

**REGULAR MEETING / ORGANIZATIONAL MEETING / WORK SESSION**

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

The January 11, 2016 Regular/Organizational meeting was called to order at 7:32 PM by Mr. John O'Neill. Members Sharon Bressler, Kate Domico, Bill Steudler, Brian Rater, and Robert Prosek also attended. Staff members present were Doug Erickson, Township Manager; Ken Soder, Zoning Officer; Jim May, CRPA Director; and Nicole Harter, Public Works Secretary. The audience included Mark Torretti, Penn Terra Engineering; John Sepp, Penn Terra Engineering; Brian Dinges, Sheetz; Bob Franks, Sheetz; and Tom Jacobs, S & A Homes.

**2. ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

**3. ORGANIZATION**

Election of Officers:

Ms. Sharon Bressler made a motion to retain the officers as they were in 2015. The motion was seconded by Mr. Bill Steudler. The motion passed with a 6-0 vote.

Meeting Dates: The Planning Commission reviewed the following meeting dates.

| REGULAR MEETING                       | WORK SESSION                                     |
|---------------------------------------|--|
| January 11, 2016                      |  |
| February 1, 2016                      | February 8, 2016                                 |
| March 14, 2016 (1)                    | March 21, 2016                                   |
| April 4, 2016                         | April 11, 2016                                   |
| May 2, 2016                           | May 9, 2016                                      |
| June 6, 2016                          | June 13, 2016                                    |
| July 11, 2016 (2)                     | July 18, 2016                                    |
| August 1, 2016                        | August 8, 2016                                   |
| September 12, 2016 (3)                | September 19, 2016                               |
| October 3, 2016                       | October 10, 2016                                 |
| November 7, 2016                      | November 14, 2016                                |
| December 5, 2016                      | December 12, 2016                                |
| January 9, 2017 (4)                   |  |
| (1) Second Monday due to Spring Break | (2) Second Monday due to 4 <sup>th</sup> of July |
| (3) Second Monday due to Labor Day    | (4) Organizational Meeting for 2017              |

Ms. Kate Domico asked the Planning Commission members if there would be any objections to changing the meeting time from 7:30 pm to 7:00 pm, so that it is consistent with the Board of Supervisors meetings. The Planning Commission members were in agreement.

Ms. Kate Domico made a motion to approve the 2016 meeting dates as noted and to change the meeting time to 7:00 pm. The motion was seconded by Mr. Brian Rater. The motion passed with a 6-0 vote.

**3. ORGANIZATION (CONT.)**

Ms. Sharon Bressler volunteered to be the primary representative for the Centre Regional Planning Agency. Mr. Brian Rater volunteered to serve as the alternate representative.

Ms. Kate Domico made a motion to appoint Ms. Sharon Bressler as primary representative and Mr. Brian Rater as the alternate representative for the Centre Regional Planning Agency. The motion was seconded by Mr. Bill Steudler. The motion passed with a 6-0 vote.

**4. APPROVAL OF MINUTES**

Meeting minutes from the December 7, 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 Mr. Bill Steudler. The motion passed with a vote of 6-0.

**5. PUBLIC COMMENTS**

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

**6. SHEETZ AT VALLEY VISTA PRELIMINARY/FINAL SUBDIVISION PLAN**

Patton Township received a Preliminary/Final Land Development Plan for construction of a new 7,110 square foot Sheetz store on the corner of North Atherton Street and Valley Vista Drive on December 8, 2015. The existing building at this location will be demolished and replaced with a contemporary store. Improvements are generally limited to the interior of the site, and include changes to the parking configuration, the elimination of fuel pumps facing North Atherton Street, and provision of some outdoor dining. No changes to the existing driveways to North Atherton Street or Valley Vista Drive are proposed.

Additional landscaping and improvements to the retention basin are proposed along the Valley Vista Drive frontage, along with some additional landscaping along the North Atherton Street frontage and to the rear of the new store.

Township Staff finds that the Plan meets all Township regulations upon completion of all items noted on Staff's marked up comment letter and completion of traffic assessment at the site driveways.

