



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

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BOARD OF SUPERVISORS

BOARD MEETING ROOM
PATTON TOWNSHIP MUNICIPAL BUILDING

**September 22, 2010
7:00 PM**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**

A copy of the minutes of the September 8, 2010 meeting is enclosed.

- 3. PUBLIC COMMENTS**

Residents may address the Board on issues of interest to the Township. Comments related to specific agenda items should be deferred until that point in the meeting.

4. PUBLIC HEARING: REZONING REQUEST FOR 1938 WADDLE ROAD – PARCELS 18-13-63A & -63D

In May of 2010, the Patton Township Board of Supervisors received a request from Hawbaker Office Center Partnership, LP to rezone two parcels with frontage along Waddle Road and Weaver Street in the Woodycrest neighborhood from Medium Density Residential (R-3) to Office Buffer District (OBD). The subject parcels are ID #18-13-63A and -63D and are addressed as 1938 Waddle Road.

In July of 2010, the Planning Commission voted 3 to 2 in favor of the proposed rezoning. At the July Board meeting the Planning Commission recommendation was received and the Board heard testimony from residents of Woodycrest in opposition to the rezoning. A motion to move the rezoning to a Public Hearing failed on a 2 to 2 vote (one member being absent). The Board then directed staff to explore an option of permitting parking on an R-3 property adjacent to OBD and to place the issue on the August agenda for further consideration.

In August the Planning Commission reviewed this alternative (allowing stand-alone parking lots on an R-3 property adjacent to a non-residential district) to the proposed rezoning. In lieu of taking action on the proposed alternative, the Planning Commission, on a 4 to 1 vote, recommended moving forward with the original rezoning proposal.

At the August Board meeting the latest Planning Commission recommendation was received and the Board again heard testimony from residents of Woodycrest in opposition to and in support of the rezoning. A motion to move the rezoning to a Public Hearing on September 22, 2010 passed on a 5-0 vote.

The agenda packet includes:

- Location map for 1938 Waddle Road
- Advertised Ordinance for rezoning
- Comments received from the Centre Regional Planning Commission
- Comments received from the Centre County Planning Office

a. Public Hearing

The Public Hearing for the proposed rezoning has been advertised for this meeting. The Board should convene the Public Hearing and receive comments regarding the proposed rezoning.

b. Action Consideration

After the Public Hearing is closed, the Board should consider action on the proposed rezoning or identify revisions to be included before further consideration. Substantive revisions will require readvertisement and a new Public Hearing.

5. **PUBLIC SAFETY**

a. **Police Update**

A copy of the August 2010 Public Safety Report is enclosed. The Police Chief will review the reports and respond to questions.

6. **PUBLIC WORKS**

a. **Proposed Amendment to Chapter 140, Signs: Menu Boards**

McDonald's Corporation has submitted a request for consideration toward amending the Township's sign regulations to allow the installation of a second menu board and to increase the maximum size from 40 square feet to 45 square feet. A copy of the request letter is included with the agenda materials.

The Board of Supervisors received the request in July, referred the request to the Planning Commission (PC) for a recommendation, and directed staff to invite the members of the Sign Review Board to attend the PC meeting and comment on the request.

The PC reviewed the request at their August meeting and recommended adopting the amendments to §140-10.B of the sign code as written.

The Board received the recommendation of the Planning Commission at their August meeting. Upon review, the Board revised the proposed regulations to delete the limit of two menu boards per lot. The limit of only one menu board per drive-thru lane remained as part of the proposed revision.

The agenda packet includes the advertised Ordinance. (As this Ordinance does not amend the Zoning or Subdivision/Land Development regulations, no Public Hearing is required for this item.)

The Board should consider action on approving the Ordinance to amend Chapter 140, Signs.

7. **PLANNING AND ZONING**

a. **Planning Commission Report**

The Board will receive a report from Commission member Sharon Bressler on the activities of the Planning Commission.

b. **Preliminary/Final Land Development Plan: McDonald's**

McDonald's Corporation has submitted a land development plan for approval of proposed improvements to its site and facility located at 1615 N. Atherton Street.

7. PLANNING AND ZONING (CONT'D)

b. Preliminary/Final Land Development Plan: McDonald's (Cont'd)

The proposal includes modifications to the existing parking lot to convert the existing single lane drive-thru to a dual ordering configuration (two ordering lanes), relocation and construction of a new trash enclosure, a 16.5 square foot building addition for a new cashier's booth, front exterior building modifications as well as minor landscaping, and accessibility modifications. There will also be interior renovations, including new seating and décor. The proposed conditions will result in a 0.1% decrease in impervious area from the existing conditions. There will be a loss of seven parking spaces resulting in a remaining parking space count of 54, which still exceeds the requirement of 38 spaces.

The Planning Commission recommended approval with completion of remaining items as noted on staff's marked up comment letter.

The agenda packet includes a location map, an 11" x 17" version of the land development plan, and a copy of the staff comment letter.

The Board should consider action on conditionally approving the McDonald's Land Development Plan.

c. Preliminary/Final Land Development Plan: Kissell Motor Sports

Kissell Motor Sports, Inc. has submitted a land development plan for Tax Parcel ID 18-09-219 which is Lot 15A situated at the corner of Hawbaker Industrial Drive and North Atherton Street at the former site of G.W. Auto Body. The parcel is approximately 1.1 acres in size with an existing building of about 8,000 square feet in size. In July the Patton Township Zoning Hearing Board ruled that the proposed on-site assembly of motorcycle products and retail sales of motorcycle products is a permitted use within the I-1 Industrial district. The site is also located in the I-99 Interchange Overlay district. All uses within the I-1 district are conditional uses subject to approval by the Board of Supervisors.

