

**ATTENDANCE**

Planning Commission

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

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

Robert Switala, Bergmann  
Joe Nosti, Allied Properties  
Colleen Williams, Glenn O. Hawbaker, Inc.  
Tony Fruchtl, Penn Terra Engineering  
Rory Garr, ALDI  
John Sepp, Penn Terra Engineering  
Kailen Akers, ALDI/MS Consultants  
Doug Hill, Wooster & Associates  
Alicia Cornali, Pinnacle Development  
Bob Poole, 1752 North Atherton Street Associates  
Heidi Nicholas, 1752 North Atherton Street Associates  
Anita Thies, Resident  
Betsy Whitman, Resident/Board of Supervisors  
Karen Dabney, Resident

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

The March 2, 2020 organizational and 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.

Ms. Domico welcomed new Planning Commission members Mr. Jim Payne and Mr. William Burnett.

**3. APPROVAL OF MINUTES**

Meeting minutes from the January 13, 2020 combined Regular/Organizational Meeting and Work Session were brought before the Planning Commission for approval.

Mr. Robert Prosek 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 7-0.

**4. PUBLIC COMMENTS**

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

5. **PATTON CROSSING PHASE 1 – ALDI STORE #27 LAND DEVELOPMENT PLAN**

Ms. Pollock noted that the plan proposes to develop Phase 1 of Patton Crossing with a 20,442 square foot grocery store and all associated infrastructure. The site is located at 1752 North Atherton Street in the Mixed-Use Overlay District 2 (MXD2). The site will have 101 parking stalls with five ADA stalls. There is also a bicycle rack for seven bicycles provided. The point of access will be from North Atherton Street at the existing signalized intersection at Woodycrest Street. Tree removal at Patton Crossing is to begin shortly per February 21, 2020 notice from HFL Corporation:

*“The tree cutting company should mobilize late next week or the first week of March. Our plan is to have all the site trees identified for removal cut down by the end of March.”*

This plan is in conformance 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. Tony Fruchtl, Penn Terra Engineering, was present to provide a brief presentation and to address any questions or concerns from the Planning Commission and audience.

Ms. Domico asked what characteristics of soils were on the site. Mr. Fruchtl noted that most of the site is clay and “junk” soils which causes water to perch. Ms. Domico also asked for more information on the jellyfish filter and Mr. Fruchtl noted that he would provide that information. Ms. Domico expressed concerns if the filter failed. Mr. Fruchtl noted that there are other filters that can be used.

Mr. Rater asked for a more direct sidewalk connection to the site. Mr. Fruchtl noted that there is a proposed sidewalk connection from the parkland but requires significant earthwork due to the grade of the property. This will be done at a later phase. Mr. Doug Erickson noted with the required connection, there was no timeline placed.

Ms. Domico asked if the developer foresees any red flags with the traffic study submitted to PennDOT. Mr. Doug Hill, Wooster and Associates, noted that there could be some adjustments to the signal timing, but he does not see any items that would cause concern.

Mr. Payne expressed concerns from the traffic study that has data from 2017. Mr. Payne states congestion in the area presently and foresees increased congestion with the new site.

Mr. Payne asked why the light standards on the south side of the parking lot are not located in the islands as the others are. Mr. Fruchtl, Ms. Kailen Akers; MS Consultants, and Mr. Rory Garr; ALDI, noted that they will investigate moving the standards.

Ms. Domico asked what the timeline for the project is. Mr. Garr noted that they would like to break ground in the summer, but that is dependent on permit approvals.

5. **PATTON CROSSING PHASE 1 – ALDI STORE #27 LAND DEVELOPMENT PLAN (cont.)**

Ms. Whitman suggested two possible crossing for easier access to the site. One being at the front corner by North Atherton Street. Mr. Fruchtl noted that there will be a retaining wall along the entrance from North Atherton Street. Mr. Payne asked if there could be a possible stairway constructed in the retaining wall. Mr. Fruchtl expressed concern for having pedestrians crossing the parking lot. Mr. Erickson noted that Staff advises to mark a pedestrian route if going through a parking lot.

Mr. Garr mentioned that it may make more sense to have a pedestrian access from the left of the parking lot at North Atherton Street, as the grade is more level and it is closer in proximity of the building. Mr. Rater asked if there would be adequate lighting in that area. Township Staff will verify.

Mr. Erickson notes that Staff sees no conflicts with pedestrian traffic.

Ms. Whitman also asked if some of the ADA parking spaces could be located closer to the entrance. Mr. Rater suggested possibly by the left side of the parking lot. Mr. Garr noted that that area is for future curbside pick-up that is being tested presently.

Mr. Payne asked if comments from the COG Recycling and Refuse and CATA were addressed. Mr. Fruchtl noted that the comments were not received in time for the resubmission, but that ALDI has an internal system for recyclable products and will coordinate that the COG. Mr. Fruchtl noted that CATA has requested information on Park Forest Avenue timings and they will work with CATA.

Ms. Thies asked if there would be any benches at the site for patrons. Mr. Garr noted that there will be a bench inside the vestibule.

