

**REGULAR MEETING / WORK SESSION**

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

The November 7, 2016 Regular Meeting was called to order at 7:00 PM by Mr. John O'Neill. Members Sharon Bressler, Kate Domico, Brian Rater, Bill Steudler, and Robert Prosek 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 Saville, Sweetland Engineering; Geoffrey Rappoldt, Mark Torretti, Penn Terra Engineering; Jay Brandt, Gray's Centre; Nancy Ring, Kim Ring, and Zack Lynn.

**2. ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

**3. APPROVAL OF MINUTES**

Meeting minutes from the October 3, 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 Mr. Robert Prosek. The motion passed with a vote of 6-0.

**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.

At their October 3, 2016 meeting, a draft ordinance to allow both uses was presented to the Planning Commission. After discussion, the members recommended allowing churches in the non-residential area in addition to the other areas where they are currently permitted in the PAD. However, they requested several revisions to the ordinance allowing self-storage facilities in the district. The uses were split into two separate ordinances. An ordinance allowing churches was advanced to the Board of Supervisors for approval and scheduling of a public hearing and an ordinance permitting self-storage facilities was presented to the Planning Commission this evening.

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

Ms. Sharon Bressler made a motion to forward the proposed ordinance for self-storage facilities within the PAD to the Board of Supervisors. The motion was seconded by Ms. Kate Domico. The motion passed with a vote of 6-0.

6. **REQUEST TO ADD NURSING HOMES AS A PERMITTED USE IN THE PLANNED AIRPORT DISTRICT**

Mr. Greg Garthe noted that a request was submitted to add nursing homes as a permitted use in the Planned Airport District (PAD). At their November 2, 2016 meeting, the Board of Supervisors received the request and forwarded it to the Planning Commission for study and a recommendation.

Recall that unlike most zoning districts, the PAD tightly details specific types of allowed uses, and if a use is not listed in the table of Permitted Uses, it is deemed to be prohibited. Furthermore, the permitted uses are subcategorized as residential uses, commercial uses, and general airport area uses. Staff has started reviewing the PAD regulations to address these issues along with several other aspects of the current regulations, which will be discussed at a future work session.

A nursing home operator is considering building a facility on Lot 3 of the Nittany Valley Sports Centre (NVSC) property. The only similar use permitted in the PAD are group homes. Definitions for both uses are provided in the Township Code as follows:

**Group Home** – A detached dwelling unit which care and residence are provided in accord with regulations of the appropriate state agency(ies) for more than three, but not more than six non-adjudicated clients who are dependent children, elderly, mentally ill, retarded or disabled persons.

**Nursing Home** – An extended or intermediate care facility licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

Group homes are only allowed in the residential area of the PAD. The NVSC is located in the mixed-use and non-residential areas. Although the request letter indicates that nursing homes are being proposed as a residential use, they would need to be allowed in the mixed-use and non-residential areas of the PAD.

Ms. Sharon Bressler made a motion to forward the proposed ordinance for adding nursing homes as a permitted use in the PAD to the Board of Supervisors. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 6-0.

7. **GRAY'S CENTRE – REPLOT OF TAX PARCELS 18-003-,067, 18-003-,048C, AND 18-003-,058J**

Mr. Mark Torretti, Penn Terra Engineering, presented the Gray's Centre – Replot of Tax Parcels 18-003-,067, 18-003-,048C, and 18-003-,058J minor subdivision plan. The site is located at 650 Gray's Woods Boulevard in the Office Buffer District and the I-99 Interchange Overlay District. The plan proposes consolidating a 0.76 acre lot with portions of two adjacent lots, resulting in a new 1.17 acre lot. The purpose of the replot is to prepare the site for the construction of a new health and fitness center and related driveways, parking areas, sidewalks, and stormwater management facilities.

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. Bill Steudler made a motion to approve the Gray's Centre – Replot of Tax Parcels 18-003-,067, 18-003-,048C, and 18-003-,058J upon completion of the minor technical items as noted on the Staff's comment letter. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 6-0.

8. **GRAY'S CENTRE – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

Mr. Mark Torretti, Penn Terra Engineering presented the Gray's Centre Preliminary/Final Land Development Plan. The plan proposes the demolition of an existing house and the construction of a new health and fitness center on a 1.17 acre site. The site is located at 650 Gray's Woods Boulevard in the Office Buffer District and the I-99 Interchange Overlay District. Demolition activities include the removal of the single-family home and outbuildings, as well as two paved driveway areas, a concrete walk and patio, the electric meter and service line for the house, an above-ground pool, trees and brush, and the sanitary sewer lateral to the house. In addition, the well for the existing home will be abandoned and capped in place. Construction will include a two-story commercial building with 14,136 square feet gross floor area with a 7,068 square foot footprint. A total of 43 parking spaces will be provided (2 ADA) onsite. Additional sidewalks, crosswalks, and curb islands will be provided in the parking area and an eight foot wide asphalt bicycle path will be constructed along the entire frontage of the lot along Gray's Woods Boulevard. The proposed improvements will result in a 23,351 square foot increase in total impervious area on the lot.

