

**ATTENDANCE**

Planning Commission

John O'Neill, Chairman  
Kate Domico, Vice-Chairman  
Bill Steudler, Secretary  
Brian Rater, Alt. Secretary  
Paul Silvis  
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

Michael Pratt, Keller Engineers  
Tony Fruchtl, Penn Terra Engineering  
Robert Poole, 1752 North Atherton Street Associates  
Ara Kervandjian, 1752 North Atherton Street Associates  
Heidi Nicholas, 1752 North Atherton Street Associates  
Betsy Whitman, Resident – 133 Sandy Ridge Road

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

The July 10, 2017 regular meeting was called to order at 7:01 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 June 5, 2017 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 Mr. Brian Rater. The motion passed with a vote of 6-0.

4. **PUBLIC COMMENTS**

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

5. **FINAL LOT SUBDIVISION PLAN – REPLOT OF SADDLE ROCK LOTS 31R AND 32RRR**

***Prior to any discussion, Mr. Paul Silvis noted that he would be recusing himself from the discussion, as he is the owner of the said property.***

Patton Township received the final lot subdivision plan that proposes to subdivide and replot two existing residential lots of the Saddle Rock subdivision into four total lots. The site is located outside of the Centre Region Regional Growth Boundary and Sewer Service Area in the A-1 (Rural) district. The plan proposes to subdivide Lot 31R (55.78 acres) into Lots 31RR (58.91 acres) and 42 (92.71 acres) and Lot 32RRR (64.84 acres) into Lots 32RRRR (32.27 acres) and 43 (26.70 acres). In addition, 0.03 acres of lot frontage along the cul-de-sac at the end of Piccadilly Road will be dedicated as public street right-of-way to Patton Township in order create the required street frontage for subdivision and creation of the lots.

5. **FINAL LOT SUBDIVISION PLAN – REPLOT OF SADDLE ROCK LOTS 31R AND 32RRR (cont.)**

Per A-1 district regulations, all parcels that are 10 acres or larger at the time of enactment of the A-1 regulations are entitled to subdivide up to two lots from the parent tract without having to comply with rural preservation design standards. Sewage disposal for the existing structures on Lots 31RR and 32RRR is handled at the existing Saddle Rock private community sewer system, while sewage disposal for the two new lots is proposed as individual on-lot sewage systems. The area has colluvial soils and those known to have pyritic rock potential, so all future excavation or construction activities will be subject to the requirements of §153-34.3.1 (Excavations possibly including pyritic rock) and §153-34.7 (Colluvial soils). The area contains steep slopes, but the proposed future home sites are acceptable because they are located in areas with slopes that do not exceed 25%.

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

Mr. Michael Pratt, Keller Engineers, provided a brief review of the plan and to address any comments or questions from the Planning Commission.

Mr. John O'Neill asked about the colluvial soils and if there were any known issues. Mr. Pratt noted that at this time there were none, but proper notation has been made on the plan regarding colluvial soils

Mr. Bill Steudler made a motion to recommend approval of the Final Lot Subdivision Plan – Replot of Saddle Rock Lots 31R and 32RRR 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.

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**

There was no other business brought before the Planning Commission.

9. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 7:09 PM.

**ATTENDANCE – WORK SESSION**

Planning Commission

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Brian Rater, Alt. Secretary  
Paul Silvis  
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Betsy Whitman, Resident – 133 Sandy Ridge Road

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

The July 10, 2017 work session meeting was called to order at 7:13 PM by Vice-Chairman, Ms. Kate Domico.

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

*Prior to any discussion, Mr. John O'Neill noted that he would be recusing himself from the discussion, as he has done past work related to a possible hotel on the site.*

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 request is to rezone the properties in order to redevelop the site as a mixed-use development called Patton Crossing. The concept plan proposes a grocery store, hotel, commercial/office buildings, commercial/residential buildings, and several multi-family residential structures. The properties currently lie within the C1 (General Commercial), R-3 (Medium Density Residence), and R-2 (Low Density Residence) zoning districts. Planning Commission members have indicated that they wish to achieve this type of development on the site, but under the existing zoning, some of the uses would not be permitted. The Township's existing 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).

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

Due to 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 requested a new mixed-use overlay district that could be applied to C2 properties. Staff has been writing the “Mixed-Use Overlay 2” district (MXD2) and meeting with the developers over the last few months, and will provide regular updates to the Planning Commission.

