



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION  
REGULAR MEETING and  
WORK SESSION AGENDA  
July 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 June 4 regular meeting 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: PATTON TOWNSHIP POLICE SAFETY FAIR**

The Patton Township Police Department is requesting a temporary use permit to hold their annual Patton Township Safety Fair. This year's event is proposed to be held on September 8, 2012, in the Colonnade Shopping Center's parking lot (in front of Target, adjacent to Colonnade Boulevard).

It is expected that, as in years past, several local police departments, fire companies, and other first responders (such as LifeFlight) will set up various displays, demonstrations, and activities to educate and entertain the general public about safety issues. Food vendors will be present as well. Ingress and egress will be through the Target's parking lots, and traffic patterns will be only slightly affected. There will be 10' x 10' canopies in place for shade and shower protection. A separate helicopter area is shown on the site plan. The Patton Township Police Department proposes holding this year's event from 9:00 AM until 4:00 PM.

The agenda packet includes a location map and cover letter submitted by Officer Tom Snyder of the Patton Township Police Department.

**Recommendation**

Staff has reviewed the request. As there have never been any problems or complaints with this fair in the past, staff recommends approval.

**5. TEMPORARY USE PERMIT: VILLAGE AT PENN STATE: OUTDOOR PARTY**

The Village at Penn State, located at 260 Lions Hill Rd., is requesting a temporary use permit to conduct an outdoor party on-site on Wednesday, July 11. The event is a welcoming party for the new owners of The Village, Liberty Lutheran Services.

The request is to install a 40' wide by 140' long by 23' high tent to be used for the party. The tent will be set up on Saturday, July 7 and removed on Thursday, July 12. The site plan provided shows that the tent will be located behind Commons 1A. Presidents Drive will serve as the main ingress/egress to the site with parking available adjacent to Lions Hill Rd.

Due to the site layout, it is expected that there will be little to no disruption of normal vehicular patterns or access. Additional lighting is not proposed.

Included with this evening's agenda is a location map, the temporary use application, and a site plan.

**Recommendation**

Staff has reviewed the request and recommends approval of the application.

**6. GRAY'S WOODS: PHASE 6 SUBDIVISION AND LAND DEVELOPMENT PLAN**

In continuing the development of the Gray's Woods Planned Community, the Gray's Woods Partnership recently submitted a land development plan proposing construction of Phase 6. The plan includes 137 townhomes and 13 single-family residences situated on 22.5 acres. Phase 6 is located on the west side of Gray's Woods Boulevard, across from the Brynwood neighborhood. During the January 11, 2010 regular meeting, the Planning Commission reviewed a sketch plan of this phase.

Development type and density in the Planned Community District is defined with specific requirements for each existing community. Those requirements include a range of densities that must be provided in terms of a percentage of the overall total dwelling units. The single-family units proposed fit in the category of 5.01 to 9.00 units per acre and the townhome units are in the 9.01 to 15.00 units per acre range. Each of these ranges must account for at least 25% of the total unit mix. The commercial area adjacent to and east of the residential portion of this phase is not part of the current proposed development. However, at such time that 900 units have been constructed in Gray's Woods, at least 20% of the nonresidential component must be in place.

A significant aspect of the plan is the roadway system. The road network designed to provide internal access for Phase 6 is comprised of a combination of public and private roads. In addition, a portion of Wood Thrush Way, which will eventually extend well beyond the limits of the current phase, will also be constructed.

Stormwater management for the site will be provided with a large stormwater basin and its related facilities. The basin is located in Halfmoon Township which will require a review by Halfmoon Township for compliance to their pertinent stormwater and development regulations. Building and impervious coverage limits are established as a percentage of the overall land area assigned to each density range. For units in the 5.01 to 9.00 range, the coverage limits are 35% and 45%, respectively. The coverage limits for the townhomes, the 9.01 to 15.00 units per acre range are 35% and 65%, respectively. While the current proposal does not reach those maximum limits, it will be important to have all related coverage data updated with each subsequent phase to ensure compliance with those limits.

The parking requirement for the site is determined by the total number of townhomes proposed and the total number of single-family dwellings proposed. The developer meets the requirement of 272 spaces by proposing to provide 380 spaces; however, there are related waiver requests to be discussed as noted below. Other features shown on the plan include sidewalks and open space. Other site requirements have not yet been finalized as they may be affected by the outcome of waiver requests. These include site lighting, site landscaping, and street trees. It should also be noted that Gray's Woods Boulevard will be required to be extended to roundabout #4 as any condition of approval of this plan. Related external agency reviews have either been completed or are in process. Included with this plan is a subdivision plan for each of the lots to be created. In addition, a subdivision for the parkland area, although not currently shown as such, will be added to this plan.

