

REGULAR MEETING / WORK SESSION

1. CALL TO ORDER – ORGANIZATIONAL / REGULAR MEETING

The June 4, 2012 Regular meeting was called to order at 7:31 PM by Mr. Jeff Kokoskie. Members Sharon Bressler, Kate Domico, Paul Silvis, 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 Tony Fruchtl, Penn Terra Engineering; and Neil Tomer, Campus Crest Development.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the May 7, 2012 Regular meeting and May 14, 2012 Work Session meeting were brought before the Planning Commission for approval.

Mr. Paul Silvis 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. TEMPORARY USE PERMIT: ADVANTAGE SALES LTD.

Mr. Joe Price introduced the request for a temporary use permit to sell fireworks in front of the Penn State Mobile Homes office located at 1766 North Atherton Street. The proposal is to install a 30' x 50 x 18' tent to sell legal fireworks from June 21, 2012 to July 4, 2012. The tent will be installed no earlier than June 20, 2012 and removed no later than July 10, 2012. The proposed location is very similar to that of the existing flower sales tent. Parking is provided on-site. Lighting is not proposed and there is no anticipated adverse effect on circulation and vehicle access.

The Zoning Officer has been informed that the applicant would like to use the existing flower sales tent. However, temporary use permits are valid for 90 days and the existing tent would need to be removed by June 18, 2012. The Staff position is that to allow Advantage Sales to continue using the tent without taking it down would go against the current policy in that the tent would remain in continuous operation for more than 90 days.

Planning Commission members and Staff discussed the options for the permit. Mr. Doug Erickson noted that the Planning Commission could grant a waiver for this use, being that they are two separate businesses.

Ms. Sharon Bressler expressed concern for if a third business would like to use the same tent and location. Mr. Erickson noted that it would need to be revisited at that time.

Ms. Kate Domico made a motion to recommend approval of the Temporary Use Permit, with a waiver extending the expiration time of the current tent to July 10, 2012, on the basis that the flower tent and the fireworks sales are two separate businesses. The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 5-0.

6. **TOFTREES: THE GROVE SALES OFFICE: LAND DEVELOPMENT PLAN**

Mr. Joe Price introduced The Grove Sales Office Land Development Plan. The developer of the recently approved "The Grove" housing project has submitted a land development plan for the construction of a sales office on the abutting parcel to the east of that site.

The proposed sales office is 1,440 square feet with an adjoining apartment display unit of 1,080 square feet. The total impervious area proposed is well below the 65% maximum permitted. Stormwater flows from the site will be directed to a small basin east of the parking area. Stormwater will be retained in the basin and slowly released over the surface of the site.

Because of the intended use, water and sewer service will be provided by way of on-site holding tanks rather than by public service. The 16 proposed parking stalls meet the requirement of 11 stalls, with two handicap spaces. Additional site features include landscaping and lighting as well as new sidewalk to be installed along Toftrees Avenue.

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. Tony Fruchtl, Penn Terra Engineering, was present to answer any questions or concern from the Planning Commission.

Mr. Paul Silvis asked if the Township should require a bond to make sure that the temporary sales office would be removed. Mr. Doug Erickson noted that the Township could request a bond in the amount of 15% of the value of the building.

Ms. Sharon Bressler asked about the holding tanks. Mr. Fruchtl noted that an application for the permit has been submitted and that they are an allowable use.

Ms. Sharon Bressler made a motion to approve the Land Development Plan, upon completion of minor/technical items as noted on the Staff's comment letter and with the requirement of a bond in the amount of 15% for removal of the unit. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 5-0.

7. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: ZONING DISTRICTS OB AND OBD2**

Mr. Joe Price 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.

7. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: ZONING DISTRICTS OB AND OBD2**

In addition to recently completing reviews for other zoning districts, during the April 2, 2012 Work Session, the Planning Commission decided to forward the following newly formatted zoning districts:

- OB Office Buffer District
- OBD2 Office Buffer District 2

Ms. Sharon Bressler made a motion to forward the regulations onto the Board of Supervisors for their consideration. The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 5-0.

8. **CURRENT WORK TASKS**

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

9. **STATUS ON PENDING ITEMS**

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

10. **REPORTS**

Mr. Jeff Kokoskie and Mr. Joe Price noted that the Halfmoon-Patton Area Plan will be brought back to the Planning Commission on July 2, 2012 for a recommendation to the Board of Supervisors.

11. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

12. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 7:57 PM.

18. **CALL TO ORDER – WORK SESSION**

The June 4, 2012 Work Session meeting was called to order at 7:58 PM by Mr. Jeff Kokoskie. Members Sharon Bressler, Kate Domico, Paul Silvis, 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: ZONING DISTRICT : PC**

Mr. Joe Price noted the continuation of the ongoing project. During the April 2, 2012 Work Session, the Planning Commission reviewed the OB Office Buffer District and OBD2 Office Buffer District 2.

During the Work Session the Planning Commission reviewed the PC Planned Community District.

No comments were received from the Planning Commission.

21. **ADJOURN – WORK SESSION MEETING**
The Work Session Meeting was adjourned at 8:12 PM.