

**REGULAR MEETING / WORK SESSION**

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

The April 6, 2015 Regular meeting was called to order at 7:30 PM by Mr. John O'Neill. Members Kate Domico, Sharon Bressler, Bill Steudler, Paul Silvis, 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 John Sepp, Penn Terra Engineering; and Trish Meek, Centre Regional Planning Agency.

**2. ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

**3. APPROVAL OF MINUTES**

Meeting minutes from the March 2, 2015 combined Regular Meeting and Work Session Meeting were brought before the Planning Commission for approval.

Ms. Sharon Bressler 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 7-0.

**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 in interested in identifying an alternative route from the gated driveway access in the CRC to the Bellefonte Central Rail Trail. Staff met with the developer and his engineer on March 24, 2015 to discuss alternative options for this path. At the meeting, a routing was discussed sand staff field verified the proposed alternative. Based on Staff's analysis, the alternative should provide the most access for not only the Village at Penn State – CCRC, but also the adjacent properties.

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.

**5. VILLAGE AT PENN STATE – CCRC COMMUNITY CENTER LAND DEVELOPMENT PLAN (cont.)**

Mr. John Sepp, Penn Terra Engineering, was present to address any comments or concerns from the Planning Commission. Mr. Sepp noted that his client requests completion of the bike path within five years and posting surety. The alternate bike paths that are proposed would require additional easements from Penn State University.

The joint concern from the Planning Commission was not the route of the bikeway, but the length of construction time.

Mr. Bill Steudler made a motion to recommend approval of the Village at Penn State – CCRC Community Center Land Development Plan upon completion of minor/technical items as noted on the Staff's comment letter, posting of surety for the construction of the path and construction within three years from the date of Board of Supervisors' approval and looking at optional locations. The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 7-0.

**6. TEMPORARY USE PERMITS**

Mr. Eric Vorwald noted that Staff has received three temporary use permit application renewals. Based on an amendment to the Patton Township Ordinances regarding temporary use permits, renewal applications are administratively approved if a previous approval has been granted by Patton Township Board of Supervisors and no significant changes have been made. The three temporary use applications are:

- TNT Fireworks (at the Wal-Mart Plaza)
- North Atherton Street Farmers Market (in the Home Depot Parking Lot)
- Wal-Mart Tent Sale & Trailer Storage (at Wal-Mart Plaza)

All three of these applications had previously been approved and no significant changes have been proposed.

Mr. Doug Erickson noted that for the Wal-Mart Tent Sale and Trailer Storage, there will be a limit on the number of trailers on-site. During their event last year, it was discovered that there were more trailers used than what was approved.

**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 meeting was adjourned at 8:00 PM.

**11. CALL TO ORDER – WORK SESSION**

The April 6, 2015 Work Session meeting was called to order at 8:01 PM by Mr. John O'Neill. Members Kate Domico, Sharon Bressler, Bill Steudler, Paul Silvis, 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 Trish Meek, Centre Regional Planning Agency.

**12. PUBLIC COMMENTS**

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

**13. CENTRE REGION BICYCLE PLAN INTRODUCTION & DISCUSSION**

Ms. Trish Meek, CRPA, noted that in May 2012, the League of American Bicyclists (LAB) designated the Centre Region as a Bronze-level Bicycle Friendly Community (BFC). As part of the application review and designation, the LAB provided the Centre Region Council of Governments (COG) with a feedback report that listed short- and long-term recommendations to promote bicycling in the Region.

CRPA Staff worked with the COG Transportation and Land Use (TLU) Committee to identify and prioritize key actions that should be advanced based on the LAB' recommendations. It was decided that preparation of a Regional Bike Plan would be advanced by COG on behalf of the Region's municipalities, with the TLU Committee providing plan oversight.

In September 2014, CRPA Staff provided a presentation to the COG General Forum, which is comprised of all Centre Region elected officials. As part of the planning process, CRPA Staff will also be attending municipal planning commission meeting to introduce the plan and receive input.

Ms. Meek provided an overview of the plan components and schedule; and review existing and proposed facilities in Patton Township. As part of the discussion, CRPA Staff is looking for input on proposed bicycle facilities and programs that should be considered in the plan. Plan adoption is scheduled for December 2015.

**14. ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 8:45 PM.