

REGULAR MEETING / WORK SESSION

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

The August 1, 2016 Regular Meeting was called to order at 7:00 PM by Mr. John O'Neill. Members Bill Steudler, Brian Rater, Sharon Bressler, Kate Domico, and Paul Silvis also attended. Staff members present were Douglas Erickson, Township Manager; Stephen Casson, Township Engineer; Ken Soder, Zoning Officer; Nicole Harter, Public Works Secretary; and Greg Garthe, Centre Regional Planning Agency. The audience included Duke and Monica Gastiger; John Sepp, Penn Terra Engineering; Tom Songer, Torron Group; Mick Trombley, Trombley Real Estate.

2. **ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

3. **APPROVAL OF MINUTES**

Meeting minutes from the June 6, 2016 combined Regular Meeting and Work Session 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 6-0.

4. **PUBLIC COMMENTS**

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

5. **BARGER FIELDS – REPLOT OF EXISTING LOTS 1 AND 2**

Mr. John Sepp, Penn Terra Engineering introduced the Replot of Existing Lots 1 and Two of Barger Fields. The plan is to adjust the lot line between the proposed lots 1R and 2R of the Barger Fields subdivision. The properties are located to the south of West Buffalo Run Road, approximately 0.25 miles east of the Halfmoon Township line. The proposed subdivision adjusts the line between the lots of the parent tract in preparation for a proposed public road and private drives that will access future lots of the proposed Barger Fields Subdivision.

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

Ms. Sharon Bressler made a motion to recommend approval of the Barger Fields Replot of Existing Lots 1 and 2 upon completion of minor/technical items as noted on the Staff's comment letter. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 6-0.

6. **BARGER FIELDS – PRELIMINARY SUBDIVISION PLAN**

Mr. John Sepp, Penn Terra Engineering introduced the Preliminary Subdivision Plan for Barger Fields. This is a revision of the preliminary plan that was originally submitted in June 2015. The 82.5 acre property is located to the south of West Buffalo Run Road, approximately 0.25 miles east of the Halfmoon Township line. The proposed subdivision divides Lot 2R into 10 lots, and creates a public road (Marion Way) ending in a cul-de-sac, and a private roadway (Marion Lane) for access.

Mr. Sepp noted that they have met with Mr. Steve Bair, Alpha Fire Company, in reference to the installation of fire hydrants for the development.

6. **BARGER FIELDS – PRELIMINARY SUBDIVISION PLAN (cont.)**

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. John O'Neill asked for clarification in reference to the difference in widths for the roadways. Mr. Sepp noted that in regards to the RPD Standards, it requires a public roadway be connected to Buffalo Run Road. Mr. Sepp referenced Pantops Development that has similar roadways.

Ms. Sharon Bressler asked what the distance is from the cul-de-sac to the underground water tank. Mr. Sepp noted that it is 950 feet. Mr. Sepp reiterated that that they have met with Mr. Steve Bair. Ms. Kate Domico asked if 10 feet on the private roadway is adequate for fire apparatus and would they be able to turn the trucks around. Mr. Erickson noted that the roadways are designed per Township regulations.

Ms. Sharon Bressler asked if there was an alternate way to get out of the subdivision. Mr. Sepp noted that there wasn't and there was only one area for the roadway to be installed due to the site distance.

Mr. Brian Rater was concerned with the width of the roadways. Mr. Sepp noted that the design exceeds the requirements for the widths for both private and public.

Mr. Doug Erickson noted that with the RPD Standards, one driveway can be serviced by four lots. The design as presented meets Township Regulations.

The Planning Commission has concerns with the RPD Standards and would like to add the discussion as a work session item at a future date.

Ms. Sharon Bressler made a motion to recommend approval of the Barger Fields Preliminary Subdivision Plan upon completion of minor/technical items as noted on the Staff's comment letter. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 6-0.

Mr. Paul Silvis made a motion to recommend approval of the Sewage Planning Module for the Barger Fields Preliminary Subdivision. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 6-0.

7. **COLLEGE TOWNSHIP AMENDMENTS TO THE UNIVERSITY PLANNED DISTRICT**

Mr. Greg Garthe noted that as required by the University Planned District, Patton Township has been notified that College Township received a request from the Pennsylvania State University to amend the University Planned District (UPD) Subdistrict Plan by modifying the boundaries of Subdistricts 7 and 8. The area in question consists of 4.7 acres and is located along Big Hollow Road, just west of Tower Road. In addition, a change to the definitions in the UPD is also proposed relative to Essential Services and Utility Uses.

