



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION  
WORK SESSION AGENDA**

**May 14, 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. 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.

**3. CENTRE REGION COMPREHENSIVE PLAN UPDATE: REVIEW OF COMMUNITY FACILITIES AND HOUSING 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 Community Facilities and Housing 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 were previously included with the agenda for the regular meeting held on Monday, May 7:

- Matrix for notes
- Community Facilities
- Housing

#### **4. REVIEW OF DRAFT HALFMOON-PATTON AREA PLAN**

Since 2006, representatives from Halfmoon Township and Patton Township have been working together with staff of the Centre Regional Planning Agency to create a comprehensive and specific land use plan for a portion of both Townships. The plan was undertaken as an effort to help manage future growth in areas near the municipal boundaries as well as other local areas that may contribute to or be impacted by future growth. A coordinated effort will help both municipalities plan, for example, for future services, protect the environment and provide for appropriate roadway connections.

A completed draft of the area plan will be presented this evening for review and discussion. The policy document consists of six chapters that provide detailed information of different aspects of land use within the study boundary. Each chapter provides specific goals and policies that will help achieve the land use ideas that are outlined within the chapter. The chapters include:

- Water and Sewer Services
- Environmental Protection
- Rural Preservation and Urban Needs
- Specific Land Use Needs
- Commercial and Retail Viability
- Transportation Impacts

Please note that a future land use map is included in the draft document and reflects the goals and policies of the document. The future land use map will be incorporated into the updated Centre Region Comprehensive Plan currently in process.

Any comments or suggestions offered by the Planning Commission will be forwarded to the Halfmoon-Patton Steering Committee and the Centre Regional Planning Agency. Upon completing review and comment, the Commissions comments will also be forwarded to the Board of Supervisors for consideration during their review of the plan.

**4. OTHER BUSINESS**

**5. ADJOURN**