



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

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

**February 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. SELECTION OF REPRESENTATIVE TO THE CENTRE REGIONAL PLANNING COMMISSION**

During the January 10 meeting, the Planning Commission elected its officers and approved a meeting date schedule for 2011. However, due to the absence of two members and the vacancy of two positions, the Planning Commission postponed its selection of a primary representative to the Centre Regional Planning Commission (CRPC) until this evening's meeting.

This evening, the Planning Commission should choose its primary representative to the CRPC. Regularly scheduled meetings of the CRPC are held during the first Thursday of each month and begin at 7:30 pm.

During the January 10 meeting, Mr. Chuck Seighman chose to step down as the primary representative but volunteered to serve as the alternate representative. The alternate representative is asked to attend CRPC meetings in the event that the primary is not able to do so.

**3. APPROVAL OF MINUTES**

Minutes from the Patton Township Planning Commission's January 10, 2011 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 SUBDIVISION PLAN: LOT CONSOLIDATION : GLENN O. HAWBAKER, INC.**

Glenn O. Hawbaker, Inc. owns Parcel #18-13-65 which is comprised of 2.044 acres and includes frontage along both Waddle Road and Weaver Street. The company also owns the adjacent Parcel #18-13-68A and Parcel #18-13-68D comprising a total of 0.574 acres and having frontage along both Waddle Road and Weaver Street. The developer wishes to consolidate all of the parcels so that they may develop the site as per the corresponding land development plan.

This evening's agenda packet includes:

- Location Map
- 11" x 17" version of the subdivision plan
- Copy of the marked-up staff comment letter

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.

6. **PRELIMINARY/FINAL LAND DEVELOPMENT PLAN: GLENN O. HAWBAKER, INC.**

As described above, Glenn O. Hawbaker, Inc. owns Parcels #18-13-65, #18-13-68A and #18-13-68D containing a total of 2.62 acres with frontage along both Waddle Road and Weaver Street. The site is located within both the OBD Office Buffer district and the I-99 Interchange Overlay district. The owner is proposing to construct additional parking.

The site is currently occupied by an office building, a structure now or formerly used as a single family residence and a small storage shed. The existing parking area consists of 117 spaces. Following site modifications and improvements, there will be a net total of 152 spaces constructed over two phases. Because the total number of proposed parking spaces exceeds 110% of the required parking spaces, the developer has provided enhancements in the form of additional landscaping and site improvements.

Maximum allowable impervious coverage is 60% with total proposed impervious coverage to reach 59.4% upon completion of Phase II. Stormwater flows will be recharged through infiltration or directed to the existing basin situated along the western portion of the property.

Access to the proposed parking area will be provided by way of the existing driveway currently serving the office building. The existing asphalt drive for the house will be removed. The proposed lighting and landscaping meet Township requirements and a screened dumpster area will provide containers for both trash removal and recycling. Site improvements and enhancements include a sidewalk extending from Weaver Street to Waddle Road, pervious paving, and additional landscaping.

This evening's agenda packet includes:

- Location Map
- 11" x 17" version of the land development plan
- Comment letter (no comment) from Alpha Fire Company
- Copy of the marked-up staff comment letter

Staff has reviewed this land development 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. Approval of a lot consolidation plan for Parcels #18-13-65, #18-13-68A and #18-13-68D.
2. 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.

**7. HALFMOON/PATTON AREA PLAN: TRAFFIC ANALYSIS**

The Centre County Metropolitan Planning Organization (CCMPO) committed funds to complete a traffic analysis for the Halfmoon/Patton Land Area Plan (HPAP). The analysis is focused on vehicle trip diversions and the level of service at certain intersections in the HPAP study area. One outcome of the analysis is to develop a future roadway configuration that discourages traffic diversions and cut-through traffic in neighborhoods, while providing accessibility for residents and public services. The analysis also includes an assessment of the operating conditions of Route 550 in the HPAP study area, with an outcome of identifying improvements that will protect Route 550's ability to carry through traffic, and discourage traffic from diverting to other roads.

Trans Associates Engineering Consultants, Inc. (TA) was retained to complete the analysis, and initiated work in September. TA developed and calibrated a travel demand model for the study area, and performed model runs for five alternative land use scenarios prepared by the Centre Regional Planning Agency (CRPA). The results of the five runs produced a list of mitigation measures needed to maintain acceptable levels of service at study intersections, and assessed the level of cut-through traffic using local roads. The results were presented to the HPAP Steering Committee at its November 9 and December 14 meetings. Based on the discussions on December 14, TA is completing two additional model runs using revised land use scenarios prepared by CRPA, and will present the results to the HPAP Steering Committee on February 8.

