

REGULAR MEETING / WORK SESSION

1. CALL TO ORDER – REGULAR MEETING

The February 2, 2015 Regular meeting was called to order at 7:30 PM by Mr. John O'Neill. Members Kate Domico, Paul Silvis, Bill Steudler, and Brian Rater 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 Pratt, Keller Engineers; B.K. Bastress, Hawbaker Engineering; Josh Troxell, and Dan Kiehl.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the January 12, 2015 combined Regular/Organizational 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. Kate Domico. The motion passed with a vote of 5-0.

4. PUBLIC COMMENTS

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

5. GRAY'S WOODS PLANNED COMMUNITY LOT AR – LOT LINE RELOCATION PLAN

Mr. Eric Vorwald noted that Patton Township received a revised lot line relocation plan for Lot AR of the Gray's Woods Planned Community. Lot AR will consist of the existing ABC Daycare lot which is approximately 2.4 acres and the access drive from Brackenbourne Drive to the daycare which is approximately .2 acres. The resulting Lot AR will be approximately 2.6 acres and will provide road frontage for the daycare on Brackenbourne Drive. As part of this lot line relocation, an access easement is being granted to the property owned by Troy E. & Amy J. Morgan who use the driveway to access their property.

The comment letter includes two items identified for discussion by the Planning Commission. Specifically, Staff is concerned about access to Outparcel C, which is currently owned by Betty Fields Howe. In 2005, Patton Township approved a Replot Plan entitled Gray's Woods Exception Lot A – Nihart, where the same concern was expressed. The resolution at that time was to provide a 20 foot wide access easement beginning at the intersection of Gray's Woods Boulevard and Brynwood Drive and then continue along the future Titus Road alignment to a point where it intersects with an existing 20 foot wide easement that terminates at Outparcel C. It has always been the intent of the developer to provide public road access to Outparcel C and it is shown that way in the Master Plan for the Gray's Woods Planned Community.

The access as it is shown today does not provide vehicle access due to grade challenges along the future Titus Road alignment. A simple solution could be for the developer to agree to provide a note on the plan indicating that vehicular access will be provided by the developer if needed by the owner of Outparcel C. To date, there have been no requests by the owners of Outparcel C for access, however based on the rate of residential development in Patton Township, it may be some time before the public road access to this parcel will be provided by the Gray's Woods Partnership.

5. **GRAY'S WOODS PLANNED COMMUNITY LOT AR – LOT LINE RELOCATION PLAN (cont.)**

Township Staff finds that the Plan meets all Township regulations upon completion of all items noted on Staff's marked up comment letter and resolution of the discussion items on Staff's marked up comment letter.

Mr. Michael Pratt, Keller Engineers, was present to answer any questions or concerns from the Planning Commission.

Mr. Brent Brubaker and Mr. Doug Erickson explained the history of the Outparcel C to the Planning Commission and why Township Staff would like a note added to the plan. Mr. Pratt noted that the Gray's Woods Partnership is agreeable to adding a note to the plan requiring opening of an access route to Outparcel C if requested.

Mr. Bill Steudler made a motion to recommend approval of the Gray's Woods Planned Community Lot AR – Lot Line Relocation Plan upon completion of minor/technical items as noted on the Staff's comment letter and amending the drawing for the Howe Easement. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 5-0.

6. **GRAY'S WOODS PLANNED COMMUNITY BRYNWOOD PHASE 3B – MINOR ALTERATION PLAN #2**

Mr. Eric Vorwald noted that Patton Township received the Minor Alteration Plan #2 to Phase 3 Section B of the Gray's Woods Planned Community. This minor alteration plan establishes a walkway easement through the common open space between Barrrens Court and Gray's Woods Boulevard (new Lot 89R); establishes a grading and utility easement in the common open space between Glenndale Drive and Gray's Woods Boulevard (new Lot 88RR); establishes a drainage easement on an existing stormwater management culvert between Lots 56 and 57; and dedicates right-of-way for future round-a-bouts on Gray's Woods Boulevard adjacent to new Lot 89R and new Lot 88RR.

After the initial comments were provided to Keller Engineers, Inc., an error was noted with the labeling of the *Site Information: Purpose of the Plan*. Specifically, the notes in this section are mislabeled on Plan Sheet 2. The applicant has been notified and will update the plan sheet before final submission.

Township Staff finds that the Plan meets all Township regulations upon completion of all items noted on Staff's marked up comment letter.

Mr. Michael Pratt, Keller Engineers, was present to answer any questions or concerns from the Planning Commission.

Mr. Paul Silvis made a motion to recommend approval of the Gray's Woods Planned Community Brynwood Phase 3B – Minor Alteration Plan #2 upon completion of minor/technical items as noted on the Staff's comment letter. The motion was seconded by Ms. Kate Domico. The motion passed with a vote of 5-0.

