

REGULAR MEETING/WORK SESSION

1. CALL TO ORDER – REGULAR MEETING

The December 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 Paul Silvis 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 Michael Lee, Nittany Valley Sports Centre; Mark Torretti, Penn Terra Engineering; Jon Houser, Penn Terra Engineering; and Christine Kozlek, Resident.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the November 3, 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. Paul Silvis. The motion passed with a vote of 5-0. (Ms. Kate Domico was not present for the vote)

4. PUBLIC COMMENTS

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

5. NITTANY VALLEY SPORTS CENTRE – MASTER PLAN

Mr. Eric Vorwald noted that on October 28, 2014, Patton Township received a master plan for the Nittany Valley Sports Centre. This project is located at the intersection of Bernel Road and Fox Hill Road. It is currently zoned Planned Airport District (PAD) and the property is split between the mixed use and the non-residential areas of the PAD.

As proposed, the master plan outlines six phases of development that includes approximately 100,000 square feet of indoor space for competition, strength, and conditioning; three outdoor rectangular fields; three outdoor diamond fields; a private secondary school; and a hotel. The first phase of development includes approximately 75,000 square feet of indoor space and the associated parking, landscaping, and lighting.

Since this project is in the Planned Airport Zoning District, a master plan is required to be submitted and reviewed prior to land development planning. It should be noted that the applicant is working with Township Staff and the Pennsylvania Department of Transportation to address traffic impact issues related with this project. Each phase will include a land development plan that will be reviewed by Staff and the Planning Commission prior to final action by the Board of Supervisors.

Township Staff finds the Master Plan meets all Township regulations upon completion of all minor/technical items as noted on the Staff's marked up comment letter.

Mr. Mark Torretti, Penn Terra Engineering made a brief presentation to explain the different phase of the Master Plan

5. **NITTANY VALLEY SPORTS CENTRE – MASTER PLAN (cont.)**

Mr. Torretti noted that Phase 1 would include a 78,350 square foot indoor sports facility, an exterior multi-purpose field, and parking. If all would go well, Phase 2 would include a 35,000 square foot addition to the indoor sports complex and an additional 175 parking spaces.

Mr. Eric Vorwald noted to the Planning Commission that Township Staff has met with PennDOT regarding the traffic impact issues. When a submission of the Phase 1 Land Development is received, those issues will be reviewed by Township Staff.

Mr. Jeff Kokoskie made a motion to recommend approval of the Nittany Valley Sports Centre Master Plan, upon completion of the minor/technical items as noted on the Staff's marked up comment letter. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 6-0.

6. **TEMPORARY USE PERMIT – FRIENDS & FARMERS COOPERATIVE ON-LINE MARKET**

Mr. Eric Vorwald noted that the Friends & Farmers Cooperative is a locally based cooperative that was formed to support local producers and growers and offer a platform to these businesses to sell their products. The on-line market offers a way for members of the community to purchase items from the local businesses and have products available for pick-up one day per week. This allows the cooperative an opportunity to establish a presence in the community without requiring a physical location.

The Friends & Farmers Cooperative has partnered with the Good Shepherd Catholic Church along Gray's Woods Boulevard to serve as a location where on-line orders can be picked up one day per week. Since this use is not currently permitted, a temporary use permit would need to be approved. In order to allow the on-line market to begin operations on December 1, 2014, an interim temporary use permit was issued that is valid for 60 days. An application for an annual temporary use permit has been submitted and, if approved, would be valid for all of 2015.

Mr. Jeff Kokoskie made a motion to recommend approval of the Temporary Use Permit for the Friends & Farmers Cooperative On-Line Market. 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**

Mr. Doug Erickson expressed his appreciation to Mr. Jeff Hermann and Mr. Jeff Kokoskie for their time served on the Planning Commission, noting that this was their last meeting.

10. **ADJOURN – REGULAR MEETING**

The Regular Meeting was adjourned at 7:47 PM.

11. **CALL TO ORDER – WORK SESSION**

The December 8, 2014 Work Session meeting was called to order at 7:47 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Kate Domico, Sharon Bressler, John O'Neill, and Paul Silvis 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 Christine Kozlek, Resident.

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 work session on November 3, 2014, the Planning Commission reviewed several options for moving forward. One of the options that were discussed was to consider changing the exterior setbacks for the Oakwood Planned Community. This option received the most support from the Planning Commission since the Oakwood Planned Community is almost completely built out and the exterior setbacks seemed to be excessive given the pattern of development that has occurred.

Upon discussions, the Planning Commission agreed to amend the exterior setback to 30 feet for parking and structures in the Oakwood Planned Community Zoning District.

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

Mr. Eric Vorwald noted that 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.

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

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.

Requestor, Ms. Christin Kozlek was present to answer any questions from the Planning Commission.

The Planning Commission discussed the option of revising the Home Occupation Regulations and adding the use of dog training facilities as a conditional use. After further deliberation, the Planning Commission noted that revising the Home Occupation Regulations was not going to be a suitable option.

Mr. Doug Erickson asked Ms. Kozlek to contact Centre Region Code Administration regarding this type of facility, due to the fact that the public would be invited into the facility and would be classified as a commercial use.

Patton Township Staff will work on some options regarding this request and will revisit this at a future meeting.

15. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 8:35 PM.