

ATTENDANCE

Planning Commission

John O'Neil, Chairman
Kate Domico, Vice-Chairman
Bill Steudler, Secretary
Brian Rater, Alt. Secretary
Robert Prosek
Richard Schmidt

Township Staff

Doug Erickson, Township Manager
Stephen Casson, Township Engineer/Dir. Public Works
Ken Soder, Zoning Officer
Greg Garthe, CRPA

Audience

George Wolfe, Shaner
Terry Bossert, Post & Schell, P.C.
Tony Fruchtl, Penn Terra Engineering
Robert Poole, 1752 North Atherton Street Associates
Derek Hutchison, Landmark Properties
Jim Bob McElroy, Williams & Associates
Betsy Whitman, Resident - 133 Sandy Ridge Road
Anthony Grillo, Resident – 224 Varsity Lane

1. CALL TO ORDER – REGULAR MEETING

The May 1, 2017 regular meeting was called to order at 7:00 PM by Chairman, Mr. John O'Neill.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the April 3, 2017 combined Regular Meeting and Work Session were brought before the Planning Commission for approval.

Mr. Bill Steudler made a motion to approve the meeting minutes as submitted. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 5-0. (Ms. Domico was not present at the time of the approval of minutes)

4. PUBLIC COMMENTS

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

5. THE STATION – FINAL SUBDIVISION PLAN

Patton Township received a plan proposing to subdivide the existing 25.71 acre lot (Lot 1B) into two lots. One will be a 3.95 acre lot (Lot 3) intended for possible future subdivision into single-family home lots, while the other will be a 21.76 acre lot (Lot 1BR) intended for construction of a multi-family residential development project known as The Station. The property is located on the north side of Toftrees Avenue, and is bordered on the northeast by the Woodledge Drive Development, on the northwest by the Toftrees golf course, and on the west by Squirrel Run Apartments. The area was the subject of revisions to the Toftrees Planned Community Master Plan in January 2017, which modified the proposed development in the area. Per the master plan, the proposed Lot 1BR is in an area with a permitted density of 5.01 – 9.00 DU/acre (small single-family or medium-density multifamily residential use), while Lot 3 will have a permitted density of 2.01 – 5.00 DU/acre (medium lot single-family residential use).

5. THE STATION – FINAL SUBDIVISION PLAN (cont.)

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

Mr. Tony Fruchtl, Penn Terra Engineering, presented the subdivision plan and was available to answer any comments or questions from the Planning Commission.

Mr. Bill Steudler made a motion to recommend approval of The Station Final Subdivision Plan upon completion of minor/technical items as noted on the staff comment letter. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 5-0. (Ms. Domico was not present at the time of The Station Final Subdivision Plan)

6. THE STATION – FINAL LAND DEVELOPMENT PLAN

Patton Township received a plan proposing to construct The Station multi-family housing development. The property is located on the north side of Toftrees Avenue, and is bordered on the northeast by the Woodledge Drive Development, on the northwest by the Toftrees golf course, and on the west by Squirrel Run Apartments. The area was the subject of revisions to the Toftrees Planned Community Master Plan in January 2017, which modified the proposed development in the area.

The proposed land development activities of The Station include construction of 162 dwelling units (668 bedrooms), a clubhouse and related outdoor amenity area, and associated parking areas and sidewalks. Onsite parking will include 609 surface parking spaces (13 ADA). The project will be developed in a single phase and will include a variety of attached and detached dwelling cottage-style units. The site has a permitted density of 5.01 – 9.00 DU/acre (small single-family or medium-density multi-family residential use), and the developers intend to utilize the recent amendments to the Township's Planned Community zoning regulations, which allow for the construction of 4 and 5-bedroom units for unrelated individuals to occupy. A total of 25% (41 out of 162) of the proposed units will have five bedrooms. The recent zoning changes to the Toftrees Planned Community have been included for your reference.

This is also the first multi-family development that has been proposed in the Toftrees Planned Community since the Township required the addition of notes to the master plan that relate to a number of anticipated public safety and nuisance concerns associated with common areas in future developments where increased occupancy may be permitted. Recall that the Township met with personnel from the Centre Region Code Agency, Regional Fire Protection Program, and Office of Emergency Management, as well as the Patton Township Police in an effort to identify ways to mitigate negative impacts early-on in the planning stages. The notes relate to occupancy and screening/buffering of communal gathering areas, as well as additional conditions related to parking requirements, and visual design and character of developments.

Also recall that a traffic study submitted with the January 2017 master plan revisions indicated that a left turn lane was required for eastbound traffic at the intersection of Toftrees Avenue and Cricklewood Drive. Accordingly, this land development plan proposes to restripe the existing cartway of Toftrees Avenue to provide the necessary turn lane. Township Staff have reviewed the design and determined that it will sufficiently address the recommendation of the traffic study.

