

ORGANIZATIONAL / REGULAR MEETING / WORK SESSION

1. CALL TO ORDER – ORGANIZATIONAL / REGULAR MEETING

The February 6, 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 Alan Stewart, Sweetland Engineering; Matt Nussbaum and Lee Myers, Geisinger; and Penn State students Davi Assys, Tom Geeza, Matt O'Boyle, and Daren Eckley.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the January 9, 2012 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.

4. PUBLIC COMMENTS

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

5. TEMPROARY USE PERMIT

Mr. Joe Price introduced the request of Mr. and Mrs. William Lehmen, to conduct flower sales from their business known as "Flower Tent". The Lehmen's are proposing to erect a 30' x 50' tent in the parking lot area in front of Penn State Mobile Homes, located at 1766 North Atherton Street.

The current schedule is proposed: Tent to be constructed no earlier than March 12, 2012, with Easter flowers being sold from March 27, 2012 through April 8, 2012; the facility will be reopened from May 1, 2012 through no later than June 30, 2012 for other flower sales; tent to be removed no later than July 10, 2012.

Mr. Price noted that the current Township policy regarding temporary uses is that they be limited to 90 days. The above schedule proposes that the tent remain on site for 120 days.

Township Staff has reviewed the materials provided and hereby recommends approval with the condition that the schedule be revised so that the tent will not be on site for more than 90 days.

Mr. Jeff Kokoskie made a motion to recommend approval of the Temporary Use Permit with the condition that the permit be limited to 90 days instead of 120. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 5-0.

6. **GEISINGER MEDICAL CENTER PHASE II: LAND DEVELOPMENT PLAN**

Mr. Joe Price introduced the Geisinger Medical Center Phase II Land Development Plan that is being submitted in accordance with the existing Master Plan for the site. The proposal is to construct a 77,560 gross square foot building as part of Phase II of the Master Plan. The building will extend from the western edge of the existing building and towards Gray's Woods Boulevard. Upon completion of the building, the total gross square footage on site will be over 138,000 square feet.

Maximum allowable impervious coverage for this property, which is located in the Office Buffer District 2, is 50% while total building coverage is limited to 25%. In combination, the proposed structure and existing are well within compliance of these standards at 12.9% and 5.22% respectively. The site is also located within the I-99 overlay district and the proposal is fully compliant with the related requirements. Stormwater will be detained through the use of onsite detention ponds. To the north and west of the main building area there exists a wetland area that will be protected by a required buffer. Adjacent to the wetlands is open space which will remain throughout the course of the full development of the site.

A significant feature of this project is a two story parking deck provided to the rear of the existing facility and directly adjacent to the existing parking in that area. The parking deck must be designed according to relevant landscaping, screening, lighting, and access requirements. The developer is provided parking in accordance with a parking study completed in 2011. The total number of spaces proposed is 484 stalls. In addition, the developer is requesting waivers related to parking.

- A waiver of Chapter 153-38 for parking to allow a reduction in the required number of parking stalls to one parking stall per 280 square feet of occupiable building space. (This is a request to reduce the total ordinance requirement for Phases 1 and 2 from 670 stalls to 474 stalls based on the Phase 2 occupiable space of 73,500 square feet.)
- A waiver of Chapter 153-38 to allow for the creation of compact car only stalls with a dimension of nine feet wide by 15 feet deep.

Other amenities included on site are a mulch walking trail currently located along the western edge of the property and a bicycle/pedestrian path which will be extended to the limits of the current phase. A lighting plan is provided and is consistent with ordinance requirements. Additional landscaping is also shown.

Previously, the PA Department of Transportation and Patton Township approved a Transportation Impact Study which included the proposed development. At this time, no additional enhancements are required.

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 condition of waiver approvals and completion of minor/technical items noted on the Staff's marked up comment letter.

Mr. Alan Stewart of Sweetland Engineering, along with Mr. Matt Nussbaum and Lee Myers, Representing Geisinger, were available to address any questions or concerns from the Planning Commission.

6. **GEISINGER MEDICAL CENTER PHASE II: LAND DEVELOPMENT PLAN (cont.)**

Mr. Stewart gave a thorough presentation of the proposed expansion of Phase 2.

Mr. Jeff Kokoskie noted that he was in favor of the parking waivers, as currently, there is too much parking. However, Mr. Kokoskie questioned whether the construction of the facility would happen before the construction of the parking deck. Mr. Stewart noted that the parking deck would be constructed first. Mr. Stewart noted that construction of the parking deck would begin in July 2012 with completion in November 2012. Construction of the building facility would begin in November 2012 and would take approximately one and a half years to complete.

Mr. John O'Neill asked what type of facilities would occupy the new building. Mr. Lee Myers noted that the first level would be a same-day surgery facility and the second level would be general physician offices.

