



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION  
REGULAR MEETING AND WORK SESSION AGENDA  
JANUARY 14, 2013  
Board Meeting Room  
Municipal Building  
7:30 PM**

**1. CALL TO ORDER**

Commission members should consider the addition or deletion of agenda items at this time.

**2. ORGANIZATION**

As this is the first meeting of 2013, the Planning Commission should undertake the following organizational actions:

- a. Election of Officers: The Commission should elect a Chair, Vice-Chair, Secretary, and Alternative Secretary. In 2012, these positions were filled as follows.
  - i. Chair: Jeff Hermann
  - ii. Vice-Chair: Jeff Kokoskie
  - iii. Secretary: John O'Neill
  - iv. Alternative Secretary: Sharon Bressler
  
- b. Meeting Dates: This evening, the Patton Township Planning Commission must approve a schedule of its regular meetings and work sessions for the 2013 calendar year, so that these meetings may be advertised to the general public as required by law. The following table contains a schedule of meeting dates, developed by staff, which adheres as closely as is possible to the Commission's tradition of meeting on the first and second Mondays of each month. The Commission may adopt this schedule if it chooses. The location for each meeting will be advertised as the meeting room of the Patton Township Building, and the starting times will be advertised as 7:30 PM.

**2. ORGANIZATION (CONT)**

REGULAR MEETING	WORK SESSION
January 14, 2013	
February 4, 2013	February 11, 2013
March 11, 2013 (1)	March 18, 2013
April 1, 2013	April 8, 2013
May 6, 2013	May 13, 2013
June 3, 2013	June 10, 2013
July 1, 2013	July 8, 2013
August 5, 2013	August 12, 2013
September 9, 2013 (2)	September 16, 2013
October 7, 2013	October 14, 2013
November 4, 2013	November 11, 2013
December 2, 2013	December 9, 2013
January 13, 2014 (3)	
(1) Second Monday due to PSU Spring Break	(2) Second Monday due to Labor Day Holiday
(3) Organizational Meeting for 2014	

- c. Selection of Representative to the Centre Regional Planning Commission  
In 2012, Kate Domico served as the primary representative and Sharon Bressler was the alternate representative to the CRPC. This evening, the Commission should determine its representatives for 2013.

**3. APPROVAL OF MINUTES**

Minutes from the Patton Township Planning Commission's November 5 and December 3, 2012 combined regular meeting and work session are included with this evening's agenda for review, potential edits, and approval. Please note that there were no agenda items for the regular meeting.

**4. PUBLIC COMMENTS**

Residents and property owners may address the Commission on issues of interest to the Township. Comments related to specific agenda items should be deferred until that point in the meeting.

**5. BLUEBERRY CROSSING SEWAGE PLANNING MODULE**

Mr. John Glantz has submitted a Component 4 sewage planning module for the property abutting Norma Rae Circle near the intersection of Seller's Lane and Meeks Lane. The site

contains approximately 14.3 acres and is situated within the A-1 Rural Zoning District. A subdivision application for the site remains on file with the Township. Multiple time extensions have been granted for the application.

Act 537 Sewage Facilities' planning is the duty of local municipalities and each municipality is required to have an Act 537 Official Sewage Facilities Plan to adequately address sewage disposal needs. In Patton Township, adoption of a planning module by resolution of the Board of Supervisors is the vehicle for legally amending the Township's Official Plan for sewage disposal needs.

Both the municipality and the area wide planning agency review the sewage module for general consistency with existing land use regulations and related plans. All soil testing is field verified by the Township Sewage Enforcement Officer.

This evening's agenda packet includes:

- Component 4 Sign-off Sheets

Recommendation: Staff has reviewed the sewage planning module and finds it to be acceptable as submitted.

The Planning Commission recommendation and any comments will be forwarded to the Board of Supervisors for their consideration during the January 23 meeting.

## 6. **SKETCH PLAN:**

Mr. Mark Torretti of Penn Terra Engineering will present a sketch plan for potential development on the Dubois Tract, Tax ID 18-315-068. The subject parcel is approximately 25 acres in size and is located adjacent to the Marywood neighborhood of Gray's Woods Planned Community.

