

REGULAR MEETING & WORK SESSION

1. CALL TO ORDER – REGULAR MEETING

The October Regular Meeting was called to order at 7:32 PM by Chairman Mr. Jeff Hermann. Members Paul Silvis, Jeff Kokoskie, John O'Neill and Kate Domico also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; and Joe Price, CRPA Planner. The audience included Dr. Gary Petersen, PSU.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the September 12, 2011 Planning Commission meeting were brought before the Planning Commission for approval.

Mr. John O'Neill made a motion to approve the meeting minutes as submitted. The motion was seconded by Ms. Kate Domico. The motion passed with a vote of 5-0.

4. PUBLIC COMMENTS

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

5. TEMPORARY USE PERMIT – CHRISTMAS TREE SALES

Mr. Joe Price introduced the request of Mr. Gordon Repine to sell Christmas trees at 1855 North Atherton Street, behind Ameriserv Bank on the rear portion of Woodycrest Center.

The event will consist of a 50' x 60' fenced-in area with a 6' x 8' shelter and is scheduled to begin during Thanksgiving week. The area will be illuminated by four (4) 500 watt lights, which will be required to be full cut-off fixtures. Temporary parking will be situated directly adjacent to and along the western side of the fence with access to the site provided by way of Patriot Lane. There should be no disruption to normal vehicular circulation on or around the site. Hours of operation will be from noon until 9 PM with tear-down to occur the week following Christmas.

Upon reviewing the materials provided to the Township, Staff recommends approval.

Mr. Jeff Kokoskie made a motion to approve the Temporary Use Permit. The motion was seconded by Mr. John O'Neill. The motion passed with a vote of 5-0.

6. CURRENT WORK TASKS

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

7. STATUS ON PENDING ITEMS

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

8. REPORTS

Mr. Jeff Hermann reported that the Halfmoon-Patton Area Plan meeting scheduled for September was cancelled.

9. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

10. **ADJOURN – REGULAR MEETING**

The Regular Meeting was adjourned at 7:35 PM

11. **CALL TO ORDER – WORK SESSION MEETING**

The October Work Session was called to order at 7:35 PM by Chairman Mr. Jeff Hermann. Members Paul Silvis, Jeff Kokoskie, John O'Neill and Kate Domico also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; and Joe Price, CRPA Planner. The audience included Dr. Gary Petersen, PSU.

12. **PUBLIC COMMENTS**

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

13. **COLLUVIAL SOILS AND DEVELOPMENT ACTIVITIES: DRAFT REGULATIONS**

Mr. Joe Price noted that during the September 12, 2011 Work Session of the Planning Commission, Township Staff presented a preliminary draft of regulations pertaining to development activities in relationship to the presence of colluvial soils and steep slopes. Specifically, the draft proposes to increase development standards when colluvial soils are located on slopes of 15% grade or greater.

Following some discussions of the initial draft, the Planning Commission directed Staff to seek a local expert who would be willing to attend a future meeting to present information to the Planning Commission regarding the potential hazards associated with colluvial soils.

Dr. Gary Petersen, Professor Emeritus of Soil and Land Resources of Penn State University was present to address the Planning Commission.

Following Dr. Petersen's presentation and on the basis of his recommendations, the Planning Commission provided the following guidance:

- Include in the draft only the Andover, Buchanan, and Laidig soils.
- Revise the slopes to include slopes of 8% grade or greater.
- Clarify that the Centre County Soil Survey should be the first source of reference prior to the on-site mapping soils.
- Add wording to specify that the activities permitted (Subsection H) are exempt from the regulations.

14. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING**

Mr. Joe Price noted that over the past several months, Township Staff has continued work on reorganizing the contents of Chapter 153, Subdivision and Land Development and Chapter 175, Zoning. During the August 1, 2011 Planning Commission meeting, Township Staff presented several examples of proposed reformatting. At that time, the Planning Commission decided that the use of tables within the regulations was a preferable means by which to better consolidate and present information. Primarily, the information contained within the tables includes the use, bulk/density, and area standards. Other design standards are included as appropriate. In addition, not all zoning districts contain the same design standards, so there will be differences in the content of the individual tables.

Township Staff is also organizing standards that pertain to the various topical issues such as landscaping, slopes, open space, etc. into tables to provide a reference source on the basis of individual topics.

Because of the nature of this particular project, the volume of information that must be reviewed, and the interrelationships that exist between Chapter 153 and Chapter 175, as well as within the sections of each chapter, there are challenges that require a significant amount of documentation to record findings, recommendations, and proposed changes. Township Staff has proceeded in such a manner in preparing the initial drafts of tables, related text changes and accompanying documents. The following details the type of information that is necessary to perform an analysis of regulations and to propose any changes to those regulations.

- Text Change Document
- New Full Text Document
- General Review of Regulations
- Specific Review of Regulations
- Topical Review of Regulations

Following discussion, it was determined that Township Staff should limit the amount of information presented for consideration during one meeting.

It was decided that future reviews will consist of two zoning districts at a time. For initial review, Township Staff will provide newly formatted district information to begin discussions.

15. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 9:15 PM