

REGULAR MEETING / WORK SESSION

1. CALL TO ORDER – REGULAR MEETING

The March 2, 2015 Regular meeting was called to order at 7:30 PM by Mr. John O'Neill. Members Kate Domico, Sharon Bressler, Bill Steudler, Brian Rater, and Robert Prosek 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 MacNamara, Kerry Uhler & Associates; Mark Torretti, Penn Terra Engineering; Chuck Seighman, Resident; Russell Rockwell, Park Forest Village Methodist Church; and Beverly Sutley, Park Forest Village Methodist Church.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda. Mr. John O'Neill took a moment to welcome Mr. Robert Prosek to the Planning Commission.

3. APPROVAL OF MINUTES

Meeting minutes from the February 2, 2015 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 Mr. Bill Steudler. The motion passed with a vote of 6-0.

4. PUBLIC COMMENTS

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

5. VILLAGE AT PENN STATE – CCRC COMMUNITY CENTER LAND DEVELOPMENT PLAN

Mr. Eric Vorwald noted that Patton Township received a preliminary/final land development plan for Phase 2.1 of 5 of the Village at Penn State Continuing Care Retirement Communities. The property is located with the Toftrees Planned Community and is zoned Planned Community (PC). As proposed, the plan calls for the development of an approximately 7,000 square foot community room between two existing buildings. This community room would be used for activities throughout the day and is only accessed from the adjacent buildings. The community room will be located between the Skilled Care Building and the East Apartments 1.

There were no significant issues with this land development plan as noted on Staff's comment letter; however there was one item that was raised for discussion regarding the proposed bicycle path. Specifically, Note 9.h on Sheet 2 states that the bike connection will be completed prior to obtaining building occupancy of the Personal Care Building which was part of Phase 2 and approved by the Board of Supervisors on January 22, 2014.

The developer has expressed an interest in identifying an alternative route from the gated driveway access in the CCRC to the Bellefonte Central Rail Trail. The proposed alternative route would parallel a road that is being used by Penn State for hauling and depositing fill on property that they own in the Toftrees Planned Community. The developer of the CCRC has indicated that they would like to include the bicycle route along the haul road alignment following the termination of use by Penn State. At this time, however, there is no end date identified for the use of this haul road by Penn State.

5. **VILLAGE AT PENN STATE – CCRC COMMUNITY CENTER LAND DEVELOPMENT 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 alignment of the bicycle route.

Mr. Mark Torretti, Penn Terra Engineering, was present to answer any questions or comments from the Planning Commission.

The Planning Commission expressed concern for confusion with the bike paths and too many segments and lacking connection.

Ms. Kate Domico asked it would be possible to have plans that would show the complete connection, both existing and alternate, of the bikeway so that there is no confusion.

Mr. Doug Erickson noted that the Plan can be revisited during the April 6, 2015 meeting. Mr. Torretti agreed.

The Plan has been tabled until April 6, 2015.

6. **LOT ADDITION PLAN – LANDS OF RALPH E. CHRONISTER TO LANDS OF CHARLES ROCK, III & LORRAINE LARSEN ROSAMILIA**

Mr. Eric Vorwald noted that Patton Township received a preliminary/final lot replot plan and lot addition plan for the lands of Ralph E. Chronister and the lands of Charles & Lorraine Rosamilia. The properties are located along State Route 550 (Buffalo Run Road) and are zoned A-1 (Rural District). As proposed, two acres of land from the Chronister property will be conveyed to the Rosamilia property. This plan does not propose the creation of any new lots or any land development activity. The resulting lots will still meet the minimum requirements of the A-1 Zoning District relative to size, setbacks, well access, and septic systems.

Township Staff finds that the Plan meets all Township regulations upon completion of all items noted on Staff's marked up comment letter. Mr. Vorwald also noted that there needs to be a spelling correction made to the title to correct Lorriane to Lorraine.

Mr. Michael MacNamara, Kerry Uhler & Associates, was present to answer any questions or comments from the Planning Commission.

Mr. Brian Rater asked for confirmation if any of the properties were within the floodplain. Mr. MacNamara noted that none were within the floodplain.

Ms. Sharon Bressler made a motion to recommend approval of the Lot Addition Plan – Lands of Ralph E. Chronister to Lands of Charles Rock, III & Lorraine Larsen Rosamilia upon completion of minor/technical items as noted on the Staff's comment letter and with the correction of Lorriane to Lorraine on the title. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 6-0.

7. **INTER-MUNICIPAL ZONING AGREEMENT UPDATE – COLLEGE TOWNSHIP ZONING ORDINANCE AMENDMENTS**

Mr. Eric Vorwald noted that in 2005, Patton Township entered into an agreement with College Township relative to the “fair share” requirements of available zoning as outlined in the Municipalities Planning Code (MPC). As noted in Section 604 of the MPC, municipalities must provide for the reasonable provisions of all land uses within their municipality. In an effort to minimize duplication of uses in adjacent municipalities, the MPC provides for the sharing of zoning among municipalities that also share a comprehensive plan. Specifically, Patton Township has an excess of land zoned for multi-family uses but limited land for industrial uses while College Township has an excess of land for industrial uses but limited land for multi-family uses. To that end, Patton Township and College Township entered into an agreement to share the following multi-family and industrial zoning districts:

Patton Township Zoning Districts

Medium Density Residential District (R-3)
Planned Community District (PC)
Planned Airport District (PAD)
Industrial District (I-1)

College Township Zoning Districts

Multi-Family Residential District (R-3)
General Industrial District (I-1)
Rural Residential District (R-R)

One provision of the agreement states that any proposed changes to any of the shared districts shall be reviewed by the other municipality prior to the host municipality taking action.

College Township is proposing an amendment to their General Industrial District as it pertains to setbacks for specific uses, adding certain office uses to the permitted use table, adding motor vehicle fueling facilities to the permitted use table adding data centers as a use by right, and permitting the sale of construction and freight vehicles.

Ms. Sharon Bressler made a motion to recommend approval of the Inter-Municipal Zoning Agreement. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 6-0.

8. **STATUS ON PENDING ITEMS**

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

9. **REPORTS**

No additional reports were given.

10. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

11. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 8:07 PM.

12. CALL TO ORDER – WORK SESSION

The March 2, 2015 Work Session meeting was called to order at 8:15 PM by Mr. John O'Neill. Members Kate Domico, Sharon Bressler, Bill Steudler, Brian Rater, and Robert Prosek 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

13. PUBLIC COMMENTS

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

14. DISCUSSION OF ACCESSORY DWELLING UNITS

Mr. Eric Vorwald noted that Patton Township resident Mr. Chuck Seighman is interested in discussing the possibility of expanding the provisions of accessory dwelling units as a use by right in the Patton Township Zoning Ordinance. Currently, accessory dwelling units are only permitted in the residential districts in Patton Township on parcels of 10 acres or more. These include:

- A-1 (Rural District)
- R-1 (Rural Residence District)
- R-2 (Low Density Residence District)
- R-3 (Medium Density Residence District)
- RM (Manufactured Home Residence District)
- RMHP (Mobile Home Park District)

For properties of less than 10 acres, accessory dwelling units are only permitted in the R-3.

Mr. Chuck Seighman provided a presentation and provided the Planning Commission with materials related to accessory dwelling units.

Mr. Doug Erickson noted that Township Staff will explore options to review at a future meeting.

15. ADJOURN – WORK SESSION MEETING

The Work Session Meeting was adjourned at 9:15 PM.