

ATTENDANCE

Planning Commission

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

Robert Poole, 1752 North Atherton Street Associates
Heidi Nicholas, 1752 North Atherton Street Associates
Ara Kervandjian, 1752 North Atherton Street Associates
Doug Hill, Wooster & Associates
Betsy Whitman, Resident – 133 Sandy Ridge Road
Dan Treviño, 121 Blueberry Hill Lane
Jessica Buckland, 118 Haverford Circle
Russell Rossman, 597 West Hillside Avenue
Mary Lou Dubil, 260 Chateaux Circle
Jeanne & Martin Klanchar, 271 Leawood Lane
Brenda Walsh, 1966 Park Forest Avenue
Debbie & Tim Scitti, 241 Leawood Lane
Tom & Karen Kearney, 247 Leawood Lane
Lyn Pipenberg, 400 Park Lane
Carol & Steve Falke, 246 Chateaux Circle
Robert Carney, 1947 Park Forest Avenue
Patricia & F. R. Gatto, 259 Leawood Lane
Kathy Phillips, 381 Park Lane
Aimee Sloane, 356 Laurel Lane
Terri Henderson, 256 Chateaux Circle
Margaret Friedlander, 1912 Park Forest Avenue
Merrill David, 448 Park Lane
Susan Buda, 454 Park Lane
Kaye & Don Winters, 262 Chateaux Circle
Richard Repsher, 387 Park Lane
Cathy Vandenberg, 649 Kansa Drive
Catrina Coppola, Penn State Student
Rick K., Penn State Student
Jonathon Santos, Penn State Student
Anastasia Shekhter, Penn State Student
Edward Pruiim, Penn State Student
Sara Field, Penn State Student
Brandon Smith, Penn State Student
Teodore Brayon, Penn State Student
Laura Yohe, Penn State Student
Michael Carey, Penn State Student
Brandon Pothul, Penn State Student
Mario Shenouta, Penn State Student
Andrew Grant, Penn State Student

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

The October 2, 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 August 7, 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 5-0.

4. **PUBLIC COMMENTS**

Ms. Jeanne Klanchar of 271 Leawood Lane addressed the Planning Commission noting that she was speaking for herself and on behalf of 14 other residents along Leawood Lane and Chateaux Circle. Ms. Klanchar expressed concerns regarding the property of 244 Leawood Lane and the owner's business of selling automobiles and automotive parts out of his residents. Ms. Klanchar asked the Planning Commission to revise the Home Occupation Regulations to make them stricter to prevent instances similar to the one that she was describing.

Mr. Doug Erickson noted that the said resident is on the edge of what he is allowed to do. Mr. Erickson also noted that if the Home Occupation Regulations would be changed, said resident would be grandfathered in to the current regulations. Mr. Erickson noted that the regulations could be updated and made stricter. Mr. Erickson noted that the Board of Supervisors has revised the Nuisance Ordinance to remove the warning for the second call to a residence and has enacted a change in the parking regulations that car repairs cannot be done on the street.

Ms. Klanchar asked if parking could be prohibited on the street and on the lawn. Mr. Ken Soder cautioned that it would affect all residents if parking on the grass were to be prohibited. Ms. Klanchar noted that she has obtained 24 signatures from residents asking to prohibit parking on the street from 2AM to 6PM.

Ms. Klanchar also asked if a health inspection could be done at the property citing health and safety concerns from fluid of the vehicles.

Mr. Erickson invited the residents to attend the Board of Supervisors meeting on October 11, 2017 to voice their concerns.

Mr. John O'Neill asked if the Home Occupation Regulations could be brought forward at the next Planning Commission Work Session meeting to analyze and revise to provide stricter regulations and enforcement.

5. **FINAL LOT CONSOLIDATION PLAN – RUSSELL ROSSMAN, JR. – 597 WEST HILLSIDE AVENUE**

Mr. Greg Garthe noted that Patton Township received the Lot Consolidation plan that proposes to consolidate the 0.52 acre property of Russell Rossman, Jr (Tax Parcel 18-009-,180-,0000-) and a portion of a 20' wide unopened township alley, Boal Alley, to the rear of his lot (0.09 acres). The site is located at 597 West Hillside Avenue in Park Forest, and is within the Low Density Residence (R-2) and I-99 Interchange Overlay zoning districts. The 0.09 acres of the unopened township alley were acquired by Mr. Rossman through order of the Court of Common Pleas of Centre County on February 2, 2017. The property that was acquired through a process called "adverse possession." Section 257.24 – Procedures of the Pennsylvania Code, defines adverse possession as follows:

- (v) Adverse possession (squatters' rights). Adverse possession is the acquisition of property by open, notorious, and continuous possession or use of the property for a period of 21 years hostile to the rights of the actual owner. The Form PA 9 should be signed in the legal name of the obligor and also in any other names by which he is known.

