



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803

PHONE: 814/234-0271 -- FAX: 814/238-7790

EMAIL: zoning@twp.patton.pa.us -- WEB SITE: <http://twp.patton.pa.us>

**PLANNING COMMISSION
REGULAR MEETING AGENDA**

**May 7, 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 April 2, 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: TNT FIREWORKS

American Promotional Events, Inc., doing business as TNT Fireworks, requests a Temporary Use Permit to conduct fireworks sales. TNT wishes to sell legal fireworks from a temporary 20'x40' tent set up in the parking lot in front of Wal-Mart store #1640 at 1665 North Atherton Place (C-2 District). The sales will occur from June 21 to July 7, 2012. The fireworks will be only Pennsylvania legal hand held sparklers and sparking devices.

The agenda packet for this evening includes a location map, a letter requesting a temporary use permit from TNT Fireworks, a site plan for the temporary tent, a flame resistance certificate for the tent, a certificate of liability insurance and a letter from Wal-Mart's Corporate Office authorizing TNT's fireworks sales on its premises.

It should be noted that there are a few discrepancies regarding the tent size. Although the permit has been issued in the past for a 20 x 40' tent and this dimension is noted in the application, the certificate of flame resistance notes a 30 x 60' tent and the fundraising site plan shows 30 x 40'.

The proposed location will not affect access or circulation patterns. No additional lighting is proposed.

Recommendation

Permits for similar sales with the same parties have been provided by Patton Township in past years without any problems, thus, staff recommends approval with the condition that the size of the tent be finalized prior to issuance of a permit.

5. TEMPORARY USE PERMIT: THE PENNSYLVANIA GROUND WATER ASSOCIATION

The Pennsylvania Ground Water Association (PGWA) is requesting a temporary use permit to conduct their annual Summer Field Conference in the vacant out-parcel situated directly west of the Home Depot at 2635 Green Tech Drive.

The PGWA has held a one-day outdoor field conference for each of the past ten years. The conference includes live demonstrations of drilling, casing, grouting, development, test pumping, hydrofracturing, and decommissioning. PGWA proposes to construct three temporary tent structures for the event to be held on Friday, June 15. There will be one 40 x 100 ft. tent and two 20 x 20 foot shade canopies. These will provide a place to sit, shade and rain protection. The tents will be set up on Wednesday, June 13 and taken down on Saturday, June 16.

Access to the site will be provided by way of Green Tech Drive. A separate parking area will be provided to rear of the site and adjacent to the I99 corridor; therefore, there are no anticipated adverse effects to traffic circulation or access. Because the event will end at 4:00pm, there is no lighting necessary.

The agenda packet for this evening includes a temporary use application, site map, owner's permission for use of the site, and an invitation explaining the event.

Recommendation

Staff has reviewed the permit request and recommends its approval.

6. CAMBRIDGE CROSSINGS: LOT CONSOLIDATION

The Township has received a lot consolidation plan for former lots 13R and 14R of Cambridge Crossings, located at 131 Essex Drive. These parcels are identified as Tax Parcel 18-001-022R and 18-001-022U. Lot 13R is 1.597 acres in size and Lot 14R is 2.158 acres. The owner is proposing to consolidate the two lots to form one lot of 3.755 acres.

The properties lie within the A-1 Rural District. There is no additional construction proposed at this time and the plan conforms in all respects to the existing regulations and previously approved land development plan as applicable.

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

- Location Map
- 11" x 17" version of the lot consolidation 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. WADDLE HEIGHTS II: LAND DEVELOPMENT PLAN

The owner has submitted a land development plan proposing to construct three buildings containing twelve townhouses. During the April 2 meeting, the Planning Commission recommended approval of a lot consolidation plan pertaining to this same site. Following approval by the Board of Supervisors, this site, located in the R-3 zoning district, will contain 1.1 acres. It is situated between Waddle Road and Weaver Street, with additional frontage along Strouse Avenue.

