

REGULAR MEETING / WORK SESSION

1. CALL TO ORDER – REGULAR MEETING

The October 12, 2015 Regular meeting was called to order at 7:30 PM by Ms. Sharon Bressler. Members Paul Silvis, Brian Rater, and Bill Steudler also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; and Eric Vorwald, CRPA Planner. The audience included Mark Torretti, Penn Terra Engineering.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the September 14, 2015 combined Regular Meeting and Work Session Meeting were brought before the Planning Commission for approval.

Mr. Bill Steudler made a motion to approve the meeting minutes as submitted. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 4-0.

4. PUBLIC COMMENTS

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

5. THE RESERVE & THE RESERVE EAST PRELIMINARY/FINAL SUBDIVISION PLAN

Mr. Vorwald noted that Patton Township received a preliminary/final subdivision plan for The Reserve and The Reserve East. These properties are located along Gray's Woods Boulevard at the northwest corner of Gray's Woods Boulevard and Meeks Lane. The properties include the site of the former College Gardens Nursery. The Reserve received conditional approval from the Patton Township Board of Supervisors on July 17, 2013 for a subdivision that included 38 single family building lots.

As proposed, the preliminary/final subdivision plan will move several lot lines to reconfigure the overall area for The Reserve and The Reserve East and create a new lot on a portion of the parcel that is split by Gray's Woods Boulevard. Specifically, Lot 1 (The Reserve East) will be receiving approximately .68 acres from The Reserve. Additional, the portion of Lot 1 on the southern side of Gray's Woods Boulevard will be subdivided to create a new lot (Lot 2) that is approximately 1.3 acres in size. Finally, approximately .5 acres of the newly created Lot 2 will be dedicated as right-of-way for future improvements to Meeks Lane.

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

Mr. Bill Steudler made a motion to recommend approval of The Reserve and The Reserve East Preliminary/Final Subdivision 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 4-0.

6. **THE RESERVE EAST PRELIMINARY SUBDIVISION PLAN**

Mr. Vorwald noted that Patton Township received a preliminary subdivision plan for The Reserve East. This property is located at the intersection of Gray's Woods Boulevard and Meeks Lane. The Reserve East will compliment a subdivision that includes The Reserve, which is located on the site of the former College Gardens Nursery and received conditional approval from the Patton Township Board of Supervisors on July 17, 2013 for a subdivision that included 38 single family building lots. These two projects together comprise approximately 80 new single family building lots.

As proposed, the preliminary subdivision plan for The Reserve East calls for the creation of 41 single family buildings lots and three open space lots totaling 44 lots. The subdivision plan also includes a shared use path that will extend from the intersection of Gray's Woods Boulevard and Meeks Lane along Gray's Woods Boulevard. The property is zoned A-1 (Rural District). The property is within the Regional Growth Boundary and Sewer Service Area, therefore, the minimum lot size and open space requirements are reduced to 11,000 square feet minimum for lots and 30% open space.

Two items are noted by Staff for discussion. The first item is related to the sight distances along Meeks Lane (Staff comment #26). Staff met with the applicant at the site on September 15, 2015 to discuss the issues with sight distance. At that meeting, it was agreed that grading should correct the sight distance and the plan set has been amended to reflect grading along Meeks Lane.

While Staff and the applicant have generally agreed on a solution for the sight distance issue, Staff would like to have confirmation that the area will continue to be graded until the sight distances are acceptable. Since this may require multiple grading efforts, Staff wants to ensure these additional measures will be taken beyond what is proposed on the submitted plans if necessary. To ensure minimum sight distance are met, Staff recommends that the following conditions be added to plan approval:

1. Roads will not be accepted by the Township and building permits will not be issued until after data indicating that sight distances meet acceptable limits.
2. A note or notes be added to the plans to indicate grading and regrading may need to occur to ensure sight distances are adequate.

The second item for discussion relates to the developers proposal to satisfy the park land requirement. Based upon 41 proposed single family lots, The Reserve East is required to provide 2.5 acres of park land. The developer is requesting that the Planning Commission consider both The Reserve, which was approved in 2013 and The Reserve East collectively to determine parkland requirements and the fee-in-lieu. The specifics of the request for consideration were provided in a letter from Penn Terra Engineering.

Patton Township Staff find that the plan meets all Township regulations upon completion of all items noted on Staff's marked up comment letter, confirmation of minimum sight distance information and plan notes added as indicated in the discussion item above, and approval of a parkland proposal to satisfy the parkland requirement.

Mr. Paul Silvis made a motion to recommend approval of The Reserve East Preliminary Subdivision Plan upon completion of minor/technical items as noted on the Staff's comment letter, include an additional easement for bike path along Meeks Lane, roads will not be accepted by the Township and building permits will not be issued until after data indicating that sight distances meet minimum sight distance limits as per PennDOT Design Guidelines. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 4-0.

7. STATUS ON PENDING ITEMS

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

8. REPORTS

Mr. Vorwald noted that the Centre Regional Planning Agency has developed a regional bicycle plan as part of their 2015 work program. Mr. Vorwald noted that the plan will be distributed later in the week and the Planning Commission was asked to review the plan and be prepared to discuss any comments at their regular meeting on November 2, 2015. Any comments would be forwarded to the Board of Supervisors for their consideration.

9. OTHER BUSINESS

There was no other business brought before the Planning Commission.

10. ADJOURN – REGULAR MEETING

The meeting was adjourned at 8:30 PM.