

REGULAR MEETING & WORK SESSION

1. CALL TO ORDER – REGULAR MEETING

The September Regular Meeting was called to order at 7:30 PM by Chairman Mr. Jeff Hermann. Members Paul Silvis, Sharon Bressler, Jeff Kokoskie, and Kate Domico 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 Torretti, Penn Terra Engineering and John Sepp, Penn Terra Engineering

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the July 11, 2011 and August 1, 2011 Planning Commission meetings were brought before the Planning Commission for approval.

Mr. Paul Silvis made a motion to approve the meeting minutes as submitted. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 5-0.

4. PUBLIC COMMENTS

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

5. PEDIATRIC DENTAL CARE AND ORTHODONTICS: LOT CONSOLIDATION PLAN

Mr. Joe Price noted that Gray's Woods Professional Development LLC wishes to consolidate parcel 18-003-048C-0000 with 18-003-066-0000 to form one parcel. The parcels are being consolidated to further develop the site in accordance with the 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.

Mr. Mark Torretti of Penn Terra Engineering was present to address any questions or comments from the Planning Commission.

Mr. Jeff Kokoskie made a motion to recommend approval of the Lot Consolidation Plan subject to completion of the minor/technical items noted on the Staff's comment letter. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 5-0.

6. PEDIATRIC DENTAL CARE AND ORTHODONTICS: LAND DEVELOPMENT PLAN

Mr. Joe Price noted Gray's Woods Professional Development LLC owns 18-003-48C-0000 comprising of a total of 3.160 acres with frontage along both Gray's Woods Boulevard and Ghaner Road. The site is also located with the Office Buffer District (OBD) and the I-99 Interchange Overlay District. 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.

6. **PEDIATRIC DENTAL CARE AND ORTHODONTICS: LAND DEVELOPMENT PLAN (cont.)**

The previously approved plan proposed 32,847 square feet 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 square feet and a total of about 29,600 square feet 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 PennDOT limited access right-of-way. An area for a driveway connection to the adjacent property currently owned by James O'Connor is planned.

Site improvements include an on-site 8-foot 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 basin 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.

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 as well as approval of the Lot Consolidation Plan.

Mr. Mark Torretti of Penn Terra Engineering was present to address any questions or comments from the Planning Commission.

Mr. Jeff Kokoskie made a motion to recommend approval of the Land Development Plan subject to completion of the minor/technical items noted on the Staff's comment letter. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 5-0.

7. **ZONING AMENDMENT: PERMEABLE PAVERS IN THE C-1 DISTRICT**

Mr. Joe Price noted that during the August 1, 2011 Planning Commission meeting, the Planning Commission reviewed draft regulations proposing to amend the C-1 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, 2011 meeting. Sheetz is contemplating redeveloping the site at the corner of Woodycrest Street and North Atherton Street, including a new building and new facilities. Their current concept would not be permitted under existing regulations as the maximum impervious area would be slightly exceeded.

The proposed regulations have been revised resulting from the review and discussion during the August 1, 2011 Planning Commission meeting.

Mr. Mark Torretti of Penn Terra Engineering was present to address any questions or comments from the Planning Commission.

The main concern of the Planning Commission was the signage for construction vehicles being prohibited from parking on the pavers, not for the weight issue, but as to keep the construction debris (i.e. stone, mud) from interfering with the performance of the pavers.

Mr. Paul Silvis expressed concern with the costs of the enhancements and the affect it would have on the owner. Mr. Joe Price noted that the List of Enhancements are options; the owner may choose one or more from the list, or they may provide a proposal of equal value.

The consensus of the Planning Commission was to add the green roof as an option to the List of Enhancements. The Planning Commission also recommended referencing the list of enhancements instead of listing them in the regulations.

Mr. Jeff Kokoskie made a motion to forward the Zoning Amendment for Permeable Pavers in the C-1 District to the Board of Supervisors for their review. The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 5-0.

8. **BEST PRACTICES GUIDE: PLAN AND PERMIT REVIEW PROCESS**

Mr. Joe Price noted that 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.

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.

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 Regular Meeting was adjourned at 8:10 PM

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

The September Work Session Meeting was called to order at 8:10 PM by Chairman Mr. Jeff Hermann. Members Paul Silvis, Sharon Bressler, Jeff Kokoskie, and Kate Domico 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.

15. **PUBLIC COMMENTS**

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

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

Mr. Joe Price noted that during the August 1, 2011 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, 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.

16. **COLLUVIAL SOILS AND DEVELOPMENT ACTIVITIES: DRAFT REGULATIONS (cont.)**

Staff suggested that one areas 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.

Upon reviewing the draft regulations, the Planning Commission noted that they wished to have expert speakers present at a future meeting to discuss colluvial soils in depth.

17. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 8:37 PM