The dwelling units proposed represent the maximum number of units that could be constructed on the site at a minimum requirement of 3,500 sq. ft. per unit. Currently, 1915 and 1923 Waddle Road each has a single family dwelling located on site. These dwellings will be demolished prior to construction of the new units.

The total building area resulting from the project is 22.5% which meets the maximum permitted of 25%. An on-site stormwater pond will be utilized to manage stormwater flows.

The proposed parking meets the total parking requirement for the site of 28 spaces with two of those being for handicapped parking. Access to the site will be provided by driveways along both Weaver Street and Strouse Avenue. Lighting and landscaping shown on the plan both meet Township requirements. Proposed sidewalks provide interconnectivity throughout the site as well as connections between Waddle Road and Weaver Street.

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.

8. WEGMAN'S: LAND DEVELOPMENT PLAN

Wegman's, located at 345 Colonnade Boulevard, has submitted a land development plan for its existing facility. The purpose of the plan is to add 294 sq. ft. of outside seating along the south facing side of the building. As part of the proposal, trees will be removed from the area where seating is planned, with sidewalk being installed to provide more space for seating areas. The trees are being relocated to other locations on site to ensure that the landscaping requirement is met and other areas previously impervious will be converted to planting areas, resulting in no increase in impervious.

Although there is no net increase in impervious area as a result of the proposal, a land development plan was required in order to review various requirements pertaining to the seating, landscaping and parking. The small addition in seating requires 3 additional parking spaces. However, the site already exceeds required parking by 190 spaces, so no new parking will need to be added.

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.

9. **GRAY'S WOODS: BRYNWOOD PHASE 3C: LAND DEVELOPMENT PLAN**

In continuing with further development of the Gray's Woods planned community, the Gray's Woods partnership has submitted a land development plan for Phase 3C of the Brynwood Community. Of the overall Gray's Woods development, Brynwood is situated furthest west along Gray's Woods Boulevard.

There are currently 87 building lots within Brynwood. Phase 3C includes 16 new lots. Included in the construction is the extension of Brynwood Drive and the extension of Glendale Drive. As per the regulations established in the Township code for the Gray's Woods community, a mix of lot sizes and dwelling units must be achieved in addition to other standards. Brynwood is comprised of small single-family lots. Per the requirements, small single-family or medium-density multifamily lots must account for at least 25% of the total lots. Ranging in size from 7,200 sq. ft. to 9,400 sq. ft., with this proposal and upon approval, Gray's Woods will now have had approved 24% of its total master planned lots within this category. The plan also meets other requirements pertaining to building coverage, impervious coverage and common open space. A current update of these requirements is provided on sheet 2 of the plan.

Stormwater flows for the development will be directed to a large pond on proposed Lot 107. This pond area will also serve as common open space and contains two jurisdictional wetland areas. Because of the steep slopes adjacent to the pond and Glendale Drive, a pedestrian guard wall will be installed in this area. A large pond situated further to the west will also be constructed at this time. The wetland areas will be monitored on a regular basis as per the requirements of the PA Department of Environmental Protection. This includes long-term monitoring as required per the NPDES permitting. The long-term monitoring will at first be performed by the Gray's Woods Partnership then transferred to the Homeowner's Association (HOA) over time. In accordance with the permit, the HOA will be required to mitigate any future adverse impacts to the wetlands.

Parking is provided at the required total of 32 spaces and will be located in individual garages or in driveway areas. Sidewalks will be installed according to Township standards and signage will be provided to delineate the natural areas containing the wetlands.

Discussion Items:

1. **Gray's Woods Boulevard and Deerbrook Drive:**

An important aspect to consider regarding the future construction of homes in Brynwood is that of the previously established requirement that the Gray's Woods Boulevard and Deerbrook Drive extensions be constructed as per the most recently approved revision to the Gray's Woods Master Plan recorded January 22nd of 2010. The Master Plan contains a note stating that no further development will be permitted until the roadway extensions are completed. The restriction on further development will be enforced by not issuing zoning occupancy permits for construction until the roads have been built as per the Master Plan.

