



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION  
COMBINED REGULAR MEETING AND  
WORK SESSION AGENDA**

**October 3, 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. APPROVAL OF MINUTES**

Minutes from the Patton Township Planning Commission's September 12, 2011 combined regular meeting and work session are included with this evening's agenda for review, potential edits, and approval.

**3. 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.

**4. TEMPORARY USE PERMIT**

Mr. Gordon Repine is seeking permission to sell Christmas trees at 1855 North Atherton Street, behind the newly constructed Ameriserv bank on the rear portion of the Woodycrest Center (tentatively renamed "Greentree Commons").

The operation will consist of a 50' x 60' fenced-in area with a 6' x 8' shelter and is scheduled to begin during Thanksgiving week. The area will be illuminated by four 500 watt lights – one in each corner – which will be required to be full cut-off fixtures. Temporary parking will be situated directly adjacent to and along the western side of the fence with access to the site

provided by way of Patriot Lane. There should be no disruption to normal vehicular circulation on or around the site. Hours of operation will be 12:00 noon until 9:00 pm with tear-down to occur the week following Christmas.

Included with this evening's agenda materials is an 8.5 x 11 map showing the site and proposed location of the Christmas tree sales as well as a letter from the owner granting Mr. Repine their permission to use the site. Having reviewed the materials provided by the applicant, staff recommends approval.

## **5. 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:

- Reorganization of Zoning and Subdivision/ Land Development Regulations
- Colluvial Soils: Regulating Development in Proximity to Colluvial Soils on Steep Slopes

## **6. STATUS REPORT ON PENDING ITEMS**

A) Actions taken by the Patton Township Board of Supervisors at their August 17, 2011 meeting:

1. The Board approved the following subdivision plan:
  - Pediatric Dental Care and Orthodontics: Lot consolidation
2. The Board approved the following land development plan:
  - Pediatric Dental Care and Orthodontics
3. The Board voted to move the following proposed regulations to a Public Hearing to be held on October 26:
  - §175-16.D.7.a: Permeable pavers in the C1 district

B) Pending Commission Work Tasks:

- Homeowner's Association Regulations
- Fees in lieu of Parkland
- Standards for Temporary Uses/ Structures

C) The submission deadline for the November 7, 2011 Planning Commission meeting is October 4. To date, no new plans have been received.

## **7. REPORTS**

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

**8. OTHER BUSINESS**

The work session scheduled for October 10 has been canceled. The originally scheduled work session will be held following this evening's regular meeting.

**9. ADJOURN**

**FOR YOUR INFORMATION**

- A. Development Update  
B. BOS Representatives:  
**BOS MEETING DATE**  
October 12  
November 2  
December 14

**PLANNING COMMISSION REPRESENTATIVE**  
John O'Neill  
Jeff Kokoskie  
Chuck Seighman

**10. CALL TO ORDER – WORK SESSION**

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

**11. 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.

**12. COLLUVIAL SOILS AND DEVELOPMENT ACTIVITIES: DRAFT REGULATIONS**

During the September 12 work session of the Planning Commission, staff presented a preliminary draft of regulations pertaining to development activities in relationship to the presence of colluvial soils and steep slopes. Specifically, the draft proposes to increase development standards when colluvial soils are located on slopes of 15% grade or greater. The following are the highlights of the proposed regulations:

- The draft regulations are proposed to be included in Chapter 153, Subdivision and Land Development. Development activities will be evaluated on the basis of specific criteria pertaining to the characteristics of the land rather than in relationship to a zoning district.
- Applies to all proposed development occurring on slopes of 15% or greater where colluvial soils are located.
- For the purposes of these regulations, colluvial soils are defined as any Andover, Buchanan, Clarksburg, Hazleton, Laidig, or Murrill soils.
- Requires an on-site soils assessment to determine the type of soils present.
- The criteria apply to land disturbance involving any:
  - Construction of habitable structures
  - Installation of paved driveways
  - Road or roads which are used for access to a dwelling or dwelling units

- Provides specific buffers between development activities and drainage ways, floodplains, slopes, springs, and wetlands.