**Discussion Items:**

In order to facilitate development of the site as designed on the current plan, the developer is requesting the following waivers:

1. Driveway setback from street intersections: Chapter 149, Attachment 5  
The Township requires a minimum setback of 50 ft. between driveway entrances and street intersections. The developer is seeking relief from this requirement to allow for 29 lots with driveways that currently violate the setback. The developer has provided sight triangles on the plan in an effort to verify adequate sight distance exists in each of the areas.
2. Width of off-street parking stalls: Section 153-38  
For off-street parking spaces, the required width is 9 ft. per space. When more than one space is provided, that space needs to be a minimum of 18 ft. in width. The developer is request a waiver of this requirement to allow for a width of 8 ft. per space, or 16 ft. of total space where two spaces are provided.
3. Length of on-street parking stalls: Section 153-38  
The Township requirement for parallel parking space length where the space is provided on-street is 24 ft. The developer is requesting that this standard be waived to allow for a length of 22 ft. to be provided as shown.
4. Street Trees: Section 153-36.F  
This section requires that street trees of a minimum 2.5 inches in caliper be planted at 30 ft. intervals. The developer is requesting to place the trees at some other interval and in aggregate elsewhere on the site.

In addition, as a condition of the approval for the Brynwood Phase 3C plan, a schedule for the completion of the Gray's Woods/ Deerbrook Drive connection has been submitted with this plan- the first plan subsequent to the Phase 3C plan. A schedule for the completion of the connection needs to be included as a condition of any approval of the Phase 6 plan.

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

- Location Map
- 11" x 17" version of the plan
- Waiver request letter
- Memo from the Township Manager with proposed schedule of completion of Gray's Woods Boulevard/ Deerbrook Drive Connection
- Letter regarding proposed park land dedication
- 11" x 17" exhibit of parkland dedication
- 11" x 17" exhibit of proposed street tree placement

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 recommends that the following be considered:

1. Take no action on the plan but provide guidance on the waiver requests.
2. Approve the plan with the following conditions in addition to any other conditions:
  - a. Favorable resolution of the requested waivers.
  - b. Extension of Gray's Woods Boulevard to roundabout #4 as depicted.
  - c. Approval of a schedule for the completion of Gray's Woods Boulevard/ Deerbrook Drive connection.
  - d. 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. 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 was presented during the May 14 work session. This evening, the draft will be presented again for additional opportunity for review. 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.

Included with this evening's agenda is a copy of the future land use map. A copy of the Halfmoon-Patton Area Plan was previously distributed.

**8. CENTRE REGION COMPREHENSIVE PLAN UPDATE: REVIEW OF COMMUNITY/ UNIVERSITY RELATIONS AND SUSTAINABILITY**

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 Relations; 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, a representative from the CRPA will introduce drafts of the Community/University Relations and Sustainability 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:

- Matrix for notes
- Community/University Relations
- Sustainability

9. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: PC, PLANNED COMMUNITY ZONING DISTRICT**

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.

During the June 4 work session, the Commissioners decided to forward to this evening regular meeting, the following newly formatted zoning districts:

- PC Planned Community District

The following documents are included in this evening's agenda:

- Proposed new full text including revisions and table
- Notes of staff changes made to the use table

For a version of the existing regulations without any markups, and the markup of proposed changes, please see copies previously distributed. During the June 4 meeting, there were no recommended revisions to the draft.

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 August 6 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.

The Planning Commission's comments and recommendations will be forwarded to the Board of Supervisors.

**10. 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

**11. STATUS REPORT ON PENDING ITEMS**

A) Actions taken by the Patton Township Board of Supervisors at their May 23, 2012 meeting:

1. The Board approved the following Temporary Use Permit:
  - Kish Bank Family Fun Day

B) Actions taken by the Patton Township Board of Supervisors at their June 20, 2012 meeting:

1. The Board approved the following plans:
  - The Grove Sales Office: Land development plan
2. The Board approved the following Temporary Use Permit:
  - Advantage Sales Ltd.

C) Pending Commission Work Tasks:

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

D) The submission deadline for the August 6 Planning Commission meeting is July 3. To date, no new plans have been received:

**12. REPORTS**

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

**13. OTHER BUSINESS**

A work session is not planned for July 9.

14. **ADJOURN**

**FOR YOUR INFORMATION**

- A. Development Update  
B. BOS Representatives:

**BOS MEETING DATE**

July 18, 2012  
August 15, 2012  
September 12, 2012  
October 10, 2012  
November 14, 2012  
December 12, 2012

**PLANNING COMMISSION REPRESENTATIVE**

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

15. **CALL TO ORDER - WORK SESSION**

16. **PUBLIC COMMENTS**

17. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: ZONING DISTRICT: A1, RURAL DISTRICT**

This is an ongoing project which continues this evening. During the work session held in June, the Planning Commission reviewed the PC Planned Community district. The Commission forwarded that district to this evening's agenda as previously discussed.

This evening, the review of proposed revisions continues with the A1 Rural 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 A1 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 August.
2. If no significant recommendations are provided, the above noted district regulations will be forwarded to a future regular meeting of the Planning Commission for formal consideration.

