

**ORGANIZATIONAL / REGULAR MEETING / WORK SESSION**

**1. CALL TO ORDER – ORGANIZATIONAL / REGULAR MEETING**

The January 9, 2012 meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, John O'Neill, and Kate Domico also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; Joe Price, CRPA Planner; and Nicole Harter, Public Works Department Secretary. The audience included Mark Torretti, Penn Terra Engineering, and Douglas Hanna, Penn State Student.

**2. ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

**3. ORGANIZATION**

Election of Officers: Mr. Jeff Kokoskie made a motion to appoint the offices as follows:

Chair:	Mr. Jeff Hermann
Vice-Chair:	Mr. Jeff Kokoskie
Secretary:	Mr. John O'Neill
Alternate Secretary:	Ms. Sharon Bressler

The motion was seconded by Mr. John O'Neill. The motion passed with a 4-0 vote (Kate Domico was not present for the vote).

Meeting Dates: The Planning Commission reviewed the following meeting dates.

<b>REGULAR MEETING</b>	<b>WORK SESSION</b>
January 9, 2012	
February 6, 2012	February 13, 2012
March 12, 2012 (1)	March 19, 2012
April 2, 2012	April 9, 2012
May 7, 2012	May 14, 2012
June 4, 2012	June 11, 2012
July 2, 2012	July 9, 2012
August 6, 2012	August 13, 2012
September 10, 2012 (2)	September 17, 2012
October 1, 2012	October 8, 2012
November 5, 2012	November 12, 2012
December 3, 2012	December 10, 2012
January 14, 2013 (3)	
(1) Third Monday due to PSU Spring Break	(2) Second Monday due to Labor Day Holiday
(3) Second Monday due to Labor Day Holiday	

Ms. Sharon Bressler made a motion to adopt the schedule of meeting dates as noted. The motion was seconded by Mr. Jeff Kokoskie. The motion passed with a 4-0 vote (Kate Domico was not present for the vote).

**3. ORGANIZATION (cont.)**

Ms. Kate Domico volunteered to continue being the primary representative for the Centre Regional Planning Commission. Ms. Sharon Bressler volunteered to be the alternate representative.

Mr. Jeff Kokoskie made a motion to appoint Ms. Kate Domico as the primary representative and Ms. Sharon Bressler as the alternate representative for the Centre Regional Planning Commission. The motion was seconded by Mr. John O'Neill. The motion passed with a 5-0 vote. (The Planning Commission returned to this matter upon Ms. Domico being present for the meeting.)

**4. APPROVAL OF MINUTES**

Meeting minutes from the November 7, 2011 were brought before the Planning Commission for approval.

Mr. Jeff Kokoskie made a motion to approve the meeting minutes as submitted. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 4-0 (Ms. Kate Domico was not present for the vote).

**5. PUBLIC COMMENTS**

There were no public comments at this point in the meeting.

**6. AMERICAN ALE HOUSE: LAND DEVELOPMENT PLAN**

Mr. Joe Price introduced Land Development Plan for the American Ale House. The owners of the American Ale House located at 801 Cricklewood Drive are proposing a building expansion and interior renovation. The site is situated on .881 acres within the Toftrees community in the Planned Community Zoning District. The purpose of the addition and renovation is for additional office space and additional seating.

The building expansion will result in an increase of 398 square feet of seating area on the western side of the existing structure. Following construction, the building coverage will be 21.78% and the impervious coverage will be 59%, both of which are well within the allowable limits. Additional stormwater flows will be directed to the existing storm drain lateral.

Additional parking spaces will be required as part of this proposal. In 2004, a parking study was prepared for the facility which concluded that 92 parking stalls were needed based on the peak hours of use of the restaurant. The existing parking consists of an on-site gravel area, an on-site shared parking lot, and on-street parking. As such, there are currently 93 spaces available. As calculated per the required tavern parking, the proposed expansion requires an additional nine parking stalls. It is proposed that the additional spaces will be provided as on-street parking along Cricklewood Drive in both directions. The developer is proposing to provide wheel stops in that part of the gravel parking area closest to Cricklewood Drive. This will help to delineate the available parking in that area as well as provide for a more orderly parking arrangement. It should be noted that the total existing parking does not meet the existing parking requirements for tavern parking. The owners are requesting a waiver from the parking requirements.

6. **AMERICAN ALE HOUSE: LAND DEVELOPMENT PLAN (cont.)**

Other site improvements include the extension of the existing sidewalk to the proposed on-street parking areas and a repaired retaining wall located near the southwestern corner of the restaurant along Cricklewood Drive. The existing propane tank, trash, and recycling bins will be relocated to be situated on the Ale House Property.

Township Staff explained that although the parking proposed for this project is consistent with the regulations, the waivers are necessary because the overall site is not in compliance with the noted standards. When a new project is submitted, the land development review process included considering both existing and proposed features in accordance with the required standards. The handicapped parking spaces provided are in compliance with requirements.

