



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION  
REGULAR MEETING and  
WORK SESSION AGENDA  
August 6, 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 July 2 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. REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: A1, RURAL 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 July 2 regular meeting, the Commissioners reviewed the PC Planned Community District and forwarded the draft changes to the Board of Supervisors for their future consideration. There were no recommended changes to the draft. During the work session

portion of the meeting, the Commission reviewed the A1 Rural District regulations and forwarded them to this evening's regular meeting for further review. There were no recommended changes to the draft.

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

- A1 District: 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 for the July 2 work session.

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 September 10 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.

## **5. 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
- Temporary Use Standards
- Parking Standards for Medical Facilities
- Subdivision and Zoning Interpretation Policy Manual

## **6. STATUS REPORT ON PENDING ITEMS**

A) Actions taken by the Patton Township Board of Supervisors at their July 18, 2012 meeting:

1. The Board approved the following Temporary Use Permit:
  - Patton Township Police Safety Fair
2. The Board adopted the following ordinance:
  - An ordinance pertaining to Colluvial Soils with a slope steeper than 15 percent
3. The Board approved the following plans:

- Approved with conditions the Gray's Woods Phase 6 Subdivision and Land Development Plan

C) Pending Commission Work Tasks:

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

D) The submission deadline for the September 10 Planning Commission meeting is August 7. To date, no new plans have been received:

7. **REPORTS**

Review by the Planning Commission of the Halfmoon-Patton Area Plan is currently in process.

8. **OTHER BUSINESS**

A work session is not planned for August 13.

9. **ADJOURN**

**FOR YOUR INFORMATION**

A. Development Update

B. BOS Representatives:

**BOS MEETING DATE**

August 15, 2012

September 12, 2012

October 10, 2012

November 14, 2012

December 12, 2012

**PLANNING COMMISSION REPRESENTATIVE**

Sharon Bressler

John O'Neill

Jeff Hermann

Jeff Kokoskie

Kate Domico

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

11. **PUBLIC COMMENTS**

12. **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 and the July 2 regular meeting. During the July 2 meeting, the future land use map was discussed, and it

was felt that perhaps the matter should be taken up again during a work session, thus the future land use map will be presented again this evening for additional opportunity for review.

The commission previously reviewed and commented on the chapters of the plan, which 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 map should be reviewed with the consideration that the map could be incorporated into the updated Centre Region Comprehensive Plan currently in process. Alternatively, a separate land use map can be created for the Comprehensive Plan with the HPAP map pertaining only to the study area of that plan.

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 plan and map will be forwarded to a future regular meeting for the Commission to form a recommendation for 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.

13. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: NR1, NATURAL RESOURCE DISTRICT; NR2, NATURAL RESOURCE AND RECYCLING DISTRICT:**

This is an ongoing project which continues this evening. During the work session held in July, the Planning Commission reviewed the A1 Rural district. The Commission forwarded that district to this evening's agenda as previously discussed.

This evening, the review of proposed revisions continues with the NR1 and NR2 Districts.

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 NR1 and NR2 regulations.
- Change document for each district, 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 September.
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.

