

REGULAR MEETING / WORK SESSION

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

The July 2, 2012 Regular meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, Kate Domico, Paul Silvis, John O'Neill, 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 Michael Pratt, Keller Engineers; Chris Schoonmaker, S & A Homes; and Eric Vorwald, Centre Regional Planning Agency.

2. **ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

3. **APPROVAL OF MINUTES**

Meeting minutes from the June 4, 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 7-0.

4. **PUBLIC COMMENTS**

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

5. **TEMPORARY USE PERMIT: PATTON TOWNSHIP POLICE SAFETY FAIR**

Mr. Joe Price introduced the request from the Patton Township Police Department for a temporary use permit to hold their annual Safety Fair. The event is proposed to be held on September 8, 2012 from 9:00 AM until 4:00 PM.

It is expected that, as in years past, several local police departments, fire companies, and other first responders (such as LifeFlight) will set up various displays, demonstrations, and activities to educate and entertain the general public about safety issues. Food vendors will be present as well. Ingress and egress will be through the Target parking lots and traffic patterns will be only slightly affected. There will be 10' x 10' canopies in place for shade and weather protection.

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 7-0.

6. **TEMPORARY USE PERMIT: VILLAGE AT PENN STATE: OUTDOOR PARTY**

Mr. Joe Price introduced the request from The Village at Penn State to conduct an outdoor party on-site on Wednesday, July 11, 2012. The event is a welcoming party for the new owners of The Village, Liberty Lutheran Services.

6. **TEMPORARY USE PERMIT: VILLAGE AT PENN STATE: OUTDOOR PARTY (cont.)**

The request is to install a 40' x 140' x 23' tent to be used for the party. The tent will be set up on Saturday, July 7, 2012 and removed on Thursday, July 12, 2012. The site plan provided shows that the tent will be located behind Commons 1A. Presidents Drive will service as the main ingress/egress to the site with parking available adjacent to Lions Hill Road.

Due to the site layout, it is expected that there will be little to no disruption of normal vehicular patterns or access. Additional lighting is not proposed.

Township Staff has reviewed the request and 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.

7. **GRAY'S WOODS: PHASE 6 SUBDIVISION AND LAND DEVELOPMENT PLAN**

Mr. Joe Price introduced the Subdivision and Land Development Plan for Phase 6 of Gray's Woods. In continuing the development of the Gray's Woods Planned Community, the Gray's Woods Partnership recently submitted a land development plan proposing construction of Phase 6. The plan includes 137 townhomes and 13 single-family residences situated on 22.5 acres. Phase 6 is located on the west side of Gray's Woods Boulevard, across from the Brynwood neighborhood. During the January 11, 2012 regular meeting, the Planning Commission revised a sketch plan of this phase.

Development type and density in the Planned Community District is defined with specific requirements for each existing community. Those requirements include a range of densities that must be provided in terms of a percentage of the overall total dwelling units. The single-family units proposed fit in the category of 5.01 to 9.00 units per acre and the townhome units are in the 9.01 to 15.00 units per acre range. Each of these ranges must account for at least 25% of the total unit mix. The commercial are adjacent to and east of the residential portion of this phase is not part of the current proposed development. However, at such time that 900 units have been constructed in Gray's Woods, at least 20% of the non-residential component must be in place.

A significant aspect of the plan is the roadway system. The road network designed to provide internal access for Phase 6 is comprised of a combination of public and private roads. In addition, a portion of Wood Thrush Way, which will eventually extend well beyond the limits of the current phase, will also be constructed.

Stormwater management for the site will be provided with a large stormwater basin and its related facilities. The basin is located in Halfmoon Township which will require a review by Halfmoon Township for compliance to their pertinent stormwater and development regulations. Building and impervious coverage limits are established as a percentage of the overall land area assigned to each density range. For units in the 5.01 to 9.00 range, the coverage limits are 35% and 45%, respectively. The coverage limits for the townhomes, the 9.01 to 15.00 units per acre range are 35% and 65%, respectively. While the current proposal does not reach those maximum limits, it will be important to have all related coverage data updated with each subsequent phase to ensure compliance with those limits.

7. **GRAY'S WOODS: PHASE 6 SUBDIVISION AND LAND DEVELOPMENT PLAN (cont.)**

The parking requirement for the site is determined by the total number of townhomes proposed and the total number of single-family dwellings proposed. The developer meets the requirement of 272 spaces by proposing to provide 380 spaces; however, there are related waiver requests to be discussed. Other features shown on the plan include sidewalks and open space. Other site requirements have not yet been finalized as they may be affected by the outcome of waiver requests. These include site lighting, site landscaping, and street trees. It should also be noted that Gray's Woods Boulevard will be required to be extended to roundabout #4 as any condition of approval of this plan. Related external agency reviews have either been completed or are in process. Included with this plan is a subdivision plan for each of the lots to be created. In addition, a subdivision for the parkland area, although not currently shown as such, will be added to this plan.

In addition as a condition of the approval for the Brynwood Phase 3C plan, a schedule for the completion of the Gray's Woods/Deerbrook Drive connection has been submitted with this plan – the first plan subsequent to the Phase 3C plan. A schedule for the completion of the connection needs to be included as a condition of any approval of the Phase 6 plan.

Township Staff has reviewed the Plan and prepared a comment letter. Upon receipt of the developer's responses, the Township Staff recommends either taking no action on the plan but provide guidance on the waiver requests, or approve the plan with the following conditions in addition to any other conditions:

- Favorable resolution of the requested waivers
- Extension of Gray's Woods Boulevard to roundabout #4 as depicted
- Approval of a schedule for the completion of Gray's Woods Boulevard/Deerbrook Drive connection.
- Completion of all items noted on Staff's marked up comment letter.

