

REGULAR MEETING / WORK SESSION

1. CALL TO ORDER – REGULAR MEETING

The May 2, 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 Greg Garthe, Centre Region Planning Agency. The audience included Chad Stafford, Penn Terra Engineering.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the April 4, 2016 combined Regular Meeting and Work Session Meeting were brought before the Planning Commission for approval.

Mr. Paul Silvis made a motion to approve the meeting minutes, with the correction of changing the start time to 7:00 PM. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 7-0.

4. PUBLIC COMMENTS

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

5. TOFTREES PLANNED COMMUNITY – TRACTS 2 & 3 FINAL SUBDIVISION PLAN

Patton Township received the Final Subdivision Plan for the Toftrees Planned Community – Tracts 2 & 3 on March 31, 2016. The Toftrees Planned Community – Updated Master Plan was approved by the Board of Supervisors on June 11, 2014. Tracts 2 & 3 are located to the south of Toftrees Avenue between Cricklewood Drive and Fox Hollow Road. The proposed subdivision will involve a lot line adjustment to align the lots with building developments as proposed in the Master Plan phasing.

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. Chad Stafford, Penn Terra Engineer, provided an overview of the Subdivision Plan.

Mr. John O'Neill asked what was planned for the site. Mr. Stafford noted that it would be student housing.

Ms. Sharon Bressler made a motion to recommend approval of the Toftrees Planned Community – Tracts 2 & 3 Final Subdivision Plan 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 7-0.

6. **UPDATE ON PENDING WORK TASKS**

Mr. Jim May noted that Township Staff and the Centre Regional Planning Agency would like to revisit the list of potential work task items that were presented to the Planning Commission and the Board of Supervisors in 2014.

- **Review of the Planned Airport District**

The Planning Commission should consider review of the Planned Airport District (PAD). During the review of the Nittany Valley Sports Centre Master Plan, Staff noted that the developer and consultant had difficulty with several provisions in the ordinance, including limitations on percentages of land area that could developed in each phase and other requirements. Staff recommends that the Planning Commission discuss potential amendments to the PAD, while continuing to protect operations at the University Park Airport.

- **Review of Existing Conditional Uses**

The purpose of this project would be to review the existing conditional uses of each of the zoning districts in an effort to determine their consistency with the stated intent for development in that district. The uses should also be reviewed in relation to the updated Comprehensive Plan.

- **Interpretation Guidance Manual**

Staff has discussed a means by which to address portions of the existing regulations that can be difficult to understand. Often times there is some degree of staff interpretation of those regulations in the process of enforcement and development plan review. A guidance manual would consist of explanations of the various topics addressed by the aforementioned regulations and how staff applies to the requirements in daily activities.

- **Family Burial Plots: Ordinance**

The Township previously received an inquiry as to the legal status of entombing the remains of deceased family members on an individual's property. This ordinance would include any necessary recommended standards that would pertain, for instance, to setbacks from adjoining properties and nearby streams or drinking water sources as well as any other requirements necessary to ensure the general health, safety, and welfare of the citizens.

- **Reorganize/Reformat Telecommunications Regulations**

The regulations governing telecommunications facilities are currently located in the Supplemental Regulations of Chapter 175, Zoning. Because there are multiple pages containing the pertinent standards, a separate section could be created to contain the telecommunications regulations rather than including them in the Supplemental Regulations where a variety of topics are addressed.

6. **UPDATE ON PENDING WORK TASKS (cont.)**

• **Large Scale Solar: Ordinance***

Alternative energy is an increasingly popular means of producing energy, both on an individual and commercial level. Solar energy facilities are becoming more common. Although small solar panels and roof-top systems can be regulated in a land-use ordinance; large scale, commercial solar energy production contains attributes that perhaps require more attention as it relates to siting, scale, and other land use matters. There are model ordinances that provide a good basis for drafting an ordinance for the Township.

• **Outdoor Furnaces: Ordinance***

In recent years, the PA DEP published new regulations pertaining to the operation of outdoor furnaces. The regulations restrict the type, location, and acceptable fuel for such devices. Township Staff is not aware of any current problems relating to the use of these furnaces.

**Item previously included on work task lists but is considered low priority and/or requires further research prior to implementing.*

The Planning Commission and Staff discussed items that are more important than others. The Planning Commission ranked the Pending Work Tasks as follows:

1. Review of the Planned Airport District
2. Review of Existing Conditional Uses
3. Reorganize/Reformat Telecommunications Regulations
4. Family Burial Plots: Ordinance
5. Interpretation Guidance Manual
6. Large Scale Solar: Ordinance*
7. Outdoor Furnaces: Ordinance*

7. **PUC REQUESTING COMMENTS ON MINI-CELL TOWERS IN THE PUBLIC RIGHT-OF-WAY**

Mr. Greg Garthe noted that the Public Utility Commission (PUC) is seeking comments on an issue related to mini-cell towers in municipal streets and roads no later than May 16, 2016.

Distributed antenna systems, or "DAS", can be installed in your streets and roads by contractors who have obtained Certificates of Public Convenience from the PUC, granting them utility status. This prevents municipalities from having full control over their rights-of-way and prevents them from assessing a fair and reasonable fee for use of it as it pertains to DAS.

Mr. Garthe gave an overview of DAS systems. Mr. Doug Erickson gave an overview of the Crown Castle project within Patton Township that involved installing mini-cell towers within the Oakwood area.

7. **PUC REQUESTING COMMENTS ON MINI-CELL TOWERS IN THE PUBLIC RIGHT-OF-WAY (cont.)**

Mr. Bill Steudler made a motion to have Patton Township endorse the comment letter submitted by the Cohen Law Group to the PUC on April 16, 2016 on behalf of the PML, PSATS, PSAB, and PSATC. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 7-0.

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**

Mr. Greg Garthe noted that the Open House for the Open Space Task Force will be held on May 3rd from 6-8 PM at the Township building.

11. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 7:42 PM.