

ATTENDANCE

Planning Commission

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
Nicole Harter, Public Works Secretary

Audience

Tony Fruchtl, Penn Terra Engineering
Robert Poole, 1752 North Atherton Street Associates
Ara Kervandjian, 1752 North Atherton Street Associates
Lexie Meragha, Wal-Mart
Alan Jackson, Wal-Mart
Chuck Strodoski, YSM
Ann Taylor, Patton Township Recreation Advisory Committee
Betsy Whitman, Resident – 133 Sandy Ridge Road

1. CALL TO ORDER – REGULAR MEETING

The June 5, 2017 regular meeting was called to order at 7:00 PM by Secretary, Mr. Bill Steudler.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the May 1, 2017 combined Regular Meeting and Work Session were brought before the Planning Commission for approval.

Mr. Robert Prosek 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 4-0. (Ms. Kate Domico was not present for the vote)

4. PUBLIC COMMENTS

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

5. WAL-MART STORE #1640 – 1665 NORTH ATHERTON PLACE – TEMPORARY USE PERMIT PROPOSAL FOR STORAGE CONTAINERS FROM 7/01/2017 TO 9/30/2017

Patton Township received a temporary use permit for storage containers during their “Back to College” event beginning in July. The store has held temporary use permits for storage containers a number of times in the past, with the most recent permitting temporary use of 20 containers from March 11, 2016 to September 30, 2016 (Permit# 7119). This request is being presented to the Planning Commission because Wal-Mart has requested that the permit include an additional five containers, resulting in 25 total containers from July 1, 2017 to September 30, 2017. As has been permitted in the past, outside work could occur at the containers from 7 AM to dark only in order to minimize disturbances to neighboring residential properties. The location of the containers would be on the left side of the building, behind the lawn and garden area, and on the right side of the building near the grocery docks.

5. **WAL-MART STORE #1640 – 1665 NORTH ATHERTON PLACE – TEMPORARY USE PERMIT PROPOSAL FOR STORAGE CONTAINERS FROM 7/01/2017 TO 9/30/2017 (cont.)**

Mr. Richard Schmidt made a motion to recommend approval of the Wal-Mart Temporary Use Permit for Storage Containers. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 4-0. (Ms. Kate Domico was not present for the vote)

6. **PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR GRAY’S WOODS PARK – PHASE 1 IMPROVEMENTS**

Patton Township received the land development plan that proposes construction of Phase 1 of the 43 acre Gray’s Woods Park, which is located across from the Brynwood section of the Gray’s Woods Planned Community, at the Patton Township/Halfmoon Township line. A master plan for the park was completed in 2014 and included two phases of development. Phase 1 encompasses approximately 1.3 acres of land. The entire developed portion of the park, per the master plan, will consist of approximately 2.8 acres. The master plan narrative states that three general categories of park improvements are proposed at Gray’s Woods Park: improvements that promote and enhance environmental education; improvements that provide opportunities for passive, low-impact recreation; and improvements that enhance the sites natural resources and promotes green sustainable development.

Phase 1 construction activities will include an age-segregated playground with aquatic theme, a “live-roof” picnic pavilion, porous concrete walks and pavements, stone retaining wall and steps, walking trails, and interpretive signage. Parking will include six gravel spaces and two asphalt ADA spaces. The entrance to the park will be provided by a 30’ access easement over the existing gravel portion (future 80’ right-of-way) of Gray’s Woods Boulevard. This necessitates the relocation of the gate at the end of the paved portion of the boulevard to a point just beyond the park entrance, and the addition of another gate inside the park to restrict vehicular access through the park. The State College Borough Water Authority will continue to be able to have unrestricted access to their nearby wells in Halfmoon Township. The proposed stormwater facilities for the parks are designed as Best Management Practices (BMPs) and will include native plantings.

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

Mr. Chuck Strodoski, YSM, provided a presentation to the Planning Commission reviewing the proposed plan and was available to answer any comments or questions from the Planning Commission.

Ms. Betsy Whitman, Resident, asked what the proposed seed mix was going to be for the meadow area. Mr. Strodoski noted that the seed mix proposed is to bridge the gap between the play area and the mowed area. Due to slope and future construction, there will a grade change and the seed mix will take care of the slope in the interim.

Mr. Bill Steudler made a motion to recommend approval of Preliminary/Final Land Development Plan for Gray’s Woods Park Phase 1 Improvements 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.

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.

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

Township regulations require master plans to be revised by the Centre Regional Planning Commission (CRPC) and the Centre County Planning Commission (CCPC), and that the Township Planning Commission shall make no recommendation to the Board of Supervisors until reports from those agencies are received or until expiration of 30 days from the date the plan was forwarded to these agencies, whichever comes first.

The plan was reviewed by the CRPC at their May 4, 2017 meeting. The CCPC also provided comments.

At the May 24, 2017 Board of Supervisors meeting, the Manager recommended that, due to the summer meeting calendar, the Board take action to schedule the required Public Hearing for July 19, 2017 and open the 30-day public comment period starting on June 19, 2017. The Board concurred with the recommendation and set the hearing accordingly. The Board also offered some comments related to the shifting of residential dwelling units within Toftrees.

The Township also received comments from a resident of Honor's Crossing who is concerned about crossing Toftrees Avenue with the addition of traffic from the proposed Helix development.

Additionally, the Manager received a phone call on May 2, 2017 from a Toftrees resident who lives on Woodledge Drive. The resident expressed concerns about continued growth in the area and the capacity to provide water and sewer service.