In the review letter to the developer, staff commented as follows:

Add a note to the plan that zoning permits will be issued for the lots shown on this plan, but will not receive final approval (occupancy permits) until Gray's Woods Boulevard is complete and open to provide access from Route 550 and Meeks Lane to the development.

The developer's response to the request is as follows:

We observe that the Gray's Woods Partnership is indicating that they would like to discuss this particular item with Planning Commission and Board; and we therefore request that this issue be deferred to these venues.

The Township has a roadway plan on file that is consistent with the Master Plan. A subdivision plan for the purposes of creating the right-of-way for the roadways has been submitted and included on this agenda. It should also be noted, as per the Master Plan, that the continuation of the Heritage Trail (shared used path) from Geisinger to Meeks Lane must also be completed.

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.
2. Acceptable resolution of the discussion item.

The Planning Commission's comments and recommendation will be forwarded to the Board of Supervisors for their consideration.

**10. GRAY'S WOODS BOULEVARD AND DEERBROOK DRIVE RIGHT-OF-WAY:
SUBDIVISION PLAN**

As part of the required extension of Gray's Woods Boulevard and Deerbrook Drive, the Gray's Woods Partnership has submitted a subdivision plan to create the right-of-way for the future construction. The right-of-way to be created and dedicated for Gray's Woods Boulevard begins adjacent to Brynwood Drive and extends northwesterly to a temporary roadway connection easement that will serve as a temporary connection to Deerbrook Drive. The right-of-way for Deerbrook Drive will extend from its current terminus south of Windfield Court to the same temporary roadway easement. The total acreage to be dedicated for Gray's Woods Boulevard is 7.899 acres and for Deerbrook Drive, 2.672 acres.

Included in the plan are various utility and drainage easements.

This subdivision plan has been submitted in accordance with roadway plans that have already been reviewed by staff and are on file. As noted above in the description of the Brynwood land development plan, the roadway construction and the Brynwood development are closely

associated thus, any resolution regarding the discussion items pertaining to Brynwood may determine whether or not this plan moves forward at this time.

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.

11. SHEETZ: LOT CONSOLIDATION PLAN

This plan is submitted for approval in order to facilitate the redevelopment of the site located at 1781 North Atherton St., as proposed in the land development plan described in item 10 below. The plan involves both the vacation of right-of-way for the old Clearview Avenue and the conveyance of lands from various parcels to another. There are five parcels included in the transactions noted. They are as follows:

- Tax ID 18-11-01: Green Tree Commons Condominium: Common Element
- Tax ID 18-11-01: Green Tree Commons Condominium: Unit #4
- Tax ID 18-11-01: Green Tree Commons Condominium: Unit #5
- Tax ID 18-12-15: Sheetz Convenience Store
- Tax ID 18-13-148: Centre County Housing and Land Trust

The following table details the transactions of the consolidation and vacation:

Land Vacated from Clearview Avenue R-o-W to:	Acres
Common Element	.027 acres
Condo Unit #4	.015 acres
Condo Unit #5	.076 acres
Sheetz	.153 acres
Housing and Land Trust	.042 acres

Final parcel configuration following vacation of right-of-way and conveyance of lands is as follows. The lands conveyed include portions of old right-of-way and other parcels:

	Original Size	Final Size
Common Element	2.000 acres	2.094 acres
Condo Unit #4	1.554 acres	1.554 acres
Condo Unit #5	.193 acres	0 (consolidated with Sheetz)
Sheetz	1.130 acres	1.542 acres
Housing and Land Trust	.152 acres	.152 acres

After some discussion between the Township Solicitor and the developer’s attorney, it has been determined that the vacation of right-of-way as depicted on the plan will be accomplished by ordinance and a public hearing process. A public hearing will be held on a future date to be determined.

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

- Location Map
- 11” x 17” version of the lot consolidation 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.
2. Completion of the vacation of right-of-way as shown on the plan.

The Planning Commission’s comments and recommendation will be forwarded to the Board of Supervisors for their consideration.

