

**REGULAR MEETING & WORK SESSION**

**1. CALL TO ORDER – REGULAR MEETING**

The February 7, 2011 Regular Meeting was called to order at 7:30 PM by Chairman Mr. Jeff Hermann. Members Jeff Kokoskie, John O'Neill, Sharon Bressler, Paul Silvis, and Kate Domico also attended. Staff members present were 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 Bruce Kirkpatrick, Hawbaker Engineering; Tom Zilla, CRPA; Dr. Duff Gold, and Dr. Arnold Doden.

**2. ITEMS OF CORRECTION**

There were no additions or deletions to the agenda. Mr. Joe Price introduced the new members to the Planning Commission; Ms. Kate Domico and Mr. Paul Silvis.

**3. SELECTION OF REPRESENTATIVE TO THE CENTRE REGIONAL PLANNING COMMISSION**

Mr. Joe Price noted that at the January 10, 2011 Organizational Planning Commission meeting, it was decided to postpone the election of a primary representative for the Centre Regional Planning Commission due to the vacancy of two positions and the absence of two members. Mr. Chuck Seighman chose to step down as the primary representative but volunteered to serve as the alternate representative.

Ms. Kate Domico volunteered to be the primary representative for the Centre Regional Planning Commission.

**4. APPROVAL OF MINUTES**

Meeting minutes from the January 10, 2011 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. John O'Neill. The motion passed with a vote of 6-0.

**5. PUBLIC COMMENTS**

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

**6. PRELIMINARY/FINAL SUBDIVISION PLAN: LOT CONSOLIDATION: GLENN O. HAWBAKER, INC.**

Mr. Joe Price introduced the Preliminary/Final Land Development Plan – Lot Consolidation for Glenn O. Hawbaker, Inc. Glenn O. Hawbaker, Inc. owns Parcel# 18-013-065-0000, which is comprised of 2.044 acres and includes frontage along both Waddle Road and Weaver Street. The Company also owns the adjacent Parcel#'s 18-013-068A-0000 and 18-013-068D-0000 comprising a total of 0.574 acres and having frontage along both Waddle Road and Weaver Street. The Developer wishes to consolidate the parcels so that they may develop the site as per the corresponding Land Development Plan.

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.

6. **PRELIMINARY/FINAL SUBDIVISION PLAN: LOT CONSOLIDATION: GLENN O. HAWBAKER, INC. (cont.)**

Mr. Bruce Kirkpatrick of Hawbaker Engineering was present to answer any comments or questions from the Planning Commission.

Mr. Jeff Kokoskie made a motion to recommend approval of the Lot Consolidation Plan upon completion of minor/technical items as noted on the Staff's comment letter. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 6-0.

7. **PRELIMINARY/FINAL LAND DEVELOPMENT PLAN: GLENN O. HAWBAKER, INC.**

Mr. Joe Price introduced the Preliminary/Final Land Development Plan for Glenn O. Hawbaker, Inc. The site containing a total of 2.62 acres with frontage along both Waddle Road and Weaver Street is located within both the Office Buffer District (OBD) and the I-99 Interchange Overlay District. The owner is proposing to construct additional parking.

The site is currently occupied by an office building and a structure now or formerly used as a single family residence with a small storage shed. The existing parking area consists of 117 spaces. Following site modifications and improvements, there will be a net total of 152 spaces constructed over two phases. Because the total number of proposed parking spaces exceeds 110% of the required parking spaces, the developer has provided enhancements in the form of additional landscaping and site improvements. Maximum allowable impervious coverage is 60% with total proposed impervious coverage to reach 59.4% upon completion of Phase 2. Stormwater flows will be recharged through infiltration or directed to the existing basin situated along the western portion of the property.

Access to the proposed parking area will be provided by way of the existing driveway currently serving the office building. The existing asphalt drive for the house will be removed. The proposed lighting and landscaping meet Township requirements and a screened dumpster area will provide containers for both trash removal and recycling. Site improvements and enhancements include a sidewalk extending from Weaver Street to Waddle Road, pervious paving, and additional landscaping.

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 and approval of a Lot Consolidation Plan.

Mr. Bruce Kirkpatrick of Hawbaker Engineering was present to answer any comments or questions from the Planning Commission.

Mr. Jeff Kokoskie made a motion to recommend approval of the Land Development Plan upon completion of minor/technical items as noted on the Staff's comment letter. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 6-0.

