



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION
REGULAR MEETING AND WORK SESSION AGENDA
November 4, 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. APPROVAL OF MINUTES

Minutes from the Patton Township Planning Commission's October 7 meeting are included with this evening's agenda for review, potential edits, and approval.

3. 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.

4. CUL-DE-SAC ROAD STANDARDS REVIEW

During the October 7 work session, the Planning Commission continued its review of existing cul-de-sac design standards as directed by the Board of Supervisors and forwarded draft regulations to this evening's regular meeting agenda for the consideration of a recommendation to be made to the Board.

The cul-de-sac regulations are currently part of Chapter 149, Streets and Sidewalks and partially included in Chapter 153, Subdivision and Land Development. Many of the standards included for these roads relate to existing fire fighting apparatus and the ability to access residences that front these roads.

The supervisors have directed staff and the Commission to consider the following:

- The maximum permitted length of a cul-de-sac, in all districts, be reduced to 150 feet, unless all dwellings and occupied structures along the roadway are provided with an

approved automatic fire sprinkler system in accordance with applicable NFPA standards.

- Elimination of providing waivers from cul-de-sac regulations for temporarily dead-ended streets that will be extended in future phases of a development.
- Incorporation of provisions contained in Appendix D, Fire Apparatus Access Roads of the 2009 International Fire Code. A copy of Appendix D is included in the agenda materials. It is suggested that the Planning Commission consider this information in its entirety.
- Include external agencies and individuals in the review process. This should, at a minimum, include the Builder's Association, ALPHA, one or more local developers and other interested parties.
- In addition to considering a sprinkler system provision, consider other alternate standards such as regulating on the basis on the amount of dwellings, residents that utilize a cul-de-sac for access to property.
- Consider a possible time limit for temporary cul-de-sac roads.

To date, the Commission has addressed issues such as fire apparatus access to sites, reduction in the maximum cul-de-sac length, the use of automatic fire sprinkler systems, fire hydrant location and spacing, temporary cul-de-sac roads, industry recommendations and construction trends. The Commission has benefited from the advice and consultation of the ALPHA Fire Director as well as several local engineers and developers.

This evening, a completed draft of regulations is presented along with a group of other recommended ordinance revisions which are related to the topic. The most substantive revisions include a reduction in maximum spacing between fire hydrants from 1000 ft. to 500 ft, development plan review guidelines for determining the specific location of hydrants and a provision for identifying hydrants when there are multiple hydrants located along a cul-de-sac.

Discussion Item:

It has been brought to staff's attention that the current construct of the proposed reduction in hydrant spacing from 1000 ft. to 500 ft. does not specify whether or not the new standard applies only to cul-de-sac streets or to all streets. Staff is requesting that the Commission provide clarification of the matter and direct staff accordingly.

Recommendation:

Staff holds the position that the intent was for the reduced spacing to apply only to cul-de-sac streets and recommends the same. Thus, the existing standard of 1000 ft. would apply to all other streets. If the Commission concurs with this recommendation, staff will prepare additional ordinance text to specify as noted above.

In addition to materials previously reviewed, staff recently received a recommended method for identifying hydrants as provided by the State College Borough Water Authority. Staff requests that the Commission review the information and attached email to determine if additional related ordinance text should be included.

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

- Draft Regulations: New and Reorganized
 - §153-22: Pertaining to Streets, Hydrant Location and Spacing, Water Supply, Fire Apparatus Access and Fire Lanes
- Highlights of Proposed Revisions
- Examples of Hydrant Marking (As provided by SCBWA)
- Comments from Michael Pratt, Keller Engineers.
- Report of All Proposed Ordinance Revisions and Related Information
 - Chapter 153, Section 22: Streets
 - Chapter 153, Section 36: Required Improvements
 - Chapter 153, Section 36.C: (additional subsection changes)
 - Chapter 153, Section 36.G,H: (additional subsection changes)
 - Chapter 149, Streets and Sidewalks: Table 1 and Notes
 - Chapter 153, Section 5: Definitions
 - Chapter 153, Section 32: Water Supply

The following previously distributed items may also be of assistance:

- Comments from State College Borough Water Authority
- Review Comments: Steve Bair, Alpha Fire Director
- Cul-de-sac Discussion Matrix
- Firefighting Industry Trends and Staffing Report: The Next Seven Years
- Appendix C: Fire Hydrant Locations and Distribution
- Fire History Report from the ALPHA Fire Director, with email correspondence
- Report on Discussion Items (Includes Comparison with Appendix D of Fire Apparatus Access Roads)
- Cul-de-sac Roads: Brief Overview
- Existing Township Street Design Standards: Table 1
- Existing Regional Standards: Comparison
- Citizen Comments

The Planning Commission should review the proposed revisions and consider a recommendation for the Board of Supervisors, with the following options:

1. Provide comments and suggested revisions to be made in advance of further regular meeting discussion during the December 2 meeting.
2. If suggested revisions are minor, recommend approval of the draft with updated revisions to the Board of Supervisors for their consideration during a future meeting.
3. If the Planning Commission agrees with the proposed regulations and related ordinance revisions as written, recommend approval of the draft as written to the Board of Supervisors for their consideration during a future meeting.

Any recommendations and comments will be forwarded to the Board.

5. STATUS REPORT ON PENDING ITEMS

A) Actions taken by the Patton Township Board of Supervisors at their October 9 meeting:

1. The Board approved the following subdivision plans with conditions:
 - Cedar Cliff Lot 8 Subdivision
2. The Board took action on an Intermunicipal Zoning Consistency Review as follows:
 - The Board concurred with the Planning Commission recommendation that the proposed rezoning of the Lieb property in College Township is considered to be a de minimus reduction in the shared lands available for industrial land uses thereby deferring action on the requested rezoning to the discretion of College Township.

B) Actions taken by the Patton Township Board of Supervisors at their October 23 meeting:

1. The Board approved a sewage planning module for the Cedar Cliff Lot 8 subdivision
2. The Board voted to forward the following proposed regulations to a public hearing on December 11:
 - Reformatting of Articles IV and V of the Patton Township Zoning Ordinance (PC Planned Community, A-1 Rural, NR-1 Natural Resources, NR-2 Natural Resource and Recycling, and FP Floodplain)
 - Requiring GPS Geodetic Reference Points
 - Temporary Use Design Standards

C) Pending Commission Work Tasks:

- Mixed-Use Draft Regulations (Draft forwarded to Board of Supervisors)
- Cul-de-sac Design Standards Review
- Temporary Use Regulations
- Conditional Use Review
- Interpretation Guidance Manual
- Family Burial Plots: Ordinance
- Telecommunications Facilities: Reformatting

D) The submission deadline for the December 2 Planning Commission meeting is Tuesday, October 29. The following new plans were received:

1. Lot Consolidation Plan: Garis Property: 1.464 acres

6. REPORTS

7. OTHER BUSINESS

8. ADJOURN

FOR YOUR INFORMATION

- A. Development Update
- B. BOS Representatives:

November 13	Sharon Bressler
December 11	Kate Domico

9. CALL TO ORDER - WORK SESSION

10. PUBLIC COMMENTS

11. CONDITIONAL USE REVIEW

One of the items identified as a work task for 2013 was a review of the existing conditional uses of the Township. Conditional uses are a class of uses for which additional regulatory controls are in effect beyond those of permitted uses. The Pennsylvania Municipalities Planning Code provides the legal basis for regulating conditional uses as such.

A benefit of the conditional use review and approval process is that it affords the Township the ability to carefully review and consider aspects of a particular use that may not be easily regulated through standard processes and existing regulations. However, the conditional use designation should also be reserved for only those uses that most necessitate the additional review process in order to not overly burden the approval process for uses and development plans that are more suitable to standard review.

Although this project is for the purpose of analyzing conditional uses with respect to Patton Townships existing zoning regulations, it is similar to an ongoing regional review of all the zoning districts of all of the municipalities of the Centre Region. Although the regional zoning analysis is restricted to zoning districts with land area outside the Regional Growth Boundary and is from the perspective of consistency of zoning regulations to the growth objectives of the Comprehensive Plan and the RGB, the results of the study are completed and it is expected that a draft report will soon be ready for regional review. Therefore, it is an appropriate time to also consider the township conditional uses in the context of the existing zoning.

This evening, staff has provided an initial draft of a report with analysis and recommendations. It is anticipated that the Planning Commission will receive the report and related documentation for initial consideration only with further review continuing during the December 2 meeting. With the upcoming transition of planning tasks to an interim planner prior to the hiring of a new planner, it is recommended that additional time and planning staff review of materials may be needed.

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

- Overview of Conditional Uses and Project Summary
- Conditional Use Draft Report