Per the Pennsylvania Municipalities Planning Code, Section 707-A, a "*landowner may present a sketch plan to the municipality for discussion purposes only, and during the discussion the municipality may make suggestions and recommendations on the design of the developmental plan which shall not be binding on the municipality*". Thus, the opportunity to present sketch plans provides developers the means to introduce projects, receive initial feedback from the Township on plan features, and explore alternatives. The Commission is *not* obligated to provide comment on the sketch plan; however, any comments provided by the Commission will be forwarded to the Board of Supervisors. Note that no official action may be taken on a sketch plan.

## 7. **PARKING REQUIREMENTS: 2214 NORTH ATHERTON STREET**

Staff recently received a request regarding the parking requirements for the property located at 2214 North Atherton Street. The existing building is 9,000 square feet in size. A new tenant is planning on using the first floor which is about 3,000 square feet, for a medical office. A separate tenant will be occupying the remaining 6,000 square feet on the second and third floors with the continued operation of a professional office. Following the calculations for

required parking for a medical office of 1 space per 200 square feet, the new tenant discovered that there is not enough parking on-site to meet the requirement.

During their meeting on January 7, the Board of Supervisors received an inquiry pertaining to a possible waiver request for parking and subsequently referred the matter to the Planning Commission for their review.

On January 8, staff was able to meet with representatives of both the current use and the new tenant. Rather than seeking a waiver from the parking requirement (a variance is used to grant relief from zoning requirements whereas a waiver is used to grant relief from standards pertaining to subdivision and land development found in Chapter 153, including parking), it was determined that the zoning officer will issue a Certificate of Occupancy for 2,400 square feet of space rather than for the full 3000 square feet.

The logic in issuing a permit for a portion of the space is as follows: The use occupying the second and third floors containing 6,000 square feet is grandfathered under an old parking requirement of 1 space per 350 sq. ft. Therefore, the total required parking for that use is 17 spaces (if rounded down, 18 if rounded up). The new tenant of the first floor is required to provide 1 space per 200 sq. ft. for the medical office which equals 15 spaces. There are currently 29 spaces on site. Therefore, the new tenant would need to provide an additional 3 spaces to meet the requirement. In terms of floor area, a reduction in 600 sq. ft. of usable space would result in a reduction in 3 spaces from the required total parking. Thus, the total space that could be occupied by the new tenant without having to add any parking is 2,400 sq. ft.

The tenants and staff will continue to work with the owner of the property in an effort to ensure that the full parking requirement is met at some point in the near future. At such time, a new Certificate of Occupancy can be issued to allow the entire floor area to be occupied.

This item is brought forth to the Commission for informational purposes only. No action is required at this time.

**8. REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: I-99 INTERCHANGE OVERLAY DISTRICT, HISTORIC PRESERVATION DISTRICT AND SUPPLEMENTAL REGULATIONS**

The Planning Commission has continued 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 December 3 work session, the Commissioners reviewed the I99 Interchange Overlay district, the Historic Preservation district, and the Supplemental Regulations. There were no recommended changes to the drafts. However, staff has made a minor correction to

the new full text of the Supplemental Regulations to remove underlining that should not be included.

The following documents are included in this evening's agenda:

- 199 Interchange Overlay District: Proposed new full text
- Historic Preservation District: Existing regulations (no changes were proposed)
- Supplemental Regulations: Proposed new full text

For a version of the existing regulations without any markups, and the markup of proposed changes, please see copies previously distributed for the December 3 work session.

Staff is requesting that the Planning Commission consider the proposed changes and provide any comments and suggestions. The following are some options to consider:

1. Forward the draft regulations with any minor recommended revisions to the Board of Supervisors for their consideration during a future meeting.
2. If there are significant recommended revisions, revisit the drafts during the February 4 regularly scheduled meeting of the Planning Commission.
3. Forward the draft regulations as written to the Board of Supervisors for their consideration during a future meeting.

The Planning Commission's comments and recommendations will be forwarded to the Board of Supervisors.

## **9. STATUS REPORT ON PENDING ITEMS**

A) Actions taken by the Patton Township Board of Supervisors at their December 12, 2012 meeting:

1. The Board voted to continue its review of the Future Land Use Map of the Halfmoon/Patton Area Plan during the January 23 meeting.

