

**ORGANIZATIONAL / REGULAR MEETING / WORK SESSION**

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

The March 12, 2012 meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, John O'Neill, Paul Silvis, 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 Department Secretary. The audience included Sam Kerns, MCP Real Estate LLC; David Pike, Sweetland Engineering; Jim May and Tom Zilla, Centre Regional Planning Agency; and Ella Williams.

**2. ITEMS OF CORRECTION**

There were no additions or deletions to the agenda. Mr. Jeff Hermann welcomed our new Planning Commission member Mr. Bill Steudler.

**3. APPROVAL OF MINUTES**

Meeting minutes from the February 6, 2012 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 6-0. Mr. Steudler abstained.

**4. PUBLIC COMMENTS**

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

**5. TEMPROARY USE PERMIT: WALMART PROMOTIONAL EVENT**

Mr. Joe Price introduced the request for a temporary use permit for the Walmart store located at 1665 North Atherton Street. The permit is for a proposed automobile sales event to be held on a portion of the Walmart parking lot from April 25, 2012 through April 28, 2012. The event is part of a national promotion for local auto dealers.

Five Star Suzuki will construct a 20' x 20' tent on site on April 24, 2012 and removal of the tent will occur after the event by April 30, 2012. The portion of the parking lot is that which is directly adjacent to the McDonald's restaurant. Access to the lot will be restricted during the event by the placement of barriers to prevent movement from adjacent travel lanes and to direct traffic flows to the western portion of the lot. Additional lighting is not proposed. The design is such that existing traffic flows throughout the adjacent areas will not be impeded.

Township Staff has reviewed the materials provided and hereby 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 7-0.

6. **MCP REAL ESTATE: LOT CONSOLIDATION PLAN**

Mr. Joe Price introduced the Lot Consolidation Plan for MCP Real Estate. MCP Real Estate submitted a lot consolidation plan subsequent to the recent rezoning of lands included in a portion of the land area involved in this proposal. The purpose of the plan is to create a new lot for the construction of a new office building and to reallocate other subject land areas to adjacent properties. In addition, through this process, portions of old rights-of-way for Gray's Woods Boulevard and Scotia Road will be transferred to private landowners and other lands will be dedicated to the Township as new right-of-way for portions of both Gray's Woods Boulevard and Scotia Road. The total amount of land to be transferred is .53 acres, and four new lots will be created. These lots are Lot 1R, 2R, 3R, and 4R.

The properties are located in several zoning districts: Office Buffer District (OB), Rural Residence (R-1), Office Buffer District 2 (OB 2), and the I-99 Interchange Overlay District.

The plan notes that the resulting acreages created by the plan will not detract from the overall unit count for the Gray's Woods Development. Following approval of the plan, MCP Real Estate will be responsible for drafting and recording new deeds for each new parcel and lands involved in this subdivision.

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 minor/technical items noted on the Staff's marked up comment letter.

Mr. David Pike, Sweetland Engineering, gave a detailed presentation of the project and was available to address any questions or comments from the Planning Commission.

Ms. Sharon Bressler made a motion to recommend approval of the Lot Consolidation Plan 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 7-0.

7. **MCP REAL ESTATE: LAND DEVELOPMENT PLAN**

Mr. Joe Price introduced the Land Development Plan for MCP Real Estate. In conjunction with the consolidation plan, MCP Real Estate has submitted a Land Development Plan for the lands comprising the new Lot 1R. This parcel is identified as Tax Parcel No. 18-003-058E-0000, contains 1.584 acres and is located directly across from the Geisinger facility on the east side of Gray's Woods Boulevard. This parcel is located in both the Office Buffer District (OB) and the I-99 Overlay District.

The proposal is to construct a new office building containing approximately 9,800 square feet of gross floor area. The existing residential home will be demolished prior to construction of the office building. The building and impervious surfaces are well within the maximum allowable impervious of 55% (60% with stormwater enhancements). Stormwater will be managed by way of on-site detention basins outletting to the Township stormwater facilities at the inlet located at the northeast corner of the property.

