



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

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

**January 9, 2012
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. ORGANIZATION

As this is the first meeting of 2012, the Planning Commission should undertake the following organizational actions:

- a. Election of Officers: The Commission should elect a Chair, Vice-Chair, Secretary, and Alternative Secretary. In 2011, these positions were filled as follows.

- i. Chair: Jeff Hermann
- ii. Vice-Chair: Chuck Seighman
- iii. Secretary: Jeff Kokoskie
- iv. Alternative Secretary: John O'Neill

- b. Meeting Dates: This evening, the Patton Township Planning Commission must approve a schedule of its regular meetings and work sessions for the 2012 calendar year, so that these meetings may be advertised to the general public as required by law. The following table contains a schedule of meeting dates, developed by staff, which adheres as closely as is possible to the Commission's tradition of meeting on the first and second Mondays of each month. The Commission may adopt this schedule if it chooses. The location for each meeting will be advertised as the meeting room of the Patton Township Building, and the starting times will be advertised as 7:30 PM.

2. ORGANIZATION (CONT)

REGULAR MEETING	WORK SESSION
January 9, 2012	
February 6, 2012	February 13, 2012
March 12, 2012 (1)	March 19, 2012
April 2, 2012	April 9, 2012
May 7, 2012	May 14, 2012
June 4, 2012	June 11, 2012
July 2, 2012	July 9, 2012
August 6, 2012	August 13, 2012
September 10, 2012 (2)	September 17, 2012
October 1, 2012	October 8, 2012
November 5, 2012	November 12, 2012
December 3, 2012	December 10, 2012
January 14, 2013 (3)	
(1) Second Monday due to PSU Spring Break	(2) Second Monday due to Labor Day Holiday
(3) Organizational Meeting for 2013	

- c. Selection of Representative to the Centre Regional Planning Commission
 In 2011, Kate Domico served as the primary representative and Chuck Seighman was the alternate representative to the CRPC. This evening, the Commission should determine its representatives for 2012.

3. APPROVAL OF MINUTES

Minutes from the Patton Township Planning Commission’s November 7, 2011 combined regular meeting and work session are included with this evening’s agenda for review, potential edits, and approval.

4. 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.

5. AMERICAN ALE HOUSE : LAND DEVELOPMENT PLAN

The owners of the American Ale House located at 801 Cricklewood Drive are proposing a building expansion and interior renovation. The site is situated on .881 acres within the Toftrees community in the Planned Community zoning district. The purpose of the addition and renovation is for additional office space and additional seating.

The building expansion will result in an increase of 398 square feet of seating area on the western side of the existing structure. Following construction, the building coverage will be 21.78% and the impervious coverage will be 59%, both of which are well within the allowable limits. Additional stormwater flows will be directed to the existing storm drain lateral.

Additional parking spaces will be required as part of this proposal. In 2004, a parking study was prepared for the facility which concluded that 92 parking stalls were needed based on the peak hours of use of the restaurant. The existing parking consists of an on-site gravel area, an on-site shared parking lot and on-street parking. As such, there are currently 93 spaces available. As calculated per the required tavern parking, the proposed expansion requires an additional 9 parking stalls. It is proposed that the additional spaces will be provided as on-street parking along Cricklewood Drive in both directions. The developer is proposing to provide wheel stops in that part of the gravel parking area closest to Cricklewood Drive. This will help to delineate the available parking in that area as well as provide for a more orderly parking arrangement. It should be noted that the total existing parking does not meet the existing parking requirements for tavern parking. Waivers pertaining to parking are noted below.

Other site improvements include the extension of the existing sidewalk to the proposed on-street parking areas and a repaired retaining wall located near the southwestern corner of the restaurant along Cricklewood Drive. The existing propane tank, trash and recycling bins will be re-located to be situated on the Ale House property.

The following discussion items are presented to the Planning Commission for further consideration and resolution:

A. Waiver request for required parking:

There are waivers that are requested pertaining to the required parking. They are as follows:

1. A waiver from the total required parking for the site.
 - a. The total parking required for the site is 136 spaces. Including the new parking stalls, total parking for the site would be 103 spaces. The developer is asking that the requirement be waived to reduce it to 102 spaces.
2. A waiver to allow for off-site (on street) parking to be included in the parking calculation.
 - a. 153-38 states that off-street parking shall be provided. Existing on-street parking accounts for 45 of the current parking space requirement with an additional 9 on-street spaces being proposed.

Staff has explained that although the parking proposed for this project is consistent with the regulations, the waivers noted above are necessary because the overall site is not in compliance with the noted standards. When a new project is submitted, the land development review process includes considering both existing and proposed features in accordance with the required standards. The handicapped parking spaces provided are in compliance with requirements.