The MXD2 will be intended to promote a mix of land uses, encourage redevelopment of underutilized commercial properties, provide opportunities for small-scale or locally-owned business, promote aesthetically pleasing developments with consistent architectural themes, provide bicycle and pedestrian-connectivity, promote use of public transit, encourage shared parking to reduce impervious cover, provide affordable housing opportunities, and provide public gathering places for community events. The MXD2 would offer a number of exceptions to the underlying C2 district requirements in order to provide flexibility in site design. To ensure that any development is consistent with the intent of the district, the regulations will include master planning requirements, which are required in several of the Township’s zoning districts, such as the Planned Community District and Office Buffer District 2. All subsequent land development plans are required to be consistent with the approved master plan in these districts. For the proposed MXD2, the master plan requirements will require a phasing/scheduling plan, a narrative statement, architectural renderings, a transportation impact report, and other details related to the site. The regulations would also require a written developer agreement declaring the intent to develop the property under the MXD2 regulations.

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.

At the June 5, 2017 meeting, the Planner highlighted several of the provisions of the draft MXD2 regulations, and requested input from the Planning Commission members. Topics included master planning, use regulations, minimum lot size, maximum building height, setbacks, impervious coverage, screening/landscaping, bicycle/pedestrian connectivity, housing affordability, public gathering places, and community facilities. Staff continues to meet with the developers to discuss these topics and others.

Mr. Greg Garthe began discussions by reviewing the topics that the Planning Commission needed to address and agree on. For each topic, which was provided in a memorandum with the agenda, Mr. Garthe reviewed the existing C2 regulations, the developers’ requests for modifications, and the Township Staff recommendation.

**1. Maximum Building Height**

Mr. Ara Kervandjian, 1752 North Atherton Street Associates, explained why they are proposing 80 feet for maximum building height. With the space in the first floor to the roof pitch, it would be roughly 77 feet, and with 80 feet, it gives them a little extra room.

Ms. Kate Domico requested that Staff research similar projects within the Centre Region to see maximum building heights.

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

**2. Buffering/Screening**

Mr. Robert Poole, 1752 North Atherton Street Associates, noted that they have had discussions with a landscape architect and they would like their landscape architect to provide back-up for his opinion on why the Staff's recommendation may be too dense.

Mr. Doug Erickson and Mr. Ken Soder noted that the Staff's request may be too dense, but it would provide a nice green buffer. Mr. Erickson noted that Staff can continue discussions with the Developer.

**3. Impervious Coverage**

Mr. Tony Fruchtl, Penn Terra Engineering, explained that in the town center of the proposed Tofrees West, there could be 100% impervious coverage.

Ms. Kate Domico noted that previous discussions noted that the site will remit a lot of heat with the amount of asphalt. Mr. Doug Erickson noted that a good example of 100% impervious coverage would be downtown State College. Mr. Fruchtl noted that with the buffering, you will have shading on the site.

Mr. Bill Steudler noted that the central plaza area is a nice concept and believes that it would be acceptable as pervious pavers.

The Planning Commission was in agreement with the developers' request of a base impervious coverage limit of 85% of the site with up to an additional 5% permitted to be impervious if the developer(s) obtain credit for improvements, such as green roves or pervious pavement systems, that offset the impacts of the increased impervious area..

**4. Onsite Shared Parking**

Mr. Steve Casson reviewed his memo that he provided regarding parking.

Mr. Ara Kervandjian noted that their intention is to make sure that they have adequate parking but not too much that it's not appealing.

Ms. Betsy Whitman, Resident, asked about overflow parking during events; how would that be handled? Mr. Robert Poole noted that they would approach neighboring business and have visitors bussed in to the site.

The Planning Commission was in agreement with the developers' request for a reduction to 1.5 parking spaces per residential dwelling unit, and with the staff recommendation that the master plan would need to account for a minimum of 95% of the total parking required under the proposed shared parking model, and that further parking studies will be then performed and submitted at intervals with the land development plans at 40%, 60%, and 80% gross floor area build out provided some percentage of existing constructed floor area is occupied.

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

**5. Public Gathering Space and Parkland Requirements**

Mr. Doug Erickson reviewed his memo that he provided regarding parkland requirements and public gathering spaces.

The Planning Commission will continue to discuss gathering spaces and parkland requirements.

Mr. Brian Rater asked to have a map at the next meeting that shows Green Hollow Park and its facilities. Mr. Rater would like bicycle/pedestrian connections from Patton Crossing to Green Hollow Park and Tudek Park in Ferguson Township.

15. **ADJOURN – WORK SESSION MEETING**

The meeting was adjourned at 9:20 PM.