Both the College Township Planning Commission and Council have reviewed the ordinances offering minimal comments. At their July 20, 2016 meeting, the Patton Township Board of Supervisors provided no comments, and referred the item to the Planning Commission for discussion and a recommendation. The Centre Regional

7. **COLLEGE TOWNSHIP AMENDMENTS TO THE UNIVERSITY PLANNED DISTRICT (cont.)**

Planning Commission is set to take up this matter at their August 4, 2016 meeting. College Township will then hold a public hearing for both ordinances on August 18 with potential adoption that night. All Patton Township comments will be provided to College Township prior to that date.

The Planning Commission had no comments regarding the amendments to the University Planned District.

8. **STATUS ON PENDING ITEMS**

Mr. John O'Neill asked the status of the Open Space Task Force properties being discussed. Mr. Doug Erickson gave an overview of the properties under selection. The top two parcels are in Toftrees, the third property is between Toftrees and Cedar Cliff, the fourth property is within Gray's Woods, and the fifth property is out along Buffalo Run Road. The Board of Supervisors have reviewed and approved the properties.

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 7:49 PM.

12. **CALL TO ORDER – WORK SESSION MEETING**

The August 1, 2016 Work Session meeting was called to order at 7:49 PM by Mr. John O'Neill. Members Bill Steudler, Brian Rater, Sharon Bressler, Kate Domico, and Paul Silvis also attended. Staff members present were Douglas Erickson, Township Manager; Stephen Casson, Township Engineer; Ken Soder, Zoning Officer; Nicole Harter, Public Works Secretary; and Greg Garthe, Centre Regional Planning Agency. The audience included Duke and Monica Gastiger, Tom Songer, Torron Group; Mr. Mark Torretti, Penn Terra Engineering; Mr. John Sepp, Penn Terra Engineering; Michele Brandt, Gray's Centre.

13. **REQUEST TO PERMIT FARM CAFES IN THE A-1 DISTRICT**

Duke and Monica Gastiger presented their requested for the Township to consider adding Farm Cafes as a permitted use in the A-1 (Rural) Zoning District. The Gastiger's provided a PowerPoint presentation of their goal for RE Farm Café.

The Gastiger's were looking to open the RE Farm Café four years ago. They are being cautious and researching every angle. The Gastiger's were previously permitted to operate in Ferguson Township and worked the with Township to develop an ordinance, but the plans fell through and are now looking to do a similar operation in Patton Township.

Products will be purchased from local farmers and will be mostly organic.

Mr. John O'Neill asked the definition of "local". Ms. Gastiger noted that they had the same discussion with Ferguson Township. After going back and forth it was settled upon Pennsylvania Agricultural District 5.

13. **REQUEST TO PERMIT FARM CAFES IN THE A-1 DISTRICT (cont.)**

Mr. Doug Erickson noted that a minimum lot size needs to set. Current regulations require 10 acres for agricultural uses and animals.

The Planning Commission would like to see the owner of the farm café be the owner of the land, or if not owner of the land, the percentage of ownership would be 50/50.

Township Staff recommends the use to be a conditional use. Township Staff would also like to have a Conservation Easement on the property.

Ms. Gastiger suggested some flexibility with square footage of the building. Mr. Gastiger asked for a maximum number of seating.

Mr. Bill Steudler asked for the hours of operation to be clarified.

Mr. Brian Rater asked if the Staff and Planning Commission could research and contact other facilities out of state that have similar operations.

Mr. Erickson encourage to require stormwater BMP's. Mr. Erickson suggested a source area just as Pennsylvania, rather than to an agriculture district.

Mr. Erickson suggested setting a minimum and maximum building coverage by acreage, with one primary use building.

Township Staff will work on drafts of regulations and it will be revisited at a future work session.

14. **REQUEST TO REZONE 0.275 ACRES FROM R-1 TO OFFICE BUFFER DISTRICT**

Mr. Greg Garthe recalled that the Township recently revised the conditional uses allowed in the Office Buffer District to permit the construction of a new dance studio/fitness center at 650 Gray's Woods Boulevard, the prospective owner is now looking at obtaining some additional property from an adjacent lot zoned R-1 (Rural Residence).

The prospective owner would like to purchase approximately 0.275 acres (12,000 sq. ft.) from an adjacent 6 acre residential lot in the R-1 District. The stormwater management basin is proposed to be placed here. If the rezoning is approved, a subdivision plan would be needed to relocate the lot lines and combine parcels for the dance studio/fitness center.

At their July 20, 2016 meeting, the Board of Supervisors referred the request to the Planning Commission for review and a recommendation, offering comment that the rezoning be contingent on an approved subdivision plan.

The Planning Commission had no issues with proposed request and it will be brought back at a future regular meeting.