Mr. Jeff Kokoskie also questioned the entrance for construction vehicles. Mr. Stewart showed the Planning Commission where construction trailers would be located and where construction vehicles would be entering.

Ms. Sharon Bressler expressed concern that there would not be enough parking spaces for the facility and asked how the Township came to the conclusion that there would be efficient parking. Mr. Doug Erickson noted that the engineer/developer have provided enough information to support the number of parking spaces needed for the facility.

Mr. Jeff Kokoskie noted that if Phase 3 would develop that additional parking would be needed. Mr. Stewart noted that if Phase 3 would be constructed, an updated traffic study would be done. Mr. Stewart noted that Phase 3 was a third floor addition to Phase 2 and he and the developers, at this point, are not sure would take place. Mr. Erickson noted that the site has ample room for additional parking.

Mr. Jeff Kokoskie made a motion to recommend approval of the waiver to allow a reduction of the parking stalls and for the waiver to allow for the creation of compact car only stalls, must provide adequate parking throughout construction process, and upon completion of minor/technical items as noted on the Staff's comment letter. The motion was seconded by Mr. John O'Neill. The motion passed with a vote of 5-0.

7. **COLLUVIAL SOILS: DRAFT REGULATIONS**

Mr. Joe Price noted that during the January 9, 2012 Work Session, the Planning Commission considered the latest information provided in regards to the revised draft regulations. Staff first reiterated that the initial draft of proposed regulations was written to apply to lands comprised of colluvial soils on slopes of 15% or greater. The draft was subsequently revised to include lands of colluvial soils on slopes of 8% or greater. Further discussion during the November 2011 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, the Staff Planner contacted Dr. Gary Petersen for further clarification on the relationship of slopes and colluvial soils and the information he previously provided

7. **COLLUVIAL SOILS: DRAFT REGULATIONS (cont.)**

After some discussion, the Planning Commission determined that it would be better to revert back to the 15% standard and to use additional wording to explain that other problem areas could still exist that do not necessarily fall under the scope of the regulations.

Staff has since revised the draft accordingly. The following indicates changes made as a result of the January 9, 2012 meeting.

Mr. Joe Price noted that he found an error Page 3 that still noted the 8% slope, but he has since changed back to 15%.

Mr. Jeff Kokoskie noted that it may be best to note that Staff may want to add that any information submitted to the Township for approval, needs to be done by a registered professional engineer.

Mr. Jeff Kokoskie made a motion to forward the draft regulations, with minor changes, onto the Board of Supervisors for approval. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 5-0.

8. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: ZONING DISTRICTS R-1, R-2, R-3, RMHP**

Mr. Joe Price noted that over the course of the past several months, 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 January 9, 2012 Work Session, the Planning Commission decided to forward the following newly formatted zoning districts for formal consideration:

- R-1 Rural Residence
- R-2 Low Density Residence
- R-3 Medium Density Residence
- RMHP Manufactured Home Park District

Mr. Joe Price noted that on Page 2 under Item C-3 that there was a complete sentence missing. Mr. Price noted that the remaining sentence was to reflect the minimum setback of 15 feet.

The Planning Commission and Township Staff noted that any changes being made to the ordinances were reformatting changes to help simplify the ordinances for developers. New wording was added to the R-2 regulations to show that the regulations pertaining to multiple dwellings per lot refer to condominium associations.

8. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: ZONING DISTRICTS R-1, R-2, R-3, RMHP**

Mr. Jeff Kokoskie made a motion to forward the reformatted ordinances to the Board of Supervisors for approval. The motion was seconded by Ms. Kate Domico. The motion passed with a vote of 5-0.

9. **CURRENT WORK TASKS**

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

10. **STATUS ON PENDING ITEMS**

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

11. **REPORTS**

Mr. Jeff Hermann noted that sections of the Traffic Study for the Halfmoon-Patton Area Plan were emailed for review in place of a February meeting.

12. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

13. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 8:19 PM.

14. **CALL TO ORDER – WORK SESSION**

The January 9, 2012 meeting was called to order at 8:19 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.

15. **PUBLIC COMMENTS**

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

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

Mr. Joe Priced noted that the next zoning districts to be reviewed are as follows:

- R-M Manufactured Home Residence District
- C-1 General Commercial 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.

Upon review of the formatting changes, Mr. John O'Neill noted that it may be best to insert "none" in the blank spaces where no information applies. Mr. Jeff Kokoskie noted that he is concerned that if there is a series of "none" and then some information that it

may be skipped. Mr. Joe Price noted that he could insert some asterisk to notate information.

16. REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING (cont.)

Upon no other comments from the Planning Commission, Mr. Price noted that the ordinances would be brought forward to a future Regular Meeting.

17. ADJOURN – WORK SESSION MEETING

The Work Session Meeting was adjourned at 8:25 PM.