

ATTENDANCE

Planning Commission

Kate Domico, Chairman
Bill Steudler, Vice-Chairman
Brian Rater, Secretary
Robert Prosek
Harry McAllister

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

Mark Saville, Sweetland Engineering
Al Pringle, Keystone Real Estate
Matthew McCarthy, Penn State Student

1. CALL TO ORDER – REGULAR MEETING

The April 2, 2018 regular meeting was called to order at 7:00 PM by Chairman, Ms. Kate Domico.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the March 12, 2018 combined Regular Meeting and Work Session were brought before the Planning Commission for approval.

Seeing no comments or corrections from the Planning Commission, the meeting minutes were approved 5-0.

4. PUBLIC COMMENTS

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

5. PRELIMINARY/FINAL LAND DEVELOPMENT PLAN – PHASE 3 – PATTON TOWNE CENTER

Patton Township received the Land Development Plan for Patton Towne Center that proposes construction of three new buildings on the Patton Towne Center site. The 16.53 acre site is located at the intersection of Colonnade Boulevard and Waddle Road in the Planned Commercial (C2) and I-99 Interchange Overlay zoning districts. Currently, the site contains a Cracker Barrel restaurant and a Sheetz convenience store. Phase 3 of the development involves minimal demolition activities, including the removal of curbing, a portion of the onsite landscaping, and a stop sign at the central entrance/exit at Colonnade Boulevard. A traffic signal is warranted with this phase of development, and will be installed at the intersection to replace the stop sign. Major construction in Phase 3 includes a 68,200 square foot medical office on the existing foundation of the formerly proposed P Hotel, a 9,027 square foot tavern/restaurant behind the Cracker Barrel, and a 15,000 square foot retail building to the west of Sheetz. The plan proposes the addition of 435 parking spaces (10 ADA), for an overall site total of 670 spaces (18 ADA). In addition, bicycle racks will be provided at each new building, resulting in 16 new bicycle parking spaces on the site. A 2,790 square foot concrete pad for outdoor restaurant seating will be constructed adjacent to the retail building, which will bring the overall site impervious cover to 70%; the C2 district maximum allowance.

5. **PRELIMINARY/FINAL LAND DEVELOPMENT PLAN – PHASE 3 – PATTON TOWNE CENTER**

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

Mr. Mark Saville, Sweetland Engineering, provided an overview of the proposed plan.

Mr. Brian Rater asked to have a sidewalk connection to the adjoining Kohl's property. Mr. Saville noted that they are proposing a roadway connection and sidewalk connection, if agreed to by the adjoining property owners in the future.

Mr. Rater also asked if there were any thoughts of adding electric charging stations for vehicles. Mr. Saville noted that they will take the suggestion under advisement, but they will not be a part of the proposed plan. Mr. Rater would like the Planning Commission to explore electric charging stations at a future work session.

Mr. Bill Steudler made a motion to recommend approval of the Patton Towne Center Phase 3 Land Development plan upon completion of minor/technical items as noted in the Staff's comment letter and adding a note to the plan indicating the installation of a roadway connection and sidewalk connection to the Kohl's property when an agreement is in place with the property owners. The motion was seconded by Mr. Robert Prosek. The motion passed with a vote of 5-0.

6. **STATUS ON PENDING ITEMS**

Ms. Kate Domico asked about the Gray's Woods Park. Mr. Doug Erickson noted that the proposed park will include a small parking lot, small playground area, pavilion, and education materials.

Ms. Domico also asked for an update on the casino discussion from March's work session. Mr. Greg Garthe noted that he and Mr. Erickson met with College Township and they are open to continue discussion pertaining to an inter-municipal agreement.

Ms. Domico also reminded the Planning Commission about signing up for the Municipalities Planning Code Refresher Course that is being held on May 1, 2018.

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 7:28 PM.