12. SHEETZ: LAND DEVELOPMENT PLAN:

This plan is submitted in conjunction with the lot consolidation plan described above. This plan proposes to increase the existing Sheetz store from 4,500 sq. ft. to 6,330 sq. ft. A new fuel island area is included as part of the construction.

In order to accommodate the scale of this project, the impervious area proposed meets the 75% maximum permitted. In addition, the recently adopted regulations pertaining to the use of pervious pavers in the C1 district are implemented as part of the site design. Stormwater flows will be directed to a basin located in the southeast corner of the site with considerable attention given to preventing fuel and other potentially hazardous materials from entering the stormwater stream. The pervious pavers, located adjacent to the basin, will play an active role in stormwater management as well.

The developer proposes to provide 38 parking spaces, which exceeds the requirement of 26 spaces. Additional spaces are available adjacent along the western property line through an easement established with the owners of those lands. The easement also provides for utility, access and lighting encroachment. Other site amenities to be built include a rain garden for

stormwater management, sidewalks and a refuse and recycling enclosure. The proposed landscaping and lighting meet Township requirements. As part of the permitted use of permeable pavers, enhancements must be provided. An architectural fence and additional landscaping is proposed as such in this case. A retaining wall will be constructed along the extent of the stormwater basin adjacent to Woodycrest St. and North Atherton St.

Access will be provided by way of Woodycrest Street in its current condition. Other access will be through a shared driveway at the intersection of Woodycrest Street and Clearview Avenue, and at a right-in/ right-out only access at North Atherton St. A PA DOT Highway Occupancy Permit will be required. Traffic studies for the site have already been approved by both the PA DOT and the Township.

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. Approval of the lot consolidation plan, including the completion of the vacation of right-of-way as shown on the consolidation plan.
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.

13. TOFTREES TRACT 2B: THE GROVE: SUBDIVISION PLAN

The owners for the portion of the Toftrees planned community referred to as Tract 2B have submitted a subdivision plan in conjunction with a land development plan for the site. Tract 2B, also formerly known as part of the Pinnacle developments, is a portion of Tax Parcel 18-21-12, is 48.067 acres in size and is situated in the PC, Planned Community and I-99 Interchange Overlay zoning districts of the Township. The plan proposes to create two new parcels of 14.735 acres and 13.6 acres which would be utilized by The Grove housing project to be discussed in item 12.

The plan conforms in all respects to the existing regulations and related Master Plan standards. As noted, this plan is submitted to facilitate the future development of the site.

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.

14. TOFTREES: THE GROVE: LAND DEVELOPMENT PLAN

In conjunction with the subdivision plan for Tract 2B, a land development plan has been submitted for the same site. The land development plan illustrates a proposal to construct, over two phases, a student housing project consisting of 392 dwelling units on 28.334 acres. The use is a permitted use in this district, the PC Planned Community and the I-99 Interchange Overlay zoning districts.

The details of the construction include 17 structures comprised of the dwelling units, a clubhouse building and a large pavilion for a total of 131,785 sq. ft. of new construction. The plan identifies two phases of the project to occur on two separate parcels. The phasing will be discussed in detail below.

As is commonly the case with planned communities, the Toftrees community must meet specific standards pertaining to a mix of dwelling units and types, common open space areas, and related building and impervious coverage limits. The proposed units make up part of the total 1,342 high density units proposed for Toftrees East as of this latest submittal. The Grove residential density is 13.8 units per acre; therefore the units are included in the established density range of 9 to 15 units per acre. Open space includes a pool, volleyball and basketball courts, a fire pit and the stormwater basin area. The development totals pertaining to these requirements are included in the updated tables shown on sheet 2.

The total impervious area proposed is just over 42%, which is well within the maximum permitted total of 65% for this density range. Stormwater will be directed to a large basin situated north of and adjacent to I99. The parking requirement of 902 stalls is met with 1021 spaces being provided, which includes handicap stalls. The landscaping and lighting shown on the plan meets ordinance requirements. There are several aspects of the plan that warrant further consideration.