6. THE STATION – FINAL LAND DEVELOPMENT PLAN (cont.)

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

Mr. Tony Fruchtl, Penn Terra Engineering, presented the land development plan and was available to answer any comments or questions from the Planning Commission.

Ms. Kate Domico asked to see the location of the fire hydrants and the emergency access route. Mr. Fruchtl noted that vehicles can traverse the site with ease.

Mr. Terry Bossert, attorney for the property owner, expressed concerns for the stormwater outlet and noted that there presently is no easement for the stormwater and noted a lot of erosion previously from stormwater. Mr. Bossert also noted that the buffer that is proposed shows no detail and would like to know when and how the detail will be shown to make sure that it will be adequate.

Mr. Brian Rater asked how there has been no easement. Mr. Doug Erickson noted that it is a natural discharge; the easement would kick in with the development of the property.

Mr. Fruchtl noted that they will continue to work with the owners of the golf course in reference to any stormwater concerns

Mr. Erickson asked Mr. Fruchtl to explain the process of turning a sedimentation basin into an infiltration basin.

Prior to voting, Mr. John O'Neill noted involvement with the site and stated that he would be recusing himself from the vote.

Mr. Bill Steudler made a motion to recommend approval of The Station Final Land Development Plan upon completion of minor/technical items as noted on the staff comment letter, provide a stormwater easement, show buffer yards in detail, agree on buffer yard placement along the golf course, provide a waiver on the 20' easement width, and to extend the perimeter fence to the northeast corner of the property. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 5-0.

7. TOFTREES PLANNED COMMUNITY MASTER PLAN UPDATES (MARCH 2017)

Mr. Greg Garthe noted that the revision of the Toftrees Planned Community Master Plan was submitted on March 28, 2017 and involves an area of Toftrees East currently referred to as The View at State College (former The Grove at State College). The 28 acre site that is the subject of these revisions is located between Toftrees Avenue and I-99, to the east of Highwoods and Wildridge Apartments, and to the west of a vacant parcel known as Pinnacle Tract 14 in the Planned Community and I-99 Interchange Overlay zoning districts. The developed portion of the property, The View at State College – Phase 1, contains nine existing multi-family residential buildings and a clubhouse on a 14.39 acre property. The currently approved master plan (dated January 27, 2017) shows construction of Phase II of the project on the remaining 13.84 acres of the site. Phase II was to include seven additional multi-family residential apartment buildings, but the area is being revised with this plan amendment.

7. **TOFTREES PLANNED COMMUNITY MASTER PLAN UPDATES (MARCH 2017)**
(cont.)

The revised Toftrees Master Plan proposes the following changes:

- Elimination of Phase II of The View at State College
- Construction of two multi-family apartment buildings, collectively called Helix, on the area previously proposed for Phase II
- Shift of 32 residential dwelling units from Toftrees West to Toftrees East

Mr. Tony Fruchtl, Penn Terra Engineering, presented the proposed revisions for the Toftrees Master Plan Updates and was available to answer any comments or questions from the Planning Commission.

Mr. Brian Rater made a motion to recommend forwarding the Toftrees Planned Community Master Plan Updates (March 2017) onto the Centre Regional Planning Commission, Centre County Planning Commission, and the Patton Township Board of Supervisors. The motion was seconded by Mr. Robert Prosek. The motion passed with a vote of 6-0.

8. **FINAL REPLOT OF TAX PARCEL 18-021-012B & 18-021-012C**

Mr. Greg Garthe noted that Patton Township received the subdivision plan for tax parcels 18-021-012B and 18-021-012C to adjust the lot lines between the existing lots of the 28.33 acre The View at State College site. The site is located between Toftrees Avenue and I-99, to the east of Highwoods and Wildridge Apartments, and to the west of a vacant parcel known as Pinnacle Tract 14 in the Planned Community and I-99 Interchange Overlay zoning districts. The existing Lot 2 (14.493 acres) is the site of The View at State College, while the existing Lot 3 (13.841 acres) is vacant and was previously proposed as Phase II of the project. This subdivision plan proposes to replot the lot lines to create Lot 2R (14.458 acres) and Lot 3R (13.876 acres). Lot 3R would then serve as the site for the proposed Helix development.

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

During the discussion of the Toftrees Master Plan Updates, Mr. Tony Fruchtl noted that this plan was being tabled at this time and will be brought back for a future meeting.

