

ATTENDANCE

Planning Commission

John O'Neill, Chairman
Kate Domico, Vice-Chairman
Bill Steudler, 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
Jarred Miller, Homestead Development
Robert Poole, 1752 North Atherton Street Associates
Heidi Nicholas, 1752 North Atherton Street Associates
Betsy Whitman, Resident – 133 Sandy Ridge Road
Robert Dvorsky, Resident – 239 Varsity Lane

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

The August 7, 2017 regular meeting was called to order at 7:03 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 July 10, 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. Richard Schmidt. The motion passed with a vote of 5-0.

4. **PUBLIC COMMENTS**

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

5. **MATTRESS WAREHOUSE – 1803 NORTH ATHERTON STREET – TEMPORARY USE PERMIT PROPOSAL FOR AUGUST TENT SALE FROM 8/17/2017 TO 8/24/2017**

Mr. Greg Garthe noted that Patton Township received a request from Mattress Warehouse to hold their "Back to School" tent sale in the parking lot adjacent to their building. The tent would be 40' x 70' and would be placed along the front of the parking lot along North Atherton Street. The property owner and building landlord, Keystone Real Estate Group, LP, has approved Mattress Warehouse' conducting the sale. Mattress Warehouse will be responsible for security on the premises during the event. The event is intended to run from August 17 to August 24, 2017.

Patton Township Staff finds that the request meets all Township regulations.

Mr. Bill Steudler made a motion to approve the Temporary Use Permit for Mattress Warehouse' Tent Sale. The motion was seconded by Mr. Robert Prosek. The motion passed with a vote of 5-0.

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

Patton Township received a subdivision plan that proposes 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.

Note: Action on this plan required prior approval of the Toftrees Planned Community Master Plan Update (March 2017) which modified the proposal for this area, formerly Phase II of The View, to facilitate the Helix project. At their July 19, 2017 meeting, the Board of Supervisors held a public hearing and approved the master plan.

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, provided a brief presentation and was available to answer any questions or concerns from the Planning Commission.

Mr. Bill Steudler made a motion to approve the Final Replot of Tax Parcel 18-021-012B and 18-021-012C upon completion of the minor technical items as noted on the Staff's comment letter. The motion was seconded by Mr. Richard Schmidt. The motion passed with a vote of 5-0.

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

Patton Township received the land development plan which 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).

Construction activities include a 64,742 square foot (201 units) and a 5,940 square foot (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 18-021-012B and 18-021-012C) to a maximum of 424 total dwelling units. Accordingly, The Helix project is permitted to include construction of up to 208 dwelling units.

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

Proposed parking for Helix includes 377 onsite parking spaces, which includes 369 surface spaces (7 ADA), and a parking structure with eight additional spaces (0 ADA) near the small multi-family residential building. Additional, the developer is proposing to share 102 existing parking spaces (3 ADA) that are located on The View property (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.

Note: Action on this plan required prior approval of the Toftrees Planned Community Master Plan Update (March 2017) which modified the proposal for this area, formerly Phase II of The View, to facilitate the Helix project. At their July 19, 2017 meeting, the Board of Supervisors held a public hearing and approved the master plan.

Township Staff finds that the Plan meets all Township regulations upon completion of all items noted on Staff's marked up comment letter and the additional comment letter to the project engineer dated August 3, 2017.

Mr. Tony Fruchtl, Penn Terra Engineering, and Mr. Jarred Miller, Homestead Development, provided brief presentations in regard to the project and were available to answer any questions or concerns from the Planning Commission.

Mr. John O'Neill asked what the breakdown of units would be. Mr. Miller noted that they are as follows:

- 1 bedroom – 61 units
- 2 bedrooms – 58 units
- 4 bedrooms – 60 units
- 4 bedroom suites – 22 units

Ms. Kate Domico inquired about fire safety and the locations of the fire hydrants. Mr. Fruchtl noted that they have met with Mr. Steve Bair, Alpha Fire Company, and he has reviewed the plan for fire safety and suggested the locations of the hydrants.

Mr. O'Neill asked about the Staff's comment regarding the parking islands. Mr. Fruchtl noted he considered that item as a "technical" item and the parking islands would be added.

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

Mr. Fruchtl noted that one item that was proposed was that the existing trees along the Bellefonte Central Rail Trail would remain. Mr. Fruchtl noted that a survey was taken of each tree and they are requested that as the buffer yard.

Mr. Bill Steudler asked the Staff's additional comment regarding the access road. Mr. Ken Soder noted that there is a gate located between two buildings. Currently, the View is encompassed by a fence. When the Helix is open, the gate will either need to be open or if the entire site will be fenced. Mr. Miller noted that the gates will go away and the buildings are controlled access upon entering the site.

Ms. Betsy Whitman, resident, expressed her concern regarding one of the tree species, related to the Bradford Pear, but is not specifically noted as being invasive, and made a recommendation to plan Sarvis trees.

