



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION
REGULAR MEETING and
WORK SESSION AGENDA
October 1, 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. APPROVAL OF MINUTES

Minutes from the Patton Township Planning Commission's September 10 regular meeting and work session are included with this evening's agenda for review, potential edits, and approval.

3. 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.

4. TEMPORARY USE PERMIT: PENN STATE FEDERAL CREDIT UNION

The Penn State Federal Credit Union located at 1937 North Atherton Street is requesting a temporary use permit to display vehicles and motorcycles on their premises, once a month, beginning in October 2012 and ending October 2013. They are also requesting that a 3 x 6 foot banner to be attached to the building during the same time period be permitted as well. The purpose is to attract new auto and motorcycling lending business. Vehicles and motorcycles will be provided by local dealers and will not exceed a total of 5 on the grassy areas.

The proposal does not involve any additional lighting and it is not expected that there will be any adverse impact to existing ingress and egress or vehicular circulation on site. There exists ample parking on site.

Included with this evening's agenda is a temporary use request letter from Ms. Lori McTavish, Marketing Vice President of Penn State Federal Credit Union and a sketch plan of the proposal.

Recommendation:

Although the duration for the events is longer than those of previous events, such previous events have been approved. Thus, staff recommends approval of the requested permit.

5. GRAY'S WOODS BOULEVARD RIGHT-OF-WAY SUBDIVISION PLAN

This item was previously submitted for consideration on the May 7 Planning Commission agenda. However, during that meeting and as it related to the review and approval process for the Brynwood Phase 3C development plan, the right-of-way subdivision plan was subsequently withdrawn from consideration. It is put forward again this evening for the review and recommendation of the Commission.

As part of the required extension of Gray's Woods Boulevard and Deerbrook Drive, the Gray's Woods Partnership has submitted a subdivision plan to create the right-of-way for the future construction. The right-of-way to be created and dedicated for Gray's Woods Boulevard begins adjacent to Brynwood Drive and extends northwesterly to a temporary roadway connection easement that will serve as a temporary connection to Deerbrook Drive. The right-of-way for Deerbrook Drive will extend from its current terminus south of Windfield Court to the same temporary roadway easement. The total acreage to be dedicated for Gray's Woods Boulevard is 7.899 acres and for Deerbrook Drive, 2.672 acres. The area shown on the existing plan for the right-of-way extending to the fourth roundabout is 4.083 acres.

Included in the plan are various utility and drainage easements.

This subdivision plan has been submitted in accordance with roadway plans that have already been reviewed by staff and are on file.

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

- Location Map
- 11" x 17" version of the subdivision plan

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. 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. MIXED USE ZONING AMENDMENT REQUEST: COMMERCIAL DISTRICTS

The Township has received a request from Keystone Commercial Real Estate that the Township consider allowing residential uses in commercial zoning districts. The request was received by the Board of Supervisors during their September 26 meeting where they forwarded the request to the Planning Commission for further study. As part of their motion, the Board stated that they would prefer that any proposed mixed-use regulations would not lead to residential uses being the predominant use in those areas.

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

- Request letter from Keystone Commercial Real Estate
- Discussion Points: Staff Meeting Notes

Due to the short amount of time between the Board meeting and this evening's meeting, the information is provided in advance of additional information to be considered during a work session on November 5.

7. REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: FLOODPLAIN CONSERVATION AREA

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 September 10 regular meeting, the Commissioners reviewed the NR1 Natural Resources District and the NR2 Natural Resource and Recycling District and forwarded the draft changes to the Board of Supervisors for their future consideration. There were no recommended changes to the drafts. During the work session portion of the meeting, the Commission reviewed the Floodplain Conservation Area regulations and forwarded them to this evening's regular meeting for further review. There were no recommended changes to the drafts.

The following documents are included in this evening's agenda:

- Floodplain Conservation Area: Proposed new full text including revisions and table

For a version of the existing regulations without any markups, and the markup of proposed changes, please see copies previously distributed for the September 10 work session.

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. Forward the draft regulations with any minor recommended revisions to the Board of Supervisors for their consideration during a future meeting.
2. If there are significant recommended revisions, revisit the drafts during the November 5 regularly scheduled meeting of the Planning Commission.
3. Forward the draft regulations as written to the Board of Supervisors for their consideration during a future meeting.

The Planning Commission's comments and recommendations will be forwarded to the Board of Supervisors.

8. 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
- Temporary Use Standards
- Parking Standards for Medical Facilities
- Subdivision and Zoning Interpretation Policy Manual

9. STATUS REPORT ON PENDING ITEMS

A) Actions taken by the Patton Township Board of Supervisors at their September 12, 2012 meeting:

1. The Board voted to forward the following to a public hearing to be held on October 24:
 - RM District Zoning Amendment for Building Coverage

B) Actions taken by the Patton Township Board of Supervisors at their September 26, 2012 meeting:

1. The Board adopted the proposed reformatted regulations for the following zoning districts: R-1 Rural Residence, R-2 Low Density Residence, R-3 Medium Density Residence, RMHP Manufactured Home Park and RM Manufactured Home Residence.

C) Pending Commission Work Tasks:

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

D) The submission deadline for the November 5 Planning Commission meeting is Tuesday, October 2. No new plans have been received.

10. REPORTS

Review by the Planning Commission of the Halfmoon-Patton Area Plan is currently in process.

11. **OTHER BUSINESS**

A work session is not planned for October 8.

12. **ADJOURN**

FOR YOUR INFORMATION

A. Development Update

B. BOS Representatives:

BOS MEETING DATE

October 10, 2012
November 14, 2012
December 12, 2012

PLANNING COMMISSION REPRESENTATIVE

Jeff Hermann
Jeff Kokoskie
Kate Domico

13. **CALL TO ORDER - WORK SESSION**

14. **PUBLIC COMMENTS**

15. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: I-1 INDUSTRIAL DISTRICT AND IRD RESEARCH, DEVELOPMENT AND LIGHT INDUSTRY DISTRICT**

This is an ongoing project which continues this evening. During the work session held in September, the Planning Commission reviewed the Floodplain Conservation Area regulations. The Commission forwarded those proposed changes to this evening's regular agenda as previously discussed. During the work session this evening, the review of proposed revisions continues with the I-1 Industrial District and the IRD Research, Development and Light Industry District.

The regulations have been prepared in the same manner as those previously. 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.

This evening's agenda includes the following information:

- Existing I-1 and IRD District regulations
- Change document for the district, 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 November.

2. If no significant recommendations are provided, the above noted district regulations will be forwarded to a future regular meeting of the Planning Commission for formal consideration.

