

ORGANIZATIONAL / REGULAR MEETING / WORK SESSION

1. CALL TO ORDER – ORGANIZATIONAL / REGULAR MEETING

The April 2, 2012 meeting was called to order at 7:32 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, 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 Mike Meragher and Tom Chucudoh, Walmart; Mark Boeckel, Centre Regional Planning Agency; Mike Evanko, Evanko-Renwick Engineering; Chad Stafford, Penn Terra Engineering; and Asif Khatri.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the March 12, 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 5-0.

4. PUBLIC COMMENTS

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

5. TEMPROARY USE PERMIT: WALMART BULK MERCHANDISE SALES 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 bulk merchandise sales event to be conducted from July 1, 2012 to September 29, 2012.

Walmart proposes to construct a tent to the left of the general merchandise entrance in a large paved area. The tent is 30' x 40' and will be used to sell bulk merchandise during the back to college season. The area where the tent will be located is 54' x 55'. Entrance to and exit from the tent will be from the front only. There is no need for additional parking or additional lighting. Normal traffic patterns will not be affected by the location of the tent.

Permits for similar sales have been provided by Patton Township in past years without any problems, thus Township Staff recommends approval.

Ms. Sharon Bressler made a motion to recommend approval of the Temporary Use Permit. The motion was seconded by Mr. Jeff Kokoskie. The motion passed with a vote of 5-0.

6. TEMPORARY USE PERMIT: WALMART STORAGE CONTAINERS

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 bulk storage container for the bulk merchandise sales event. The storage containers will be onsite from July 2, 2012 to September 29, 2012.

6. **TEMPORARY USE PERMIT: WALMART STORAGE CONTAINERS (cont.)**

The location of the containers would be to the left of the main building in an area behind the lawn and garden department in the grass and dirt area next to the parking lot. The containers will be enclosed within a mesh fence.

There is no need for additional parking or additional lighting. Normal traffic patterns will not be affected by the location of the containers.

Permits for similar sales have been provided by Patton Township in past years without any problems, 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.

7. **TEMPORARY USE PERMIT: NORTH ATHERTON FARMER'S MARKET**

Mr. Joe Price introduced the request from the North Atherton Farmer's Market to operate a farmer's market on the premises of the Home Depot located in Patton Township. The event is the same as has been conducted each of the past two years in the same location. It is proposed that the market will be open every Saturday from May 12, 2012 through November 10, 2012, between the hours of 10:00 AM and 2:00 PM.

The market will be situated in the southeast corner of the Home Depot parking lot. Tents ranging in size from 10' x 10' to approximately 10' x 20' will be arranged so as to not allow vehicles to circulate in the tent area, but the tents will not block any fire lane. There is no additional parking proposed for the market and the location of the site will not impede access patterns. Lighting is not proposed.

Mr. Price noted that there is a slight discrepancy in the information contained in the permit request and the sketch of the market. The sketch shows the market being located in the southeastern part of the lot while the document states it will be in the north corner of the lot. This matter should be resolved prior to approval.

Permits for a similar sale with the same parties was provided by Patton Township in last year without any problems, thus Township Staff recommends approval upon verification of the location of the market.

Mr. Jeff Kokoskie made a motion to recommend approval of the Temporary Use Permit upon verification that the farmer's market will be in the same location as previous years. The motion was seconded by Ms. Kate Domico. The motion passed with a vote of 5-0.

8. **TEMPORARY USE PERMIT: TRINITY LUTHERAN CHURCH**

Mr. Joe Price introduced the request from Trinity Lutheran Church at 2221 North Oak Lane, for a temporary use permit to place and operate a temporary barbeque pit on site during the following occasions:

- Saturday, May 5, 2012 – Annual Yard Sale
- Monday, May 14, 2012 – Congregational Dinner
- A Friday in June or July: Congregation Dinner/Picnic: An event is not yet planned but may be.

8. **TEMPORARY USE PERMIT: TRINITY LUTHERAN CHURCH (cont.)**

- A Saturday in September or October: Patton Township Business Association's (PTBA) Safety Fair.

The proposal is to construct the pit during the week of April 30, 2012 through May 4, 2012. The structure is to be assembled out of cinder blocks and will measure no larger than four feet by 10 feet.

Permits for similar sales have been provided by Patton Township in past years without any problems, thus Township Staff recommends approval.

Ms. Sharon Bressler made a motion to recommend approval of the Temporary Use Permit. The motion was seconded by Mr. Jeff Kokoskie. The motion passed with a vote of 5-0.

9. **BARGER SUBDIVISION PLAN**

Mr. Joe Price introduced the Barger Subdivision Plan. Mark and Olga Levi, the owners of Parcel 18-301-040-0000, consisting of 92.540 acres, are proposing to subdivide their property to create one lot of 10.065 acres, leaving a residue lot of 82.540 acres. The property is located in the A1 Rural Zoning District.