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

Mr. Bill Steudler made a motion to approve the Final Lot Consolidation Plan for Russell Rossman, Jr., upon completion of the minor/technical items as noted on Staff's comment letter. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 5-0.

6. **TRAFFIC IMPACT STUDY FOR PROPOSED PATTON CROSSING PROJECT – 1752 NORTH ATHERTON STREET**

Mr. Doug Erickson noted that the Township has received a Traffic Impact Study (TIS) for the proposed Patton Crossing development, which includes the property at 1752 North Atherton Street and two adjacent parcels. The total site, most of which was formerly the Penn State Mobile Home Park, is approximately 30 acres and has frontage on North Atherton Street (SR 3014) and Park Forest Avenue (T-669). The Township has been asked by the property owners, 1752 North Atherton Street Associates, to consider rezoning the properties so that the site can be redeveloped as a mixed-use project that would include a grocery store, hotel, commercial/office buildings, commercial/residential buildings, and multi-family residential structures. The Planning Commission members have indicated that they wish to achieve this type of development in the area and have been discussing the project with the developers in recent months and working to develop a set of regulations that would permit such a development in the Township.

Patton Township has required the TIS prior to any consideration of rezoning the site. The TIS was performed by Wooster and Associates, Inc., and the Township had its traffic consultant Trans Associates, conduct a preliminary review of the study. A meeting was held between Township staff, the developers, and both traffic consultants on September 25, 2017 to review the results and to discuss the recommendations for the area.

6. **TRAFFIC IMPACT STUDY FOR PROPOSED PATTON CROSSING PROJECT – 1752 NORTH ATHERTON STREET (cont.)**

The concept plan for Patton Crossing indicates that access to the development will be provided via:

- A full access driveway from North Atherton Street at the intersection of Woodycrest Street
- A right in/right out only driveway from North Atherton Street on the eastern side of the property.
- A full access driveway from Park Forest Avenue

The TIS recommends several improvements to be implemented by the developers prior to development of the site. These consist of improvements to the North Atherton Street/Woodycrest Street intersection including a new or expanded turn lanes, adjustments to the center median of North Atherton Street, and alterations to the existing traffic signal at Woodycrest Street. After the preliminary review, Trans Associates and Township Staff were generally in agreement with the recommendations provided in the study.

At the July 19, 2017 Board of Supervisors meeting, several Township residents voiced concerns related to increased traffic caused by motorists existing the development and utilizing the residential streets of the Park Forest neighborhood. In addition, a Park Forest resident submitted a letter to the Planning Commission on that matter. The TIS analyzed several existing and proposed intersections within Park Forest based on forecasted 2019 conditions following development, and provided the following findings:

- Park Forest Avenue/Park Lane – The level of service (LOS) at this intersection is projected to be a level “A”. Impacts to vehicular delays are negligible and no mitigations are recommended for the intersection.
- Park Lane/Devonshire Drive – The LOS at this intersection is projected to be “B” or better. Impacts to vehicular delays are negligible and no mitigations are recommended for the intersection.
- Park Forest Avenue/Proposed Site Driveway – The LOS at this intersection is projected to be “B” or better. The study recommends two-way stop control, with a stop sign on the westbound site driveway approach and no traffic control on Park Forest Avenue.

The Township could consider the installation of a “Left Turn Local Traffic Only” sign at the proposed exit from the development onto Park Forest Avenue as a means of discouraging pass-through traffic in Park Forest. In addition, the Township could consider future traffic calming measures on Park Lane in response to resident concerns about traffic volume and speed. These measures are not specifically recommended by the TIS, but could be considered by the Township at any time.

Prior to any discussion, Mr. John O’Neill recused himself.

6. **TRAFFIC IMPACT STUDY FOR PROPOSED PATTON CROSSING PROJECT – 1752 NORTH ATHERTON STREET (cont.)**

Mr. Doug Hill, Wooster and Associates, reviewed the major findings and recommendations of the TIS. Mr. Hill noted that the most improvement would need to be at the Woodycrest Street and North Atherton entrance of the site and that the traffic signal at that intersection would need to be redesigned. Mr. Hill noted that the population gravity model from the Trip Generation Manual was used in the study and briefly explained that process.

Ms. Aimee Sloane, resident of 356 Laurel Lane, asked if the numbers from the Traffic Impact Study were available to the public. Mr. Erickson noted that they can be provided upon request.

Ms. Lyn Pipenberg, resident of 400 Park Lane, addressed the Planning Commission with concern of traffic going onto Park Forest Avenue from the proposed Patton Crossing site and what the purpose of the exit onto Park Forest Avenue would serve. Mr. Erickson noted that the Township sees it as an access to the site from residents who live in Park Forest.

Ms. Merrill David, resident of 440 Park Lane, Ms. Cathy Vandenberg, volunteer of Park Forest Preschool, and Mr. Richard Repsher, resident of 387 Park Lane all expressed concerns regarding traffic into Park Forest.

