



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION
REGULAR MEETING and
WORK SESSION AGENDA
November 5, 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 October 1 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. REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: I-1 INDUSTRIAL DISTRICT, IRD INDUSTRIAL RESEARCH AND DEVELOPMENT DISTRICT

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 October 1 regular meeting, the Commissioners reviewed the Floodplain Conservation District and forwarded the draft changes to the Board of Supervisors for their

future consideration. There were no recommended changes to the draft. During the work session portion of the meeting, the Commission reviewed the I-1 Industrial district and IRD Industrial Research and Development district 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:

- I-1 Industrial District: Proposed new full text including revisions and table
- IRD Industrial Research and Development District: 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 October 1 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 December 3 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.

5. 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
- Mixed-Use Zoning Study
- Temporary Use Standards
- Parking Standards for Medical Facilities
- Subdivision and Zoning Interpretation Policy Manual

6. STATUS REPORT ON PENDING ITEMS

A) Actions taken by the Patton Township Board of Supervisors at their October 24, 2012 meeting:

1. The Board voted to adopt the following amendment to the RM Manufacture Home Residence district:
 - Increase in Building Coverage to 35% from 25%
2. The Board approved the following subdivision plan:

- Gray's Woods Boulevard Right-of-Way: From Brynwood to Beginning of Emergency Access Road

3. The Board approved the following temporary use permits:

- Christmas Tree Sales: Gordon Repine at Patton Town Center
- Automobile and Motorcycle Sales Events: Penn State Federal Credit Union

C) Pending Commission Work Tasks:

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

D) The submission deadline for the December 3 Planning Commission meeting is Tuesday, October 30. No new plans have been received.

7. REPORTS

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

8. OTHER BUSINESS

A work session is not planned for November 12.

9. ADJOURN

FOR YOUR INFORMATION

A. Development Update

B. BOS Representatives:

BOS MEETING DATE

November 14, 2012

December 12, 2012

PLANNING COMMISSION REPRESENTATIVE

Jeff Kokoskie

Kate Domico

10. CALL TO ORDER - WORK SESSION

11. PUBLIC COMMENTS

12. REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: PAD PLANNED AIRPORT DISTRICT

This is an ongoing project which continues this evening. During the work session held in October, the Planning Commission reviewed the I-1 Industrial and IRD Industrial Research and Development district 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 PAD Planned Airport 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 PAD 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 December.
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.

13. CENTRE REGION COMPREHENSIVE PLAN UPDATE: FUTURE LAND USE MAP

Earlier this year, the Planning Commission reviewed the individual elements of the current update to the Centre Region Comprehensive Plan being prepared by staff of the Centre Regional Planning Agency (CRPA). The review of those elements has been completed. Another important aspect of the plan is the Future Land Use Map.

The Future Land Use Map illustrates the land areas contained within the Region and its municipalities and defines the types of future uses that each municipality envisions for those areas. It is important to note that a land use map is different from a zoning map.

Whereas a zoning map depicts the legal boundaries of established zoning districts (and for which there exists a set of codified regulatory requirements), a future land use map, as noted above, simply illustrates a conceptual planning scheme that is not yet realized but is intended to guide future planning decisions with regard to future land use, densities, transportation needs, etc. A future land use map, itself, is not a regulatory instrument nor does it oblige a municipality to zone lands accordingly, but should be used as a tool to inform future zoning related decisions.

This evening, a representative from the CRPA will introduce the Future Land Use Map for the review and consideration of the Planning Commission. The commissioners should offer any comments or ask any questions as they choose. Any comments and suggestions will be received for consideration in future drafts of the map.

Included with this evening's agenda is a draft Future Land Use Map. The following is a suggested timeline for the review of the Future Land Use Map:

1. If any significant revisions are requested or additional in-depth deliberation is in order, the map can be considered again during a work session on December 3.
2. If there are minor revisions or no suggested revisions, the map can be forwarded to the regular meeting of December 3.

14. MIXED USE ZONING IN COMMERCIAL DISTRICTS

During the October 1 meeting, the Planning Commission received a request from Keystone Commercial Real Estate to consider allowing residential uses in commercial zoning districts. In essence, this is a request to allow mixed-use zoning in those 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.

It was determined during the previous meeting that the review of the zoning request would begin by discussing a list of related topics derived by staff. Additional information is provided this evening pertaining to mixed-use and is intended to guide the Commission in its review and consideration of the request and in creating any potential draft regulations.

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

- Proposed Outline of Process
- Mixed Use Development: Guidance and Discussion
- Vacant Land in Commercial Districts

In addition, staff would like to request direction from the Commission on their preference for conducting public meetings for public participation.