7. **GRAY'S WOODS PLANNED COMMUNITY BRYNWOOD PHASE 3C – MINOR ALTERATION PLAN #2**

Mr. Eric Vorwald noted that Patton Township receive the Minor Alteration Plan #2 to Phase 3 Section C of the Gray's Woods Planned Community. This minor alteration plan adjusts an easement along Gray's Woods Boulevard near round-a-bout #4 which is located along Gray's Woods Boulevard. Specifically, easement #6 is being adjusted to parallel round-a-bout #4 and be re-designated as a 15 foot utility and grading easement.

Township Staff finds that the Plan meets all Township regulations upon completion of all items noted on Staff's marked up comment letter.

Mr. Michael Pratt, Keller Engineers, was present to answer any questions or concerns from the Planning Commission.

Mr. Bill Steudler made a motion to recommend approval of the Gray's Woods Planned Community Brynwood Phase 3C – Minor Alteration Plan #2 upon completion of minor/technical items as noted on the Staff's comment letter. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 5-0.

8. **DEERBROOK SUBDIVISION LOTS 43R & 44 LOT CONSOLIDATION PLAN**

Mr. Eric Vorwald noted that Patton Township received a lot consolidation plan for Lot 43R and Lot 44 in Deerbrook Subdivision. The resulting lot will be approximately 2.6 acres in size. There is an existing house on Lot 43R and Lot 44 is currently vacant. Lot 44 is technically part of a larger residual tract of land that was surveyed and subdivided in the past into seven lots, however the lots were never officially recorded, therefore Lot 44 shows as part of a larger tract of land when viewing current parcel boundaries. Lot 44 exists on paper, therefore the boundaries from the previous survey will be used to identify the specific extent of the properties to be combined. A requirement of this subdivision and lot consolidation is to have new deeds established for the lot consolidation and the residual lot(s).

Township Staff finds that the Plan meets all Township regulations upon completion of all items noted on Staff's marked up comment letter.

Mr. B. K. Bastress, Hawbaker Engineering was present to answer any questions or concerns from the Planning Commission.

Ms. Kate Domico made a motion to recommend approval of the Deerbrook Subdivision Lots 43R & 44 Lot Consolidation Plan upon completion of minor/technical items as noted on the Staff's comment letter. The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 5-0.

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

Mr. Eric Vorwald noted that 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.

9. **OAKWOOD PLANNED COMMUNITY ZONING TEXT AMENDMENT (cont.)**

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.

At the regular meeting on January 12, 2015, The Planning Commission requested that Staff evaluate possible conflicts with changing the setbacks relative to several developments. In particular, Parcel 2 (the Oakwood Centre), Parcel 8 (Heritage Village), and Parcel 15 (Pickwick Circle) were specifically noted for further review. Following an analysis of the Oakwood Planned Community Master Plan, Staff felt it would be appropriate to note these three land developments in an updated ordinance to ensure their approved setbacks would remain and this amendment would not create non-conforming lots.

Staff has updated the draft amendment to the Planned Community Zoning District relative to the Oakwood Planned Community to include these three developments by reference.

Mr. Josh Troxell and Mr. Dan Kiehl, representing Oakwood Presbyterian Church, were present to answer any questions or concerns from the Planning Commission.

Mr. Troxell noted that with the proposed changes, it would be beneficial to adjacent property owners, as without the changes it would be restrictive and limit the Church on where their expansion could be placed on the property.

Mr. Bill Steudler made a recommendation to forward the proposed Zoning Text Amendment for the Oakwood Planned Community to the Board of Supervisors for their review and approval. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 5-0.

10. **STATUS ON PENDING ITEMS**

There were no comments from the Planning Commission on the pending work task items.

11. **REPORTS**

No additional reports were given.

12. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

13. **ADJOURN – REGULAR/ORGANIZATIONAL MEETING**

The meeting was adjourned at 8:11 PM.

14. CALL TO ORDER – WORK SESSION

The February 2, 2015 Work Session meeting was called to order at 8:12 PM by Mr. John O'Neill. Members Kate Domico, Paul Silvis, Bill Steudler, and Brian Rater 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.

15. PUBLIC COMMENTS

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

16. 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.

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. Those 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. At the regular work session on January 12, 2015, Staff presented a possible approach that would permit dog training facilities as a conditional use. After some discussion, the Planning Commission did not offer support for this option. It was noted at this meeting that Harris Township was going through the process to amend their Agricultural Zoning District to permit dog training facilities and the Harris Township Board of Supervisors adopted an amendment to their zoning ordinance permitting dog training facilities as a use by right. A copy of the Harris Township Ordinance was included the Planning Commission members.

The Planning Commission had a brief discussion and decided to table the discussion for now. Mr. Doug Erickson noted that they would contact Harris Township and ask how they determined their one acre requirement and would bring it back to the Planning Commission.

17. **ADJOURN – WORK SESSION MEETING**
The Work Session Meeting was adjourned at 8:20 PM.