



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803

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

**May 2, 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 April 4, 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: WAL-MART STORAGE CONTAINERS

The Wal-Mart store (#1640) at 1665 North Atherton Place (C-2 District) is requesting a temporary use permit to erect storage containers on the left side of the building in the dirt area behind lawn and garden. The containers will be on site from July 11, 2011 to September 29, 2011. They are asking for permission to put containers in these areas with a mesh fence around them.

The agenda packet includes a location map and materials submitted by Wal-Mart.

Township staff expects little impact on the site's traffic circulation and parking. Although similar outdoor storage containers have been used on-site in the past, the applicant should note on their application what the containers will be used for.

Recommendation:

Staff recommends approval of this permit with the condition that the use of the containers be noted on the permit application.

5. TEMPORARY USE PERMIT: WAL-MART BULK MERCHANDISE TENT

The Wal-Mart store (#1640) at 1665 North Atherton Place (C-2 District) is requesting a temporary use permit to sell large bulk merchandise outdoors as university students return to town for the fall semester.

The location of the proposed tent would be on the big sidewalk area to the left of the general merchandise entrance (when looking at the store, this is the entrance on the left) of the store. This location is shown in the picture provided to be at 54 ft. wide and approximately 55ft. in length, leaving an approximately 12 ft. opening at each fire exit on the three sides of the building.

The tent is 30 ft. by 40 ft. It will be used to sell large bulk merchandise during the back to college season. The entrance and exit to the tent will be from the front only.

The agenda packet includes a location map and materials submitted by Wal-Mart.

A similar event, with the tent in the same position, has been held at Wal-Mart for several years now with no known problems, thus, staff recommends approval.

6. TEMPORARY USE PERMIT: TRINITY LUTHERAN CHURCH

The Trinity Lutheran Church of 2221 North Oak Lane is requesting a Temporary Use Permit to place and operate a temporary barbeque pit on site during the following three separate occasions:

- Saturday, May 7, 2011: Annual Yard Sale
- Monday, June 6: Congregational Dinner
- Friday, June 17: Wedding Rehearsal Dinner
- Saturday, September 17: Patton Township Business Association's (PTBA) Safety Fair.

The proposal is/was to construct the pit during the week of April 25 through April 30, but no later than April 30th. The structure is to be assembled out of cinder blocks and will measure no larger than four (4) feet by ten (10) feet.

The applicant proposes to locate the pit in such a way as to not interfere with or in any way affect parking or traffic flow and so that it will be a safe distance away from any buildings.

This evening's agenda packet includes:

- A cover letter from Rev. Ronald Miller, Jr., Lead Pastor of the Trinity Lutheran Church.
- Map of the property.

This request is similar to previous requests of the church which have been approved. Based on the information provided, staff recommends approval of this request.

7. TEMPORARY USE PERMIT: KISH BANK

Kish Bank has requested a temporary use permit to construct a 20' by 60' tent for a Family Fun Day celebration on June 11, 2011. The tent will be constructed at the Kish Bank facility located at 2610 Green Tech Drive.

The tent will be located in the front parking lot facing home depot on Friday, June 10 and taken down following the event on June 11, 2011. The event will be held on a Saturday and the majority of the building will be closed for business.

Staff has reviewed the proposed temporary use permit along with the ingress and egress and recommends approval.

The agenda packet includes a memo from Kish Bank describing the temporary use permit from the Valley Vista Development Company, and a sketch plan showing the tent location with ingress and egress.

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:

- Excavations and Pyritic Rock
- Wind Energy Facilities
- Slopes and Natural Features (derived from Ridge Overlay)
- 2010 Census Data Evaluation

9. STATUS REPORT ON PENDING ITEMS

A) Actions taken by the Patton Township Board of Supervisors at their April 13, 2011 meeting:

1. The Board granted a conditional approval for the Faith Baptist Church Preliminary/Final Land Development Plan.
2. The Board approved the following Temporary Use Permits:

- Temporary Use Permit – TNT Fireworks (Walmart)
- Temporary Use Permit – Flower Tent (Penn State MHP)
- Temporary Use Permit – Farmers Market (Home Depot)

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 June 6, 2011 Planning Commission meeting is May 3. To date, no new plans have been received.

9. REPORTS

Mr. Hermann or Mr. Kokoskie 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:

BOS MEETING DATE

May 11
June 15
July 20
August 18
September 8
October 12
November 2
December 14

PLANNING COMMISSION REPRESENTATIVE

Jeff Hermann
Sharon Bressler
John O’Neill
Kate Domico
Paul Silvis
John O’Neill
Jeff Kokoskie
Chuck Seighman

12. **CALL TO ORDER – WORK SESSION**

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

13. **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.

14. **WIND ENERGY FACILITIES**

During its January 10 meeting, the Planning Commission reviewed the list of pending work tasks and directed staff to begin preparing regulations pertaining to wind energy facilities. Based on the information provided during that meeting, including a comparison of local ordinances and a Patton Township wind resource map, it was determined that the regulations should not only address residential facilities but also commercial (utility-scale) facilities.

Since that time, staff has prepared an initial draft of proposed regulations and will present that draft this evening.

The following materials are included with this evening's agenda:

- Draft Regulations: Wind Energy Facilities
- Highlights of Proposed Draft Regulations: Spreadsheet
- Proposed Amendment to 175-26. A-1 Rural District: Commercial Wind Energy Facilities

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

