

REGULAR MEETING / WORK SESSION

1. CALL TO ORDER – REGULAR MEETING

The September 14, 2015 Regular meeting was called to order at 7:30 PM by Mr. John O'Neill. Members Sharon Bressler, Bill Steudler, Brian Rater, and Robert Prosek also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; and Eric Vorwald, CRPA Planner. The audience included Penn State Students: Tanner Baylor, Doug Shriner, Alexander Stack, Trever Hess, Theodore Frear, Robert Hug, and Kevin Katchko.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the June 1, 2015 combined Regular Meeting and Work Session Meeting were brought before the Planning Commission for approval.

Mr. Robert Prosek made a motion to approve the meeting minutes as submitted. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 5-0.

4. PUBLIC COMMENTS

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

5. GORDEUK FAMILY LTD. PARTNERSHIP SUBDIVISION PLAN

Mr. Vorwald noted that Patton Township received a subdivision plan for property owned by the Gordeuk Family Limited Partnership on December 9, 2014. This property is located at 4250 Buffalo Run Road (State Route 550) near the intersection with Stevenson Road and adjacent to Julian Pike. A small portion of the property is located on the south side of Buffalo Run Road and includes a significant wetland area, floodplain, and a portion of Buffalo Run.

As proposed, the plan will subdivide off approximately 1.4 acres of the 303 acre parent tract which is part of the property on the south side of Buffalo Run Road. This new lot contains an existing house and will establish a dedicated lot for the property. The home is currently served by an existing well and one on-lot septic absorption field. Part of the subdivision plan requires a backup absorption field to be identified, which is shown on the plan set.

Patton Township Staff find that the plan meets all Township regulations upon completion of all items noted on Staff's marked up comment letter and upon the submission of a sewage planning waiver/non-building declaration.

Ms. Sharon Bressler made a motion to recommend approval of the Gordeuk Family Ltd. Partnership Subdivision Plan upon completion of minor/technical items as noted on the Staff's comment letter and upon submission of a sewage planning waiver/non-building declaration. The motion was seconded by Mr. Robert Prosek. The motion passed with a vote of 5-0.

6. **BENNER TOWNSHIP REZONING REQUEST**

Mr. Vorwald presented an overview of a rezoning request in Benner Township for the Village of Nittany Glen. This project is located along Fillmore Road across from Kristina Circle at the Patton Township and Benner Township boundary. Nittany Glen is a manufactured home development that has changed its mission in the past several years and is looking to rezone approximately 35 acres of an approximately 100 acre parcel to diversify the type of housing that could be constructed.

Specifically, the current zoning of Mobile Home Park (MHP) does not permit townhome development. The request is to rezone 35 acres at the front of the property (adjacent to Fillmore Road) from MHP to Multi-Family Residential (R-2). The R-2 zoning in Benner Township allows up to 6 units per acre of residential development including townhomes, duplexes, and multi-family development. The property has public water and public sewer provided by the State College Borough Water Authority and the Spring Benner Walker Joint Authority respectively. A copy of the specific rezoning request with a map of the area has been provided as well as a brief review by Benner Township.

The Planning Commission discussed the rezoning request and had no specific comments to forward to Benner Township regarding the rezoning. Staff noted that this request would be forwarded to the Board of Supervisors for their review and official comment at their regular meeting on September 23, 2015.

7. **UPDATE ON CURRENT WORK TASKS AND ON-GOING ITEMS**

Staff provided the Planning Commission of two specific projects; the Waddle Road Bridge Project and the Circleville Bike Path. It was noted that the Waddle Road Bridge Project would be rebid due to some inconsistencies in the original bids. It was anticipated that these bids would be opened on October 1, 2015. The scope of the project had not changed but the project was fully funded. Regarding the Circleville Bike Path, staff noted that work was going to start back up in the next week. The contractor had suspended work to allow the location to dry out after higher than normal rains saturated the ground throughout the month of July. Work on the project should progress through the fall with completion later this year.

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 8:00 PM.