

REGULAR MEETING / WORK SESSION

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

The December 5, 2016 Regular Meeting was called to order at 7:03 PM by Mr. John O'Neill. Members Sharon Bressler, Kate Domico, Paul Silvis, Bill Steudler, and Robert Prosek also attended. Staff members present were Stephen Casson, Township Engineer; Ken Soder, Zoning Officer; Greg Garthe, Centre Regional Planning Agency; and Nicole Harter, Public Works Secretary. The audience included B. K. Bastress, Hawbaker Engineering; Ken Szala, P. Joseph Lehman Engineers; Brent Brubaker, Sheetz, Inc.; Brian Dinges, Sheetz, Inc.; Dave Smith, Sheetz, Inc.; and Doug Hill, Wooster & Associates

2. **ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

3. **APPROVAL OF MINUTES**

Meeting minutes from the November 7, 2016 combined Regular Meeting and Work Session were brought before the Planning Commission for approval.

Mr. John O'Neill noted that the page numbering needs to be revised.

Ms. Sharon Bressler made a motion to approve the meeting minutes upon correction of the page numbering. 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. **CRICKLEWOOD DRIVE WATERLINE REPLACEMENT – LAND USE CONSISTENCY LETTER**

Mr. Greg Garthe noted that on November 10, 2016, the State College Borough Water authority (SCBWA) requested a land use consistency letter from the Township for a proposed water line replacement along Cricklewood Drive. SCBWA is pursuing funding through the Pennsylvania Department of Community and Economic Development (DCED) PA Small Water and Sewer grant program and is required to provide a land use consistency letter from the Township with their application.

Section 303 of the Pennsylvania Municipalities Planning Code (MPC) requires that when a municipality has adopted a comprehensive plan, any subsequent action of the governing body or its related ABCs must be submitted to the planning agency for a recommendation if it relates to certain activities. These activities include any construction, extension, or abandonment of any water line, sewer line, or sewage treatment facility.

The proposed work along Cricklewood Drive would involve the replacement of approximately 0.9 miles of an existing 8-inch cast iron pipe with a new 12-inch ductile iron pipe. It is expected that doing so will improve water quality and quantity for existing residential customers and potential new customers in future growth areas of the Township. In addition, the project is expected to improve service to the existing commercial district along North Atherton Street in the Township and to the surrounding areas.

5. **CRICKLEWOOD DRIVE WATERLINE REPLACEMENT – LAND USE CONSISTENCY LETTER (cont.)**

Ms. Sharon Bressler made a motion to provide a land use consistency letter from the Township for the Cricklewood Drive Waterline Replacement. The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 6-0.

6. **2015-2016 UNION TOWNSHIP COMPREHENSIVE PLAN REVIEW AND COMMENT**

Mr. Greg Garthe noted that Patton Township received the 2015-2016 Union Township Comprehensive Plan Update on November 16, 2016. This is an amendment to the original 1998 plan adopted by the Township. Pursuant to Section 302(a) of the Pennsylvania Municipalities Planning Code (MPC), before adopting or amending a comprehensive plan, or any part thereof, the governing body of the municipality is required to submit the plan to all contiguous municipalities for comments. Union Township will accept written comments until December 31, 2016 and will hold a public hearing for the updated plan on January 2, 2017.

The Planning Commission had no comments regarding the 2015-2016 Union Township Comprehensive Plan.

7. **DEERBROOK SUBDIVISION LOTS 43RR & 45 – LOT CONSOLIDATION PLAN**

Mr. B.K. Bastress, Hawbaker Engineering, introduced the Deerbrook Subdivision Lots 43RR and 45 Lot Consolidation Plan. The site is located to the southeast of the intersection of Deerbrook Drive and Windfield Court in the Deerbrook section of the Gray's Woods Planned Community. The plan proposes to remove an existing lot line between Lot 43RR and Lot 45, resulting in a new 4.381 acre lot.

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

Mr. Paul Silvis made a motion to approve the Deerbrook Subdivision Lots 43RR and 45 Lot Consolidation Plan upon completion of all items noted on the marked up comment letter. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 6-0.

