



**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**

**March 12, 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 February 6, 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: WALMART PROMOTIONAL EVENT

The Township has received a request for a temporary use permit for the Walmart store located at 1665 N. Atherton St. The permit is for a proposed automobile sales event to be held on a portion of the Walmart parking lot from April 25 through April 28. This event is part of a national promotion for local auto dealers.

Five Star Suzuki will construct a 20 x 20 foot tent on site on April 24, with sales running from the 25th through the 28th, and removal of the tent to occur after the event by April 30th. The portion of the parking lot is that which is directly adjacent to the McDonald's restaurant. Access to the lot will be restricted during the event by the placement of barriers to prevent

movement from adjacent travel lanes and to direct traffic flows to the western portion of the lot. Automobiles will be parked within the area shown on the enclosed map with sales being conducted from the tent area.

Additional lighting is not proposed. The design is such that existing traffic flows throughout the adjacent areas will not be impeded.

Included with this evening's agenda materials is a letter from Walmart, permit request from Five Star Suzuki, aerial image and a site plan.

Recommendation

Having reviewed the materials provided by the applicant, staff recommends approval.

5. MCP REAL ESTATE: LOT CONSOLIDATION PLAN

MCP Real Estate has submitted a lot consolidation plan subsequent to the recent rezoning of lands included in a portion of the land area involved in this proposal. The purpose of this plan is to create a new lot for the construction of a new office building and to reallocate other subject land areas to adjacent properties. In addition, through this process, portions of old rights-of-way for Gray's Woods Boulevard and Scotia Road will be transferred to private landowners and other lands will be dedicated to the Township as new right-of-way for portions of both Gray's Woods Boulevard and Scotia Road. The total amount of land to be transferred is .53 acres, and four new lots will be created. These lots are Lot 1R, 2R, 3R and 4R. The various Tax ID numbers are noted on the plan.

The properties are located in several zoning districts: Office Buffer district (OB), Rural Residence (R-1), Office Buffer District 2 (OB2) and the I-99 Interchange Overlay district. The information pertaining to each district is properly noted on the plan.

The plan also states that the resulting acreages created by the plan will not detract from the overall unit count for the Gray's Woods development.

Following approval of the plan, MCP Real Estate will be responsible for drafting and recording new deeds for each new parcel and lands involved in this subdivision.

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. MCP REAL ESTATE: LAND DEVELOPMENT PLAN

In conjunction with the consolidation plan detailed above, MCP Real Estate has submitted a land development plan for the lands comprising the new Lot 1R. This parcel is identified as Tax ID 18-003-058E, contains 1.584 acres and is located directly across from the Geisinger facility on the east side of Gray's Woods Boulevard. This parcel is located in both the Office Buffer district and the I-99 Overlay district.

The proposal is to construct a new office building containing approximately 9,800 sq. ft. of gross floor area. The existing residential home will be demolished prior to construction of the office building. The building and impervious surfaces are well within the maximum allowable impervious of 55% (60% with stormwater enhancements). Stormwater will be managed by way of on-site detention basins outletting to the Township stormwater facilities at the inlet located at the northeast corner of the property.

Total parking provided includes 41 regular stalls and two required handicap parking spaces, which meets the requirement of 40 spaces. Access to the site will be provided by a drive to be installed approximately 150 ft. south of the existing access to Geisinger, on the opposite side of the boulevard. Lighting and landscaping shown on the plan both meet Township requirements. Landscaping includes additional headlight screening to be installed along the northern and eastern portions of the parking lot. The building itself meets the applicable design requirements of the I-99 Overlay district. An additional design restriction is that of a maximum building height of 35 ft. Though the maximum height in the OB district is typically 45 ft., the height must be limited to 35 ft. when the proposed building is within 90 ft. of an adjacent residential structure or residential zoning district as is the case with the R-1 district located immediately to the south.

Other site amenities include an 8 ft. shared-use bike/ pedestrian path to be installed adjacent to Gray's Woods Boulevard along the front property line. This path will provide for future connections to existing and planned paths in the area. Recycling bins will be provided in the dumpster enclosure.

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

- Location Map
- 11" x 17" version of the land development 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.

7. CENTRE REGION COMPREHENSIVE PLAN UPDATE: REVIEW OF LAND USE AND TRANSPORTATION ELEMENTS

Since 2010, the staff of the Centre Regional Planning Agency (CRPA) has been working on updating the Centre Region Comprehensive Plan. The current comprehensive plan has been in effect since June of 2000. The Pennsylvania Municipalities Planning Code states that comprehensive plans shall be reviewed every ten years. The comprehensive plan provides clear information on specific courses of action and offers a guide to local officials seeking assistance on decisions that impact the future of the Centre Region.

The current update of the plan will focus on a variety of topical areas. These different sections of the plan are referred to as elements. It is proposed that the new plan will include the following elements: Land Use, Transportation, Sustainability, Community Services and Facilities, Open Space, Conservation and Recreation, Housing, Community/ University Integration; Natural, Environmental, Cultural and Historic Resources, Economic Development. Each element within the plan primarily consists of goals, objectives and policies that provide the overall framework for guiding future municipal and regional decisions.

This evening, representatives from the CRPA will introduce drafts of the Land Use and Transportation elements. The drafts are presented for the review and consideration of the Planning Commission.

The Commission's review should be guided by the following questions:

1. Are there preliminary goals, objectives, and policies that may be unacceptable and should not be considered?
2. Are there preliminary goals, objectives, and policies that were not listed that should be pursued?
3. Is there additional information you need to better understand a particular goal, objective, or policy or set of policies?
4. Are the goals objectives and policies clear, implementable, measurable and relevant?

The following documents are included with this evening's agenda packet:

- Land Use Element
- Transportation Element

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
- 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 February 8, 2012 meeting:

1. The Board approved the following plans:
 - American Ale House: Building Addition
 - Geisinger Medical Center: Phase II Land Development
2. The Board approved the following Temporary Use Permit:
 - The Flower Tent: For the sale of flowers on the premises of the Penn State Mobile Home office.

B) Pending Commission Work Tasks:

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

D) The submission deadline for the April 2 Planning Commission meeting was February 28. The following plans have been received:

1. Barger Subdivision Plan
2. Waddle Heights II

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 March 19 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	PLANNING COMMISSION REPRESENTATIVE
March 14, 2012	Sharon Bressler
April 11, 2012	Paul Silvis
May 9, 2012	Paul Silvis
June 20, 2012	John O'Neill
July 18, 2012	Kate Domico
August 15, 2012	Sharon Bressler
September 12, 2012	John O'Neill
October 10, 2012	Jeff Hermann
November 14, 2012	Jeff Kokoskie
December 12, 2012	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 C-2, C-T

This is an ongoing project which continues this evening. Last month, during its regular meeting, the Planning Commission reviewed the R-1, R-2, R-3 and RMHP districts for the consideration of a recommendation to be made to the Board of Supervisors. The Commission recommended approval of those proposed changes. The Board will receive an introduction of those drafts during its March 14 meeting and decide at that time whether or not to move the drafts to a public hearing to be held at a future date.

During last month's work session, the Planning Commission reviewed the R-M Manufactured Residence district and the C-1 General Commercial district draft revisions. It was decided that those drafts will be forwarded to a future regular meeting of the Commission along with additional district drafts when those are also ready for consideration of a recommendation to the Board of Supervisors.

This evening, the review of proposed revisions continues with the C-2 Planned Commercial district and the C-T Commercial Transitional 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 C-2 and C-T 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.

