



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

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

**September 12, 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 and August 1, 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. PEDIATRIC DENTAL CARE AND ORTHODONTICS: LOT CONSOLIDATION PLAN

Gray's Woods Professional Development LLC owns 18-03-48C comprising a total of 3.160 acres with frontage along both Gray's Woods Boulevard and Ghaner Road. The developer wishes to consolidate this parcel with the adjacent Tax Parcel 18-03-66 containing 0.76 acres to form one parcel containing 3.92 acres.

The parcels are being consolidated to further develop the site in accordance with the Land Development Plan which has been submitted and is listed as item #5 on this agenda.

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. PEDIATRIC DENTAL CARE AND ORTHODONTICS: LAND DEVELOPMENT PLAN

Gray's Woods Professional Development LLC owns Parcel 18-03-48C comprising a total of 3.160 acres with frontage along both Gray's Woods Boulevard and Ghaner Road. The site is addressed as 1019 Ghaner Road and is located within both the OBD Office Buffer district and the I-99 Interchange Overlay district. In addition, item #4 above describes a proposed lot consolidation involving this parcel and the adjacent Tax Parcel #18-03-66. During their December 8, 2010 meeting, the Board of Supervisors granted a conditional approval for a previously submitted land development plan for the site. The purpose of this plan is to add additional parking for the previously approved development.

The previously approved plan proposed 32,847 sq. ft. of total gross floor area, with 128 parking spaces, based on the parking calculation method in the OBD. The newly proposed parking total takes into account unfinished storage areas on the original plan that will now be finished areas for medical office use. The newly proposed parking in the lot consolidation area, in addition to the previously approved parking, will result in a total of 161 spaces, a net gain of 33 spaces.

In conjunction with the newly proposed parking, and the increased parcel size resulting from the consolidation, the following site data pertains to the overall proposed development. As previously approved, the proposed building will encompass approximately 33,000 gross sq. ft. and a total of about 29,600 sq. ft. to be used for medical office use. All associated improvements will account for an on-site impervious area of 49%, which is well within the permitted maximum of 55%.

As originally approved, access to the site will be provided by way of a proposed drive intersecting with Ghaner Road and beyond the extent of the PADOT limited access right of way. An area for a driveway connection to the adjacent property currently owned by James O'Conner is planned.

Site improvements include an on-site 8ft. wide bicycle and pedestrian path which will parallel both Gray's Woods Boulevard and Ghaner Road and provide a safer bike/ped connection from areas west of the site to Ghaner Road and beyond. In addition, a sidewalk will be installed in the Township right-of-way along Ghaner Road for that portion of the right-of-way situated east of the proposed access drive. The bicycle/pedestrian path and an internal sidewalk will be expanded as a result of the new land area and parking.

Stormwater from the new parking area will be diverted to the two previously approved basins to be situated along the rear yard of the property. Two new lighting fixtures are proposed within the new parking area, and will not be operating during after hours. Additional landscaping is proposed for the new parking and land areas.

This evening's agenda packet includes:

- Location Map
- 11" x 17" version of the land development plan
- 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 18-03-48C and 18-03-66 as noted in item #4.
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.

6. ZONING AMENDMENT: PERMEABLE PAVERS IN THE C1 DISTRICT

During the August 1 meeting of the Planning Commission, the Commission reviewed draft regulations proposing to amend the C1 district regulations to allow permeable pavers to be calculated as pervious surface when calculating the total impervious area of a site.

The draft was prepared pursuant to a request from Sheetz, Inc. and following initial review of that request by the Board of Supervisors during their July 20 meeting. 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.

Some of issues addressed in the draft regulations include the following, as directed by the Board of Supervisors:

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 proposed regulations have been revised resulting from the review and discussion during the August 1 Planning Commission meeting.

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

- Request letter from Sheetz
- Background letter from the Township Manager
- Revised Draft Regulations: Proposed §175-16.D.7.a
- List of Revisions
- 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 October 03, 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 September 14.