Mr. Mark Torretti, Penn Terra Engineering, provided an overview of the project.

There are currently 35 parking spaces and with the proposed plan, there will be 49. With the reconfigurations, the current 18 fueling stations will be removed and there will be 12 new fueling stations installed.

Ms. Sharon Bressler asked for a time line for the construction. Mr. Torretti noted that construction would begin in January 2017 and would take approximately six months.

Mr. Brian Rater asked for a sidewalk connection on Galen Drive. Mr. Torretti noted that his clients would be willing to make that connection.

6. **SHEETZ AT VALLEY VISTA PRELIMINARY/FINAL SUBDIVISION PLAN (cont.)**

Mr. Bill Steudler made a motion to recommend approval of the Preliminary/Final Subdivision Plan for Sheetz at Valley Vista upon completion of minor/technical items as noted on the Staff's comment letter, with completion of traffic assessment at the site driveways, and upon a sidewalk connection to Galen Drive. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 6-0.

7. **VILLAGE AT PENN STATE PHASE 16 PRELIMINARY/FINAL SUBDIVISION PLAN**

Patton Township received a Preliminary/Final Land Development Plan for Phase 16 of the Village at Penn State on December 8, 2015. The property is located within the Toftrees Planned Community and is zoned PC (Planned Community). As proposed, the subdivision plan calls for the subdivision of 16 single-family lots on 3.99 acres fronting on Dean's Way. A temporary cul-de-sac will be provided until permanent extension of Dean's Way at a future date.

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

Mr. John Sepp, Penn Terra Engineering, was present to address any comments or concerns from the Planning Commission.

Mr. Doug Erickson asked Mr. Sepp to look at Lots 21 and 22 as far as runoff from the site. Mr. Sepp noted he would look into that prior to the next submission of Phase 19.

Mr. Ken Soder noted that for Lots 16, 21, 22, and 36, Township Staff asked to see the first floor elevations on the plans due to water runoff.

Ms. Sharon Bressler made a motion to recommend approval of the Preliminary/Final Subdivision Plan for the Village at Penn State Phase 16 upon completion of minor/technical items as noted on the Staff's comment letter. The motion was seconded by Mr. Robert Prosek. The motion passed with a vote of 6-0.

8. **STATUS ON PENDING ITEMS**

Mr. John O'Neill asked Mr. Doug Erickson how the State's budget impacts the Township. Mr. Erickson noted that the grants that the Township has applied for; Traffic Signal Upgrades on North Atherton Street and the Valley Vista Drive Left Turn Lane projects, which are through PennDOT are the only items on hiatus.

Mr. Jim May provided an update on the search for a Senior Planner for Patton Township. Mr. May noted that a candidate was interviewed in December and another candidate would be interviewed on January 13. He sees a 30-60 day time frame for hiring a new planner.

Mr. May also reported that CRPA will be compiling results from the Training Needs Survey that was forwarded to the Planning Commission and they will forward the results when tallied.

Mr. Erickson noted that interviews for a new Township Engineering have been done and foresees having a new Township Engineer within the next 30 days.

**8. STATUS ON PENDING ITEMS (cont.)**

Mr. Bill Steudler asked for an updated on the Waddle Road Bridge project. Mr. Erickson noted that possibly in February/March there would be some utility relocation work starting and possibly April/May there would be some foundation work on the bridge. Completion for the project is proposed for October 2017.

Mr. Brian Rater asked when the last time the Zoning Ordinance had been updated. Mr. Erickson noted that within the past two years, Township Staff reformatted the Ordinance for easier reading. Mr. Rater's concern was for parking regulations. Mr. Erickson noted that Township Staff can take a look at it.

**9. REPORTS**

No additional reports were given.

**10. OTHER BUSINESS**

There was no other business brought before the Planning Commission.

**11. ADJOURN – REGULAR/ORGANIZATIONAL MEETING**

The meeting was adjourned at 8:23 PM. The work session for January 11, 2016 was cancelled.