



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

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

**March 14, 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 February 7, 2011 regular meeting 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. MASTER PLAN AND PRELIMINARY/FINAL LAND DEVELOPMENT PLAN:
BERNEL ROAD PARK:**

Patton Township owns Parcel #18-02-030A, located at 2501 Bernel Road in the northeasterly part of the Township near the University Park airport, upon which the future Bernel Road Park will be constructed. In 1991, the land was purchased by the Township as parkland to satisfy the Township's need for two "community parks". (The other park was established as Circleville Park.) The tract lies entirely within the residential area of the Planned Airport District (PAD).

The Master and Preliminary/Final Land Development Plan proposes development over two phases. Upon completion of both phases, the park will consist of the following facilities: baseball field (1), softball field (1), multi-purpose fields (2), tennis courts (6), 9-hole disc golf course, interconnected walking/ training trails, playground (airport-themed), paved labyrinth and pavilions (4).

Ingress and egress for the site will be provided by way of a 24' wide access drive intersecting with Bernel Road, which will require a Highway Occupancy Permit (HOP) from the Pennsylvania Department of Transportation (PADOT), meeting PADOT requirements for sight distance and usage. A total of 201 parking spaces will be installed in two separate parking fields. The parking allotment is based upon "Basic Park Design Information", prepared by PA DCNR, Bureau of Recreation and Conservation; and research of other similar uses.

The plan meets the limits for maximum allowable impervious coverage of 50% (7% proposed) and maximum structural coverage of 20% (<1% proposed). Stormwater will be directed to above-ground detention ponds. There are no water or sanitary sewer utilities proposed as part of the plan and the proposed landscaping exceeds the code requirements for this land use.

It should be noted that Patton Township requires Traffic Impact Studies on land development activities when the total vehicle trips exceed 500 per day. However, because of its nature and function, it is anticipated that the park will generate far less than 500 trips per day; therefore, no Traffic Impact Study is required.

The plan was presented to the Centre Regional Planning Commission (CRPC) during their March 3 meeting. A copy of the letter from the CRPC is included with this evening's agenda.

This evening's agenda packet includes:

- Location Map
- 11" x 17" version of the plan
- Copy of the marked-up staff comment letter
- Copy of letter from the Centre Regional Planning Commission

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. **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

6. **STATUS REPORT ON PENDING ITEMS**

A) Actions taken by the Patton Township Board of Supervisors at their February 23, 2011 meeting:

1. The Board granted a conditional approval for the Glenn O. Hawbaker, Inc., Preliminary/Final Subdivision Plan.
2. The Board granted a conditional approval for the Glenn O. Hawbaker, Inc., Preliminary/Final Land Development Plan.
3. The Board appointed Ms. Kate Domico as the representative to the Centre Regional Planning Commission and Mr. Chuck Seighman as the alternate.

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 April 4, 2011 Planning Commission meeting was March 1. The following plans have been received:

1. Faith Baptist Church: Preliminary/Final Land Development Plan.

7. **REPORTS**

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

8. **OTHER BUSINESS**

9. **ADJOURN**

FOR YOUR INFORMATION

- A. Development Update
- B. BOS Representatives:

<u>BOS MEETING DATE</u>	<u>PLANNING COMMISSION REPRESENTATIVE</u>
March 23	Jeff Kokoskie
April 13	Chuck Seighman
May 11	Jeff Hermann
June 15	Sharon Bressler
July 20	John O'Neill
August 18	Kate Domico
September 8	Paul Silvis
October 12	John O'Neill
November 2	Jeff Kokoskie
December 14	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. DEEP EXCAVATIONS: CONSTRUCTION ACTIVITIES AND PYRITIC ROCK

During the work session held following the February 7 regular meeting, the Planning Commission considered draft regulations for governing construction activities that could potentially disturb and expose pyritic rock. The draft and supporting informational materials were provided to the Planning Commission and discussed.

In working with local experts, Dr. David “Duff” Gold and Dr. Arnold Doden, staff initially proposed to regulate pyritic rock on the basis of the depth of excavation for construction activities. However, upon further review and discussion of the draft and edits suggested by Dr. Gold and Dr. Doden, the Planning Commission, staff and Drs. Gold and Doden formed a consensus that it would be better to attempt to regulate construction activities on a basis other than the depth of excavation. The parties agreed that, because of certain variables involved, it was difficult to provide a clear definition – one that could be applied uniformly throughout the Township - as to what would qualify as a “Deep Excavation” in relation to the location of the water table and that the main focus of future edits should be changes to the proposed definitions and establishing a new “trigger” for inspection and testing procedures.

It was decided that staff would meet again with Dr. Gold and Dr. Doden to discuss a new approach. This evening, staff will provide an update on the status of the draft regulations.

Upon review and discussion of materials provided, staff will proceed in accordance with guidance received from the Planning Commission.

