



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

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

**April 2, 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 March 12, 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 BULK MERCHANDISE SALES 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 bulk merchandise sales event to be conducted from July 1, 2012 to September 29, 2012.

Walmart proposes to construct a tent to the left of the general merchandise entrance in a large paved area as shown on the enclosed document. The tent is 30 x 40 ft. in size and will be used to sell bulk merchandise during the back to college season. The area where the tent will be located is 54 x 55 ft. wide. Entrance to and exit from the tent will be from the front only.

There is no need for additional parking or additional lighting. Normal traffic patterns will not be affected by the location of the tent. The event has been conducted at this same location for the past several years.

Enclosed with this evening's agenda is a request for a temporary use permit, including a photo of the proposed sales event location.

Recommendation

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

5. TEMPORARY USE PERMIT: WALMART STORAGE CONTAINERS

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 bulk storage associated with the above proposed bulk merchandise sales event. The storage containers will be on site from July 2, 2012 to September 29, 2012.

The location of the containers would be to the left of the main building in an area behind the lawn and garden department in the grass and dirt area next to the parking lot. The containers will be enclosed within a mesh fence.

There is no need for additional parking or additional lighting. Normal traffic patterns will not be affected by the location of the containers. The containers have been approved in conjunction with the sales event for the past several years.

Enclosed with this evening's agenda is a request for a temporary use permit, including a photo of the proposed storage container location.

Recommendation

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

6. TEMPORARY USE PERMIT: NORTH ATHERTON FARMER'S MARKET

The Township has received a request from the North Atherton Farmer's Market to operate a farmer's market on the premises of the Home Depot located in Patton Township. The event is the same as has been conducted each of the past two years in the same location. It is proposed that the market will be open every Saturday from May 12, 2012 through November 10, 2012, between the hours of 10:00am and 2:00pm.

The market will be situated in the southeast corner of the Home Depot parking lot. Tents ranging in size from 10 x 10 ft. to approximately 10 x 20 ft. will be arranged so as to not allow vehicles to circulate in the tent area, but the tents will not block any fire lane. There is no additional parking proposed for the market and the location of the site will not impede access patterns. Lighting is not proposed.

(There is a slight discrepancy in the information contained in the permit request and the sketch of the market. The sketch shows the market being located in the southeastern part of the lot

while the document states it will be in the north corner of the lot. This matter should be resolved prior to approval with the correct location made a condition of approval.)

Enclosed with this evening's agenda is a request for a temporary use permit, a letter from Home Depot and a lease between the site landlord and Home Depot.

Recommendation

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

7. TEMPORARY USE PERMIT: TRINITY LUTHERAN CHURCH

The Trinity Lutheran Church of 2221 North Oak Lane is requesting a Temporary Use Permit to place and operate a temporary barbeque pit on site during the following separate occasions:

- Saturday, May 5, 2012: Annual Yard Sale
- Monday, May 14: Congregational Dinner
- A Friday in June or July: Congregation Dinner/ Picnic: An event is not yet planned but may be.
- A Saturday in September or October: Patton Township Business Association's (PTBA) Safety Fair.

This request is similar to previous requests of the church which have been approved.

The proposal is to construct the pit during the week of April 30 through May 4. The structure is to be assembled out of cinder blocks and will measure no larger than four (4) feet by ten (10) feet.

The applicant proposes to locate the pit in such a way as to not interfere with or in any way affect parking or traffic flow and so that it will be a safe distance away from any buildings. There is no additional lighting proposed.

This evening's agenda packet includes:

- A cover letter from Rev. Ronald Miller, Jr., Lead Pastor of the Trinity Lutheran Church.

Recommendation

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

8. BARGER SUBDIVISION PLAN

Mark and Olga Levi, the owners of parcel 18-301-40, consisting of 92.540 acres, are proposing to subdivide their property to create one lot of 10.065 acres, leaving a residue lot of 82.540 acres. The property is situated in the A1 Rural zoning district.

In part, because the parent tract is 10 acres or larger, the current proposal is not required to meet the rural preservation design standards of Chapter 153. However, in addition to meeting

other applicable standards, the Township Code requires that a vegetated riparian buffer be provided along the entire length of the stream running through the site.

