

REGULAR MEETING / WORK SESSION

1. CALL TO ORDER – REGULAR MEETING

The October 3, 2016 Regular Meeting was called to order at 7:00 PM by Mr. John O'Neill. Members Sharon Bressler, Kate Domico, and Paul Silvis also attended. Staff members present were Stephen Casson, Township Engineer; Ken Soder, Zoning Officer; and Greg Garthe, Centre Regional Planning Agency. The audience included Mark Torretti, Penn Terra Engineering; Mick Trombley, Trombley Real Estate; Rich Francke, Abigail Cory, Alexandra Stickler, and Jesse Lanson.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the September 12, 2016 combined Regular Meeting and Work Session were brought before the Planning Commission for approval.

Ms. Kate Domico made a motion to approve the meeting minutes as submitted. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 4-0.

4. PUBLIC COMMENTS

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

5. REQUESTS TO ADD USES TO PLANNED AIRPORT DISTRICT

Mr. Greg Garthe noted that the owners of Tax Parcel 18-002-029C, a 13.6 acre parcel located along Bernel Road in the Planned Airport District (PAD) have requested that the Township revise the PAD zoning regulations to permit a business that would construct and lease self-storage units to the general public. The use, or anything similar, is not currently permitted in the district. The property lies within the Mixed-Use and Nonresidential areas of the PAD. The PAD prohibits certain uses as a protection of the State College Borough Water Authority well field that lies east of Fillmore Road. The request letter addresses steps the property owners are prepared to take to provide protection from groundwater contamination.

Additionally, the owners of Tax Parcel 18-002-029B, a 10 acre parcel at the intersection of Bernel Road and Fox Hill Road in the Nonresidential area of the PAD have also requested that the Township revise the PAD regulations to permit self-storage units and to permit churches in the Nonresidential area of the district. Churches are currently allowed only in the Residential and Mixed-Use areas of the PAD.

A draft ordinance amending the table of permitted uses in the PAD was provided for the members' consideration.

Ms. Sharon Bressler requested confirmation that the use wasn't for manufacturing self-storage units on site. Mr. Ken Soder noted that it was for the erection of self-storage facilities and operation. Mr. Mark Torretti, Penn Terra Engineering noted that the proposed facility would include exterior self-storage units and interior self-storage units that would be climate controlled.

Mr. John O'Neill asked Mr. Soder what other zoning districts allow self-storage units. Mr. Soder noted that they are permitted in the commercial and industrial districts.

5. **REQUESTS TO ADD USES TO PLANNED AIRPORT DISTRICT (cont.)**

Mr. Soder added that when the PAD regulations were written, the purpose was to regulate noise but that noise levels for many aircraft have been significantly reduced with advances in technology. The current PAD ordinance is very restrictive, in part because of this.

Mr. O'Neill asked what the setbacks would be for such uses. Mr. Torretti noted that would be 100' for buildings and 50' for parking areas.

Mr. Paul Silvis suggested looking at the PAD and revise it so that it wasn't so restrictive and to lessen the amount of requests for permitted uses. Mr. Soder noted that an item to review and possibly revise the PAD regulations to be similar to the Planned Community regulations would be brought to the Planning Commission at a later date.

Ms. Bressler suggested revising the definition of "self-storage facilities" to clarify that the intent was not for outdoor storage of items.

Ms. Kate Domico asked for more details on the stormwater runoff and spill containment measures. Mr. Torretti described spill containment measures that are in place at the Sheetz locations in the Township, and indicated that similar measures would be planned at the proposed storage facilities. These systems are designed to capture a spill and keep it from going directly into the stormwater basin.

Mr. Silvis suggested adding a requirement for signs at the facilities noting that no storage of hazardous materials would be permitted.

Ms. Sharon Bressler made a motion to recommend adding churches to the list of permitted uses in the Nonresidential area of the PAD and to add self-storage facilities to the list of uses in the Nonresidential and Mixed-Use areas pending revisions. The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 4-0.

Mr. Greg Garthe noted that he would make the revisions to the draft ordinance for self-storage facilities per the Planning Commissions comments and bring back for further review at a future meeting.

6. **STATUS ON PENDING ITEMS**

There were no comments from the Planning Commission on the pending work task items.

7. **REPORTS**

No additional reports were given.

8. **OTHER BUSINESS**

Mr. Greg Garthe noted that at their September 14, 2016 meeting, the Board of Supervisors approved the Farm Cafes Ordinance for a public hearing on October 26, 2016 pending a minor revision to remove the item regarding soil suitability. The agenda included the revised ordinance and an email from the Manager to the Board explaining the change. The ordinance will be presented to the CRPC for comment at their October 6, 2016 meeting.

9. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 7:34 PM.

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

The October 3, 2016 Work Session Meeting was called to order at 7:34 PM by Mr. John O'Neill. Members Sharon Bressler, Kate Domico, and Paul Silvis also attended. Staff members present were Stephen Casson, Township Engineer; Ken Soder, Zoning Officer; and Greg Garthe, Centre Regional Planning Agency.

11. **LARGE SCALE SOLAR ORDINANCE**

Mr. Greg Garthe noted that alternative 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 of regulating solar facilities, which may entail amendments to the Township's existing zoning regulations. For regional consistency, an early draft version of College Township's solar energy ordinance was reviewed. 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 primary and accessory use.

At their August 4, 2016 meeting, the Centre Regional Planning Commission (CRPC) received a presentation from CRPA Staff on the College Township Solar Energy Systems Ordinance. The CRPC supported the ordinance, but provided several comments to the Township. At their August 18, 2016 meeting, the College Township Council held a public hearing and adopted the ordinance (O-16-04), opting to include several minor additions based on the CRPC comments and input from the public, local solar installers, and the Centre Region Fire Director.

Mr. Garthe indicated that an additional definition for "Utility Scale Solar Energy System" had been provided for their consideration. Ms. Domico stated that defining a primary use system in this manner was a better approach because the existing language stating that systems were considered primary use when "all of the energy produced by the system is intended to be utilized off-site" provided no flexibility to use any of the electricity on the site. The members agreed that the additional definition would add clarity by more specifically quantifying the amount of electricity that can be produced before a system is considered a primary use.

Mr. O'Neill requested more information related to the requirement for primary use system developers to provide a glare study to the Township. Mr. Garthe indicated that a trial account had been set up for the Forge Solar Glare Gauge tool and that the information would be provided to the members.

A request for an update from Penn State University on the status of their solar feasibility study was made. Mr. Garthe stated that he would contact the University and follow up with the group.

The Planning Commission stated that they were satisfied with the draft ordinance pending the minor revisions related to the Utility Scale Solar Energy System definition and were ready to take action at their next meeting.

12. ADJOURN – WORK SESSION

The meeting was adjourned at 7:45 PM.