

REGULAR MEETING / WORK SESSION

1. CALL TO ORDER – REGULAR MEETING

The December 7, 2015 Regular meeting was called to order at 7:30 PM by Mr. John O'Neill. Members Sharon Bressler, Brian Rater, Bill Steudler, and Robert Prosek also attended. Staff members present were Doug Erickson, Township Manager; Ken Soder, Zoning Officer; Nicole Harter, Public Works Secretary; and Jim May, Centre Regional Planning Agency. The audience included Mark Torretti, Penn Terra Engineering; Jon Houser, Penn Terra Engineering; and Michael Lee, Nittany Valley Sports Centre.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the November 2, 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. NITTANY VALLEY SPORTS CENTRE MASTER PLAN

Mr. Jim May introduced the amended Master Plan for the Nittany Valley Sports Centre at the intersection of Fox Hill and Bernel Roads. The Master Plan consists of three phases. Phase I includes indoor and outdoor recreational facilities on 20.7 acres on the northern end of the property. The initial phase for the indoor facility includes 84,500 square feet under roof with future expansion of 36,600 square feet. Phase 2 consists of two office/retail trade buildings and improvements to the caretaker's property on Bernel Road. Phase 3 consists of 60.7 acres and includes a mix of land uses with a hotel, restaurant, warehouse/office, business office, and 12 duplex units for a total of 48 residential uses.

Township Staff was concerned with pedestrian connectivity on the property and the plan has been amended to include pedestrian connections from uses in Phase 3 to the indoor and outdoor sports facilities along a private road connection in the development.

CATA has requested additional sidewalks along the frontage of Fox Hill and Bernel Roads to provide connections to future bus stops along both frontages. Township Staff supports the provision of sidewalks along both roads.

Patton Township Staff finds that the plan meets all Township regulations with the following conditions:

- Completion of all items noted on Staff's marked up comment letter, including, submittal of a copy of the NPDES permit and a revised agreement with the Brown's indicating they have reviewed the Master Plan;
- Provision of an Offer of Dedication for Champions Drive at time the property is subdivided;

- Minor correction to the parking calculations for Phase 3a to change the "Proposed Parking Stalls" column from 81 stalls to 57 stalls. The Master Plan currently counts stalls not allowed by the PRD ordinance;
- Provision of sidewalks along the frontage of Fox Hill and Bernel Roads adjacent to the property.

Mr. Mark Torretti, Penn Terra Engineering provided an overview of the updates to the Master Plan and was present to answer any questions or concerns from the Planning Commission.

Mr. Brian Rater asked how it was determined that there would be adequate parking for this type of development. Mr. Torretti noted that the Owner has a consultant, Pinnacle Indoor Sports. They have used data from other types of facilities for determining that the site will have adequate parking.

Mr. John O'Neill ask if there was any concern for visibility on Fox Hill Road and Bernel Road with a proposed hotel site along Fox Hill Road. Mr. Torretti noted that the proposed hotel is off the setback; 100 feet. Mr. Jim May noted that there is no concern from Staff. Mr. Erickson noted that a traffic study has been done for Phase 1 and no there is no requirement for additional improvements. There will be more information to come when the Subdivision/Land Development Plan is received for review and approval.

Mr. Bill Steudler asked if there was any consideration for bicycle traffic to the site. Mr. Torretti noted that it would be mostly automobile traffic for drop off/pick-up. Mr. Erickson noted with the minimal 33 foot right-of-way, it would be difficult for bicycle traffic.

Mr. Michael Lee clarified to the Planning Commission that the facilities main purpose is for leagues and instructional training for sports. The idea is not to be tournament based, but they may have a few tournaments over holidays.

With discussions regarding the sidewalks, Mr. Torretti noted that the Owner proposes sidewalks within the interior of the site, along Champions Drive and to the sports facility. They are not proposing sidewalks along Fox Hill Road and Bernel Road. Mr. Torretti also noted that sidewalks would be placed at CATA bus stops, per CATA's recommendations. Mr. Erickson noted that currently CATA does not serve this area.

Mr. Erickson noted that with the requirements of the Planned Airport District regulations, the Board of Supervisors will have 50 days for review. During this time, there needs to be a public hearing. Mr. Erickson noted that the 30 days for this requirement would be January 26, 2016 and the Board of Supervisors' meeting is January 27, 2015. Mr. Erickson asked the Owner and Engineer for a 20 day extension to be able to meet this requirement. Both Mr. Lee and Mr. Torretti were in agreement.

Sharon Bressler made a motion to recommend approval of Nittany Valley Sports Centre Master Plan upon completion of minor/technical items as noted on the Staff's comment letter, provide a copy of the NPDES Permit and a revised agreement with the Brown's indicating that they have reviewed the Master Plan, revise the parking calculations from 81 stalls to 57 stalls, and provisions for the sidewalk be considered at each phase of development. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 5-0.

6. STATUS ON PENDING ITEMS

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

7. REPORTS

No additional reports were given.

8. OTHER BUSINESS

Mr. John O'Neill asked Mr. Erickson for an update on the Park Forest Avenue and the discussion for a prohibited left turn. Mr. Erickson noted that he has 30 +/- comments that he has received and that he spoke with two residents at the Public Hearing that was held earlier in the evening. Mr. Erickson noted that the Township sees no technical reason to restrict the left turn. However, PennDOT is not issuing a permit for the North Atherton Retail Center (former A & P site) until Patton Township agrees to prohibiting the left turn at Park Forest.

9. ADJOURN – REGULAR MEETING

The meeting was adjourned at 8:27 PM.