9. **HELIX LOT 3R TAX PARCEL 18-021-012C – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

Mr. Greg Garthe noted that Patton Township received a land development plan that proposes to construct a multi-family residential project called *Helix* on a 13.84 acre tract in Toftrees East. The site is located between The View at State College apartments and I-99, to the east of Highwoods and Wildridge Apartments, and to the west of a vacant parcel known as Pinnacle Tract 14 in the Planned Community and I-99 Interchange Overlay zoning districts. The site was originally planned for Phase II of The View at State College (formerly known as The Grove at State College).

9. **HELIX LOT 3R TAX PARCEL 18-021-012C – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (cont.)**

Construction activities include a 62,500 ft² (201 units) and a 5,500 ft² (7 units) multi-family apartment building, as well as parking, sidewalks, and an outdoor amenity area. The site is in an area of High-Density Residential use (permitted density of 9.01 – 15.00 DU/acre) as indicated on the Toftrees Planned Community Master Plan. The two phases of *The View at State College* were approved for this density, which limits the total site development (Tax Parcel 18-21-12B and 18-21-12C) to a maximum of 424 total dwelling units. Accordingly, Helix is only be permitted to construct up to 208 dwelling units.

Proposed parking for Helix includes construction of 311 new surface spaces (7 ADA) and six new parking structures of varying sizes (46 total spaces, 0 ADA). Additionally, the developer is proposing to share 102 existing parking spaces (3 ADA) that are located on Lot 2R.

The Township has requested that the owners of the two properties record easements or agreements for the following shared facilities:

- Easement across the western side of Lot 2R to facilitate the proposed connection between Lot 2R and the drive aisle of the Lot 3R parking area

Shared parking agreement between the owners of Lot 2R and Lot 3R for the 102 parking spaces proposed to be used by Helix residents and guests.

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

During the discussion of the Toftrees Master Plan Updates, Mr. Tony Fruchtl noted that this plan was being tabled at this time and will be brought back for a future meeting.

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 8:16 PM.

ATTENDANCE – WORK SESSION

Planning Commission

John O’Neil, Chairman
Kate Domico, Vice-Chairman
Bill Steudler, Secretary
Brian Rater, Alt. Secretary
Robert Prosek
Richard Schmidt

Township Staff

Doug Erickson, Township Manager
Stephen Casson, Township Engineer/Dir. Public Works
Ken Soder, Zoning Officer
Greg Garthe, CRPA

Audience

Betsy Whitman, Resident - 133 Sandy Ridge Road

13. CALL TO ORDER – WORK SESSION MEETING

The May 1, 2017 work session meeting was called to order at 8:16 PM by Chairman, Mr. John O’Neill.

14. REQUEST TO CONSIDER REZONING OF 1752 NORTH ATHERTON STREET AND ADJACENT PARCELS

This request, which was first discussed by the Planning Commission at their April 3, 2017 work session, includes the property at 1753 North Atherton Street and two adjacent parcels. The total site is approximately 30 acres and has frontage on North Atherton Street (SR 3014) and Park Forest Avenue (T-669). The existing access points to the site are near the North Atherton Street/Woodycrest Street intersection. The former Penn State Mobile Home Park, which was located on tax parcel 18-012-,021-,0000-, officially closed in 2014 and the only structures that remain include the Penn State Home Sales building and several associated outbuildings. Tax parcel 18-012-,020-,0000- contains the Hawbaker-Brower Building and several accessory structures, and tax parcel 18-012-,177-,0000- is a small Patton Township open space park, known as Northbrook Green, which contains no recreational amenities.

The developers are requesting a rezoning of the properties in order to redevelop the site as a mixed-use development called *Patton Crossing*. The request letter and a conceptual master plan for the site has been provided as an attachment. The developers have been asked to attend the April 3, 2017 Planning Commission meeting to present their concept for the site. The vision is to redevelop the land as a town-center style development that would include residential and commercial uses. The concept plan proposes a grocery store, hotel, commercial/office buildings, commercial/residential buildings, and several multi-family residential structures. The properties lie within the C1 (General Commercial), R3 (Medium Density Residence), and R2 (Low Density Residence) zoning districts. Under the existing zoning, some of the uses proposed in the concept plan would not be permitted in parts of the site. Therefore, the proposed type of development cannot occur on the site under existing zoning regulations. Maps of existing conditions and zoning on the site have been included with the agenda.

If the Planning Commission wishes to achieve this type of development on this site, the following rezoning options may be considered:

14. **REQUEST TO CONSIDER REZONING OF 1752 NORTH ATHERTON STREET AND ADJACENT PARCELS (cont.)**

- Establish a new zoning district because there are no existing districts that would facilitate this type of development on a site of this size. See comments related to the Mixed-Use Overlay below.
- Rezone the properties to C2 (Planned Commercial) and amend the Township's existing Mixed-Use Overlay District to allow it to be applied in the C2 district. The existing overlay can only be applied to C1 properties.
- Rezone the properties to C2 (Planned Commercial) and create a new Mixed-Use Overlay District that could be applied in the C1 or C2 districts.