Ms. Thies also noted that at the February 26, 2020 Board of Supervisors meeting, there was discussion regarding trying to save some trees on the site. Mr. Erickson noted that he needs to follow-up with Mr. Treviño.

Mr. Rater asked if there is a potential for other uses at the parkland area, such as picnic tables. Mr. Erickson noted that the Recreation Advisory Committee will be updating their parkland plan and he will forward that information onto them.

Mr. Brian Rater made a motion to recommend approval of the Patton Crossing Phase 1 – ALDI Store #27 Land Development Plan upon completion of all items noted on Staff's marked up comment letter, further investigation into the ADA parking spaces, sidewalk connection from North Atherton Street to the left of the site, and moving the lighting standards into the islands on the south side of the parking lot. The motion was seconded by Mr. William Burnett. The motion passed with a vote of 7-0.

6. **THE COLONNADE AT STATE COLLEGE – PROPOSED RETAIL STORES E, F, & G**

Ms. Pollock noted that the Land Development Plan constructs the remaining retail facilities, E1 (5,052 sq. ft.), E2 (5,052 sq. ft.), E3 (10,477 sq. ft.), F (30,000 sq. ft.), and G (18,052 sq. ft.) in the Colonnade Development. The site is located in the Planned Commercial District (C2). These buildings will be placed between Target and Kohls. The necessary parking and related infrastructure for this project was previously constructed. This plan is in conformance with the Master Plan.

6. **THE COLONNADE AT STATE COLLEGE – PROPOSED RETAIL STORES E, F, & G (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. Robert Switala, 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.

Ms. Domico asked if there were any potential tenants. Mr. Switala noted not at this time.

Mr. Rater noticed that there were no bicycle racks or benches located on the site. Mr. Switala noted that bicycle racks can possibly be added near the E buildings and they will look at possible benches.

Mr. Payne appreciated the truck traffic layout.

Mr. Robert Prosek made a motion to recommend approval of The Colonnade at State College Proposed Retail Stores E, F, and G Land Development Plan upon completion of all items noted on Staff's marked up comment letter and the addition of bicycle racks. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 7-0.

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 8:08 PM.

**PATTON TOWNSHIP PLANNING COMMISSION WORK SESSION**

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

The March 2, 2020 work session meeting was called to order at 8:12 PM by Chairman, Ms. Kate Domico.

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

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

The Request for Proposals (RFP) to obtain a consultant to assist in the zoning revisions was released on February 10, 2020. The document was advertised in the local newspaper, was posted on the Pennsylvania Planners Association website. The RP is also posted on the Patton Township website.

Below is the submission and selection timeline. Kate Domico, Brian Rater, and Harry McAllister have volunteered to be on the interview committee.

- Deadline for Questions: February 28, 2020
- Final Response to Questions: March 6, 2020
- Proposals Due: March 20, 2020
- Selection of Finalists: Week of March 27, 2020
- **Interviews with Finalists: Week of April 6, 2020**
- Tentative Selection of Preferred Project Team: Week of April 13, 2020
- Negotiation with Preferred Project Team: Week of April 13, 2020
- Township Board of Supervisors Consideration to Award Contract: April 22, 2020
- Contract Execution and Notice to Proceed: April 23, 2020

Ms. Pollock updated the Planning Commission to let them know that as of the meeting, no questions have been received regarding the RFP.

Ms. Pollock noted that her and Mr. Erickson have a meeting on April 16, 2020 to discuss trail connections.

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.

3. **POTENTIAL APPROACHES TO AFFORDABLE HOUSING IN PATTON TOWNSHIP  
(cont.)**

As requested, Staff is continuing research on Accessory Dwelling Units (ADUs). Currently, Patton Township Code does not explicitly deal with ADUs. Other municipalities in the Centre Region have some language in their ordinances addressing ADUs. Attached is a document containing their regulations and associated links.

Research on assessing an additional fee to fund affordable housing is on-going. This link <https://apps.urban.org/features/cost-of-affordable-housing/> provides insight on the cost of building new housing.

An alternative way to use a small fee to fund affordable housing could be to combine the fee with ADUs. A program could be developed to use the funds to help homeowners construct an ADU and rent it as affordable housing. The program could dictate how to distribute the funds, the income level for the tenant (\_\_\_% AMI), and for how long the unit needs to remain in the program. Major considerations for such a program would be who would oversee the program, how to qualify homeowners, how to regulate once the funds have been dispersed, and what happens to the unit if the home is sold. Additionally, zoning relief incentives, such as relief from setbacks, could be used.

Mr. Soder advised the Planning Commission if they wished to move forward with accessory dwelling units that they should possibly make them owner occupied.

Ms. Domico suggested opening a work session to the public to get their opinions and possibly doing a survey.

Mr. Burnett was interested in knowing what the percentage of vacancies of homes and/or rentals was within the Township. Mr. Erickson noted that the results of the 2020 Census will show a slight growth within the Township.

Mr. Erickson suggested for the next work session that the Planning Commission work on a sticker chart of solutions and narrow ideas down. Once a more detailed approach is available, the public can be invited to share their thoughts and concerns.

4. **ADJOURN**

The work session meeting was adjourned at 9:10 PM.