

ATTENDANCE

Planning Commission

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

Township Staff

Douglas Erickson, Township Manager
Stephen Casson, Township Engineer/Dir. Public Works
Alexandra Castrechini, Asst. Township Engineer
Nicole Pollock, CRPA
Nicole Harter, Public Works Secretary

Audience

John Sepp, Penn Terra Engineering
Joe Zanghi, Resident
Suzy Alexander, Resident
Gabriel Puchalsky, PSU Student
Lucas Cusnir, PSU Student
Eric Traupman, PSU Student
Mike Kopelchek, PSU Student

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

The November 4, 2019 regular meeting was called to order at 7:00 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 October 7, 2019 combined Regular Meeting and Work Session were brought before the Planning Commission for approval.

Mr. Bill Steudler made a motion to approve the meeting minutes as submitted. The motion was seconded by Mr. Robert Prosek. The motion passed with a vote of 5-0.

4. **PUBLIC COMMENTS**

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

5. **GRAY BUFFALO – REPLOT OF LOTS 1RRR & 2RRR TO LOTS 1RRRR & 2RRRR & SUBDIVISION OF LOT 3**

Ms. Nicole Pollock noted that this project is located along Buffalo Run Road and is part of the Gray's Woods Master Plan. The purpose of this plan is to replot the existing Lot 1RRR, Lot 2RRR, and the Deerbrook Open Space to create proposed Lot 1RRRR and 2RRRR, a revised Deerbrook Open Space, and a new Lot 3. The Deerbrook Open Space will increase from 10.27 acres to 10.43 acres.

The "Open Space" lot in Deerbrook was created prior to the enactment of the Rural Preservation Design standards for A-1 subdivisions. As such, it is not protected or reserved open space, nor owned collectively by a Home Owner's Association. It is merely a privately owned non-buildable parcel of property and, as such, the owner has the right to reconfigure it as shown in this subdivision Plan.

5. **GRAY BUFFALO – REPLOT OF LOTS 1RRR & 2RRR TO LOTS 1RRRR & 2RRRR & SUBDIVISION OF LOT 3 (cont.)**

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. John Sepp, Penn Terra Engineering, was present to provide a brief presentation of the proposed land development plan and to answer any questions or concerns from the Planning Commission.

Resident, Ms. Suzy Alexander asked how many acres Lot 3 would be. Mr. Sepp noted that it would be 13.8.

Resident, Mr. Joe Zanghi, asked if Lot 3 could be subdivided. Mr. Doug Erickson noted that it could possibly become a 14-lot subdivision. Mr. Zanghi asked if the lot would be subject to the Deerbrook HOA. Mr. Erickson noted that the Township does not regulate HOA's. Mr. Zanghi also asked if there was anything from preventing them from cutting the trees down. Mr. Erickson noted that under Pennsylvania law, a property owner can clear trees from their property.

Mr. Bill Steudler made a motion to recommend approval of the Gray Buffalo Replot of Lots 1RRR & 2RRR to Lots 1RRRR & 2RRRR & Subdivision of Lot 3 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 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 7:15 PM.

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

The November 4, 2019 work session meeting was called to order at 7:17 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.

This link shows an interactive online map of the PAD: [interactive online map](#). The layers show the Regional Growth Boundary (RGB), Federal Aviation Regulation (FAR) Part 77 Surface Zones (deal with height allowance), and CONUS Road and Aviation Noise in Decibels. These layers can be added and removed for clarity.

The State College Borough Water Authority's primary concerns over PAD revisions included limiting potential for environmental problems near sensitive areas and discouraging underground fuel tanks (it is not the fuel but rather the fact that they are underground). Minimal light industrial uses, office space, and light commercial areas would be of little concern.

Ms. Nicole Pollock met with Mr. Bryan Rodgers of the University Park Airport in October 2019. Mr. Rodgers reiterated that limiting residential development immediately along Fox Hill Road as to minimize potential for noise complaints is his primary concern over PAD revisions.

A Use Comparison Chart was provided to the Planning Commission members. The chart lists the regulated uses in the various zoning districts within the Township. Each sheet contains a different zoning type and its allowed, accessory, conditional, and prohibited uses. The PAD segments are aligned with their appropriate zoning types to show the comparison. The purpose of the chart is to get a concrete understanding of what is currently allowed where within the PAD and what is allowed elsewhere in the Township that should be allowed in the PAD.

Also, a draft outline of potential discussion for the upcoming joint work session with the Board of Supervisors on November 20, 2019 was provided.

Mr. Brian Rater continued to express his concern for pedestrian traffic along Fox Hill Road. He also indicated that he is relying on Township Staff and Penn State University to communicate with each other about potential solutions.

Mr. Richard Schmidt was concerned with the condition of the state roadways.

The outline of the joint work session with the BOS was discussed and approved by the PC. Affordable housing is listed as a topic of discussion within the PAD rewrite. Concern was expressed that once the PAD is rezoned land will become more valuable and will make affordable housing in that area more difficult.

3. **POTENTIAL APPROACHES TO AFFORDABLE HOUSING IN PATTON TOWNSHIP**

The Board of Supervisors has charged the Planning Commission (PC) with exploring possible means of addressing housing affordability in Patton Township. There are affordable housing provisions included in several of the Township's zoning districts, but the Board would like the PC to recommend potential means of addressing the issue more comprehensively in the Township.

Affordable housing is a complex and multi-faceted issue that does not have a "one size fits all" solution.

Staff began researching assessing an additional fee to building permits, and Accessory Dwelling Units (ADUs). "Permit Fee to Fund Affordable Housing Examples" was provided to the Planning Commission and includes highlights from a few examples around the country. A section of "Accessory Dwelling Units: Case Study" was also provided.

Township Staff reminded the Planning Commission that the Board of Supervisors would like to discuss affordable housing at the joint work session on November 20, 2019.

Mr. Brian Rater asked if the Planning Commission wanted to concentrate on renting versus owning for affordable housing.

The Planning Commission was a little concerned with the accessory dwelling unit approach, but was opened to possibly issuing a permit fee that would help fund affordable housing.

Ms. Kate Domico was in favor the Bend, OR example that was provided to the Planning Commission.

While discussing the variety of approaches used by Bend, OR, it was noted that the Area Median Income (AMI) in the Centre Region is too high for Patton Township to qualify for a Community Development Block Grant Program. It was suggested that should the PC want to use that method perhaps partnering with a community that is eligible could be explored.

In terms of accessing a fee, there is a question on whether or not the fee could be applied to non-residential development the same way it can be applied to residential.

It was determined that the goal of the joint work session between the PC and BOS, concerning both the PAD zoning rewrite and affordable housing options, is to find the common ground between how both parties are looking to solve both issues.

Ms. Nicole Pollock will continue to gather information and prepare for the November 20, 2019 joint work session with the Board of Supervisors.

4. OTHER BUSINESS

5. ADJOURN – WORK SESSION MEETING

The meeting was adjourned at 8:40 PM.