In the scenarios where a Mixed-Use Overlay District would be applied, staff recommends that the regulations are structured so that any rezoning of the site would be required to utilize the overlay zoning to ensure that any proposed development is consistent with the intended use of the site. The Mixed-Use Overlay District was developed to "permit and encourage a mix of land uses on previously developed lands and in new construction in the C1 General Commercial zoning district" but was generally intended for smaller sites (less than 3 acres). However, because of the size of this site and the proposed uses, the setback requirements of the C2 district would offer greater flexibility than the C1 setbacks. Staff recommends that any rezoning for this type of development would utilize C2 base zoning with the mixed-use overlay. The Mixed-Use Overlay regulations have been provided as an attachment.

Staff also recommends that any new zoning district or overlay district should include master planning requirements. Master plans are required in several of the Township's zoning districts, such as the Planned Community District, and any land development plans are required to be consistent with their approved master plans. Master plan requirements might include proposed phasing/scheduling, a narrative statement, architectural renderings, a transportation impact report, and other details related to the overall development site.

A Traffic Impact Study (TIS) is currently being performed by the developers and will be required for Township review prior to any consideration of rezoning. The Township expects to receive the TIS in the near future.

In considering the proposed redevelopment of the site, the following additional topics should be discussed:

- Vehicular connections to Park Forest Avenue and the adjacent vacant Temple property (former site of the Franklin Manor Mobile Home Park)
- Traffic mitigations for impacts to surrounding roadways based on the TIS
- Public and private roads on the site
- CATA service/bus stop(s) within the site

14. **REQUEST TO CONSIDER REZONING OF 1752 NORTH ATHERTON STREET AND ADJACENT PARCELS (cont.)**

- Bicycle and pedestrian connections to and from surrounding properties including, but not limited to Northbrook Greens and Aaron Drive apartments
- Affordable housing provisions (onsite, offsite, or fee-in-lieu)
- Opportunities for small retail activities (non-chain retail space)
- Onsite parkland/open space requirement
- Parkland ‘swap’ with existing open space along Park Forest Avenue

At the April 3, 2017 work session, the developers presented their concept for the site. The Planning Commission supported the type of development proposed for the location and directed staff to begin working on zoning regulations that would permit this type of mixed-use development in the Township.

Township staff met with the developers on April 20, 2017 to begin discussing some of the challenges with the Township’s existing zoning regulations, and to discuss what regulations would need to be incorporated into a new mixed-use overlay district that could be applied to C2 properties in order to allow for these types of developments, while also supporting the intent of the C2 district and protecting the public safety and welfare in the area. General topics of discussion related to the potential new mixed-use overlay included:

- Intent of the overlay district
 - Mix of residential/commercial uses
 - Small buildings
 - Small/local business
 - Public events/street fairs
 - Multimodal access/connectivity
- Building setbacks
- Building height
- Impervious coverage limit
- Drive-through businesses
- Minimum parking requirements
- Residential uses/density
- Master planning
 - Maximum building size
 - Unifying architectural theme

14. **REQUEST TO CONSIDER REZONING OF 1752 NORTH ATHERTON STREET AND ADJACENT PARCELS (cont.)**

- Affordable housing
- Parkland/open space

Staff will continue to meet with the developers over the next few months, and will bring updates back to the Planning Commission for discussion at future work sessions.

Mr. John O'Neill recused himself from the discussion.

Mr. Brian Rater and Ms. Kate Domico requested more information about affordable housing. They wanted to know who would subsidize it. They also wanted a general primer on the topic. Mr. Greg Garthe indicated that he would compile some information for a future work session.

Mr. Bill Steudler asked if the proposed new mixed-use overlay regulations would be similar to what was done for the C-1 District.

Ms. Domico asked if the developers had considered a daycare facility on the site. She also stated that the concept plan appeared to have a lot of hardscape.

All Planning Commission members indicated their support for a road to connect into the adjacent Temple property.

Mr. Rater asked who would enforce traffic rules on the private roads within the site. Mr. Doug Erickson explained that the Township could enforce things like fire lanes and ADA parking, but not traffic rules.

Ms. Domico asked if the concept proposed pedestrian or bicycle facilities within the site or that would provide connections to other properties. Mr. Ken Soder noted that a future connection to Shannon Lane may serve as a means to access Green Hollow Park.

Mr. Rater asked if there were other examples of town centers that required public events such as street fairs, festivals, etc.

Township Staff will continue to work on developing a new mixed-use overlay district to support this type of development.

15. **ADJOURN – WORK SESSION MEETING**

The meeting was adjourned at 8:20 PM.