B) Pending Commission Work Tasks:

- Mixed-Use Draft Regulations
- Homeowner's Association Regulations
- Fees in lieu of Parkland

D) The submission deadline for the February 4 Planning Commission meeting was Tuesday, January 1. One plan has been received.

## **10. REPORTS**

Review by the Board of Supervisors of the Halfmoon-Patton Area Plan Future Land Use Map is currently in process.

11. **OTHER BUSINESS**

A separate work session is not planned for January 21.

12. **ADJOURN**

**FOR YOUR INFORMATION**

A. Development Update

B. BOS Representatives:

A sign-up sheet will be passed around for Planning Commission members to sign up for 2013 Board meetings.

13. **CALL TO ORDER - WORK SESSION**

14. **PUBLIC COMMENTS**

15. **MIXED USE OVERLAY ZONING DISTRICT: DRAFT REGULATIONS**

During the October 1 meeting, the Planning Commission received a request from Keystone Commercial Real Estate to consider allowing residential uses in commercial zoning districts. In essence, this is a request to allow mixed-use zoning in those districts. The request was received by the Board of Supervisors during their September 26 meeting where they forwarded the request to the Planning Commission for further study.

During work sessions in November and December, the Commission continued its review by considering informational resources provided by staff. In addition, during the December work session, Mr. Al Pringle of Keystone Real Estate presented findings of a model real estate analysis pertaining to the existing Patton Town Centre and the approved land development plan. The findings suggest that mixed-use development for the Patton Town Centre, and potentially also for structures already existing in the C2 Planned Commercial district, may not be feasible in regard to current market conditions. The Commission further deliberated on whether or not to move forward with draft regulations and to where they might apply. It was decided that regulations would be prepared but they would only pertain to development in the C1 General Commercial district at this time.

Staff and the Commission then discussed a process for involving the property owners of the C1 district and those of adjacent lands. A public notice has been prepared and mailed to owners of property in the district and those whose property is within approximately 200 feet of any boundary of the district. The notice invited the owners to participate in this evening's meeting.

Staff has prepared a first draft of regulations. The draft incorporates elements of discussions with both the Planning Commission and the Board of Supervisors. The main purpose of the draft is to permit the development and redevelopment of potentially underutilized properties located in the C1 district. The regulations are intended to facilitate the construction of residential dwelling units above ground floor, nonresidential uses. Furthermore, as instructed by the Board, the regulations are designed such that the commercial character of the district is preserved.

It is important to note that many of the properties in the district are currently developed with at least one structure on site. The importance of this is that, in likelihood, a business owner will need to utilize an existing building to be able to implement the mixed-use regulations. The draft regulations have taken this into consideration by including standards appropriate for redevelopment, or infill of these existing sites.

Furthermore, as it pertains to common practice for mixed-use development, the draft ordinance includes means for calculating parking on the basis of shared parking and also for reductions in the parking requirement depending on the proximity of a site to public transit. This is also important for redevelopment sites as the parking requirement is perhaps the greatest constraint on additional development potential.

The regulations are designed as an overlay district. As such, they apply only to areas that meet the criteria of the overlay. In this case, the C1 district is the only land area to which the regulations apply. At that, these regulations are optional. That is, a developer may exercise the right to further develop their property in accordance with the provisions of the mixed-use overlay, but are not at all required to do so.

Included with this evening's agenda packet are the following items:

- Mixed-Use Overlay District: Draft Regulations
- Map of Proposed District Boundary
- Highlights of Draft Regulations
- Summary of Mixed Use Scenarios
- Background Information for Scenarios
- Parking Data: Spreadsheet
- Notes on Minimum Parking Standards
- List of Sources and References

This being the first work session during which draft regulations will have been considered, the following are recommendations for proceeding:

1. Review the draft and provide comments and suggestions to staff in advance of the work session portion of the February 4 meeting or a separate February 11 work session during which a revised draft would be presented for ongoing discussions.
2. Consider conducting an on-site work session for property owners to attend and offer additional input prior to the February work session.