Along with the model runs, TA also analyzed crash data for Route 550, and held a field view of the corridor with PennDOT and municipal staff. Based on the information gathered from those tasks, draft recommendations for improving safety and traffic operations on Route 550 will also be presented to the Steering Committee on February 8.

After the February Steering Committee meeting, TA and CRPA will prepare a final set of findings and recommendations for presentation to the Committee in March. The findings and recommendations will then be presented to the municipal planning commissions and supervisors.

Mr. Tom Zilla of the Centre Regional Planning Agency (CRPA) will provide an interim report about the project status, and key findings to date.

## **8. 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")
- Wind Energy Facilities

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

A) Actions taken by the Patton Township Board of Supervisors at their January 26, 2011 meeting:

1. The Board granted a conditional approval for the McDonald's Preliminary/ Final Land Development Plan.
2. The Board granted a conditional approval for the Green and Kathleen Rogers Trust Preliminary/ Final Subdivision Plan.
3. The Board appointed Mr. Paul Silvas and Ms. Kate Domico to the Planning Commission.

B) Pending Commission Work Tasks:

- Reorganization of Zoning and Subdivision/ Land Development Regulations

- Airport Overlay District
- Homeowner’s Association Regulations
- Fees in lieu of Parkland

C) The submission deadline for the March 14, 2011 Planning Commission meeting is February 8. To date, no new plans have been received.

**10. REPORTS**

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

**11. OTHER BUSINESS**

**12. ADJOURN**

**FOR YOUR INFORMATION**

- A. Development Update
- B. BOS Representatives:

<b><u>BOS MEETING DATE</u></b>	<b><u>PLANNING COMMISSION REPRESENTATIVE</u></b>
February 23	Sharon Bressler
March 9	Jeff Kokoskie
April 13	Chuck Seighman
May 11	Jeff Hermann
June 15	Sharon Bressler
July 20	John O’Neill
August 18	_____
September 8	_____
October 12	John O’Neill
November 2	Jeff Kokoskie
December 14	Chuck Seighman

**13. CALL TO ORDER – WORK SESSION**

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

**14. 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.

**15. DEEP EXCAVATIONS: CONSTRUCTION ACTIVITIES AND PYRITIC ROCK**

Previously during work sessions held on July 19 and August 9 of 2010, the Planning Commission considered draft regulations of a proposed “Bald Eagle Ridge Overlay District”, the intent of which was to provide additional protections for Bald Eagle Ridge in the form of an overlay zoning district that would contain regulations stricter than the underlying zoning district/s with regard to construction on or near sensitive areas of Bald Eagle Ridge.

The regulations included restrictions based on steep slopes, unstable soils (soils formed on colluviums) and construction activities that might disturb pyritic (sulfur-bearing) rock. In addition, regulations pertaining to aesthetic qualities associated with the Bald Eagle Ridge were proposed. The draft regulations were met with strong opposition from the residents who attended the meetings.

During the August 9 meeting, the Planning Commissioners present formulated a consensus to proceed only with some form of additional controls regarding the potential disturbance of pyritic rock. Relevant informational materials were provided during the November 1 meeting, at which the Planning Commission decided to move forward with the creation of draft regulations and in the form of subdivision and land development controls rather than zoning.

The purpose of this evening’s work session is to review a first draft of regulations created to specifically address and regulate construction-related activities that could disturb and expose pyritic rock and to receive initial feedback from the Planning Commission. The regulations were crafted in close consultation with Mr. David (Duff) Gold, Ph.D, P.G. and Mr. Arnold Doden, Ph.D, P.G., professional geologists with significant experience and an understanding of the local geology.

The following materials are included with this evening’s agenda packet:

1. Document: Notes: Staff meeting with Dr. Duff Gold and Dr. Arnold Doden
2. Document: Hazards of Disturbing Pyritic Rock
3. Document: What is a High Quality Water?
4. Document: Diagram: Subsurface Zones
5. Document: Acid-Base Accounting: Determining Potential for Acid Rock Drainage
6. Document: Cost Summary of Proposed ARD Testing
7. Document: Planners Advisory Service Response to Information Request
8. Document: PA DEP (Philipsburg) Response to Information Request
9. Document: Highlights of Proposed § 153-34.3.1 - Deep Excavations
10. Document: Draft Regulations § 153-34.3.1 - Deep Excavations (Includes edits of Mr. Gold and Mr. Doden)
11. Map: Draft Pyritic Rock Hazard Areas

Upon review and discussion of materials provided, staff will proceed in accordance with guidance received from the Planning Commission. Staff recommends that at least one additional work session be held at a future date prior any consideration for action.

