



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION  
REGULAR MEETING and  
WORK SESSION AGENDA  
September 10, 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 August 6 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. 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 August 6 work session, the proposed land use map was reviewed in greater detail and with the consideration of the future land use map being prepared as part of the ongoing update to the Comprehensive Plan. The land use maps will again be presented for review this evening.

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.

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. The Commission should formulate a recommendation regarding the plan and land use maps. Any comments and recommendations will be forwarded to the Board of Supervisors for consideration during their review of the plan. Comments will also be forwarded to the Halfmoon-Patton Steering Committee and the Centre Regional Planning Agency.

**5. ZONING AMENDMENT REQUEST: RM MANUFACTURED HOME RESIDENCE DISTRICT**

The Township recently received a zoning amendment request from a resident who resides in the RM Manufactured Home Residence District. Ms. Susan Lamey would like to construct a carport on her lot and has requested that the maximum lot coverage be increased from 25% to 40%. The request received initial consideration by the Board of Supervisors during their August 15 meeting and they have forwarded it to the Planning Commission for further study.

Construction within the Township is, in part, regulated by building coverage, impervious coverage or a combination of both. Some districts regulate coverage on the basis of a percentage applied uniformly to all types of structures whereas other districts contain separate categories for accessory structures. The purpose of coverage regulations can be to limit impervious area and the amount of building mass on a site. Coverage limits are generally lower in rural and residential districts and increase significantly in commercial and other nonresidential districts where storm sewer infrastructure is available.

Included with this evening's agenda is a document comparing coverage standards in each of the Township's zoning districts that allow some degree of residential development. The document includes a brief comparison between existing RM standards and those with similar characteristics.

This evening's agenda packet includes:

- Current RM District Regulations
- Notes: How Coverage is Applied in the RM District
- Comparison of Coverage Standards in Zoning Districts

- Drafts of Proposed Amendments: Three Options
- Summary of Proposed Drafts

Following discussion by the Commission, the following are options to consider and a suggested timeline for proceedings:

1. Recommend denial of the requested amendment.
2. Recommend revisions and revisit the draft during the next regularly scheduled Planning Commission meeting to occur on October 1, 2012 or during a work session.

6. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: NR1 NATURAL RESOURCES DISTRICT, NR2 NATURAL RESOURCE AND RECYCLING 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 August 6 regular meeting, the Commissioners reviewed the A1 Rural 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 NR1 Natural Resources District and the NR2 Natural Resource and Recycling District regulations and forwarded them to this evening's regular meeting for further review. There were no recommended changes to the drafts.

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

- NR1 District: Proposed new full text including revisions and table
- NR2 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 August 6 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 October 1 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.

**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
- RM District Coverage Limits
- 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 August 15, 2012 meeting:

1. The Board denied the following request:

- A request to waive the requirement to install a gate and barrier at the southerly end of Patriot Lane as part of the previously approved plan for Woodycrest Center.

B) Pending Commission Work Tasks:

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

C) The submission deadline for the October 1 Planning Commission meeting was August 28. No new plans were received.

**9. REPORTS**

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

**10. OTHER BUSINESS**

A work session is not planned for September 17.

**11. ADJOURN**

**FOR YOUR INFORMATION**

A. Development Update

B. BOS Representatives:

**BOS MEETING DATE**

September 12, 2012  
October 10, 2012  
November 14, 2012  
December 12, 2012

**PLANNING COMMISSION REPRESENTATIVE**

John O'Neill  
Jeff Hermann  
Jeff Kokoskie  
Kate Domico

C. Training for Municipal Planning Commissioners: Saturday, April 13, 2013

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

**13. PUBLIC COMMENTS**

**14. REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: FLOODPLAIN CONSERVATION AREA:**

This is an ongoing project which continues this evening. During the work session held in August, the Planning Commission reviewed the NR1 Natural Resources District and the NR2 Natural Resource and Recycling District. The Commission forwarded those districts to this evening's agenda as previously discussed. This evening, the review of proposed revisions continues with the Floodplain Conservation Area.

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 Floodplain Conservation Area regulations
- Change document for the 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 October.
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.

