



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803

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

**February 6, 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 January 9, 2012 combined 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**

Mr. Bill Lehman has submitted a request for a temporary use permit to operate a retail flower sales tent in the parking lot area in front of Penn State Mobile Homes at 1766 N. Atherton St. Flowers will be sold according to the following schedule:

- Tent to be constructed no earlier than March 12, 2012, with Easter Flowers being sold from March 27 through April 8.
- The facility will be reopened from May 1 through no later than June 30 for other flower sales.
- Tent to be removed no later than July 10, 2012.

The tent itself will be 30' wide by 50' long by 18' high and will be located adjacent to the mobile home office. The tent will not alter ingress or egress of the site and lighting is not proposed. Parking will be provided by the existing area located at the front of the property.

It is important to note that the current Township policy regarding temporary uses is that they be limited to 90 days. The above schedule proposes that the tent remain on site for 120 days.

Included with this evening's agenda is a temporary use request letter from Mr. Lehman, a sketch plan of the proposal, and confirmation from the property owner verifying that the use will be permitted on their land.

**Recommendation:**

Staff has reviewed the requested temporary use and recommends its approval with the condition that the schedule be revised so that the tent will not be on site for more than 90 days.

**5. GESINGER MEDICAL CENTER PHASE II: LAND DEVELOPMENT PLAN**

The Geisinger Medical Center has submitted a land development plan in accordance with the existing Master Plan for the site. The proposal is to construct a 77,560 gross sq. ft. building as part of Phase II of the Master Plan. The building will extend from the western edge of the existing building and toward Gray's Woods Boulevard. Upon completion of this building, the total gross square footage on site will be over 138,000 sq. ft.

Maximum allowable impervious coverage for this property, which is located in the Office Buffer District 2, is 50% while total building coverage is limited to 25%. In combination, the proposed structure and existing are well within compliance of these standards at 12.9% and 5.22% respectively. The site is also located within the I-99 overlay district and the proposal is fully compliant with the related requirements. Stormwater will be detained through the use of on-site detention ponds. To the north and west of the main building area there exists a wetland area that will be protected by a required buffer. Adjacent to the wetlands is open space which will remain throughout the course of the full development of the site.

A significant feature of this project is a two story parking deck provided to the rear of the existing facility and directly adjacent to the existing parking in that area. The parking deck must be designed according to relevant landscaping, screening, lighting and access requirements. The developer is providing parking in accordance with a parking study completed in 2011. The total number of spaces proposed 484 stalls. In addition, the developer is requesting waivers related to parking. These are noted below.

Other amenities included on site are a mulch walking trail currently located along the western edge of the property and a bicycle/pedestrian path which will be extended to the limits of the current phase. A lighting plan is provided and is consistent with ordinance requirements. Additional landscaping is also shown.

Previously, the PA Department of Transportation and Patton Township approved a Transportation Impact Study which included the proposed development. At this time, no additional enhancements are required.

The following waivers have been requested:

1. A waiver of Chapter 153-38 for parking to allow a reduction in the required number of parking stalls to 1 parking stall per 280 square feet of occupiable building space. (This is a request to reduce the total ordinance requirement for Phases 1 and 2 from 670 stalls to 474 stalls based on the Phase 2 occupiable space of 73,500 sq. ft.)
2. A waiver of Chapter 153-38 to allow for the creation of compact car only stalls with a dimension of 9' wide by 15' deep.

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. The above noted requested waivers are granted.
2. 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. COLLUVIAL SOILS: DRAFT REGULATIONS**

During the January 9 work session, the Planning Commission considered the latest information provided in regards to the revised draft regulations. Staff first reiterated that the initial draft of proposed regulations was written to apply to lands comprised of colluvial soils on slopes of 15% or greater. The draft was subsequently revised to include lands of colluvial soils on slopes of 8% or greater. Further 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. Gary Petersen for further clarification on the relationship of slopes and colluvial soils and the information he previously provided.

Staff paraphrased the following 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.

After some discussion, the Commissioners determined that it would be better to revert back to the 15% standard and to use additional wording to explain that other problem areas could still exist that do not necessarily fall under the scope of the regulations.

Staff has since revised the draft accordingly. The following indicates changes made as a result of the January 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 notes are provided for additional commentary only.
- All references to a slope of 8% have been changed back to 15%.
- §153-34.7.B incorporates the additional wording noted above.

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 recommended revisions to the Board of Supervisors for their consideration during a future meeting.
2. If there are significant recommended revisions, revisit the draft during the March 12 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.

**7. REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: ZONING DISTRICTS R-1, R-2, R-3, RMHP**

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 January 9 work session, the Commissioners decided to forward the following newly formatted zoning districts to this evening's agenda for formal consideration.

- R-1 Rural Residence
- R-2 Low Density Residence
- R-3 Medium Density Residence
- RMHP Manufactured Home Park District

For each of the above noted, the following documents are included in this evening's agenda:

- Change document showing proposed revisions
- Proposed new full text including revisions and table

For a version of the existing regulations without any markups, please see copies previously distributed.

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 March 12 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.

## **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
- Colluvial Soils: Regulating Development in Proximity to Colluvial Soils on Steep Slopes
- Temporary Use Standards
- Subdivision and Zoning Interpretation Policy Manual

## **9. STATUS REPORT ON PENDING ITEMS**

A) Actions taken by the Patton Township Board of Supervisors at their January 25, 2012 meeting:

1. The Board approved the following Appointments to the Centre Regional Planning Commission:
  - Kate Domico as the primary representative
  - Sharon Bressler as the alternate representative
2. The Board tabled the following Land Development Plan:
  - American Ale House: Building Addition

B) Pending Actions by the Patton Township Board of Supervisors:

1. American Ale House: Land Development Plan

C) Pending Commission Work Tasks:

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

D) The submission deadline for the March 12, 2012 Planning Commission meeting is February 7. To date, no new plans have been received.

**10. REPORTS**

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

**11. OTHER BUSINESS**

The work session scheduled for February 13 has been canceled. The originally scheduled work session will be held following this evening's regular meeting.

**12. ADJOURN**

**FOR YOUR INFORMATION**

A. Development Update

B. BOS Representatives:

**BOS MEETING DATE**

February 8, 2012

March 14, 2012

April 11, 2012

May 9, 2012

June 20, 2012

July 18, 2012

August 15, 2012

September 12, 2012

October 10, 2012

November 14, 2012

December 12, 2012

**PLANNING COMMISSION REPRESENTATIVE**

Jeff Hermann

Sharon Bressler

Paul Silvis

Paul Silvis

John O'Neill

Kate Domico

Sharon Bressler

John O'Neill

Jeff Hermann

Jeff Kokoskie

Kate Domico

**13. CALL TO ORDER – WORK SESSION**

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

**14. 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.

**15. REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: ZONING DISTRICTS R-M, C-1**

This is an ongoing project which continues this evening. To recap last month's work session, the first zoning district regulations reviewed during work sessions, to the degree that they were found satisfactory, were forwarded to the regular meeting for tonight as previously addressed above. Those newly formatted regulations are:

- R-1 Rural Residence
- R-2 Low Density Residence
- R-3 Medium Density Residence
- RMHP Manufactured Home Park District

This evening, the next zoning districts to be reviewed are as follows. (This is the initial review for these districts.)

- R-M Manufactured Home Residence District
- C-1 General Commercial 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:

- Revised R-M and C-1 regulations.
- For each of the above noted districts, the following documents are provided:
  - 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 April.
2. If no significant recommendations are provided, the above noted district regulations will be included with additional district regulations when they are forwarded to a future regular meeting of the Planning Commission for formal consideration.

