



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

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

**August 1, 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 July 11, 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: WEGMAN'S FOOD MARKETS**

Wegman's Food Markets has submitted a request for a temporary use permit to conduct a temporary food event at their site at 345 Colonnade Boulevard. The proposal is to install a tent on-site on September 10, 2011.

The tent will be a 10' by 20', white frame tent, 7' high at the corners and 10' high in the center. The tent will be located on the sidewalk area in front of the store and to the right of the main entrance. The event will end by 4:00 pm the same day the tent is installed.

Traffic flow will not be negatively affected by the proposal as the tent will be situated on the sidewalk, although some displays may extend into the "Helping Hands" drive-up lane, which will be shut down for the event. No lighting is proposed.

Included with this evening's agenda materials is the application, a letter from the store manager, and sketch of the proposed event. Staff has reviewed the information provided and recommends approval of the permit.

**5. 2010 CENTRE REGION COMPREHENSIVE PLAN UPDATE**

Jim May, Planning Director for the Centre Regional Planning Agency will present an update on preparation of the Centre Region Comprehensive Plan including a brief summary of work completed to date and a report on the community survey. Mr. May will review the current approach to managing growth in the region today and will review a suggested land use concept that would designate Growth Areas, Future Growth Areas and Rural Resource Areas in the Comprehensive Plan. See the attached handout for additional information.

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

- Planning for Long Term Growth in the Centre Region

No action is required of the Commission.

**6. ZONING AMENDMENT: PERMEABLE PAVERS IN THE C1 DISTRICT**

The Township has received a request from Sheetz, Inc., asking that the Township consider amending its C1, General Commercial district regulations to allow the use of permeable interlocking pavers on up to a maximum of 5% of a site on the basis that the pavers may only be used for dumpster pads and parking spaces that exceed the site requirement. The developer is asking that the pavers be considered pervious for the purposes of calculating total impervious area of a site.

Sheetz is contemplating redeveloping the site at the corner of Woodycrest St. and N. Atherton St., including a new building and new fueling facilities. Their current concept would not be permitted under existing regulations as the maximum impervious area would be slightly exceeded.

After considering the request during their July 20 meeting, the Board of Supervisors forwarded the request to the Planning Commission for further study. As part of their motion, the Board would like the following issues to be addressed:

1. Maintenance and replacement over time of the permeable pavers.
2. Underground storage for overflow and/or spills.

3. Possible tradeoffs such as enhancements to be made if the permeable pavers are permitted and included as pervious area in the calculation for total impervious area.

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

- Request letter from Sheetz
- Background letter from the Township Manager
- Draft Regulations: Proposed §175-16.D.7.a
- Summary of Recommended Maintenance and Repair (From PA Stormwater Best Management Practices Manual)

Following discussion by the Commission, the following are options to consider and a suggested timeline for proceedings:

1. Recommend denial of the requested amendment.
2. Recommend revisions and revisit the draft during the next regularly scheduled Planning Commission meeting to occur on September 12, 2011.
3. Forward the draft with any minor revisions to the Board of Supervisors for consideration during a future meeting to determine if and when a public hearing will be held for consideration of adoption. The next regularly scheduled Board meeting is August 17 and a public hearing would not likely occur before the September 14 meeting.

## **7. 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:

- Slopes and Natural Features (derived from Ridge Overlay)
- Reorganization of Zoning and Subdivision/ Land Development Regulations

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

A) Actions taken by the Patton Township Board of Supervisors at their July 20, 2011 meeting:

1. The Board approved the following Temporary Use Permits:
  - Temporary Use Permit – Patton Township Police Safety Fair
  - Temporary Use Permit – Jack's Trinidad Chicken Shack

B) Pending Commission Work Tasks:

- Homeowner's Association Regulations
- Fees in lieu of Parkland

- C) The submission deadline for the September 12, 2011 Planning Commission meeting is August 9. To date, no new plans have been received.

