

REGULAR MEETING / WORK SESSION

1. CALL TO ORDER – REGULAR MEETING

The April 4, 2016 Regular meeting was called to order at 7:00 PM by Mr. John O'Neill. Members Sharon Bressler, Bill Steudler, Brian Rater, Paul Silvis, Kate Domico, and Robert Prosek also attended. Staff members present were Douglas Erickson, Township Manager; Stephen Casson, Township Engineer; Ken Soder, Zoning Officer; and Mark Boeckel, Centre Region Planning Agency. The audience included Mark Torretti, Penn Terra Engineering; Jon Houser, Penn Terra Engineering; Michael Lee, Nittany Valley Sports Centre; Greg Garthe, Centre Region Planning Agency; Kim Ring, REMAX; Michele Brandt, Gray's Centre; Elizabeth Hay, Gray's Centre; Roger Greene, Gray's Centre; Mike Schnur, Stephanie Bieber, Lauren Ebel, Leslie Malone, Tyler Hess,

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the March 14, 2016 combined Regular Meeting and Work Session Meeting were brought before the Planning Commission for approval.

Ms. Sharon Bressler made a motion to approve the meeting minutes as submitted. The motion was seconded by Ms. Kate Domico. The motion passed with a vote of 7-0.

4. PUBLIC COMMENTS

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

5. NITTANY VALLEY SPORTS CENTRE REVISED MASTER PLAN #1

Mr. Ken Soder noted that Patton Township received a request to amend the approved Master Plan for the Nittany Valley Sports Centre on March 1, 2016. The two requested amendments include incorporation of Lots 2, 3, and 4 into Phase 1. These lots were initially approved as Phase II of the Master Plan. Phase III has been relabeled as Phase II. The second request is to increase the building square footage on Lot 3 from 9,600 square feet to 20,000 square feet.

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. Mark Torretti, Penn Terra Engineer, provided an overview of the changes being made to the Master Plan.

Mr. Paul Silvis asked about having sidewalks along Bernel Road as a safety feature for pedestrians and for those that may walk to Bernel Road Park. Mr. Torretti noted that on the previously submitted Master Plan, it was noted and agreed to that during each phase of the Land Development, sidewalks would be considered. Mr. Erickson noted that when Bernel Road Park was developed, it was envisioned as a destination facility. If sidewalks were to be installed and easement or right-of-way would need to be obtained. Mr. Brian Rater shared his agreement for having sidewalks along Bernel Road.

5. NITTANY VALLEY SPORTS CENTRE REVISED MASTER PLAN #1 (cont.)

Ms. Sharon Bressler made a motion to recommend approval of the Nittany Valley Sports Centre Revised Master Plan #1 upon completion of minor/technical items as noted on the Staff's comment letter and addition of a note to the Master Plan stating that should the Township require sidewalk to be constructed along Bernel Road as part of the land development plan approvals for Lots 3 and 4, the developers of the master plan provide an easement or right-of-way and install sidewalk along the frontage of Lot 2. The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 7-0.

6. NITTANY VALLEY SPORTS CENTRE PHASE 1A LAND DEVELOPMENT PLAN

Mr. Ken Soder noted that Patton Township received a request to approve the subdivision for Lot 1, and Land Development Plan for Phase 1A of the Nittany Valley Sports Centre on March 1, 2016. The Subdivision and Land Development Plan includes the following:

1. Subdivision of the parcel for the indoor sports facility and outdoor fields, including right-of-way for Champions Drive.
2. Construction of Champions Drive from Bernel Road to the cul-de-sac termination, including sidewalk on both sides of Champion Drive as shown on Sheet 3.
3. An 85,000 square foot indoor sports facility.
4. An 81,000 square foot synthetic turf field, with outdoor lighting.
5. Required parking and maneuvering.
6. Utilities required to serve the building.

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. Mark Torretti, Penn Terra Engineering, provided a brief overview of the Plan.

Mr. John O'Neill questioned Staff about "lights out". Mr. Doug Erickson noted that the regulations were written to allow some flexibility. When the regulations were written, they were looking at possible lights at Circleville Park where there is very little development. With having two homes adjacent to the site at the Nittany Valley Sports Centre, Mr. Erickson feels that 11:00 PM is too late for "lights out".

Mr. Brian Rater expressed concern for not having enough parking. Mr. Torretti noted that his client has worked with a partner on other locations to make sure that ample parking is provided.