15. LOCATION OF PERMITTED USE AREAS FOR PUBLIC SAFETY FACILITIES

From the Planning Commission agenda of June 6, 2016:

During the public hearing for the Office Buffer District Amendments at the May 25, 2016 Board of Supervisors Meeting, there was discussion regarding the ability of ambulance services to locate within the Township. Prior to the public hearing, it was recommended by the CRPA and the Planning Commission that ambulance services not be permitted within the OBD because of potential noise concerns and the fact that they are currently allowed in several other districts in the Township. The Board asked CRPA staff to review Township regulations to identify where public safety uses (ambulance, fire, police) services are currently allowed.

CRPA Staff has reviewed existing regulations and determined that public safety uses are permitted in the following districts:

- **C-1 (General Commercial), C-2 (Planned Commercial) and C-T (Commercial Transitional)** – permits ambulance services, firehouses, and public and private garages for the storage and maintenance of motor vehicles
- **I-1 (Industrial)** – permits public and private garages for storage and maintenance of motor vehicles and equipment; and public utility installations and public service structures
- **PAD (Planned Airport District)** – permits ambulance services in the Non-Residential Area and Approach Area
- **PC (Planned Community)** – permits ambulance services, firehouses, and public and private garages for the storage and maintenance of motor vehicles; and public utility installations and public service structures

End of Planning Commission agenda material

After review of the district regulations and mapping showing where public service facilities are permitted within the Township, the Planning Commission concluded that no further work on this item was to be required.

At their June 22, 2016 meeting, the Board of Supervisors discussed the Planning Commission's recommendation, offering the following additional comments:

From the Board of Supervisors meeting minutes of June 22, 2016:

Mr. Troxell stated that it is not shown that the airport has its own fire company and agrees that the facilities the Township has are adequate for now, but is concerned about the future and that when coming out of Ferguson Township there are no Public Safety Facilities.

Mr. Wise stated that he feels that Public Safety Facilities should be able to be anywhere.

15. **LOCATION OF PERMITTED USE AREAS FOR PUBLIC SAFETY FACILITIES (cont.)**

It was also noted that there are inconsistencies in the wording allowing for uses related to public safety facilities in the PAD and I-1 Districts. This could be addressed in the pending work tasks related to PAD regulations and conditional uses.

End of Board of Supervisors meeting minute material.

The Planning Commission and Staff recommended cleaning up the definitions with the districts so they are all uniform. Also, the Planned Airport District should be revised accordingly.

Revised material will be brought back at a future meeting.

16. **FAMILY BURIAL PLOTS ORDINANCE**

Mr. Greg Garthe noted that a draft ordinance entitled "Burial of Human Remains" was presented at the June 6, 2016 Planning Commission meeting. The Township previously received an inquiry as to the legal status of entombing the remains of deceased family members on an individual's property. The draft ordinance includes proposed requirements for setbacks from adjoining properties and nearby streams and drinking water sources, as well as other provisions intended to ensure the general health, safety, and welfare of the citizens of the Township.

The Planning Commission discussed the draft ordinance and determined that there were a number of unresolved concerns with the regulations. They were not ready to make a recommendation to the Board of Supervisors, and requested revisions to the ordinance.

The Planning Commission tabled the Family Burial Plots ordinance for a future meeting.

17. **LARGE SCALE SOLAR ORDINANCE**

Mr. Greg Garthe noted that alternate energy is an increasingly popular means of producing energy, both on an individual and commercial level. Although small solar panels and rooftop 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.

At their May 11, 2016 meeting, the Board of Supervisors requested that the Planning Commission elevate this ordinance to a higher priority on their list of pending work tasks because Penn State University is currently conducting a campus-wide solar feasibility study and may consider installing large scale facilities in Patton Township in the future.

At the June 6, 2016 Planning Commission meeting, CRPA staff presented information related to ordinances for the installation of large scale solar facilities. The information presented was based on a review of model ordinances that provide a good foundation for regulating solar facilities, which may entail amendments to the Township's existing zoning regulations. Locally, College Township is in the process of adopting a solar energy ordinance that addresses solar facilities both as an accessory use and as a primary use. Their ordinance will go to the Centre Regional Planning Commission on August 4, 2016 and to a public hearing at the College Township Council meeting on August 18, 2016.

17. **LARGE SCALE SOLAR ORDINANCE (cont.)**

Upon discussing the information presented, the Planning Commission directed CRPA Staff to begin drafting an ordinance similar to the College Township approach of regulating solar systems as a primary and accessory use.

The Planning Commission tabled the Large Scale Solar ordinance for a future meeting.

18. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 9:25 PM.