9. **REPORTS**

Mr. Hermann 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:

| <b><u>BOS MEETING DATE</u></b> | <b><u>PLANNING COMMISSION REPRESENTATIVE</u></b> |
|--------------------------------|--|
| August 17                      | Kate Domico                                      |
| September 14                   | Paul Silvis                                      |
| October 12                     | John O'Neill                                     |
| November 2                     | Jeff Kokoskie                                    |
| December 14                    | 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. **ENVIRONMENTAL FEATURES AND EXISTING REGULATIONS**

Over the course of the past year, the Township previously considered draft regulations proposing certain protections for the Bald Eagle Ridge in the form of an overlay zoning district. After in-depth consideration of the proposals it was initially decided that staff should prepare regulations that would deal exclusively with the potential hazards associated with disturbing and exposing pyritic/sulfuric rock during a construction process- one of the topics addressed in the original overlay district drafts. Subsequently, staff completed a draft proposal entitled

“Excavations” (proposed § 153-34.3.1), which has been reviewed by the Planning Commission and forwarded to the Board of Supervisors for their consideration.

During the March 23 meeting of the Board of Supervisors, and upon their request, staff presented to the Board the final draft version of the previously proposed Bald Eagle Ridge Overlay District regulations. At that meeting it was decided that, in addition to the endeavor to regulate activities in relation to pyritic rock, Township staff shall prepare a separate set of regulations to account for development near sensitive environmental features, with particular attention to development on steep slopes in close proximity to those features. Staff recently met and discussed the status of existing regulations pertaining to natural features of the Township.

Staff has prepared a report summarizing the existing regulations in order to analyze the strength of those regulations in regard to environmental features and to recommend potential changes to the regulations if such changes are warranted.

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

- Report: Existing Regulations and Environmental Features
- Spreadsheets:
  - Summary of Report Findings
  - Steep Slope Standards
  - Stream and Wetland Buffers
  - Colluvial Soils
- Maps
  - Slopes and Environmental Features
  - Sample Parcel w/Many Features

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

1. Formulate a recommendation for the Board of Supervisors regarding the specific regulations that could be enhanced and guidance on the type of enhancement.
2. Recommend that the existing regulations are adequate or more than adequate as currently written and that additional regulations might be considered overly burdensome when multiple standards come into effect on any particular parcel.

**15. REORGANIZATION OF ORDINANCES: SUBDIVISION & LAND DEVELOPMENT, ZONING**

One of the high priority work tasks identified by the Planning Commission in the beginning of the year is the reorganization of Chapters 153, Subdivision and Land Development; and 175, Zoning. As currently written and organized, information can be difficult to locate when multiple regulations and/or chapters of the Township Code are applicable to a development proposal.

The goal of the proposed reorganization is to better format the above noted chapters to improve readability and create a simpler means of identifying all the regulations that apply to a

development proposal. Though the focus of this project is to provide an improved format, the process will necessitate some amendments to the regulations affected by proposed changes. In addition, throughout the process, staff will maintain a list of recommended amendments or amendments to be considered in the future.

Staff has discussed some proposed formatting examples in advance of this evening's meeting. This evening's agenda includes the following information:

- Example 1: A1 District Regulations with Tables
  - This example includes use, bulk/ density, and other applicable design standards incorporated within the text in the form of tables.
- Example 2: Side Bar for Cross-references Contained in a Regulation
  - This example provides a view of the cross-referenced regulations intended to provide the reader with a summary of those regulations.
    - 8 x 11 Version
    - 11 x 17 Version (to allow for more text)
- Example 3: Category Tables
  - These tables can be included in regulations that pertain to a specific standard, such as Landscaping, or added as an Appendix to reference all related standards.
    - Landscaping Table
    - Master Use Table (Table of All Uses in All Districts)

Staff Recommendation:

Staff is recommending that the Planning Commission consider the use of tables, as illustrated in Examples 1 and 3, above. Staff feels that this format option provides the reader with substantial information regarding applicable standards and quick references to the correlating location of those standards.

Following discussion by the Commission, staff will proceed to develop new formatting consistent with the Commission's recommendation.