Following some discussion of the initial draft, the Planning Commission directed staff to seek a local expert who would be willing to attend a future meeting to present information to the Commission regarding the potential hazards associated with colluvial soils. Staff subsequently contacted Dr. Gary Petersen who agreed to address the Commission this evening. Dr. Petersen is a distinguished Professor Emeritus of Soil and Land Resources at Penn State University.

The following information is included with this evening's agenda materials:

- Draft Regulations: §153-34.7: Colluvial Soils

Upon review of the information presented this evening, the following are some options to consider:

1. Forward the draft regulations with any minor revisions to the November 7, 2011 regular meeting of the Planning Commission for consideration of a recommendation to be made to the Board of Supervisors.
2. Revisit the draft regulations and any substantive revisions during a work session to be held in November.

**13. REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING**

Over the course of the past several months, staff has continued work on reorganizing the contents of Chapter 153, Subdivision and Land Development and Chapter 175, Zoning. During the August 1 meeting of the Planning Commission, staff presented several examples of proposed reformatting. At that time, the Commission decided that the use of tables within the regulations was a preferable means by which to better consolidate and present information. Primarily, the information contained within the tables includes the use, bulk/ density and area standards. Other design standards are included as appropriate. In addition, not all zoning districts contain the same design standards, so there will be differences in the content of the individual tables.

Staff is also organizing standards that pertain to the various topical issues such as landscaping, slopes, open space, etc. into tables to provide a reference source on the basis of individual topics.

Because of the nature of this particular project, the volume of information that must be reviewed, and the interrelationships that exist between Chapter 153 and Chapter 175 as well as within the sections of each chapter, there are challenges that require a significant amount of documentation to record findings, recommendations and proposed changes. Staff has proceeded in such a manner in preparing the initial drafts of tables, related text changes and accompanying documents. The following details the type of information that is necessary to perform an analysis of regulations and to propose any changes to those regulations.

- Text Change Document: This document accompanies any section that staff is proposing to change in some manner. This document incorporates the common practice of using the underscore to highlight newly proposed text and the strikethrough to illustrate text that will be removed.
- New Full Text Document: This document is created to illustrate how the new section of regulations would appear if the proposed changes were to be adopted as written. The underscores and strikethroughs have been removed.
- General Review of Regulations: Because of the complexity of this project, as noted above, staff must perform several types of evaluations regarding the existing regulations. The first of these is referred to as a General Review of regulations. The purpose of this review is to note the inconsistencies or conflicts between regulations, and other matters that can be resolved by incorporating a common change in one or more sections of a chapter.
- Specific Review of Regulations: The purpose of this review is to note specific items within a particular section, or zoning district that are inconsistent or conflict with other similar regulations, or that require further consideration for another reason. If these matters are not addressed by a general or common change as noted above, they should be revised on an individual basis to correct the relevant issue. The revisions are not essential to the overall reorganization process but are being documented now for future consideration.
- Topical Review of Regulations: This review pertains to individual design considerations on the basis of topic or category. In some instances similar information may be contained in the other reviews noted above. The purpose of this review is to detail any issues that may exist regarding for instance, a particular natural feature and related development standards. Often there exist various regulations in different chapters and/or sections that address the same topic. Many of the conflicts that may exist can be addressed by adding a clause to specify that a particular set of regulations takes precedence over another in the event of a conflict. This may not be sufficient in all cases.

The following information is included with this evening's agenda materials:

- R1 Text Change and New Full Text sample documents
- General and Specific Review of Zoning
- General and Specific Review of Subdivision and Land Development
- Summary of General and Specific recommendations on Open Space
- Summary of General and Specific recommendation on Supplemental Regulations
- (Additional detailed charts and comparisons are available.)

For the purpose of this evening's meeting, staff is presenting this information as an update on the process. In an addition to the update, and in addition to any other comments and suggestions, staff is requesting that the Commission provide guidance on the proposed general recommendations pertaining to Open Space and Supplemental regulations.