7. **MCP REAL ESTATE: LAND DEVELOPMENT PLAN (cont.)**

Total parking provided includes 41 regular stalls and two required handicap parking spaces, which meets the requirement of 40 spaces. Access to the site will be provided by a drive to be installed approximately 150 feet south of the existing access to Geisinger, on the opposite side of the Boulevard. Lighting and landscaping shown on the plan both meet Township requirements. Landscaping includes additional headlight screening to be installed along the northern and eastern portions of the parking lot. The building itself meets the applicable design requirements of the I-99 Overlay District. An additional design restriction is that of a maximum building height of 35 feet. Though the maximum height in the OB district is typically 45 feet, the height must be limited to 35 feet when the proposed building is within 90 feet of an adjacent residential structure or residential zoning district as in this case with the R-1 districted located immediately to the south.

Other site amenities include an eight foot shared-use bike/pedestrian path to be installed adjacent to the Gray's Woods Boulevard along the front property line. This path will provide for future connections to existing and planned paths in the area. Recycling bins will be provided in the dumpster enclosure.

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 minor/technical items noted on the Staff's marked up comment letter.

Mr. David Pike, Sweetland Engineering, gave a detailed presentation of the project and was available to address any questions or comments from the Planning Commission. Mr. Pike noted that the NPDES and Erosion and Sedimentation Permits have been submitted for review and approval.

Mr. Jeff Kokoskie expressed concern for the location of the driveway being near the curve. Mr. Pike noted that it meets the required site distance. Mr. Brent Brubaker noted that it exceeds the required site distance.

Mr. Jeff Kokoskie made a motion to recommend approval of the Land Development Plan 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 7-0.

8. **CENTRE REGION COMPREHENSIVE PLAN UPDATE: REVIEW OF LAND USE AND TRANSPORTATION ELEMENTS**

Mr. Joe Price noted that since 2010, the staff of the Centre Regional Planning Agency (CRPA) has been working on updating the Centre Region Comprehensive Plan. The current comprehensive plan has been in effect since June 2000. The Pennsylvania Municipalities Planning Code (MPC) states that comprehensive plans shall be reviewed every 10 years. The comprehensive plan provides clear information on specific courses of action and offers a guide to local officials seeking assistance on decisions that impact the future of the Centre Region.

8. **CENTRE REGION COMPREHENSIVE PLAN UPDATE: REVIEW OF LAND USE AND TRANSPORTATION ELEMENTS (cont.)**

The current update of the plan will focus on a variety of topical areas. These different sections of the plan are referred to as elements. It is proposed that the new plan will include the following elements: Land Use, Transportation, Sustainability, Community Services and Facilities, Open Space, Conservation and Recreation, Housing, Community/University Integration, Natural, Environmental, Cultural and Historic Resources, Economic Development. Each element within the plan primarily consists of goals, objectives and policies that provide the overall framework for guiding future municipal and regional decisions.

Mr. Jim May and Mr. Tom Zilla, Centre Regional Planning Agency provided a presentation on the status of the Centre Region Comprehensive Plan.

Planning Commission members provided comments regarding some redundancy and the need for clarification in the Transportation Element. Mr. Paul Silvis suggested the use of current technology to help with transportation and also to extend the transportation to private entity (i.e. taxis).

Mr. May and Mr. Zilla noted that they will take the Planning Commissions' comments and will be back for a future meeting with additional updates.

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**

The status of the Halfmoon-Patton Area Plan is that a completed plan will be sent onto the Steering Committee.

12. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

13. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 8:44 PM.

14. **CALL TO ORDER – WORK SESSION**

The March 12, 2012 meeting was called to order at 8:44 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, John O'Neill, Paul Silvis, 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 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 Price noted the continuation of the ongoing project. During the February 6, 2012 Regular meeting, the Planning Commission reviewed the R-1, R-2, R-3, and RMHP Districts for the consideration of a recommendation to be made to the Board of Supervisors. The Planning Commission recommended approval of those proposed changes. The Board of Supervisors will receive an introduction of those drafts during the March 14, 2012 meeting and decide at that time whether or not to move the drafts to a public hearing to be held at a future date.

During February's Work Session, the Planning Commission reviewed the RM Manufactured Residence District and the C-1 General Commercial District draft revisions. It was decided that those drafts will be forwarded to a future regular meeting of the Planning Commission along with additional district drafts when those are also ready for consideration of a recommendation to the Board of Supervisors.

During the Work Session the Planning Commission reviewed the C-2 Planned Commercial District and the CT Commercial Transitional District.

Mr. Joe Price noted some items that needed corrected that he has seen since the distribution to the Planning Commission. Mr. Price went over these items. The C-2, CT, RM, and C-1 Districts will be forwarded to the April 2, 2012 Regular Meeting.

17. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 9:17 PM.