The I99 contains standards that restrict development on steep slope areas. When proposed development exceeds the established limits, such as developing on any slopes greater than 25%, a report, signed and sealed by a registered engineer, must be submitted to verify that such slopes can be safely developed. That report has been prepared. The following information pertains to phasing and trip generation; and refuse and recycling matters.

Discussion Items:

1. Phasing and Trip Generation:

As noted above, the project is to occur over two phases. These phases are delineated on the plan. Representatives from CATA and Wooster Associates recently met with the developer's engineer and staff to discuss existing trip generation data relevant to Toftrees and this proposal. The developer is seeking a 41% reduction in trip generation totals based on known trip characteristics for student housing. In order for the reduction to occur, the developer must enter into an agreement with CATA to purchase and distribute bus passes to the residents of The Grove. A trip reduction allows the developer to increase the number of dwelling units versus that which would normally be permitted. In this case, trip generation is important in part as it relates to traffic impacts to the Waddle Road interchange area. Staff concurs with allowing a trip reduction; however, the developer has been informed that current trip generation data does not provide for the full buildout of Phase 2 at this time. The trips to be generated by Phase 1 do fall within the limits of a traffic study of 2008 conducted for Toftrees East. In the absence of a revised traffic study, staff cannot recommend approval of Phase 2 at this time.

2. Refuse and Recycling:

The developer is proposing to perform all refuse and recycling collections on a regular basis. A single trash compactor is currently proposed near the clubhouse area. There are no other amenities shown on the plan. Staff has requested that a note be placed on the plan explaining the collection process.

As previously noted, there are parkland areas and open space areas delineated on the plan. These areas are generally consistent with the parkland and open space identified on the approved Master Plan. The Master Plan included a walkway, benches and a playworld structure to be provided. The current land development plan will provide for access to pedestrian and bicycle paths, basketball court, volleyball court, swimming pool and a clubhouse. Because this plan constitutes a revision to the Master Plan with different housing, the proposed amenities are conducive to the housing being provided.

In addition, transit service will be provided by CATA, and a bus pull-off area will be created. A variety of retaining walls will also be constructed for which additional information is forthcoming.

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.
2. Acceptable resolution of the discussion items.
3. Phase 2 cannot be constructed until a revised traffic study is submitted and provides verification that additional vehicle trips can be accommodated.
4. Continued coordination with CATA to provide transit facilities and to complete an agreement for the purchase and distribution of bus passes.

The Planning Commission's comments and recommendation will be forwarded to the Board of Supervisors for their consideration.

15. 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 are included with this evening's agenda packet:

- Matrix for notes
- Community Facilities
- Housing

16. 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

17. STATUS REPORT ON PENDING ITEMS

A) Actions taken by the Patton Township Board of Supervisors at their April 11, 2012 meeting:

1. The Board approved the following plans:
 - Barger: Subdivision
2. The Board approved the following Temporary Use Permit:
 - Walmart: Storage Containers
 - Walmart: Bulk Merchandise Tent
 - Home Depot: Farmer's Market
 - Trinity Lutheran Church: Barbeques

B) Pending Commission Work Tasks:

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

- C) The submission deadline for the June 4 Planning Commission meeting was May 1. The following plans have been received:
1. The Grove: Temporary Sales Office: Land Development Plan

18. REPORTS

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

19. OTHER BUSINESS

A work session for May 14 is planned. During the work session, a draft Halfmoon-Patton Area Plan will be reviewed.

20. ADJOURN

FOR YOUR INFORMATION

A. Regional Capacity Development Report: Workshops: June 4 and June 20 from 6:00pm to 9:00pm at the Millbrook Marsh Nature Center.

B. Development Update

C. BOS Representatives:

BOS MEETING DATE

May 16, 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
John O'Neill
Kate Domico
Sharon Bressler
John O'Neill
Jeff Hermann
Jeff Kokoskie
Kate Domico