Mr. Bill Steudler made a motion to approve the Preliminary/Final Land Development Plan for Helix upon completion of the minor technical items as noted on the Staff's original comment letter and the additional comment letter dated August 3, 2017, and recommend planting of Sarvis trees for the buffer area. The motion was seconded by Mr. Richard Schmidt. The motion passed with a vote of 5-0.

8. **THE VILLAGE AT PENN STATE – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN PHASE 3 OF 5 VOLUME I**

Patton Township received the land development plan that proposes construction of additional assisted living units at The Village at Penn State community. The site is located adjacent to the Toftrees Planned Community at the eastern end of Presidents Drive along Fox Hollow Road and I-99 in the University Planned District (UPD Subdistrict 14). A portion of the site lies within College Township.

The UPD regulations allow for general, designated, or accessory uses. The proposed structures are part of a "continuous care retirement community," which is a designated use defined in the Township Code as follows:

CONTINUOUS CARE RETIREMENT COMMUNITY

Residential uses with assisted care facilities for retirement living which may include detached or attached dwellings, duplexes, townhouses, apartments and other types of residential units, community centers, dining facilities, nursing home and long-term care facilities, recreational facilities and incidental retail sales and services for the benefit of residents and patients. Signs for accessory uses shall be limited to incidental signs.

8. **THE VILLAGE AT PENN STATE – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN PHASE 3 OF 5 VOLUME I (cont.)**

The plan proposes construction of eight additional dwelling units over what was previously approved for the site in 2015. The new buildings would be located along Lions Hill Road and include three 5,657 square foot duplexes and two 3,342 square foot single-family dwellings. Two parking spaces would be provided for each dwelling unit, and sidewalks will be constructed in front of all new buildings. An existing public waterline and fire hydrant in the vicinity of the new units would be relocated. In addition to the residential dwelling units, the project also involves construction of a small (85 square foot) uninhabited structure as an addition to the onsite creamery terrace.

In addition to use regulations, the UPD has other requirements specific to each subdistrict, including:

- a) Maximum permitted density, based upon the Floor Area Ratio specified for the subdistrict.
- b) Maximum impervious coverage.
- c) Maximum building height.
- d) Perimeter setback, where the subdistrict includes a district boundary.
- e) Landscaping and buffering within the perimeter setback.
- f) Open space requirements for the subdistrict.

The currently approved land development plan for The Village at Penn State (Village) requires construction of a shared-use path through the property in 2018. The requirement is based on recommendations from the Township's Recreation Advisory Committee, the Centre County Metropolitan Planning Organization, the Centre Region Bicycle Advisory Committee, and Penn State University, and is included in the 2010 Patton Township Bicycle and Pedestrian Path Plan (Bellefonte Central Rail-Trail North of I-99 to Lions Hill Road) and the 2015 Centre Region Bike Plan (Village at Penn State Connector Path to the Bellefonte Central Rail Trail). A map of the recommended path and the cost estimate (2010) is attached. The Village has asked the Township to waive the requirement to build the path, and instead has offered to pay a \$120,000 fee in lieu of constructing the path. A letter from the Director of Real Estate at The Village outlining the rationale behind the request is attached and should be discussed at the meeting. A recommendation related to the shared use path should be included with the recommendation on the land development plan that will be forwarded to the Board of Supervisors.

Township Staff finds that the Plan meets all Township regulations upon completion of all items noted on Staff's marked up comment letter and consideration of the request for The Village at Penn State to provide a fee in lieu of construction of the Bellefonte Central Rail Trail North of I-99 to Lions Hill Road shared use path.

Mr. Tony Fruchtl, Penn Terra Engineering, provided a brief presentation and was available to answer any questions or concerns from the Planning Commission. Mr. Doug Erickson also provided a brief background of the previous phases regarding the discussion of the Bellefonte Central Rail Trail.

8. **THE VILLAGE AT PENN STATE – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN PHASE 3 OF 5 VOLUME I (cont.)**

Mr. Robert Devorsky, resident, noted that the roadway presently, is very well used and has been maintained, and he hopes that it will remain. His concern is that residents will lose the access. Mr. Doug Erickson noted that what was being discussed does not mean that the path will be removed.

The Planning Commission was at a consensus to forward the path discussion onto the Patton Township Recreation Advisory Committee for their recommendation.

Mr. Richard Schmidt made a motion to approve the Preliminary/Final Land Development Plan Phase 3 of 5 Volume I of The Village at Penn State upon completion of the minor technical items as noted on the Staff's comment letter and table the discussion regarding the path until further review by the Patton Township Recreation Advisory Committee. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 5-0.

9. **STATUS ON PENDING ITEMS**

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

10. **REPORTS**

No additional reports were given.

11. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

12. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 8:02 PM.

