



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

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

**November 7, 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 October 3, 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. GOOD SHEPHERD CURCH: LAND DEVELOPMENT PLAN**

The Good Shepherd Church located at 867 Gray's Woods Boulevard has submitted a land development plan proposing an addition to their existing facility. The purpose of the addition is for the redistribution of activities already occurring in the church with no expected additional staff or congregation at this time.

The addition will extend off of the rear of the building, which is the north side, and will encompass approximately 14,000 sq. ft. in size. The area of the site where the addition will be constructed currently serves as part of the parking lot for the church. This being the case,

overall impervious coverage of the site will actually be reduced from 44.18% to 43.8%. Maximum permitted impervious coverage is 60%, therefore, the proposal is well within the acceptable limits.

Access to the site will not be altered. However, during construction, internal access will be temporarily rerouted to allow for uninterrupted construction. Traffic through the existing parking will be routed through either the eastern or western side of the parking lot while construction occurs in the middle portion. There is no proposed increase in parking spaces. There currently exist 238 spaces which meet the required minimum of 200 spaces.

While the proposal will not have a significant impact on existing stormwater management facilities, additional inlets and piping are included to route flows to the existing basins. In addition, a small cistern will be installed along the rear wall of the addition. Similarly, because the project does not propose additional water or sewage needs, sewage planning is not required.

Other site improvements to be installed include concrete walkways, additional landscaping and an enclosed play area. Additional lighting is not proposed.

This evening's agenda packet includes:

- Location Map
- 11" x 17" version of the land development plan

Staff has reviewed this plan and prepared a comment letter. After reviewing the developer's responses to the comments and marking up the original comment letter, staff makes the following recommendation:

**Recommendation:**

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.

The Planning Commission's comments and recommendation will be forwarded to the Board of Supervisors for their consideration.

**5. REZONING ANALYSIS: MCP REAL ESTATE, INC.:**

In September of 2011, the Patton Township Board of Supervisors received a request from MCP Real Estate LLC (MCP), to rezone a portion of one parcel of land and portions of right-of-way for Scotia Road and Gray's Woods Boulevard. The properties are proposed to be rezoned to Office Buffer District (OB) and Rural Residence (R-1) from Planned Community (PC). At their October 12 meeting, the Board forwarded this request to the Patton Township Planning Commission for their review and consideration.

The subject properties include a portion of Tax Parcel 18-003-58K and portions of the rights-of-way as noted. Parcel 18-003-58K is bisected by the existing Gray's Woods Boulevard. It is the .0741 acre portion situated east of the boulevard that is proposed to be rezoned.

The right-of-way areas proposed for rezoning are lands that remained as right-of-way following changes to Scotia Rd. and Gray's Woods Boulevard as a result of the construction of Interstate

99. Though the subject rights-of-way were intended to be abandoned and reverted back to adjacent property owners, this did not occur.

It is also important to note that the subject properties are not developable in their current state. The proposal to rezone the properties to the same zoning district as that of the adjacent properties will therefore not result in a change of any permitted uses.

This evening, the CRPA planner will present an analysis of the rezoning request. The information included in the analysis will provide an overview of existing conditions and potential development patterns for the future. It has been used as the basis for a staff recommendation regarding the proposed rezoning.

This evening's agenda packet includes:

- Rezoning Request: Letter from Sweetland Engineering & Associates, Inc.
- Rezoning Analysis Report: Analysis and Recommendation

The Planning Commission's task for this evening is to formulate a recommendation regarding the proposed rezoning for forwarding to the Board of Supervisors. The following are options for consideration:

1. Recommend that the subject properties be rezoned.
2. Recommend that the subject properties not be rezoned.

The next steps and timeline in the process of considering the rezoning request are as follows:

1. This evening, the Planning Commission formulates a recommendation which will be forwarded, along with any comments, to the Board of Supervisors for their consideration during a future meeting.
2. November 16: The Board of Supervisors reviews the proposed rezoning and analysis. If a decision is made to move forward with formal consideration of the proposal, the Board will authorize the advertising of a public hearing to be held at a future date.
3. In accordance with the Pennsylvania Municipalities Planning Code, staff prepares an advertisement for publishing in advance of a public hearing.
4. The proposed rezoning is considered for adoption at a joint public hearing and Board of Supervisors meeting.