Ms. Jennifer Babb, resident of 453 Park Lane, asked to have North Oak Lane added to the Traffic Impact Study.

7. **ORDINANCE TO CREATE MIXED-USE OVERLAY DISTRICT 2**

Mr. Doug Erickson noted that the Planning Commission is being presented with the first draft of an ordinance that would create a new zoning district entitled Mixed-Use Overlay District 2 (MXD2). The MXD2 would provide a set of regulations that could be applied to all C2 (Planned Commercial) properties within the Township, and if approved, would initially be applied to the vacant site located at 1752 North Atherton Street, which includes three properties encompassing approximately 30 acres; the location of the proposed Patton Crossing project.

The Township has been asked by the property owners/developers to consider rezoning the site so that it can be redeveloped as a mixed-use project that would include a grocery store, hotel, commercial/office buildings, commercial/residential buildings, and multi-family residential structures.

The Planning Commission members have indicated that they wish to achieve this type of development in the area. However, the Township does not currently have a zoning district that would permit a mix of residential and non-residential uses on a large lot. The proposed project site is currently zoned as C1 (General Commercial), R-3 (Medium Density Residence), and R-2 (Low Density Residence), which would not permit the type of development proposed in the concept. Township Staff have recommended rezoning the site to C2 and simultaneously applying the MXD2 overlay. The Planning Commission, Staff, and the developers have been working to draft the MXD2 regulations over the last few months.

7. **ORDINANCE TO CREATE MIXED-USE OVERLAY DISTRICT 2 (cont.)**

The draft MXD2 regulations are 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 draft regulations include a number of exceptions to the underlying C2 district requirements in order to provide flexibility in site design for a mixed use development. At the August 7, 2017 Planning Commission meeting, the Township Manager reviewed a matrix of the existing C2 regulation, Township Staff and development group positions, and the proposed MXD2 provisions, noting where staff and the developers have agreed on items and where the Planning Commission may need further discussion.

The Planning Commission requested information on maximum permitted building height in other Centre Region municipalities, which was provided at the August meeting. A table listing maximum building heights in commercial, mixed-use, and multi-family residential zoning districts of other municipalities was reviewed at the August meeting, however the issue of maximum building height was not resolved. A revised table, which includes recently adopted standards in the Ferguson Township Traditional Town Development (TTD) was provided to the Planning Commission. As proposed, the maximum building height in the MXD2 developments would be 80'. Staff asks the Planning Commission to continue the discussion on maximum building height and provide a final recommendation for the MXD2 regulations.

Recently, the developers have requested that the Township consider revising the draft regulations to increase the area of the site where the maximum building height would be 80'. The current draft regulations propose that 80' buildings are permitted only in area that does not exceed 10% of the total area of the MXD2 development, and that the area must be designated on the master plan for the site. The developers have submitted a request to increase this area to a maximum of 20% of the site.

The Planning Commission welcomed comments from the residents in the audience regarding the proposed ordinance for the Mixed-Use Overlay District 2.

Mr. Dan Treviño, resident of 121 Blueberry Hill Lane, noted that 80' would be the tallest in Patton Township and asked the Planning Commission if they thought that this particular sight would be appropriate to begin the process, as there is residential backing the site.

Ms. Kathy Phillips, resident of 381 Park Lane, expressed concern with giving up green space.

Ms. Lyn Pipenberg, resident of 400 Park Lane, reviewed three items of discussion; setbacks, building height, and buffer and asked numbers are increasing/decreasing compared to what is current in the C2 regulations.

Ms. Brenda Walsh, resident of 1966 Park Forest Avenue, recalled going through a similar situation when the Colonnade was built and noted that compromises were made for that site as well. Ms. Walsh is concerned with the amount of impervious coverage and lack of green space.

7. ORDINANCE TO CREATE MIXED-USE OVERLAY DISTRICT 2 (cont.)

Ms. Jennifer Buckland, resident of 118 Haverford Circle, asked the Planning Commission to consider not selling the Northbrook Green space for the site to allow for open space.

Ms. Pipenberg also would like the public to be more involved.

Mr. Erickson reviewed the Matrix with the Planning Commission to resolve undecided issues in regards to building height and affordable housing. The Planning Commission agreed that units must be affordable housing for 50 years, with 45 days allowed on the tenant search. The Planning Commission would like to permit 15% of the total area rather than the 10% proposed originally or the request of 20% from the developer.

Mr. Bill Steudler made a motion to forward the Draft Mixed-Use Overlay District 2 Ordinance to the Board of Supervisors based on the matrix, with the change on building height to be 15% of the total area, use of Mr. Matt Harlow's recommendations for the buffering for setbacks to residential zones, making the affordable housing units affordable for 50 years, deferring the parkland discussion to the Board of Supervisors upon a recommendation from the Patton Township Recreation Advisory Committee, and to revisit the Northbrook Green decision. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 5-0.

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 10:45 PM.