

REGULAR MEETING / WORK SESSION

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

The October 1, 2012 Regular meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, John O'Neill, Kate Domico, and Bill Steudler 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 Secretary. The audience included Gordon Repine, Remodelers Workshop; Al Pringle, Keystone Real Estate; and Residents Karyl and Coltn Green.

2. **ITEMS OF CORRECTION**

There was an additional item, a Temporary Use Permit Request for Christmas tree sales that was brought before the Planning Commission that will be referenced as Item No. 6 below.

3. **APPROVAL OF MINUTES**

Meeting minutes from the September 10, 2012 Regular meeting and Work Session meeting 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 5-0 (Ms. Kate Domico was not present for the vote).

4. **PUBLIC COMMENTS**

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

5. **TEMPORARY USE PERMIT: PENN STATE FEDERAL CREDIT UNION**

Mr. Joe Price introduced the request from PSFCU for a temporary use permit to display vehicles and motorcycles for sale on their premises once a month, beginning in October 2012 and ending October 2013. They are also requesting that a 3 x 6 foot banner to be attached to the building during the same time period be permitted as well. The purpose is to attract new auto and motorcycling lending business. Vehicles and motorcycles will be provided by local dealers and will not exceed a total of five on the grassy areas.

Permits for similar sales have been provided by Patton Township in past years without any problems, although the duration for the events is longer than those of previous events, such permits have been approved, thus Township Staff recommends approval.

Mr. Jeff Kokoskie made a motion to recommend approval of the Temporary Use Permit. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 5-0 (Ms. Kate Domico was not present for the vote).

6. **TEMPORARY USE PERMIT: CHRISTMAS TREE SALES**

Mr. Joe Price introduced the request of Mr. Gordon Repine to sell Christmas trees at the Patton Towne Center site, adjacent to Cracker Barrel.

The event will consist of a 50' x 60' fenced-in area with a 6' x 8' shelter. Set up will begin the week of November 11, 2012 and tear down the week of December 26, 2012. The area will be illuminated by four (4) 500 watt lights. There should be no disruption to normal vehicular circulation on or around the site. Hours of operation will be from 11 AM until 9 PM.

Similar sales have been done in previous years with no complaints, and upon reviewing the materials provided to the Township, Staff recommends approval.

Mr. Jeff Kokoskie made a motion to approve the Temporary Use Permit. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 5-0 (Ms. Kate Domico was not present for the vote).

7. **GRAY'S WOODS BOULEVARD RIGHT-OF-WAY SUBDIVISION PLAN**

Mr. Joe Price noted that this item was previously submitted for consideration on the May 7, 2012 Planning Commission Agenda. However, during that meeting and as it related to the review and approval process for the Brynwood Phase 3C Development Plan, the right-of-way subdivision plan was subsequently withdrawn from consideration. It is put forward again for the review and recommendation of the Planning Commission.

As part of the required extension of Gray's Woods Boulevard and Deerbrook Drive, the Gray's Woods Partnership has submitted a subdivision plan to create the right-of-way for the future construction. The right-of-way to be created and dedicated for Gray's Woods Boulevard begins adjacent to Brynwood Drive and extends northwesterly to a temporary roadway connection easement that will serve as a temporary connection to Deerbrook Drive. The right-of-way for Deerbrook Drive will extend from its current terminus south of Windfield Court to the same temporary roadway easement. The total acreage to be dedicated for Gray's Woods Boulevard is 7.899 acres and for Deerbrook Drive, 2.672 acres. The area shown on the existing plan for the right-of-way extending to the fourth roundabout is 4.083 acres.

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. Coltn Green and Ms. Karyn Green, residents along Meeks Lane, expressed concerns about drainage and the concern for discharge volume in the detention pond for the new phase of Gray's Woods, and the concern of losing their crops.

Mr. Doug Erickson noted they were welcome to visit the Township office to review the reports and calculations with Mr. Brent Brubaker. Mr. Erickson also suggested a drainage easement for the property.

Mr. Jeff Kokoskie made a motion to recommend approval of the Plan upon completion of minor/technical items as noted on the Staff's comment letter. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 6-0.

8. **MIXED USE ZONING AMENDMENT REQUEST: COMMERCIAL DISTRICTS**

Mr. Joe Price noted that the Township has received a request from Keystone Commercial Real Estate that the Township consider allowing residential uses in commercial zoning districts. The request was received by the Board of Supervisors during their September 26, 2012 meeting where they forwarded the request to the Planning Commission for further study. As part of their motion, the Board of Supervisors state that they would prefer that any proposed mixed-use regulations would not lead to residential uses being the predominant use in those areas.

Mr. Al Pringle, Keystone Real Estate, was present to give a brief description of their intention and to address any questions from the Planning Commission.

Mr. Doug Erickson noted that the Township would like to have time to review the request and have a broader discussion.

The request will be reviewed at a future Work Session of the Planning Commission.

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

Mr. Joe Price noted that over the course of the past several months, Township staff has continued to 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 September 10, 2012 regular meeting, the Planning Commission reviewed the NR1 Natural Resources District and the NR2 Natural Resource and Recycling 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 Planning Commission revised the Floodplain Conservation Area Regulations. There were no recommended changes to the draft.

Mr. John O'Neill made a motion to forward the regulations onto the Board of Supervisors for their consideration. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 6-0.

10. **CURRENT WORK TASKS**

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

11. **STATUS ON PENDING ITEMS**

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

12. **REPORTS**

No additional reports were given.

13. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

14. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 8:14 PM.

15. **CALL TO ORDER – WORK SESSION**

The October 1, 2012 Work Session meeting was called to order at 8:14 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, John O'Neill, Kate Domico, and Bill Steudler 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 Secretary.

16. **PUBLIC COMMENTS**

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

17. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: ZONING DISTRICT : I-1 INDUSTRIAL DISTRICT AND IRD RESEARCH, DEVELOPMENT, AND LIGHT INDUSTRY DISTRICT**

Mr. Joe Price noted the continuation of the ongoing project. During the September 10, 2012 Work Session, the Planning Commission reviewed the Floodplain Conservation Area Regulations, which were forwarded to the Regular Meeting earlier this evening.

During the Work Session the Planning Commission reviewed the I-1 Industrial District and IRD Research, Development, and Light Industry District. The drafts will be forwarded to the next regular meeting of the Planning Commission.

18. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 8:30 PM.