

ATTENDANCE

Planning Commission

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

Township Staff

Douglas Erickson, Township Manager
Stephen Casson, Township Engineer/Dir. Public Works
Alexandra Castrechini, Assistant Twp. Engineer
Ken Soder, Zoning Officer
Nicole Pollock, CRPA
Nicole Harter, Public Works Secretary

Audience

Mark Torretti, Penn Terra Engineering
Michael Lee, Nittany Valley Sports Centre
Anita Thies, Resident
Jim Payne, Resident

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

The January 13, 2020 organizational and regular meeting was called to order at 7:01 PM by the Chair, Ms. Kate Domico.

2. **ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

3. **ORGANIZATION**

a. Election of Officers:

Mr. Richard Schmidt made a motion to appoint Ms. Kate Domico as Chair, Mr. Brian Rater as Vice-Chair, himself as Secretary, and Mr. Harry McAllister as Alternate Secretary. The motion was seconded by Mr. Harry McAllister. The motion passed with a 5-0 vote.

3. **ORGANIZATION (cont.)**

b. Meeting Dates: The Planning Commission reviewed the following meeting dates.

REGULAR MEETING	WORK SESSION
January 13, 2020 (1)	
February 3, 2020	February 10, 2020
March 2, 2020	March 9, 2020
April 6, 2020	April 13, 2020
May 4, 2020	May 11, 2020
June 1, 2020	June 8, 2020
July 6, 2020	July 13, 2020
August 3, 2020	August 10, 2020
September 14, 2020 (2)	September 21, 2020
October 5, 2020	October 12, 2020
November 2, 2020	November 9, 2020
December 7, 2020	December 14, 2020
January 11, 2021 (3)	
(1) Second Monday due to Supervisors Meeting (2) Second Monday due to Labor Day (3) Organizational Meeting for 2021	

The Planning Commission members agreed to the meeting dates for 2020 as submitted.

c. Selection of Representative to the Centre Regional Planning Commission:
 Mr. Brian Rater volunteered to be the primary representative in 2020 for the Centre Regional Planning Commission and Mr. Richard Schmidt noted that he could serve as the alternate representative.

4. **APPROVAL OF MINUTES**

Meeting minutes from the December 2, 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. Harry McAllister. The motion passed with a vote of 5-0.

5. **PUBLIC COMMENTS**

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

6. **GRAY'S WOODS PLANNED COMMUNITY – GRAY'S POINTE MASS GRADING PLAN**

Ms. Nicole Pollock noted that the plan is located in the Gray's Woods Planned Community and the purpose of the Mass Grading Plan is to mass grade the remainder of the Gray's Pointe neighborhood in order to maximize the efficiency of earth moving and to avoid earth handling material two or even three times that would otherwise be required with an incremental grading approach. No actual construction would occur in association with this phase; only earth moving.

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. Michael Pratt, Keller Engineers, was present to provide a brief presentation of the Mass Grading Plan and to address any questions or concerns from the Planning Commission and audience.

No comments were received by the Planning Commission or audience members.

Mr. Harry McAllister made a motion to recommend approval of the Gray's Woods Planned Community Gray's Pointe Mass Grading Plan upon completion of all items noted on Staff's marked up comment letter. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 5-0.

7. **NITTANY VALLEY SPORTS CENTRE – PHASE 1D FINAL LAND DEVELOPMENT PLAN**

Ms. Pollock noted that the Land Development Plan for the Nittany Valley Sports Centre proposes to develop Phase 1D, which adds parking stalls and related infrastructure to serve all phases of Lot 1R. This plan is in accordance with the Master Plan.

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. Mark Torretti, Penn Terra Engineering, was present to provide a brief presentation of the Land Development Plan and to address any questions or concerns from the Planning Commission and audience. Mr. Michael Lee, Nittany Valley Sports Centre was also present.

Mr. Brian Rater noted the need of a sidewalk at Champion Drive. If we do not have the developer install it during construction, how will it be obtained? Mr. Doug Erickson noted that if Champion Drive is extended with a future development, the developer of that project could install the sidewalk.

Mr. Robert Prosek made a motion to recommend approval of the Nittany Valley Sports Centre Phase 1D Final Land Development Plan 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.

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 7:28 PM.

PATTON TOWNSHIP PLANNING COMMISSION WORK SESSION

1. CALL TO ORDER – WORK SESSION MEETING

The January 13, 2020 work session meeting was called to order at 7:29 PM by Chairman, Ms. Kate Domico.

2. POTENTIAL AMENDMENTS TO THE PLANNED AIRPORT DISTRICT

In 2019, the Board of Supervisors referred the matter to the Planning Commission for a recommendation and guidance on potential amendments to the Planned Airport District (PAD). 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.

Township Staff provided a map of the PAD to highlight the individual parcels. The map dictates the acreage of each parcel and the owner. It is also designed to show how the internal boundaries do not follow parcel lines. Reconfiguring these boundaries will need to address that challenge.

Township Staff has begun to prepare a draft for a Request for Proposal (RFP) to obtain a consultant to assist in the zoning revisions.

Ms. Nicole Pollock updated the Planning Commission members on the draft RFP.

Ms. Kate Domico asked if sewer service area location could be provided on a map.

Ms. Nicole Pollock and Mr. Doug Erickson noted that the RFP may possibly be ready to be sent out within the next three weeks.

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

The Board of Supervisors has charged the Planning Commission 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 Planning Commission 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.

As requested, Township Staff is continuing research on Accessory Dwelling Units (ADUs). A review of Patton Township code concerning ADUs is currently underway.

Research on assessing an additional fee to fund affordable housing is on-going. A chart of potential fee increases and fund accrual was presented. Careful consideration was given to avoid burdening the party responsible for the fee, however, fund accrual was not significant. It was noted that this method may need to be used for a program other than new affordable home ownership.

Ms. Nicole Pollock noted that she is in the process of working on a Rental Assessment Program at COG and they are receiving good responses from the cards that were sent out.

Ms. Pollock will continue to dig further into the accessory dwelling units and provide information at a future meeting.

4. **ADJOURN**

The work session meeting was adjourned at 8:20 PM.