**8. HALFMOON/PATTON AREA PLAN: TRAFFIC ANALYSIS**

The Centre County Metropolitan Planning Organization (CCMPO) committed funds to complete a traffic analysis for the Halfmoon/Patton Land Area Plan (HPAP). The analysis is focused on vehicle trip diversions and the level of service at certain intersections in the HPAP study area. One outcome of the analysis is to develop a future roadway configuration that discourages traffic diversions and cut-through traffic in neighborhoods, while providing accessibility for residents and public services. The analysis also includes an assessment of the operating conditions of Route 550 in the HPAP study area, with an outcome of identifying improvements that will protect Route 550's ability to carry through traffic, and discourage traffic from diverting to other roads.

Trans Associates Engineering Consultants, Inc. (TA) was retained to complete the analysis and initiated work in September. TA developed and calibrated a travel demand model for the study area, and performed model runs for five alternative land use scenarios prepared by the Centre Regional Planning Agency (CRPA). The results of the five runs produced a list of mitigation measures needed to maintain acceptable levels of service at study intersections and assessed the level of cut-through traffic using local roads. The results were presented to the HPAP Steering Committee at its November 9, 2010 and December 14, 2010 meetings. Based on the discussion on December 14, 2010, TA is completing two additional model runs using revised land use scenarios prepared by CRPA, and will present the results to the HPAP Steering Committee on February 8, 2011.

Along with the model runs, TA also analyzed crash data for Route 550 and held a field view of the corridor with PennDOT and municipal staff. Based on the information gathered from those tasks, draft recommendations for improving safety and traffic operations on Route 550 will also be presented to the Steering Committee on February 8, 2011.

Mr. Tom Zilla of the Centre Regional Planning Agency (CRPA) presented an interim report of the project status and key findings to date.

**9. CURRENT WORK TASKS**

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

**10. STATUS ON PENDING ITEMS**

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

**11. REPORTS**

No reports were provided by Planning Commission members.

**12. OTHER BUSINESS**

There was no other business brought before the Planning Commission.

**13. ADJOURN – REGULAR MEETING**

The meeting was adjourned at 8:14 PM

14. **CALL TO ORDER – WORK SESSION**

The February 7, 2011 Work Session Meeting was called to order at 8:14 PM by Chairman Mr. Jeff Hermann. Members Jeff Kokoskie, John O'Neill, Sharon Bressler, Paul Silvis, and Kate Domico also attended. Staff members present were 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 Dr. Duff Gold, and Dr. Arnold Doden.

15. **DEEP EXCAVATIONS: CONSTRUCTION ACTIVITIES AND PYRITIC ROCK**

Mr. Joe Price noted that during work sessions held on July 19, 2010 and August 9, 2010, the Planning Commission considered draft regulations of a proposed "Bald Eagle Ridge Overlay District", the intent of which was to provide additional protections for Bald Eagle Ridge in the form of an overlay zoning district that would contain regulations stricter than the underlying zoning district(s) with regard to construction on or near sensitive areas of Bald Eagle Ridge.

The regulations included restrictions based on steep slopes, unstable soils, and construction activities that might disturb pyritic rock. In addition, regulations pertaining to aesthetic qualities associated with the Bald Eagle Ridge were proposed. The draft regulations were met with strong opposition from the residents who attended the meetings.

During the August 9, 2010 meeting, the Planning Commission members present formulated a consensus to proceed only with some form of additional controls regarding the potential disturbance of pyritic rock. Informational materials were provided during the November 1, 2010 meeting, at which the Planning Commission decided to move forward with the creation of draft regulations and in the form of Subdivision and Land Development controls rather than zoning.

Mr. Price provided informational materials to the Planning Commission members and asked for their input on some of the proposed wording. In working with Dr. Gold and Dr. Doden, Staff initially proposed to regulate pyritic rock on the basis of the depth of excavation for construction activities. However, upon further review and discussion of edits suggested by Dr. Gold and Dr. Doden, the Planning Commission members, Staff, Dr. Gold, and Dr. Doden formed a consensus that it would be better to attempt to regulate construction activities on a basis other than the depth of excavation. The parties agreed that, because of certain variables involved, it was difficult to provide a clear definition as to what would qualify as a "Deep Excavation" in relation to the location of the water table. The main focus of future edits would likely center on proposed definitions and a new "trigger" for inspection and testing procedures.

Mr. Price noted that complexities of this particular subject matter and the challenges of drafting an ordinance with the intent of creating regulations that would be simple, inexpensive, and easy to understand. Dr. Gold stated that he would like to have a meeting with Staff again to discuss the new approach.

16. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

17. **ADJOURN – WORK SESSION**

The meeting was adjourned at 9 PM.