditional Uses
- Interpretation guidance Manual
- Family Burial Plots: Ordinance
- Reorganize/Reformat Telecommunications Regulations
- Outdoor Furnaces: Ordinance
- Large Scale Solar: Ordinance

C) The submission deadline for the February 2, 2015 Planning Commission meeting was Tuesday, December 30, 2014. A Lot Consolidation Plan for Deerbrook Subdivision Lots 43R & 44 has been received.

7. **REPORTS**

8. **OTHER BUSINESS**

9. **ADJOURN**

**FOR YOUR INFORMATION**

- A. Development Update
- B. BOS Representatives:  
A sign-up sheet will be passed around for Planning Commission members to sign up for 2015 Board meetings.

**10. CALL TO ORDER - WORK SESSION**

**11. PUBLIC COMMENTS**

**12. AMENDMENT TO THE A-1 (RURAL DISTRICT) ZONING FOR DOG TRAINING FACILITIES**

On October 15, 2014 a request was made to the Patton Township Board of Supervisors to consider amending the A-1 (Rural) Zoning District to reduce the minimum lot size for agricultural operations. This request was brought forward by a citizen interested in establishing a dog training business in the township and would require a large indoor space for agility training. It was also noted, however that the proposed use would not require the minimum lot size in the A-1 district, which is currently 10 acres. Since the proposed use involves animals, it would require a minimum of 10 acres to exist in the A-1 Zoning District.

This request was reviewed by the Patton Township Board of Supervisors at their regular meeting on November 5, 2014. The Supervisors recommended that the request be reviewed by the Planning Commission for a possible amendment to the Patton Township Zoning Ordinance.

At the regular work session of the Planning Commission on December 8, 2014 a discussion occurred regarding several options for moving forward. No strong support was offered for any of the proposed options. These options included:

- 1. Amend the A-1 Minimum Lot Size
- 2. Amend the Home Occupation Definition
- 3. Do Nothing
- 4. Other Options

During this discussion, it was suggested that the request could be addressed through the conditional use process. The Planning Commission asked staff to prepare information that could be considered under the conditional use process. Included with the agenda is a write-up that discusses the current conditional use process and how dog training facilities could be included. The Planning Commission should review this information and provide comments to staff on how to proceed with the request.

**13. ADJOURN**