Included with this evening's agenda packet are the following items:

- Location Map
- 11" x 17" version of the land development plan
- Waiver request letter

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. Fulfillment of any requirements resulting from the discussion items noted above.
2. The above noted requested waivers are granted.
3. 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. 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
- Temporary Use Standards
- Subdivision and Zoning Interpretation Policy Manual

7. STATUS REPORT ON PENDING ITEMS

A) Actions taken by the Patton Township Board of Supervisors at their November 2, 2011, 2011 meeting:

1. The Board enacted the following regulations:
 - 175-16.D.7.a: Permeable Pavers in C1 District

B) Actions taken by the Patton Township Board of Supervisors at their November 16, 2011 meeting:

1. The Board approved the following Land Development Plan:
 - Good Shepherd Church: Building Addition

C) Pending Commission Work Tasks:

- Homeowner's Association Regulations
- Fees in lieu of Parkland

D) The submission deadline for the February 6, 2012 Planning Commission meeting was January 3. The following plans were received:

1. Geisinger Medical Center: Phase 2 Land Development Plan
2. Waddle Heights II

8. REPORTS

Mr. Hermann will be asked to report on the recent progress of the Halfmoon-Patton Area Plan.

9. OTHER BUSINESS

The work session will be held following this evening's regular meeting.

10. ADJOURN

FOR YOUR INFORMATION

- A. Development Update
- B. BOS Representatives:
A sign-up sheet will be passed around for Planning Commission members to sign up for 2012 Board meetings.

11. CALL TO ORDER – WORK SESSION

Commission members should consider the addition or deletion of agenda items at this time.

12. 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.

13. COLLUVIAL SOILS AND DEVELOPMENT ACTIVITIES: DRAFT REGULATIONS

During the November 7 work session, the Planning Commission continued its review of proposed draft regulations pertaining to development on or near colluvial soils. As part of this process, the Planning Commission and staff received a presentation from Dr. Gary Peterson of Penn State during the October 3 meeting. The initial draft of proposed regulations was written to apply to lands comprised of colluvial soils on slopes of 15% or greater. Following the October meeting, the draft was revised to include lands of colluvial soils on slopes of 8% or greater. Discussion during the November meeting pertained to whether or not a reduction of the slope standard was prudent and that perhaps the issue should be reconsidered. At the direction of the Commission, the staff planner contacted Dr. Petersen for further clarification on the relationship of slopes and colluvial soils and the information he provided.

The following paraphrases the main points offered by Dr. Petersen during a phone conversation on November 8:

- Dr. Petersen feels that the 8% standard is a good standard to use, but that it is also reasonable to go back to the 15% slope. If this is done, perhaps some wording should be added to explain that other areas outside the scope of the regulations could still be problematic.

- His recommendations on a lower slope may be overcautious.
- There are no specific distinctions about the characteristics of Patton Township that necessitate using a slope standard significantly different than the neighboring townships.

Staff has not further revised the draft based on the above conversation, but brings this information to the Planning Commission for further consideration this evening. Staff has included the following changes/ corrections based on Planning Commission recommendations during the November meeting:

- Changes made to the draft are indicated by the underscore and strikethrough method where underscored information is new wording and strikethrough information has been removed.
- Sidebar comments have been corrected to reference that Hazleton soils have been removed.
- 153-34.7.F.6 pertaining to wooded areas has been removed.
- Added a specific section reference to activities exempt from the regulations.
- Any previous revisions are indicated in the same manner as these new revisions.

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

- Revised Draft Regulations: §153-34.7: Colluvial Soils
- Highlights of Proposed Regulations

In addition to the documents provided with this evening's agenda, please bring with you any previously distributed documents that you might find helpful.

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 February 6, 2012 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 February.

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

Over the course of the past several months, staff has continued work on reorganizing the contents of Chapter 153, Subdivision and Land Development and Chapter 175, Zoning. The main purpose of this project is to create a means by which to better consolidate and present information.

As previously discussed, staff has reformatted information, where practical, into tables that include use, bulk/ density and area standards. Other design standards are included as appropriate. However, there are some standards that will need to remain in text format depending on the complexity or amount of text required.

During the November 7 work session, proposed changes to the R1 and R2 zoning districts were reviewed. The Planning Commission offered the following comments:

- Horizontal lines should be removed from the tables to avoid confusion between rows and columns.
- R2 regulations: Add wording to clarify that the public street frontage for multiple dwellings pertains to condominiums only. The regulations do not currently include such wording, so this is a proposed text change to the existing regulations.

This evening, staff will provide the recommended changes to the R-3 and RMHP zoning districts as well as revisions to the R-1 and R-2 districts as noted above. This evening's agenda includes the following information:

- Revised R-1 and R-2 regulations.
- R-3 Medium Density Residence:
 - Existing regulations
 - Change document showing proposed revisions
 - Proposed new full text including revisions and table
- RMHP: Manufactured Home Park district:
 - Existing regulations
 - Change document showing proposed revisions
 - Proposed new full text including revisions and table

Staff is requesting that the Planning Commission consider the proposed changes and provide any comments and suggestions. The following are some options to consider:

1. Any significant recommended revisions can be included in a revised draft to be reviewed during a work session in February.
2. The Planning Commission may choose to forward some of the proposed new regulations to a future regular meeting of the Commission. It is recommended that the Planning Commission complete reviews of multiple zoning districts prior to forwarding comment and a recommendation to the Board of Supervisors.

