

ATTENDANCE

Planning Commission

Kate Domico, Chair
Bill Steudler, Vice-Chair
Brian Rater, Secretary
Richard Schmidt, Alt. Secretary
Robert Prosek
Paul Silvis
Harry McAllister

Township Staff

Stephen Casson, Township Engineer/Dir. Public Works
Alexandra Castrechini, Asst. Township Engineer
Ken Soder, Zoning Officer
Nicole Pollock, CRPA
Nicole Harter, Public Works Secretary

Audience

Noah Rose, PSU Student
Kyle Stauffer, Hawbaker Engineering
Bruce Kirkpatrick, Hawbaker Engineering
Frank Peno, Allen Peno, LLC
Chad Stafford, Penn Terra Engineering
John Sepp, Penn Terra Engineering
Tony Fruchtl, Penn Terra Engineering
Mark Bigatel, Fox Hill Townhomes
Jim Payne, Resident

1. CALL TO ORDER – REGULAR MEETING

The September 9, 2019 regular meeting was called to order at 7:02 PM by the Chair, Ms. Kate Domico.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the August 5, 2019 combined Regular Meeting and Work Session were brought before the Planning Commission for approval.

Mr. Brian Rater made a motion to approve the meeting minutes as submitted. The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 7-0.

4. PUBLIC COMMENTS

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

5. **SKETCH PLAN – FOX HILL ROAD TOWNHOMES**

Ms. Nicole Pollock noted that the Sketch Plan for Fox Hill Road Townhomes is generated from the request to rezone Tax Parcel 18-002-008A that appeared in front of the Planning Commission earlier this year. The property is located along Fox Hill Road. The 16-acre site is currently zoned A-1 (Rural) and R-2 (Low Density Residence). It is located within the Centre Region Growth Boundary and is adjacent to the PAD (Planned Airport District)

From the March 11, 2019 Planning Commission Agenda:

“The Board has referred the matter to the Planning Commission for a recommendation on the rezoning request, and guidance on potential amendments to the PAD.

In his request, the property owner expressed a desire to develop the property as a townhome community. Townhouses are not a permitted use in the Rural (A1) or Low Density Residence (R2) zoning district, but would be allowed in the Planned Airport District. The PAD contains five specific use areas, including Mixed Use and Nonresidential, which abut Mr. Bigatel’s property. If the Planning Commission recommends rezoning to PAD, the Township staff recommendation would be to extend the Mixed-Use area.

The allowable development density (dwelling units per acre) for residential uses within the PAD is relatively low compared to other zoning districts that are within the regional sewer service area and which allow multifamily residential uses.

The allowable density of a zoning district can affect the type of structures built, and the overall “look” of the community; i.e. rural, suburban, or urban. The maximum permitted density in the areas of the PAD that allow residential uses is 2.5 dwelling units (DU)/acre. This density can be doubled to 5 DU/acre for projects consisting of at least 100 acres which are developed in accordance with a master plan. However, the subject property is 15.82 acres, so a maximum of 39 dwelling units could be built if the site were to be rezoned to PAD.”

End of Agenda Materials

Discussions of revising the PAD also accompanied the rezoning request. Discussions will continue with the work session after the regular meeting this evening.

Mr. Bigatel is interested in having the parcel capable of supporting a townhome community.

A sketch plan is an informal plan that is typically used to show the general layout of a proposed subdivision or land development. **Review of a sketch plan is voluntary, and the Township can take no formal action on a sketch plan.** A sketch plan presentation and discussion is permitted under the **PA Municipalities Planning Code**:

5. **SKETCH PLAN – FOX HILL ROAD TOWNHOMES (cont.)**

Section 707-A. Sketch Plan Presentation. The municipality may informally meet with a landowner to informally discuss the conceptual aspects of the landowner's development plan prior to the filing of the application for preliminary approval for the development plan. The landowner may present a sketch plan to the municipality for discussion purposes only, and during the discussion the municipality may make suggestions and recommendations on the design of the developmental plan which shall not be binding on the municipality.

