



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION
REGULAR MEETING
AND WORK SESSION AGENDA
FEBRUARY 1, 2016
Board Meeting Room
Municipal Building
7:00 PM**

1. CALL TO ORDER

Commission members should consider the addition or deletion of agenda items at this time.

2. APPROVAL OF MINUTES

Minutes from the Patton Township Planning Commission's January 11, 2016 combined regular meeting and work session are included with this evening's agenda for review, potential edits, and approval. Please note that there were no agenda items for the regular meeting.

3. PUBLIC COMMENTS

Residents and property owners may address the Commission on issues of interest to the Township. Comments related to specific agenda items should be deferred until that point in the meeting.

4. STATUS REPORT ON PENDING ITEMS

A) Actions taken by the Patton Township Board of Supervisors at their January 27, 2016 meeting:

1. Approved the Nittany Valley Sports Centre Master Plan.
2. Approved the Village at Penn State, Phase 16, Preliminary/Final Land Development Plan.
3. The Board of Supervisors forward the O'Connor's request to amend permitted uses in the Office Buffer District (OBD).

4. The Board of Supervisors agreed to left turn prohibition at Park Forest Avenue. Township Staff will coordinate wrap up of Land Development Plan with the developer for North Atherton Retail (former A & P site).

B) Pending Commission Work Tasks:

- Review of Existing Conditional Uses
- Interpretation guidance Manual
- Family Burial Plots: Ordinance
- Reorganize/Reformat Telecommunications Regulations
- Outdoor Furnaces: Ordinance
- Large Scale Solar: Ordinance

- C) The submission deadline for the March 14, 2016 Planning Commission meeting is Tuesday, February 9, 2016.

5. REPORTS

6. OTHER BUSINESS

7. ADJOURN

FOR YOUR INFORMATION

- A. Development Update

- B. BOS Representatives:

February 10	Robert Prosek
March 9	Robert Prosek
April 13	Paul Silvis
May 11	Bill Steudler
June 15	Brian Rater
July 13	Kate Domico
August 17	John O'Neill
September 14	Brian Rater
October 12	John O'Neill
November 16	Kate Domico
December 14	Sharon Bressler

PATTON TOWNSHIP PLANNING COMMISSION WORK SESSION

1. REQUEST TO AMEND PERMITTED USES IN THE OFFICE BUFFER DISTRICT (OBD)

This item is a request by Jim and Sue O'Connor for the Township to consider amending some of the permitted in the Office Buffer District. The O'Connor's own a home at 690 Grays Woods Boulevard, across from Geisinger. The property is currently zoned OBD.

At their meeting on January 27, 2016, the Board of Supervisors referred this item to the Planning Commission for consideration and potential future recommendation regarding amending the permitted uses. The Planning Commission however, should discuss the item and determine if changes are warranted to the list of permitted land uses in the OBD, and provide any direction to staff regarding the list of permitted uses.

A copy of the O'Connor's letter requesting this change is included with the agenda materials. A location map of the O'Connor's property is also included with the agenda materials.

The OBD exists at two locations. One is along Gray's Woods Boulevard across from Geisinger and includes the dental office and the Mission Critical office building. The second location is the Glenn O. Hawbaker, Inc. headquarters building at Waddle Road and Colonnade Boulevard.

The O'Connor's are requesting expanded uses to include, but not be limited to dance studio, health/fitness location, chiropractic office, coffee house, and ambulance service (indicated as ambulatory service in the letter). Current permitted uses in the OBD include:

**Table 1
OBD Uses
(§ 175-17.1B)**

Permitted Uses	Accessory Uses	Conditional Uses	Special Exceptions	Prohibited Uses
Professional offices Churches and other places of worship Parish houses and convents Medical offices Dental offices Opticians and optical goods Public libraries and museums Art galleries Reading rooms Single-family dwellings consistent with allowable density in adjacent zoning district		Community centers Photographic studios Veterinary offices Duplexes and townhouses consistent with allowable density in adjacent zoning district		Outside kennels

Recommendation

1. The Planning Commission should determine if there is a desire to move forward with the request.
2. If the Planning Commission agrees to move forward, the Planning Commission should provide direction to staff and express any concerns regarding the list of amended uses in the context of the intent of the OBD.

Next steps

CRPA staff will compile any comments, make changes and report back to the Planning Commission at a future meeting.

2. RESULTS OF PLANNING COMMISSION TRAINING NEEDS SURVEY AND POTENTIAL TRAINING TOPICS

In early January, the Centre Regional Planning Agency completed a survey of the municipal planning members in the Centre Region. The survey will help the planning staff develop an understanding of planning commissioner needs, and direct training to those areas where planning commissioners feel they will benefit. Mr. May will present a summary of the survey findings and will discuss an approach to getting planning commissioners the training they need to make informed recommendations to the governing body.

Mr. May will present the results of the survey and will provide a list of potential resources the Planning Commission can use for training materials. The Planning Commission should also be prepared to discuss specific areas where members think training would inform your recommendations the Board of Supervisors.

Recommendation

This item is for discussion only.

Next steps

CRPA staff will take Planning Commission suggestions and put together a recommended training program to meet your needs and report back at a future meeting.

3. ADJOURN