

ORGANIZATIONAL AND REGULAR MEETING

1. CALL TO ORDER

The January 10, 2011 meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Chuck Seighman, Jeff Kokoskie, and John O'Neill also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Pat Hubert, Assistant Township Engineer; Ken Soder, Zoning Officer; Joe Price, CRPA Planner; and Nicole Harter, Public Works Department Secretary. The audience included Mark Mox, McIlvried Didiano & Mox.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. ORGANIZATION

Election of Officers: Mr. Jeff Kokoskie made a motion to keep the officers as filled in 2010. Mr. John O'Neill noted that with the absence of Ms. Sharon Bressler, he would fill the position of Alternate Secretary. The motion was seconded by Mr. Chuck Seighman. The motion passed with a 4-0 vote.

Chair: Jeff Hermann
 Vice-Chair: Chuck Seighman
 Secretary: Jeff Kokoskie
 Alternate Secretary: John O'Neill

Meeting Dates: The Planning Commission reviewed the following meeting dates.

REGULAR MEETING	WORK SESSION
January 10, 2011	
February 7, 2011	February 14, 2011
March 14, 2011	March 21, 2011 (1)
April 4, 2011	April 11, 2011
May 2, 2011	May 9, 2011
June 6, 2011	June 13, 2011
July 11, 2011 (2)	July 18, 2011
August 1, 2011	August 8, 2011
September 12, 2011 (3)	September 19, 2011
October 3, 2011	October 10, 2011
November 7, 2011	November 14, 2011
December 5, 2011	December 12, 2011
January 9, 2012 (4)	
(1) Third Monday due to PSU Spring Break	(2) Second Monday due to 4 th of July Holiday
(3) Second Monday due to Labor Day Holiday	(4) Organization Meeting for 2011

Mr. Chuck Seighman made a motion to adopt the schedule of meeting dates as noted. The motion was seconded by Mr. Jeff Kokoskie. The motion passed with a 4-0 vote.

3. **ORGANIZATION (cont.)**

Mr. Joe Price noted with the resignation of Mr. Rory Stenerson the Planning Commission would need to have a member volunteer to be an alternate representative for the Centre Region Planning Commission. Mr. Chuck Seighman noted that he has not been able to represent Patton Township as well as should be as representative of the Centre Regional Planning Commission. Mr. Seighman volunteered to be the Alternate Representative. With the short staff attending the Planning Commission, the Planning Commission recommended waiting until the February meeting to vote upon a representative to fill the position. Mr. Doug Erickson noted that would be acceptable.

4. **APPROVAL OF MINUTES**

Meeting minutes from the December 6, 2010 were brought before the Planning Commission for approval.

Mr. Jeff Kokoskie made a motion to approve the meeting minutes as submitted. The motion was seconded by Mr. Chuck Seighman. The motion passed with a vote of 4-0.

5. **PUBLIC COMMENTS**

There were no public comments at this point in the meeting.

6. **PRELIMINARY/FINAL LAND DEVELOPMENT PLAN: McDONALD'S**

Mr. Joe Price introduced the Preliminary/Final Land Development Plan for McDonald's. During the September 22, 2010 Board of Supervisors' meeting, the Board approved a previous land development plan for similar proposed improvements. The purpose of the latest proposal is to provide for greater distance between the cashiers window and the primary customer ordering station.

The proposal includes modifications to the existing parking lot to convert the existing single lane drive-thru to a dual ordering configuration, relocation and construction of a new trash enclosure, a 16.5 square foot building addition for a new cashier's booth, front exterior building modifications as well as minor landscaping and accessibility modifications. There will also be interior renovations, including new seating and décor.

All proposed construction is in compliance with the setback, building height, maximum impervious coverage and maximum lot coverage design standards of the previously approved North Atherton Place project. The proposed conditions will result in 0.3% decrease in impervious area from the existing conditions. There will be a loss of eight parking spaces (seven spaces were lost in the previous land development plan noted above) resulting in a remaining parking space count of 53, which still exceeds the requirement of 38 spaces. The number and size of the proposed menu boards complies with recent amendments to the sign code.

Township Staff has reviewed the Plan and prepared a comment letter. Upon receipt of the developer's responses, the Township Staff finds that the Plan meets all Township regulations with the completion of minor/technical items noted on the Staff's marked up comment letter.

Mr. Mark Mox of McIlvried Didiano & Mox discussed the minimal changes to the plan and was available to answer any questions or concerns.

6. **PRELIMINARY/FINAL LAND DEVELOPMENT PLAN: McDONALD'S (cont.)**

Mr. Jeff Kokoskie made a motion to recommend approval of the Plan upon completion of minor/technical items as noted on the Staff's comment letter. The motion was seconded by Mr. Chuck Seighman. The motion passed with a vote of 4-0.

7. **UPDATE ON PENDING WORK TASKS**

During the work session on December 6, 2010, the Planning Commission reviewed the list of pending work tasks to determine if any changes should be made and to prioritize the tasks. Following discussion of each task, the Planning Commission offered the following recommended general priority order:

1. Wind Energy Facilities Regulations
2. Reorganization of Zoning and Subdivision/Land Development Regulations
3. Airport Overlay District
4. Homeowner's Association Regulations
5. Fee In Lieu of Parkland

Mr. Joe Price noted that as a result of the work session discussions and in addition to the prioritization noted, Staff makes the following recommendation:

- Staff should begin preparing Wind Energy Facilities Regulations.
- The Township Solicitor should be consulted regarding Homeowner's Association regulations prior to Staff drafting any related proposals.

The Planning Commission discussed adding commercial uses for wind energy at this time, rather than waiting until a request was received after the ordinance was finalized. Mr. Doug Erickson noted that commercial uses could be added with safeguards.

Mr. John O'Neill asked if lighting would be required. Mr. Erickson and Mr. Ken Soder noted that anything under 200 feet requires no lighting; over 200 feet would require the FAA to review. However, this is a matter that will require further research.

Mr. Joe Price will begin to compile information to draft an ordinance for Wind Energy Facilities.

8. **CURRENT WORK TASKS**

There were no comments from the Planning Commission on the current work task items.

9. **STATUS ON PENDING ITEMS**

There were no comments from the Planning Commission on the pending work task items.

10. **REPORTS**

Mr. Jeff Hermann noted that the January meeting of the Halfmoon-Patton Area Plan was cancelled but the traffic consultants are working on various modules.

11. **OTHER BUSINESS**

Mr. Chuck Seighman brought up a brief discussion about the new State-wide mandate for sprinkler systems in new residential construction.

12. ADJOURN
The meeting was adjourned at 8:05 PM