



**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 and
WORK SESSION AGENDA
June 4, 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 May 7 regular meeting and May 14 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: ADVANTAGE SALES LTD.

Advantage Sales Ltd., has submitted an application for a temporary use permit to sell fireworks in front of the Penn State Mobile Homes office located at 1766 N. Atherton Street. The proposal is to install a 30'wide x 50'long x 18'high tent to sell legal fireworks from June 21, 2012 to July 4, 2012.

The documentation states that the tent will be installed no earlier than June 20 and removed no later than July 10, 2012. The proposed location is very similar to that of the existing flower sales tent. Parking is provided on-site, generally in front of the tent. Lighting is not proposed and there is no anticipated adverse effect on circulation and vehicle access. There have been no reported problems with other temporary businesses operating in the same location for the past several years.

Discussion Item:

The Zoning Officer has been informed that the applicant would like to use the existing flower sales tent. However, temporary use permits are valid for 90 days and the existing tent would

need to be removed by June 18. The staff position is that to allow Advantage Sales to continue using the tent without taking it down would go against the current policy in that the tent would remain in continuous operation for more than 90 days.

Included with this evening's agenda is a location map, the temporary use application, a letter from the owner of Penn State Mobile Homes, and a site plan.

Recommendation

Staff has reviewed the request and recommends approval of the application with the following condition:

1. Resolution of the discussion item noted above.

5. TOFTREES: THE GROVE SALES OFFICE: LAND DEVELOPMENT PLAN

The developer of the recently approved "The Grove" housing project has submitted a land development plan for the construction of a sales office on the abutting parcel to the east of that site. The Tax ID for the site is 18-21-12 and it is a portion of Toftrees Tract 2B.

The proposed sales office is 1,440 sq. ft. in size with an adjoining apartment display unit of 1,080 sq. ft. The total impervious area proposed is well below the 65% maximum permitted. Stormwater flows from the site will be directed to a small basin east of the parking area. Stormwater will be retained in the basin and slowly released over the surface of the site.

Because of the intended use, water and sewer service will be provided by way of on-site holding tanks rather than by public service. The 16 proposed parking stalls meet the requirement of 11 stalls, with two handicap spaces. Additional site features include landscaping and lighting as well as new sidewalk to be installed along Toftrees Avenue.

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.

6. REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: ZONING DISTRICTS OB AND OBD2

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 April 2 work session, the Commissioners decided to forward to this evening regular meeting, the following newly formatted zoning districts:

- OB Office Buffer District
- OBD2 Office Buffer District 2

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

- Proposed new full text including revisions and table

For a version of the existing regulations without any markups, and the markup of proposed changes, please see copies previously distributed. During the April 2 meeting, there were no recommended revisions to the drafts.

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 July 2 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. 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

8. STATUS REPORT ON PENDING ITEMS

A) Actions taken by the Patton Township Board of Supervisors at their May 16, 2012 meeting:

1. The Board approved the following plans:
 - Waddle Heights II: Lot Consolidation
 - Waddle Heights II: Land Development Plan
 - Wegman's: Land Development Plan
 - Gray's Woods: Brynwood Phase 3C: Land Development Plan
 - Sheetz: Woodycrest: Lot Consolidation
 - Sheetz: Woodycrest: Land Development Plan
 - Toftrees Tract 2B, The Grove: Subdivision Plan
 - Toftrees, The Grove: Land Development Plan
 - Cambridge Crossings: Lot Consolidation
2. The Board approved the following Temporary Use Permit:
 - TNT Fireworks

B) Pending Commission Work Tasks:

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

C) The submission deadline for the July 2 Planning Commission meeting was May 29. The following plans have been received:

1. Gray's Woods: Phase 6, the Town Center

9. REPORTS

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

10. OTHER BUSINESS

A work session is not planned for June 11.

11. 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

June 20, 2012

July 18, 2012

August 15, 2012

PLANNING COMMISSION REPRESENTATIVE

John O'Neill

Kate Domico

Sharon Bressler

September 12, 2012	John O'Neill
October 10, 2012	Jeff Hermann
November 14, 2012	Jeff Kokoskie
December 12, 2012	Kate Domico

12. CALL TO ORDER - WORK SESSION

13. PUBLIC COMMENTS

14. REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: ZONING DISTRICT: PC

This is an ongoing project which continues this evening. During the work session held in April, the Planning Commission reviewed the OB Office Buffer district and OBD2 Office Buffer District 2. The Commission forwarded those districts to this evening's agenda as previously discussed.

This evening, the review of proposed revisions continues with the PC Planned Community 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:

- Existing PC 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 July.
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.