8. **FINAL LAND DEVELOPMENT PLAN – SHEETZ, INC. – COLONNADE BOULEVARD**

Mr. Brian Dingis, Sheetz, Inc. introduced the Final Land Development Plan for Sheetz, Inc., Colonnade Boulevard. The site is located to the west of the intersection of Waddle Road and Colonnade Boulevard in the Patton Towne Center site. The location is within the Planned Commercial (C2) and the I-99 Interchange Overlay District. The plan proposes to demolish 66 existing asphalt parking spaces, a gravel area, concrete sidewalks and curbs, underground utilities, light standards, and trees. A new 5,953 ft² convenience store with gas canopy and five fuel pump islands will be constructed on a 1.895 acre leased portion of the Patton Towne Center site. A total of 45 parking spaces will be provided (3 ADA), and overall pedestrian site connectivity will be provided with new sidewalks and crosswalks. Additionally, the store will include two outdoor seating areas. Total impervious coverage on the leased area will be 65,295 ft².

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

8. **FINAL LAND DEVELOPMENT PLAN – SHEETZ, INC. – COLONNADE BOULEVARD (cont.)**

Mr. Brent Brubaker, Sheetz, Inc., discussed that the traffic analysis came back and that Sheetz is asking for a waiver to the requirements of Chapter 175 (Zoning) Attachment 7 – Appendix A: Traffic Impact Study Requirements, as the analysis does not warrant the need for a signal at this time. Mr. Doug Hill, Wooster & Associates, discussed the Level of Service Scale. Mr. Ken Soder noted that the warrants are not met at this time, but there is additional development potential for this site that could necessitate a signal in the future.

Ms. Kate Domico asked about stormwater management. Mr. Brubaker noted that when the Patton Towne Center was originally planned, the stormwater management for the entire site was accounted for. There is an NPDES Permit on file for this site.

Ms. Sharon Bressler made a motion to approve the Final Land Development Plan for Sheetz, Inc., Colonnade Boulevard, upon completion of all items noted on the comment letter and to approve of the waiver for to the Level of Service requirements. The motion was seconded by Mr. Robert Prosek. The motion passed with a vote of 6-0.

9. **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.

A revised draft was presented for action at the November 7, 2016 Planning Commission meeting, but the Planning Commission requested additional information related to the glare study requirements.

Informational handouts related to glare were provided to the Planning Commission at this meeting. Mr. John O'Neill asked about glare from solar panels and who is responsible for measuring it. One of the handouts provided a case study of a glare-related issue on airport property and how it was measured with the Solar Glare Hazard Analysis Tool (SGHAT) and took mitigation steps. Mr. Greg Garthe noted that any proposed solar developments on airport property would need to be coordinated with the Federal Aviation Administration

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

(FAA) in accordance with the *2013 Interim Policy, FAA Review of Solar Energy System Projects on Federally Obligated Airports*. Developments off-airport property are not required to follow the policy, but it is strongly recommended as a matter of best practice.

Mr. O'Neill asked if it should be specified in the regulations as to who is required to do a glare study; for instance a licensed professional.

Mr. O'Neill asked how the Township would handle it if there is a glare problem after a system is installed and how the situation would get resolved. Mr. Ken Soder noted that it would be determined whether the system was out of compliance with the land development plan and the owner would need to resolve the issue to bring it into compliance.

Mr. Greg Garthe provided an example of aviation notification language for solar energy systems ½ acre or greater in size and asked if the Commission wished to add similar language to the draft ordinance. The members indicated that their desire to do so. Mr. Garthe also noted that he would research further as to why the example notification requirements utilized a 5 nautical mile notification threshold. In addition to coordination with the airport for large solar system proposals, coordination with the Township would be required for systems of this scale in order to reduce the potential for glare hazards on the ground, such as those experienced by passing motorists.

The Planning Commission was still concerned with safety and asked for further clarification on the part of the ordinance related to the 30 minute "window" for no or low potential for after-image ocular impacts related to glare and who is responsible for performing and/or approving the required glare study for large solar systems.

10. **STATUS ON PENDING ITEMS**

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

11. **REPORTS**

No additional reports were given.

12. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

13. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 8:10 PM.