It should be noted that the required 200 ft. lot frontage for the residue is met by the current design. Access to the residue parcel may occur either through the proposed easement for the existing driveway for Lot 1 or through a new driveway constructed on the residue lot.

Discussion Item:

As noted above, 153-34.6 of the Township Code requires that a vegetated buffer be installed for the stream located on site. A note has been placed on the plan stating the following:

“Further development of the tract will require the installation of the required Riparian Buffer Vegetation as per Section 153-34.6 of the Patton Township Subdivision Ordinance. The Owners of Lot 2 may construct one future single family residence without the Buffer Vegetation being required to be installed.”

The plan does not currently meet the Township requirement for a riparian buffer.

Modification request:

The developer has submitted a modification request to delay the planting of the riparian buffer until the time that further development of Lot #2 is proposed, but to allow one single family dwelling on that lot prior to further development. An easement for the buffer is shown on the plan.

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

- Location Map
- 11” x 17” version of the land development plan
- Modification 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 modification request is granted as noted above.
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.

9. WADDLE HEIGHTS II: LOT CONSOLIDATION PLAN

The Township has received a subdivision plan for consolidation of parcels 18-13-070, 18-13-072 and 18-13-074, currently addressed as 1910, 1915 and 1923 Waddle Road. The parcels will be combined to form one building lot of 1.1 acres in size.

Each of the lots is currently located in the R-3 Medium Density Residential zoning district and owned by one owner. The consolidation plan is submitted in advance of the land development plan for the same site which is described in the next agenda item.

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.

10. REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: ZONING DISTRICTS RM, C-1, C-2, CT

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.

In addition to recently completing reviews for other zoning districts, during the March 12 work session, the Commissioners decided to forward to this evening regular meeting, the following newly formatted zoning districts:

- RM Manufactured Home Residence District
- C-1 General Commercial District
- C-2 Planned Commercial District
- CT Commercial Transitional 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
- List of notes pertaining to recent revisions

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 May 7 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.

11. CENTRE REGION COMPREHENSIVE PLAN UPDATE: REVIEW OF NATURAL, ENVIRONMENTAL, CULTURAL AND HISTORIC RESOURCES; OPEN SPACE, CONSERVATION AND RECREATION 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 Natural, Environmental, Cultural and Historic Resources; Open Space, Conservation and Recreation 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:

- Memo from Centre Regional Planning Agency
- Matrix for notes
- Natural, Environmental, Cultural and Historic Resources
- Open Space, Conservation and Recreation

12. 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

13. STATUS REPORT ON PENDING ITEMS

A) Actions taken by the Patton Township Board of Supervisors at their March 14, 2012 meeting:

1. The Board approved the following plans:
 - MCP Real Estate: Lot Consolidation
 - MCP Real Estate: Land Development
2. The Board approved the following Temporary Use Permit:
 - Walmart: Promotional event for auto sales

B) Pending Commission Work Tasks:

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

C) The submission deadline for the May 7 Planning Commission meeting is April 3. The following plans have been received:

1. Gray's Woods: Brynwood Phase 3C
2. Gray's Woods Boulevard: Right-of-Way Subdivision Plan

14. REPORTS

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

15. **OTHER BUSINESS**

A work session for April 9 is planned. A work session will also be held following this evening's regular meeting.

16. **ADJOURN**

FOR YOUR INFORMATION

- A. Development Update
- B. BOS Representatives:

BOS MEETING DATE

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

Paul Silvis
Paul Silvis
John O'Neill
Kate Domico
Sharon Bressler
John O'Neill
Jeff Hermann
Jeff Kokoskie
Kate Domico

17. **CALL TO ORDER – WORK SESSION**

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

18. **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.

19. **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. During last month's work session, the Planning Commission reviewed the C-2 Planned Commercial district and the C-T Commercial Transitional district.

This evening, the review of proposed revisions continues with the OB 1, Office Buffer District 1 and the OBD 2, Office Buffer District 2.

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 OB1 and OBD2 regulations.
- For each of the above noted districts, the following documents are provided:
 - 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 May.
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.