Township Staff has reviewed the Plan and prepared a comment letter. Upon receipt of the developer's responses, the Township Staff finds that the Plan meets all Township regulations with the completion of minor/technical items noted on the Staff's marked up comment letter.

Mr. Mark Torretti from Penn Terra Engineering was present to answer any questions or comments from the Planning Commission and to provide a brief presentation of the proposed project.

Ms. Sharon Bressler expressed concern for safety of patrons of the on-street parking during the evening hours. Mr. Doug Erickson noted that the on-street parking has been there for years and there have been no known accidents in that area and noted that the speed limit is 25 MPH.

Mr. Doug Erickson asked Mr. Ken Soder what the minimum required foot candles were and Mr. Soder noted that it was .2 foot candles.

Mr. Joe Price noted that it would be possible to add a condition to the waiver making lighting be brought up to the required standards.

Mr. Jeff Kokoskie noted that the gravel parking area has been known to not be suitable and have "soft spots". Mr. Mark Torretti noted that they would look into that.

Ms. Sharon Bressler made a motion to recommend approval of the waiver from the total required parking for the site, a waiver to allow for off-site parking, with the condition of improving the lighting to .2 foot candles for the additional on street parking spaces, repairing the gravel parking area, and upon completion of minor/technical items as noted on the Staff's comment letter. The motion was seconded by Mr. Jeff Kokoskie. The motion passed with a vote of 5-0.

7. **CURRENT WORK TASKS**

There were no comments from the Planning Commission on the current work task items.

8. **STATUS ON PENDING ITEMS**

There were no comments from the Planning Commission on the pending work task items.

9. **REPORTS**

Mr. Jeff Hermann noted that a draft of the transportation chapter was sent to all members of the Halfmoon-Patton Area Plan in hopes of approval in February.

10. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

11. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 8:05 PM.

12. **CALL TO ORDER – WORK SESSION**

The January 9, 2012 meeting was called to order at 8:05 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, John O'Neill, and Kate Domico also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; Joe Price, CRPA Planner; and Nicole Harter, Public Works Department Secretary.

13. **PUBLIC COMMENTS**

There were no public comments at this point in the meeting.

14. **COLLUVIAL SOILS AND DEVELOPMENT ACTIVITIES: DRAFT REGULATIONS**

Mr. Joe Price noted that during the November 7, 2011 Work Sessions, the Planning Commission continued its review of proposed draft regulations pertaining to development on or near colluvial soils. As part of this process, the Planning Commission and Staff received a presentation from Dr. Gary Peterson of Penn State during the October 3, 2011 meeting. The initial draft of proposed regulations was written to apply to lands comprised of colluvial soils on slopes of 15% or greater. Following the October meeting, the draft was revised to include lands of colluvial soils on slopes of 8% or greater. Discussion during the November meeting pertained to whether or not a reduction of the slope standard was prudent and that perhaps the issue should be reconsidered. At the direction of the Planning Commission, Mr. Joe Price contacted Dr. Petersen for further clarification on the relationship of slopes and colluvial soils and the information he provided.

The following paraphrases the main points offered by Dr. Petersen during a phone conversation on November 8, 2011:

- Dr. Petersen feels that the 8% standard is a good standard to use, but that is also reasonable to go back to the 15% slope. If this is done, perhaps some wording should be added to explain that other areas outside the scope of the regulations could still be problematic.
- His recommendations on a lower slope may be overcautious.
- There are no specific distinctions about the characteristics of Patton Township that necessitate using a slope standard significantly different than the neighboring townships.

Township Staff has not further revised the draft based on the above conversation, but brings this information to the Planning Commission for further consideration.

14. **COLLUVIAL SOILS AND DEVELOPMENT ACTIVITIES: DRAFT REGULATIONS**

Consensus of the Planning Commission was to return the regulations to required lands comprised of colluvial soils on slopes of 15% or greater and provide a protective clause to explain that other areas that contain colluvial soils but not steep slopes could still be problematic.

Mr. Joe Price noted that the revisions would be made and will be brought to the next regular Planning Commission meeting.

15. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING**

Mr. Joe Priced noted that 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 November 7, 2011 Work Session, proposed changes to the R-1 and R-2 Zoning Districts were reviewed. The Planning Commission offered the following comments:

- Horizontal lines should be removed from the tables to avoid confusion between rows and columns.
- R-2 Regulations: Add wording to clarify that the public street frontage for multiple dwellings pertains to condominiums only. The regulations do not currently include such wording, so this is a proposed text change to the existing regulations.

Consensus of the Planning Commission was to move the R-1, R-2, R-3, and RMHP format-revised regulations to a regular meeting

16. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 8:16 PM.