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

The parking waiver request is for a reduction in the number of parking spaces from 51 to 43. Ms. Sharon Bressler expressed concern that if the proposed venture folded and another use were to be proposed for the site, there may not be enough parking for that new use. Mr. Ken Soder noted that the developer would be required to submit an application for a change in use and at that time, the parking would be investigated.

For the safety of children being dropped off at the building, Mr. Brian Rater proposed installing a speed bump prior to the crosswalk to slow traffic down entering the site.

Mr. John O'Neill wanted to make sure that lighting would not be an issue after hours. Mr. Ken Soder noted the lights are in accordance with the Township regulations.

8. **GRAY'S CENTRE – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

Mr. Bill Steudler made a motion to approve the Gray's Centre Preliminary/Final Land Development Plan upon completion of the minor technical items as noted on the Staff's comment letter, approval of the parking waiver request, and installation of a speed table at the crosswalk. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 6-0.

9. **RESUBDIVISION FOR SKYTOP VISTA SUBDIVISION**

Mr. Mark Saville, Sweetland Engineering, presented the Resubdivision for Skytop Vista Subdivision minor subdivision plan. The site is located 650 feet south of Route 550/Stoney Point Drive (T-551) intersection and lies within the A-1 (Rural) district. The plan proposes to modify the existing parcel configurations of three adjacent lots in the subdivision to provide larger areas for potential home sites. In addition to adjusting the lot lines, the plan proposes to change the alignment of the existing shared driveway to accommodate the new configuration of the lots.

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 approve the Resubdivision for Skytop Vista Subdivision upon completion of the 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.

10. **OAKWOOD CENTRE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN – TEXAS ROADHOUSE PARKING LOT EXPANSION**

Mr. Rich Procanik, GreenbergFarrow Engineering, presented the Oakwood Centre Preliminary/Final Land Development Plan – Texas Roadhouse Parking Lot Expansion plan. The site is located adjacent to 1885 Waddle Road (Texas Roadhouse) on the 4.94 acre Oakwood Centre site in the Oakwood Planned Community District and within the I-99 Interchange Overlay District. The plan proposes to remove an existing undeveloped grassed area, which was originally planned to be a bank, and to construct a new parking lot with 37 spaces (2 ADA) for Texas Roadhouse patrons, curb islands, and a dry well for stormwater management. In addition, the plan proposes other site improvements including a sound attenuation barrier for an outdoor HVAC unit on an existing office building on the site and additional buffer plantings along the perimeter of the site along several adjacent residential lots. The total overall impervious area on the site will be increased by 2,926 square feet.

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

Ms. Sharon Bressler made a motion to approve the Oakwood Centre Preliminary/Final Land Development Plan – Texas Roadhouse Parking Lot Expansion upon completion of the 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.

11. **LARGE SCALE SOLAR ORDINANCE**

Mr. Greg Garthe noted that 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 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. 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 with a similar approach of regulating solar systems as primary and accessory use. A first draft of the Patton Township Solar Energy Systems ordinance was presented to the Planning Commission at their August 1, 2016 meeting.

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. College Township revised their ordinance to include several minor additions based on the CRPC comments and input from the public, local solar installers, and the Centre Region Fire Director. These comments, and revised draft of Patton's Solar Energy Systems ordinance that takes them into consideration was presented at the October 3, 2016 Planning Commission meeting. In addition, a definition for "Utility Scale Solar Energy System" was presented to the group, and they opted to include it as a means of better defining systems that were considered a primary use.

Prior to the meeting, information had been provided to the Commission members related to glare analysis tools and Penn State's solar feasibility study.

Mr. John O'Neill and Ms. Kate Domico both had concerns about the requirement for primary use system applicants to submit a glare study. Mr. Garthe noted that more research would need to be done on impact of glare and the terminology related to temporary ocular impacts.

The Planning Commission noted that since Penn State has indicated that they are not currently pursuing any solar installations in Patton Township, they would prefer to have more information on glare implications before forwarding the ordinance on to the Board of Supervisors for action.

12. **STATUS ON PENDING ITEMS**

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

13. **REPORTS**

No additional reports were given.

14. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

15. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 8:20 PM.