Ms. Sharon Bressler made a motion to recommend approval of the Nittany Valley Sports Centre Phase 1A Land Development Plan upon completion of minor/technical items as noted on the Staff's comment letter and to install No Parking signs on Champions Drive. The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 7-0.

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

Mr. Mark Boeckel noted that a request was made to consider proposed amendments to permitted uses in the Office Buffer District (OBD). This requested was initiated by Jim and Sue O'Connor, property owners at 650 Gray's Woods Boulevard. It was referred to the Planning Commission by the Board of Supervisors at its meeting on January 27, 2016, and was initially discussed by the Planning Commission at the Work Session on February 1, 2016.

The Planning Commission continued to discuss amendments at the March 14, 2016 meeting. After a lengthy discussion, the Planning Commission requested that Centre Region Planning Agency (CRPC) staff review allowing the proposed amendments through the conditional use process.

In looking at existing conditional uses in the OBD, the CRPA staff recommends that the Planning Commission consider the conditional use process only for the dance studio and health/fitness center requests. A request for a stand-alone coffee house business would not be consistent with the intent of the OBD. The use however, may be acceptable as an accessory use, at a scale that would serve patrons of the dance studio and health/fitness center uses only. No additional commercial traffic should be generated by the coffee house. The ambulance service is allowed in the C-1, C-2, and CT districts, and because of potential noise concerns, CRPA staff recommends this use not be allowed in the OBD.

The Planning Commission should also consider hours of operation and reach a consensus regarding when businesses in the OBD should be open for business.

During the February 1, 2016 and March 14, 2016 Planning Commission meetings, there was discussion of how the Township regulates hours of operation in the OBD. Currently the Township allows office users to be open to employees between 9:00 PM and 7:00 AM. The offices however, are not open to the public during these times. The current statement regarding hours of operation in the OBD is *"Businesses within the Office Buffer District may be open for business between the hours of 7:00 AM and 9:00 PM. This requirement is intended to mitigate impacts on adjacent residential neighborhoods."*

To clarify the statement, the Planning Commission should discuss a suggested revision as *"Businesses within the Office Buffer District may be open to the public between the hours of 7:00 AM and 9:00 PM."*

The revised statement clearly defines time that a business can be open to the public in the OBD and seems consistent with the times typical businesses currently allowed in the OBD would be open to the public. Staff is comfortable that given the scale and nature of currently permitted uses and the standards in the OBD, there would be very limited after hours work, and a negligible impact on neighbors. The Planning Commission may want to consider remaining silent on allowing workers to arrive or depart after 9:00 PM or before 7:00 AM, or provide alternative language if there is a desire to clarify the hours of operation to accommodate amended land uses.

7. **REQUEST TO AMEND PERMITTED USES IN THE OFFICE BUFFER DISTRICT (OBD) (cont.)**

Michele Brandt, Gray's Centre, thanked the Planning Commission for their consideration. Ms. Brandt asked for consideration to allow for opening at 5:30 AM for appointment only for the fitness center. Ms. Sharon Bressler questioned why the Planning Commission was not made aware of the 5:30 AM start. Ms. Brandt noted that she requested 6:00 AM, but after discussions with one of her partners, they would like to begin at 5:30 AM for the personal training.

Ms. Kate Domico asked for clarification on how the 5:30 AM appointments would work. Mr. Roger Greene, Gray's Centre, explained that those sessions will be by appointment only and not open to the public. There would be 15 participants per instructor. When the classes are held during busier hours, there would be two instructors with 25 to 30 participants in the class.

Mr. Paul Silvis made a motion to recommend Adding "dance studio" and "health/fitness center" to the list of conditional uses, Adding "coffee house, juice bar or similar retail service intended to serve patrons of the primary use(s) within a building" to the list of accessory uses, Revise the first sentence regarding hours of operation to read: *"Businesses within the Office Buffer District may be open to the public for business between the hours of 7:00 a.m. and 9:00 p.m."* and delete the second sentence, and Provide an exception to the hours of operation limit for health/fitness centers, proposed to read: *"A health/fitness center may open to the public beginning at 5:30 am for scheduled appointments, including exercise classes that require pre-registration, for no more than 30 patrons. Additionally, to be eligible to open at 5:30 am the building and parking field must be sited such that the building is located between the parking field and adjacent residential uses outside the Office Buffer District."* The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 5-2.

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 8:20 PM.