7. BEST PRACTICES GUIDE: PLAN AND PERMIT REVIEW PROCESS

As a result of recommendations put forth in a recent regional economic development study, staff of the Centre Regional Planning Agency is preparing a best practices guide pertaining to plan and permit review processes in the Centre Region. The guide is intended to aid municipalities in streamlining the plan and permit review process with the goal of saving time, money and effort for both the applicant and municipality. Any recommendations put forth by the guide will be entirely optional, but may greatly enhance some existing municipal processes if they are implemented.

The guide will include, but will not be limited to the following topics:

- Municipal checklists, flowcharts and informational documents.
- Submittal requirements, fees
- Pre-application meetings
- Coordinated plan reviews between departments, agencies
- Logistical process improvements

Development of the guide includes meeting with local stakeholders to gather valuable insight from various perspectives. The list of those having been interviewed or to be interviewed includes local developers, engineers, architects, Penn State University, municipal staff and managers.

This item is included for informational purposes only. No action is required.

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:

- Reorganization of Zoning and Subdivision/ Land Development Regulations
- Colluvial Soils: Regulating Development in Proximity to Colluvial Soils on Steep Slopes

9. **STATUS REPORT ON PENDING ITEMS**

A) Actions taken by the Patton Township Board of Supervisors at their August 17, 2011 meeting:

1. The Board approved the following Temporary Use Permits:
 - Wegman's: Temporary Food Event
2. The Board voted to move the following proposed regulations to a Public Hearing to be held on September 28:
 - §175-40.7: Wind Energy Facilities
 - §153-34.3.1: Excavations

B) Pending Commission Work Tasks:

- Homeowner's Association Regulations
- Fees in lieu of Parkland
- Standards for Temporary Uses/ Structures

C) The submission deadline for the October 3, 2011 Planning Commission meeting was August 30. 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:

<u>BOS MEETING DATE</u>	<u>PLANNING COMMISSION REPRESENTATIVE</u>
September 14	Paul Silvis
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. **COLLUVIAL SOILS AND DEVELOPMENT ACTIVITIES: DRAFT REGULATIONS**

During the August 1 work session of the Planning Commission, staff presented to the Commission a report summarizing the various existing regulations that are in place to protect natural features and to govern development activity in relation to those features. The report was created upon the direction of the Board of Supervisors to further analyze elements of the previously proposed ridge overlay district which offered comprehensive protections for the Bald Eagle Ridge.

In addition to creating separate regulations pertaining to construction activities and the potential for exposing pyritic rock (Draft 153-34.3., Excavations), it was recommended that staff analyze existing regulations to determine what, if any, additional protections regarding sensitive areas may be warranted.

The Planning Commission reviewed the report and recommendations contained within. It was determined that, in general, most of the existing regulations were more than adequate as written; and, in some cases, existing regulations could overlap one another or features could be subject to stricter standards as established by the Commonwealth (NPDES stream buffer requirements for High Quality Waters).

Staff suggested that one area where standards could be strengthened is the circumstance where colluvial soils are situated on steep slopes. Currently, development on steep slopes is primarily regulated where slopes are 25% or greater, with some restrictions on development on steep slopes of 15 to 25% in a few districts. The draft to be reviewed this evening focuses on increasing development standards in areas of steep slopes of 15 to 25% and when colluvial soils are located on those slopes.

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

- Draft Regulations: §153-34.7: Colluvial Soils
- Proposed Development Standards: A Comparison with Existing Regulations
- Colluvial Soils and Soils Exhibiting Colluvial Characteristics
- Map: Colluvial Soils and Steep Slopes (15% or greater)
- Factors Creating Instability in Colluvial Soils (Per PA DCNR),
(Note: This document contains information extracted from the PA Landslide Manual. Though it uses terms associated with landslides, the information is relevant to the disturbance of colluvial soils and provides context for further regulation in such areas.)

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 October 3, 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 October.