## **6. 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
- Temporary Use Standards
- Subdivision and Zoning Interpretation Policy Manual

**7. STATUS REPORT ON PENDING ITEMS**

- A) Actions taken by the Patton Township Board of Supervisors at their September 28, 2011 meeting:
1. The Board enacted the following regulations:
    - 175-40.7: Wind Energy Facilities
    - 153-34.3.1: Excavations
- B) Actions taken by the Patton Township Board of Supervisors at their October 12, 2011 meeting:
1. The Board received a request to rezone Parcel 18-003-58K and Rights-of-Way for Gray's Woods Boulevard and Scotia Road. The Board forwarded the request to the Planning Commission for further study.
  2. The Board approved the following Temporary Use Permit:
    - Mr. Gordon Repine: Christmas Tree Sales
- C) Pending Commission Work Tasks:
- Homeowner's Association Regulations
  - Fees in lieu of Parkland
- D) The submission deadline for the December 5, 2011 Planning Commission meeting is November 1. No new plans have been received.

**8. REPORTS**

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

**9. OTHER BUSINESS**

The work session scheduled for November 14 has been canceled. The originally scheduled work session will be held following this evening's regular meeting.

**10. ADJOURN**

**FOR YOUR INFORMATION**

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

**PLANNING COMMISSION REPRESENTATIVE**  
Jeff Kokoskie  
Chuck Seighman

**11. CALL TO ORDER – WORK SESSION**

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

**12. 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.

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

During work sessions of September 12 and October 3, the Planning Commission considered draft regulations pertaining to development activities in relationship to the presence of colluvial soils and steep slopes. The proposed regulations that were discussed included development standards when colluvial soils are located on slopes of 15% or greater. During the October 3 meeting, Dr. Gary Petersen of Penn State University presented additional information to the Planning Commission regarding colluvial soils and the associated concerns with development activities.

Based on the information and recommendations of Dr. Petersen, staff has prepared a revised draft of the regulations. The revisions to the original draft are as follows:

- 153-34.7.E.1: Soils have been revised to include only Andover, Buchanan and Laidig soil types.
- 153-34.7.E.2: Applies to areas with slopes of 8% or greater. This was changed from 15% or greater.
- 153-34.E: Added a reference to the Centre County Soil Survey as the initial source for determining soil types.
- 153-34.H: Added a paragraph to explain that the items following are activities that are permitted and are exempt from the regulations.

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

- Revised Draft Regulations: §153-34.7: Colluvial Soils
- Highlights of Proposed Regulations
- Map of Slopes: 8% or greater with Colluvial Soils
- Map of 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 December 5, 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 December.

**14. 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. The main purpose of this project is to create a means by which to better consolidate and present information.

As previously discussed, staff has reformatted information, where practical, into tables that include use, bulk/ density and area standards. Other design standards are included as appropriate. However, there are some standards that will need to remain in text format depending on the complexity or amount of text required.

As part of the process, staff has also been documenting other changes to be considered in the future. These items typically involve inconsistencies between existing regulations or changes that should be made to specific regulations for one reason or another.

During the work session of October 3, staff presented information on each of the various aspects of the project in order to explain how the project is being managed and to receive guidance on the process and information presented to date. It was decided that work sessions would be limited to reviewing two zoning districts at a time. It has not been discussed how Chapter 153, Subdivision and Land Development will be reviewed.

This evening, staff will provide the recommended changes to the first of the zoning districts to be reviewed. This evening's agenda includes the following information:

- R-1 Rural Residence:
  - Existing regulations
  - Change document showing proposed revisions
  - Proposed new full text including revisions and table
  
- R-2 Low Density Residence:
  - Existing regulations
  - Change document showing proposed revisions
  - Proposed new full text including revisions and table

Staff is requesting that the Planning Commission consider the proposed changes and provide any comments and suggestions. The following are some options to consider:

1. Any significant recommended revisions can be included in a revised draft to be reviewed during a work session in December.

It is recommended that the Planning Commission complete reviews of multiple zoning districts prior to forwarding comment and a recommendation to the Board of Supervisors.