ATTENDANCE – WORK SESSION

Planning Commission

John O'Neill, Chairman
Kate Domico, Vice-Chairman
Bill Steudler, 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
Heidi Nicholas, 1752 North Atherton Street Associates
Betsy Whitman, Resident – 133 Sandy Ridge Road

13. CALL TO ORDER – WORK SESSION MEETING

The August 7, 2017 work session meeting was called to order at 8:07 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 recused himself from the discussion, as he has done past work related to a possible hotel on the site.

This request 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-, closed in 2014 and the only remaining structures 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 and is included with the agenda. Conceptual renderings of the project are also provided.

The properties lie within the C1 (General Commercial), R3 (Medium Density Residence), and R2 (Low Density Residence) zoning districts. Planning Commission members have indicated that they wish to achieve the type of development depicted on the concept plan. The Township does not currently have a zoning district that permits a mix of residential and non-residential uses on a large lot.

The current working model to permit the development of *Patton Crossing* is to rezone the underlying lands to C-2 (Planned Commercial) and simultaneously apply a new "Mixed-Use Overlay 2" district (MXD2) to the same lands. The MXD2 regulations will supersede many aspects of the underlying C-2 regulations.

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

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 businesses, promote aesthetically pleasing developments with consistent architectural themes, provide bicycle and pedestrian-connectivity, promote use of public transit, encourage shared parking 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, including:

ITEM	C-2 / (other district)	Proposed MXD2
Master Plan Required?	No	Yes
Mixed uses	No	Yes
Minimum Lot Size	3 acres	20 acres
Maximum Building Height	50' / (R-3 & PC- 60')	Varies from 50' to 80'; 80' limited to 10% of site
Landmark Features	N/A	Must be non-habitable space; 2 per development; up to 80' tall or 25' above bldg if attached (i.e. cupola)
Maximum Building Size	30% of lot size [>260,000 sf on 20 acre site]	60,000 sf footprint and 0.15 FAR for any one building
Residential Density	(R-3 12.5 units per acre PC 15 units per acre)	Maximum 12.5 units per acre
Setbacks to Residential	75 – 90 feet	30 feet
Parking permitted in Setback	No	Yes
Max Impervious Coverage	70% (C-T 84%; PC 80%; Toftrees Town Center 100%)	85% plus another 5% permitted as green roofs or pervious pavement
Required Parking	1 space per 250 sf of commercial building (R-3 - 2.3 spaces per unit)	Shared parking 1.5 space per residential unit Parking studies required at 40%, 60% & 80% of development
Ped / Bike accommodations	Ped yes / Bike racks required	Provide connections to adjacent properties for all appropriate modes
Affordable Housing	N/A	5% of units
Community Space	None if < 20 acres 2.0%± > 20 acres	Gathering Place defined; 2% of site
Architectural Requirements	None unless in I-99 Overlay	Unified theme required; renderings required with Master Plan
Parkland Requirement	N/A	Credit for Gathering Place? Credit for affordable housing? Credit for sponsoring Public events?

A matrix of the existing C-2 regulations, Township staff and development group positions, and proposed MXD2 provisions is included as an attachment. **Staff requests input at this work session in order to fill in the blanks under the “Planning Commission’s Proposed MXD2” column.**

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

At the July 10, 2017 meeting, the Planning Commission reaffirmed their support for bicycle and pedestrian connectivity to surrounding neighborhoods and parks such as Green Hollow Park and Tudek Park. A map of bicycle facilities recommended by the 2015 Centre Region Bike Plan has been included for your review. Staff notes that recommended bicycle corridor “J” (Connection from Cornflower Lane to Martin Street) passes through the proposed *Patton Crossing* site.

The Planning Commission also requested information on maximum permitted building height in other Centre Region municipalities at their July 10, 2017 meeting. A table listing maximum building heights in commercial, mixed-use, and multi-family residential zoning districts of other municipalities will be provided at the meeting. The Commission should provide staff with input on maximum building height.

At the July 19, 2017 Board of Supervisors meeting, the developers gave a brief overview of the proposed project and received questions and comments from Township residents related to:

- Traffic concerns related to patrons and residents exiting the development and driving through the Park Forest neighborhood on residential streets.
- The realignment of Park Forest Avenue as part of this project to improve traffic conditions in the area.
- A desire to preserve mature trees to help the development fit into the neighborhood. *Staff notes that the Township can encourage preservation of mature trees on private property but cannot require it.*
- Access for emergency personnel and CATA buses.
- A lack of unstructured open “play areas” and green space for children in the area.
- Management of stormwater runoff.

In addition, a Park Forest resident submitted a letter to the Planning Commission expressing traffic-related concerns.

Township staff noted that 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.

Mr. Doug Erickson noted that Staff will be reaching out to the public and is thinking about holding an Open House event to invite the public to receive their comments.

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

Mr. Erickson reviewed the matrix showing what has been discussed and where the Staff and developer have agreed on items and where the Planning Commission has or may need any further discussion.

Mr. Erickson noted that discussions on the parkland requirement will continue between Staff and the developer.

15. **ADJOURN – WORK SESSION MEETING**

The meeting was adjourned at 9:30 PM.