The proposed improvements include the addition of accessibility related modifications, a new sidewalk extending from Hawbaker Industrial Drive to the internal access areas of the site, enhancement of landscaping, a dumpster and recycling station, and the addition of glazing along the eastern wall of the structure. The site will remain well within the limits for maximum building height, building coverage, and impervious coverage.

The parking requirement for the site is 29 spaces based on a calculation of three spaces per 1,000 square feet of industrial use and one space per 250 square feet of retail use. The developer is proposing 26 spaces for parking and has submitted a waiver request to reduce the required parking spaces for the industrial use by three spaces. The retail use parking requirement is contained within the zoning ordinance and cannot simply be waived. The industrial use

7. **PLANNING AND ZONING (CONT'D)**

c. **Preliminary/Final Land Development Plan: Kissell Motor Sports (Cont'd)**

parking requirement is located within the subdivision and land development ordinance (Chapter 153, Section 153-38); therefore, it can be waived. Based on the information provided, staff supports this request.

The Planning Commission recommends approval with completion of remaining items as noted on staff's marked up comment letter and granting the requested waiver reducing the industrial parking requirement by three spaces.

The agenda packet includes a location map, an 11" x 17" version of the land development plan, a copy of the waiver request letter, and a copy of the staff comment letter.

The Board should consider action on conditionally approving the Kissell Motor Sports Land Development Plan.

d. **Subdivision Plan: Gray's Woods Boulevard / Deerbrook Drive Extension**

In accordance with the conditions of the recently approved revision to the Gray's Woods Planned Community Master Plan, The Gray's Woods Partnership is proposing to extend Gray's Woods Boulevard and Deerbrook Drive to a point of temporary connection within the Gray's Woods main tract.

The subdivision plan includes the proposed right-of-way dedication for the entire proposed interconnection alignment route and also addresses the construction of the Gray's Woods Boulevard/ Deerbrook Drive components of that alignment route.

The Planning Commission recommends approval with completion of remaining items as noted on staff's marked up comment letter.

The agenda packet includes a location map, an 11" x 17" version of the subdivision plan, and a copy of the staff comment letter.

The Board should consider action on conditionally approving the plan.

e. **Sketch Plan: A Continual Care Community – Meeks Lane and Gray's Woods Boulevard**

Mr. Tim Albright has provided a sketch plan for the lands at the corner of Meeks Lane and Gray's Woods Boulevard, the former site of Scott's Landscaping and commonly previously referred to as the Barnes/Dubois/Piper tract. The property lies within the A-1 (Rural) Zoning District and is within the Regional Growth Boundary.

7. **PLANNING AND ZONING (CONT'D)**

e. **Sketch Plan: A Continual Care Community – Meeks Lane and Gray's Woods Boulevard (Cont'd)**

These parcels were the subject of much deliberation from 2004 through 2007 regarding requests to increase the permitted density. Ultimately, the properties were not rezoned, but, in October of 2007, the density in the A-1 District for parcels within the Regional Growth Boundary was increased to 1.6 dwelling units per acre.

Note that no official action may be taken on a sketch plan. The opportunity to present sketch plans is provided to permit developers to introduce projects, receive initial feedback from the Township on plan features, and explore alternatives. The developer is asked to consider the comments provided and incorporate them, as appropriate, into a final submission of a land development plan.

The agenda packet includes a location map, a brief letter describing the proposal from the developer, a "Summary of Actions and Meetings on Barnes/Dubois/Piper, et al." and the sketch plan.

f. **Sketch Plan: Pediatric Dental Care PC, Inc. – Ghaner Road and Gray's Woods Boulevard**

Pediatric Dental Care PC, Inc has provided a sketch plan to construct a 26,500 square foot medical office on the lands of Tax Parcel ID 18-03-48C located at the intersection of Ghaner Road and Gray's Woods Boulevard. The site is currently zoned OBD (Office Buffer District).

The property is currently comprised of three separate parcels that will be consolidated to form one 3.174 acre parcel. The first floor of the facility will consist of 13,777 square feet for offices for Pediatric Dental Care and Happy Valley Orthodontics, while the 11,823 square foot second floor will be leased space for other medical office uses.

Access to the site is proposed off of Ghaner Road, beyond PADOT's limited access right-of-way.

Note that no official action may be taken on a sketch plan. The opportunity to present sketch plans is provided to permit developers to introduce projects, receive initial feedback from the Township on plan features, and explore alternatives. The developer is asked to consider the comments provided and incorporate them, as appropriate, into a final submission of a land development plan.

The agenda packet includes a location map, a letter from Penn Terra Engineering with a sketch plan narrative, and the sketch plan.

8. CONSENT AGENDA

The items included below are routine in nature, and it is not anticipated that any will generate discussion or questions. The actual Consent Agenda with a brief description of each item is included with the agenda packet materials distributed to the Board and will also be available to the public at the sign-in table. At the request of a Board member any single item or all items on the Consent Agenda can be discussed and voted on separately. If no items are “pulled,” the Board should consider a motion for “approval of the Consent Agenda items as shown on the agenda.”

a. Administration

- 1) *MMO for Pension Plans***
- 2) *Bicycle and Pedestrian Path Plan Report***

9. MANAGER'S REPORT

The Manager will report on current matters, including the following:

- a. Development Update (enclosed)

10. COMMITTEE REPORTS

Board members should report on the meeting(s) of the COG and other committee(s) on which they serve, including:

- a. Standing and Ad Hoc COG Committees
- b. Spring Creek Watershed Commission
- c. Patton/Halfmoon Area Plan Steering Committee

11. EXECUTIVE SESSION

The Board may meet in Executive Session to receive an update on the collective bargaining negotiations with the Police Officer's Association.

12. OTHER BUSINESS

13. ADJOURNMENT