



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803

PHONE: 814/234-0271 -- FAX: 814/238-7790

EMAIL: zoning@twp.patton.pa.us -- WEB SITE: <http://twp.patton.pa.us>

**PLANNING COMMISSION
COMBINED ORGANIZATIONAL MEETING AND REGULAR MEETING
AGENDA**

**January 10, 2011
Board Meeting Room
Municipal Building
7:30 PM**

1. CALL TO ORDER

Commission members should consider the addition or deletion of agenda items at this time.

2. ORGANIZATION

As this is the first meeting of 2011, the Planning Commission should undertake the following organizational actions:

- a. Election of Officers: The Commission should elect a Chair, Vice-Chair, Secretary, and Alternative Secretary. In 2010, these positions were filled as follows.
 - i. Chair: Jeff Hermann
 - ii. Vice-Chair: Chuck Seighman
 - iii. Secretary: Jeff Kokoskie
 - iv. Alternative Secretary: Sharon Bressler

- b. Meeting Dates: This evening, the Patton Township Planning Commission must approve a schedule of its regular meetings and work sessions for the 2011 calendar year, so that these meetings may be advertised to the general public as required by law. The following table contains a schedule of meeting dates, developed by staff, which adheres as closely as is possible to the Commission's tradition of meeting on the first and second Mondays of each month. The Commission may adopt this schedule if it chooses. The location for each meeting will be advertised as the meeting room of the Patton Township Building, and the starting times will be advertised as 7:30 PM.

2. **ORGANIZATION (CONT)**

REGULAR MEETING	WORK SESSION
January 10, 2011	
February 7, 2011	February 14, 2011
March 14, 2011	March 21, 2011 (1)
April 4, 2011	April 11, 2011
May 2, 2011	May 9, 2011
June 6, 2011	June 13, 2011
July 11, 2011 (2)	July 18, 2011
August 1, 2011	August 8, 2011
September 12, 2011 (3)	September 19, 2011
October 3, 2011	October 10, 2011
November 7, 2011	November 14, 2011
December 5, 2011	December 12, 2011
January 9, 2012 (4)	
(1) Third Monday due to PSU Spring Break	(2) Second Monday due to 4 th of July Holiday
(3) Second Monday due to Labor Day Holiday	(4) Organizational Meeting for 2012

3. **APPROVAL OF MINUTES**

Minutes from the Patton Township Planning Commission’s December 6, 2010 regular meeting are included with this evening’s agenda for review, potential edits, and approval.

4. **PUBLIC COMMENTS**

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

5. **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. During their meeting on September 22, 2010, the Board of Supervisors approved a previous land development plan for similar proposed improvements. The purpose of the latest proposal is to provide for greater distance between the cashiers window and the primary customer ordering station.

As was the case with the original plan, 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.

All proposed construction is in compliance with the setback, building height, maximum impervious coverage and maximum lot coverage design standards of the previously approved North Atherton Place project. The proposed conditions will result in a 0.3% decrease in impervious area from the existing conditions. There will be a loss of eight parking spaces (seven spaces were lost in the previous land development plan noted above) resulting in a remaining parking space count of 53 which still exceeds the requirement of 38 spaces. It should also be noted that the number and size of the proposed menu boards complies with recent amendments to the sign code.

This evening's agenda packet includes:

- 11" x 17" version of the land development plan
- Copy of the staff comment letter

Recommendation: Staff has reviewed the land development plan and prepared a comment letter. After reviewing the developer's responses and marking up the original staff comment letter, staff finds that the plan meets all Township regulations with the following conditions:

1. Completion of remaining items as noted on staff's marked up comment letter.

The Planning Commission's comments and recommendation will be forwarded to the Board of Supervisors for their consideration. Please note that approval of this plan would make null and void the previously approved McDonald's plan.

6. UPDATE ON PENDING WORK TASKS

In the past year or so, planning efforts focused on and resulted in the completion of the following work tasks: Consumer Supported Agriculture regulations, Bicycle and Pedestrian Path Plan, 1938 Waddle Road Rezoning Analysis, Buildout Analysis, Ridge Protection regulations (not adopted), the preparation of regulations pertaining to Deep Excavations and Pyritic Rock (ongoing), the preparation of grant applications, routine plan reviews and other, smaller scale assignments. During the work session held on December 6, the Planning commission reviewed the list of pending work tasks to determine if any changes should be made and to prioritize the tasks. Following discussion of each task, the Planning Commission offered the following recommended general priority order:

1. Wind Energy Facilities Regulations

2. Reorganization of Zoning and Subdivision/ Land Development Regulations
3. Airport Overlay District
4. Homeowner's Association Regulations
5. Fee In Lieu of Parkland

As a result of the work session discussions and in addition to the prioritization noted above, staff is making the following recommendations:

1. Staff should begin preparing Wind Energy Facilities regulations. In the ever-growing search for alternative energy sources, companies and individuals alike are turning to wind energy. There are model ordinances and other reference material available, and several municipalities in the region have related ordinances in place which could be used as a guide in preparing Patton Township's regulations.
2. The Township solicitor should be consulted regarding Homeowner's Association regulations prior to staff drafting any related proposals.

For reference purposes, this evening's agenda packet includes:

- **Wind Energy Facilities**
 - Spreadsheet Matrix: A Comparative Analysis of Existing Local Ordinances
 - Document: "Wind Energy: An Overview"
 - Map: Patton Township 50m Wind Resource Map

The Planning Commission's recommendations and comments will be forwarded to the Board of Supervisors for their consideration during the January 26 meeting of the Board.

7. CURRENT WORK TASKS

If the Commission has questions on any of the following items, the Township and CRPA staff will provide an update on the current planning work tasks:

- Deep Excavations and Pyritic Rock (previously "Ridge Overlay District")

8. STATUS REPORT ON PENDING ITEMS

- A) Actions taken by the Patton Township Board of Supervisors at their December 8, 2010 meeting:
1. The Board granted a conditional approval for the Pediatric Dental Care and Orthodontics Lot Consolidation Plan.
 2. The Board granted a conditional approval for the Pediatric Dental Care and Orthodontics Preliminary/ Final Land Development Plan.

3. The Board granted a conditional approval for the Patton Towne Center Revised Phase 1 Preliminary/ Final Land Development Plan.
- B) Actions taken by the Patton Township Board of Supervisors at their January 3, 2011 meeting: There were no Planning nor Zoning actions taken by the Board during the January 3 meeting.
- C) Pending Commission Work Tasks:
 - Homeowner's Association Regulations
 - Fees in lieu of Parkland
- D) The submission deadline for the February 7, 2011 Planning Commission meeting was January 4, 2010. No new plans were received.

9. REPORTS

Mr. Hermann will be asked to report on the recent progress of the Halfmoon-Patton Area Plan.

10. OTHER BUSINESS

11. ADJOURN

FOR YOUR INFORMATION

- A. Development Update
- B. BOS Representatives: A sign-up sheet will be passed around for Planning Commission members to sign up for 2011 Board meetings.