The opportunity to present sketch plans provides the developers the means to introduce projects, receive initial feedback from the Township on plan features, and explore alternatives prior to a formal plan submission. The sketch plan review also provides the Township with an opportunity to ask questions and identify any concerns prior to a formal plan submission by the applicant. **The Township staff does not conduct a formal plan review or provide written comments on a sketch plan.**

Mr. John Sepp, Penn Terra Engineering and Mr. Mark Bigatel provided a brief presentation for the Sketch Plan for Fox Hill Road Townhomes.

Mr. Brian Rater expressed concern for pedestrian and bicycle traffic on Fox Hill Road. Mr. Bigatel noted that it is a possibility to put a bike easement in the front of their property for a possible future extension of a bike path.

6. **AMENDMENT TO FINAL LAND DEVELOPMENT PLAN – GRAY'S WOODS PHASE 6A – CHANGE TO BIKEWAY LOCATION**

Ms. Nicole Pollock noted that Patton Township approved this plan in December 2018 that included six single-family homes and 37 townhomes. The plan also requires the completion of the Heritage Trail, a shared-use, 10-foot wide path (i.e. bikeway) through the Graysdale neighborhood from the Geisinger Clinic property to Meeks Lane. The Phase 6A plan stated that the path would be on the northerly side of Gray's Woods Boulevard. Staff has informed the developer that construction of this improvement must be substantially underway prior to the issuance of any Certificates of Occupancy for homes in Phase 6A.

The developer has very recently requested that the location of the path be changed to the southerly side of Gray's Woods Boulevard. The Boulevard was originally designed for a four or five lane roadway, and the right-of-way is 80 feet wide. There is sufficient room on the southerly side to add the bikeway and another or third traffic lane to the Boulevard.

The improvements include the path, marked crossings of Gray's Woods Boulevard at two locations and all required signage. Notice of the requested change has been mailed to adjacent residents in Graysdale.

Township Staff finds that either trail location satisfies the Master Plan requirement for this section of the Heritage trail.

6. **AMENDMENT TO FINAL LAND DEVELOPMENT PLAN – GRAY’S WOODS PHASE 6A – CHANGE TO BIKEWAY LOCATION (cont.)**

Mr. Bruce Kirkpatrick, Hawbaker Engineering, provided a brief presentation of the proposed changes to bikeway location. Mr. Ken Soder noted that the proposed Heritage trail location was staked out on September 9, 2019 to show the right-of-way and to give residents a visual of where the trail will be located.

Mr. Bill Steudler made a motion to recommend approval of the Amendment to Final Land Development Plan – Gray’s Woods Phase 6A – Change to Bikeway Location. The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 7-0.

7. **ALLEN PENO LLC – LOT 4R FINAL LAND DEVELOPMENT PLAN – NITTANY VALLEY SPORTS CENTRE**

Allen Peno LLC is developing Lot 4R of the Nittany Valley Sports Centre located at the intersection of Bernel Road and Champions Drive, at Tax Parcel 18-2-29N. The development will be the first phase development on the 3.339-acre land tract.

As depicted on the Land Development Plan set, this project consists of a phased project. This land development plan is for Phase 1.

Phase 1 consists of construction of a 12,040 square foot building with 8,040 square feet for professional office and 4,000 square feet for warehouse space. The parking required for that described building will be constructed along with two driveways from Champion Drive and the extension of the Wynwood House constructed driveway from Bernel Road.

At the August 5, 2019 meeting, the Planning Commission asked for the developer to consider reconfiguring the building to avoid having the storage area too close to the residential duplexes. The updated plan moves the storage area to the opposite side of the property.

An additional comment letter was sent to the developer to provide responses either before the meeting or at the meeting.