In part, because the parent tract is 10 acres or larger, the current proposal is not required to meet the rural preservation design standards of Chapter 153. However, in addition to meeting other applicable standards, the Township Code requires that a vegetated riparian buffer be provided along the entire length of the stream running through the site.

It was noted that the required 200 foot lot frontage for the residue is met by the current design. Access to the residue parcel may occur either through the proposed easement for the existing driveway for Lot 1 or through a new driveway constructed on the residue lot.

As noted, 153-34.6 of the Township Code requires that a vegetated buffer be installed for the stream located on site. A note has been placed on the plan stating the following:

"Further development of the tract will require the installation of the required Riparian Buffer Vegetation as per Section 153-34.6 of the Patton Township Subdivision Ordinance. The Owners of Lot 2 may construct one future single family residence without the Buffer Vegetation being required to be installed."

The plan does not currently meet the Township requirement for a riparian buffer.

The developer has submitted a modification request to delay the planting of the riparian buffer until the time that further development of Lot #2 is proposed, but to allow one single family dwelling on that lot prior to further development. An easement for the buffer is shown on the plan.

9. **BARGER SUBDIVISION PLAN (cont.)**

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 and upon granting the modification request from the developer.

Mr. Chad Stafford, Penn Terra Engineering, was present to answer any questions or concern from the Planning Commission.

Planning Commission members debated on the modification request for the buffer requirement. The consensus of the Planning Commission was to enforce a time restriction on when the buffer would need to be installed.

Mr. Jeff Kokoskie made a motion to approve the Subdivision Plan, upon completion of minor/technical items as noted on the Staff's comment letter, and with the stipulation a five year sunset on the waiver that if the land is not developed further than the one single family home within five years, or a second house construction, or if a Land Development Plan is submitted before the five year period expires that the riparian buffer be installed by the owners of Lot #2. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 5-0.

10. **WADDLE HEIGHTS II: LOT CONSOLIDATION PLAN**

Mr. Joe Price introduced the Lot Consolidation Plan for Waddle Heights II. The Township has received a subdivision plan for consolidation of Parcels 18-013-070-0000, 18-013-072-0000, and 18-013-074-0000, currently addressed as 1910, 1915, and 1923 Waddle Road. The parcels will be combined to form on building lot of 1.1 acres.

Each of the lots are currently located in the R-3 Medium Density Residential Zoning District and owned by one owner. The Consolidation Plan is submitted in advance of the Land Development Plan.

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. Asif Khatri, Developer, was present to answer any questions or concerns from the Planning Commission.

Mr. Jeff Kokoskie 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 Ms. Sharon Bressler. The motion passed with a vote of 5-0.

11. **CENTRE REGION COMPREHENSIVE PLAN UPDATE: REVIEW OF NATURAL, ENVIRONMENTAL, CULTURAL, AND HISTORIC RESOURCES: OPEN SPACE, CONSERVATION AND RECREATION 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.

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. Mark Boeckel, Centre Regional Planning Agency provided a presentation on the Open Space, Conservation, and Recreation Element, and the Natural, Environmental, Cultural, and Historic Resources Element.

Ms. Kate Domico suggested that the Centre Regional Planning Agency emphasize more on the protection of ground water.

12. REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: ZONING DISTRICTS RM, C-1, C-2, CT

Mr. Joe Priced noted that over the course of the past several months, Township Staff has continued working 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, Township 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.

In addition to recently completing reviews for other zoning districts, during the March 12, 2012 Work Session, the Planning Commission decided to forward the following newly formatted zoning districts:

- RM Manufactured Home Residence District
- C-1 General Commercial District
- C-2 Planned Commercial District
- CT Commercial Transitional District

Mr. Jeff Kokoskie made a motion to forward the regulations onto the Board of Supervisors for their consideration. The motion was seconded by Ms. Kate Domico. The motion passed with a vote of 5-0.

13. CURRENT WORK TASKS

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

14. STATUS ON PENDING ITEMS

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

15. **REPORTS**

Mr. Jeff Hermann noted that the Halfmoon-Patton Area Plan is being circulated and will be brought forward to the Planning Commission at a future date.

16. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

17. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 8:29 PM.

18. **CALL TO ORDER – WORK SESSION**

The April 2, 2012 meeting was called to order at 8:29 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, 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.

19. **PUBLIC COMMENTS**

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

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

Mr. Joe Price noted the continuation of the ongoing project. During the March 12, 2012 Work Session, the Planning Commission reviewed the C-2 Planned Commercial District and the CT Commercial Transitional District..

During the Work Session the Planning Commission reviewed the OB-1 Office Buffer District1 and the OBD-2 Office Buffer District 2.

No comments were received from the Planning Commission.

21. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 8:45 PM.