Mr. Michael Pratt, Keller Engineers and Mr. Chris Schoonmaker, S & A Homes presented the Planning Commission with a detailed presentation of the proposed Subdivision and Land Development Plan.

Mr. Pratt noted that the NPDES Permit is currently being reviewed.

Mr. Schoonmaker noted the townhomes are being proposed to start in the \$180,000 range. They are anywhere from 1,300 to 2,000 square feet in size.

Ms. Kate Domico asked how large the common centralized park would be. Mr. Pratt noted that it is roughly a half acre.

Some Planning Commission members expressed concern for safety with sight distances. Mr. Pratt noted that site triangles have been shown on the plan.

Mr. Jeff Kokoskie and Mr. Jeff Hermann asked if the Planning Commission should be examining the current regulations due to the number of waivers; do the regulations need to reflect projects with the same similarity?

7. **GRAY'S WOODS: PHASE 6 SUBDIVISION AND LAND DEVELOPMENT PLAN (cont.)**

The Planning Commission reviewed each waiver request individually and discussed thoroughly.

Ms. Sharon Bressler made a motion to recommend approval of the Subdivision and Land Development Plan as follows:

- Approval of the waiver for the driveway setback to allow for the 29 lots and the use of sight triangles in an effort to verify adequate sight distance.
- Approval of the waiver to allow for eight feet per space for off-street parking stalls
- Approval of the waiver for the length of on-street parking to 22 feet in length, with the condition that the interior stalls would be 24 feet and the two end stalls would be 22 feet.
- Approval of the street tree waiver, with the condition that there will be two trees installed per lot developed. The trees will not have to be placed on lot.
- Extension of Gray's Woods Boulevard to roundabout #4
- Developer is to comply with the completion of Gray's Woods Boulevard/Deerbrook Drive connection in accordance with Mr. Doug Erickson's memo dated June 14, 2012.
- Subdivision of park land and dedication to the Township
- Completion of minor/technical items as noted on the Staff's marked up comment letter.

The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 7-0.

8. **DRAFT HALFMOON-PATTON AREA PLAN**

Mr. Joe Price noted that since 2006, representatives from Halfmoon Township and Patton Township have been working together with staff of the Centre Regional Planning Agency to create a comprehensive and specific land use plan for a portion of both Townships. The plan was undertaken as an effort to help manage future growth in areas near the municipal boundaries as well as other local areas that may contribute to or be impacted by future growth. A coordinated effort will help both municipalities plan, for example, for future services, protect the environment and provide for appropriate roadway connections.

A completed draft of the area plan was presented during the May 14, 2012 Work Session. The draft was presented again for additional opportunity for review. The policy document consists of six chapters that provide detailed information of different aspects of land use within the study boundary. Each chapter provides specific goals and policies that will help achieve the land use ideas that are outlined within the chapter.

Mr. Eric Vorwald, Centre Regional Planning Agency, was available to address the Planning Commission and to receive comments for the Proposed Future Land Use Map.

Mr. Doug Erickson asked what the purpose of the map was. Mr. Vorwald noted that it was to show land uses that the Township would be comfortable with in the future.

Mr. Erickson noted that he is not comfortable using the Future Land Use map other than for the Halfmoon-Patton Area Plan.

8. **DRAFT HALFMOON-PATTON AREA PLAN (cont.)**

The Planning Commission requested that more information be provided, along with an overlay of the current growth boundary. The Planning Commission would like to review this further at a future Work Session.

9. **CENTRE REGION COMPREHENSIVE PLAN UPDATE: REVIEW OF COMMUNITY / UNIVERSITY RELATIONS AND SUSTAINABILITY**

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 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 Relations; 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. Eric Vorwald presented the Community/University Relations and Sustainability chapters of the Comprehensive Plan.

Community/University Relations

Mr. Doug Erickson noted that he would provide his written comments to Mr. Vorwald via e-mail.

Mr. Paul Silvis suggested revisiting and rewording the student housing section.

Sustainability

Mr. Paul Silvis suggested evaluating the current Beneficial Reuse and have a member of the University Area Joint Authority present to discuss procedures and processes.

Ms. Sharon Bressler noted that educational facilities were listed as major community partners under the Communication goal. Ms. Bressler asked if there were other facilities, such as medical centers that could be added. Mr. Vorwald noted that they could be and he would research those facilities.

It was unanimous between the Planning Commission and Staff that the Economic Opportunities section be removed from the Sustainability chapter and be made a chapter of its own.

10. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: PC, PLANNED COMMUNITY ZONING DISTRICT**

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.

During the June 4, 2012 Work Session, the Planning Commission reviewed the PC – Planned Community District. Mr. Price explained a few minor corrections that were made.

Mr. Jeff Kokoskie made a motion to forward the regulations onto the Board of Supervisors for their consideration. The motion was seconded by Mr. John O'Neill. The motion passed with a vote of 7-0.

11. **CURRENT WORK TASKS**

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

12. **STATUS ON PENDING ITEMS**

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

13. **REPORTS**

No additional reports were given.

14. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

15. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 10:29 PM.

18. **CALL TO ORDER – WORK SESSION**

The July 2, 2012 Work Session meeting was called to order at 10:29 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, Kate Domico, Paul Silvis, John O'Neill, 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

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 : A1, RURAL DISTRICT**

Mr. Joe Price noted the continuation of the ongoing project. During the June 4, 2012 Work Session, the Planning Commission reviewed the PC Planned Community District

During the Work Session the Planning Commission reviewed the A1 Rural District.

No comments were received from the Planning Commission.

21. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 10:33 PM.