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

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

Mr. Tony Fruchtl, Penn Terra Engineering, provided a brief overview of the proposed amendments to the Master Plan and was available to address any comments or questions from the Planning Commission.

Mr. Bill Steudler made a motion to recommend approval of the Toftrees Planned Community Master Plan Updates (March 2017) upon completion of minor/technical items as noted on the staff comment letter and upon review of the comments provided by the Centre Regional Planning Commission and the Centre County Planning Commission. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 4-1; with Mr. Prosek opposed.

8. **STATUS ON PENDING ITEMS**

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

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 7:31 PM.

ATTENDANCE – WORK SESSION

Planning Commission

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
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Audience

Tony Fruchtl, Penn Terra Engineering
Robert Poole, 1752 North Atherton Street Associates
Ara Keruamtian, 1752 North Atherton Street Associates
Betsy Whitman, Resident – 133 Sandy Ridge Road

13. CALL TO ORDER – WORK SESSION MEETING

The June 5, 2017 work session meeting was called to order at 7:31 PM by Vice-Chairman, Ms. Kate Domico.

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 1752 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.

The developers are requesting a rezoning of the properties in order to redevelop the site as a mixed-use development called Patton Crossing. The developers attended 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), R-3 (Medium Density residence), and R-2 (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.

The Planning Commission members have indicated that they wish to achieve this type of development on the site, however there are no existing zoning districts in the Township where this type of development could occur. The Township's existing Mixed-Use Overlay District was developed to "permit and encourage a mixed 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).

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

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. The Planning Commission has directed Staff to develop a new mixed-use overlay district that could be applied to C2 properties. The Planner will highlight several of the provisions of the draft Mixed-Use Overlay 2 (MXD2) zoning district regulations that the Township has been working on.

The new overlay district would be intended to promote a mix of land uses, encourage redevelopment of underutilized commercial properties, provide opportunities for small-scale or locally-owned businesses, promote aesthetically pleasing developments with consistent architectural themes, provide bicycle and pedestrian-connectivity, promote use of public transit, encourage shared parking to reduce excessive impervious cover, support workforce housing opportunities, and provide public gathering places for community events. The MXD2 regulations would offer a number of exceptions to the underlying C2 district requirements, such as reduced setbacks with the use of additional buffering measures or increased building height if setback a certain distance from property lines, in order to offer developers flexibility in site design. To ensure that any development is consistent with the intent of the district, the regulations include master planning requirements. Master plans are required in several of the Township’s zoning districts, such as the Planned Community District and Office Buffer District 2, and all subsequent land development plans are required to be consistent with the approved master plan. For the proposed MXD2, the master plan requirements required a phasing/scheduling plan, a narrative statement, architectural renderings, a transportation impact report, and other details related to the overall development site. The requirements would also include a developer agreement, similar to the existing Mixed-Use Overlay District, which states that property owners or developers proposing to utilize the MXD2 regulations shall provide a written agreement declaring their intent to do so.

Township Staff has met with the developers several times in April and May, and will continue to do so over the next few months as the MXD2 is drafted.

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.

In considering the proposed rezoning and redevelopment of the site, the following topics should continue to 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

- Bicycle and pedestrian connections to and from surrounding properties including, but not limited to Northbrook Greens and Aaron Drive apartments

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

- Affordable housing provisions (onsite, offsite, or fee-in-lieu)
- Opportunities for small retail activities (non-chain retail space)
- Parkland ‘swap’ within existing open space along Park Forest Avenue

At the May 1, 2017 work session, additional information on the topic of affordable housing was requested by Planning Commission members. This will continue to be a topic of discussion at the municipal and regional level.

Mr. Greg Garthe reviewed what Township Staff and the Developers have been discussing during their meetings in between Planning Commission meetings. Mr. Ara Keruamtian and Mr. Robert Poole, 1752 North Atherton Street Associates, also addressed the Planning Commission to address any comments or questions.

The first topic for discussion was determining a maximum building height. Upon discussions, Mr. Doug Erickson noted that the drive for this type of development is the amount impervious coverage and the number of parking spaces. Mr. Brian Rater would like a more complex scheme of what is proposed; asking for shorter heights in front and gradually rise throughout the site. Ms. Kate Domico is curious how the proposed would work on a smaller site. Mr. Erickson proposed to raise the minimum lot size. The Planning Commission was more comfortable waiting for a future meeting and having Staff provide a breakdown.

The second topic was maximum impervious coverage. The Planning Commission is willing to look at larger impervious coverage with the idea of tradeoffs, such as green roofs.

The third top was setbacks. The proposed is to reduce the setback to 30 feet with enhanced/additional buffering adjacent to residential areas and parking permitted with enhanced/additional buffering. Mr. Brian Rater would like to make sure that the residents can easily access the site and would like access to Green Hollow Park. Mr. Brian Rater was okay with 10 to 15 feet. Ms. Kate Domico is concerned with the amount of heat that the site will radiate and would like to see more greenery. Mr. Erickson noted that it can return for further discussion, but will leave as is until a future meeting.

The fourth topic was affordable housing. The vision is for general occupancy. The developers are proposing 5% for affordable housing. The average median income for a family of three is \$73,000. Mr. Erickson noted that the Township will reach out to the Centre County Housing and Land Trust to receive education material.

Additional material will be discussed at a future meeting.

15. ADJOURN – WORK SESSION MEETING

The meeting was adjourned at 9:00 PM.