Township Staff finds that the Plan meets all Township regulations with the following conditions:

1. Completion of all items noted on Staff’s marked up comment letter.

Mr. Chad Stafford, Penn Terra Engineering provided an overview of the changes that were made to the plan from that which was originally reviewed at the August 5, 2019 meeting.

The Planning Commission was concerned with truck delivery traffic within the site.

Mr. Bill Steudler made a motion to recommend approval of the Allen Peno LLC Lot 4R Final Land Development Plan upon completion of all items noted on Staff’s marked up comment letter and upon providing a detail on the plan that shows turning movements for proposed truck deliveries. The motion was seconded by Mr. Harry McAllister. The motion passed with a vote of 7-0.

8. PATTON CROSSING LOT CONSOLIDATION PLAN- PARCELS 18-012-018, -019, & -021

Mr. Tony Fruchtl, Penn Terra Engineering, provided an overview of the Patton Crossing Lot Consolidation Plan of Tax Parcels 18-012-018, -019, and -021.

Mr. Paul Silvis made a motion to recommend approval of the Patton Crossing Lot Consolidation Plan of Parcels 18-012-018, -019, and -021 upon completion of all items noted on Staff's marked up comment letter. The motion was seconded by Mr. Richard Schmidt. The motion passed with a vote of 7-0.

9. SUBDIVISION OF TAX PARCEL 18-001A-005 – MATTERN LANE

Mr. John Sepp, Penn Terra Engineering provided a presentation of the proposed Subdivision of Tax Parcel 18-001A-005 – Mattern Lane. The plan proposes to subdivide 5.448 acres located at 116 Mattern Lane in zoning districts A-1 and R-2. The purpose of the plan is to create three new single-family lots; Lots 1, 2, and 4. The site is outside of the Regional Growth Boundary and Sewer Service Area. The end of the Township portion of Mattern Lane will have a hammer-head turn-around. This will extend on to private property on Lot 2. An easement will be provided for the paved turn-around. Mr. Sepp also noted that they are requesting a waiver of the riparian buffer and to leave the present trees as they are.

Mr. Brian Rater made a motion to recommend approval of the Subdivision of Tax Parcel 18-001A-005 – Mattern Lane upon completion of all items noted on Staff's marked up comment letter and approval of the waiver of the riparian buffer. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 7-0.

10. STATUS ON PENDING ITEMS

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

11. REPORTS

No additional reports were given.

12. OTHER BUSINESS

There was no other business brought before the Planning Commission.

13. ADJOURN – REGULAR MEETING

The meeting was adjourned at 8:02 PM.

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

The September 9, 2019 work session meeting was called to order at 8:02 PM by the Chair, Ms. Kate Domico.

2. **POTENTIAL AMENDMENTS TO THE PLANNED AIRPORT DISTRICT**

Earlier this year, the Board of Supervisors referred the matter to the Planning Commission for a recommendation and guidance on potential amendments to the Planned Airport District. The district is divided into five areas: Residential, Non-Residential, Mixed Use, Approach, and Runway, and each has a list of specifically permitted and prohibited uses.

Ms. Nicole Pollock asked the Planning Commission for suggestions on how they would like to proceed.

Mr. Harry McAllister noted that he knows of a former colleague that has familiarity with airport districts.

The Planning Commission members asked if a meeting could take place in which the Planning Commission, Board of Supervisors, University Park Airport personnel, and Benner Township could attend to look at the growth potential of the airport and what needs done to make the Planned Airport district less restrictive.

Mr. Richard Schmidt asked if the Township could look at what other municipalities within the Commonwealth are doing that have an airport district.

The Planning Commission asked Ms. Pollock to begin drafting a scope of work for the proposed revisions to the Planned Airport District.

3. **OTHER BUSINESS**

Mr. Brian Rater requested the possibility of receiving agenda packets prior to the Friday before the Planning Commission meetings.

4. **ADJOURN – WORK SESSION MEETING**

The meeting was adjourned at 8:31 PM.