



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION
REGULAR MEETING AND WORK SESSION AGENDA
February 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 January 14 combined regular meeting and work session 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. COMPREHENSIVE PLAN REVIEW

During several meetings in 2012, the Planning Commission reviewed drafts of each of the elements to be included in the updated Centre Region Comprehensive Plan. The comments from those reviews as well as those received from other municipalities have been incorporated into a completed first draft of the Comprehensive Plan.

During their meeting on January 23, the Board of Supervisors received a presentation from CRPA staff which provided an overview of the plan and the related update process. Although the Board issued comments and will continue its review on February 13, there was some discussion regarding further review by the Planning Commission. Therefore, the completed draft is offered for review by the Commission this evening. CRPA staff will be in attendance to answer questions and assist in the review.

Any comments provided by the Commission will be forwarded to the Board for their consideration. Final comment from the Township is due to be submitted to the executive director of the Centre Region Council of Governments by March 1.

5. STATUS REPORT ON PENDING ITEMS

A) Pending Commission Work Tasks:

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

B) The submission deadline for the March 11 Planning Commission meeting is Tuesday, February 5. To date, no new plans have been received.

6. REPORTS

Review by the Board of Supervisors of the Halfmoon-Patton Area Plan Future Land Use Map is currently in process. This review is concurrent with the review of the Future Land Use Map of the Centre Region Comprehensive Plan update.

7. OTHER BUSINESS

A separate work session is not planned for March 18.

8. ADJOURN

FOR YOUR INFORMATION

A. Development Update

B. BOS Representatives:

February 13	Jeff Kokoskie
March 13	Jeff Hermann
April 10	Paul Silvis
May 8	Bill Steudler
June 19	Sharon Bressler
July 17	John O'Neill
August 21	Bill Steudler
September 11	Jeff Kokoskie
October 9	Kate Domico
November 13	Sharon Bressler
December 11	Kate Domico

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

14. **PUBLIC COMMENTS**

15. **UPDATING AND PRIORITIZING WORK TASKS**

Some of the work completed by staff and the Commission in 2012 included: finalizing Colluvial Soils regulations, reformatting and reorganizing zoning ordinance content, impervious coverage regulations for the RM Manufactured Home Residence district, compiling and reviewing information pertaining to mixed-use regulations, drafting staff guidance documents on interpreting ordinance requirements, and participating in the review and selection process for the Waddle Road Interchange design consultant. Staff also participated in various other projects including regional work in development capacity analysis and vacant land and vacant building inventories.

This evening, a list of potential work task items for 2013 is provided to the Commission for review and consideration. The items on the list, compiled by staff, are presented in general order of priority from a staff perspective and are as follows:

1. **Review of Existing Conditional Uses**

The purpose of this project would be to review the existing conditional uses of each of the zoning districts in an effort to determine their consistency with the stated intent for development in that district. The uses should also be reviewed in relation to the updated Comprehensive Plan.

2. **Temporary Use Standards: Ordinance**

Currently, the Township staff and Planning Commission review applications for temporary uses and the Board of Supervisors approves those uses. However, the process is not codified and related standards are not specified. This project involves creating an ordinance to include the process and standards and also may include some level of staff approval for temporary use permits.

3. **Interpretation Guidance Manual**

Staff has discussed a means by which to address portions of the existing regulations that can be difficult to understand. Often times there is some degree of staff interpretation of those regulations in the process of enforcement and development plan review. A guidance manual would consist of explanations of the various topics addressed by the aforementioned regulations and how staff applies the requirements in daily activities.

4. **Family Burial Plots: Ordinance**

The Township previously received an inquiry as to the legal status of entombing the remains of deceased family members on an individual's property. This ordinance

would include any necessary recommended standards that would pertain, for instance, to setbacks from adjoining properties and nearby streams or drinking water sources as well as any other requirements necessary to ensure the general health, safety and welfare of the citizens.

5. Reorganize/Reformat Telecommunications Regulations

The regulations governing telecommunications facilities are currently located in the Supplemental Regulations of Chapter 175, Zoning. Because there are multiple pages containing the pertinent standards, a separate section could be created to contain the telecommunication regulations rather than including them in the Supplemental Regulations where a variety of topics are addressed.

6. Large Scale Solar: Ordinance

Alternative energy is an increasingly popular means of producing energy, both on an individual and commercial level. Solar energy facilities are becoming more common. Although small solar panels and roof-top systems can be regulated in a land-use ordinance; large scale, commercial solar energy production contains attributes that perhaps require more attention as it relates to siting, scale and other land use matters. There are model ordinances that provide a good basis for drafting an ordinance for the Township.

7. Outdoor Furnaces: Ordinance

In recent years, the PA DEP published new regulations pertaining to the operation of outdoor furnaces. The regulations restrict the type, location and acceptable fuel for such devices. Township staff is not aware of any current problems relating to the use of these furnaces.

8. Homeowner's Associations*

In the past, there arose an occasion where it was discovered that there was a piece of land that was to be owned and maintained by an HOA which, as it turned out, had never been created. The land was to be dedicated to open space usage. The property was later listed as a sheriff's sale property and, subsequently, removed from the list and donated to the Township which now maintains the property. It was decided that, in order to prevent a similar situation from occurring again, the Township may wish to enact regulations that would assure that an HOA will in fact be created when it is proposed as part of a development plan.

9. Fee In Lieu (Parkland): Ordinance*

This item is intended to assess the past outcomes of incidents where the Township has accepted cash payment as an alternative to setting aside land on-site to be used as parkland when new residential developments are approved. Issues to be covered would include the appropriateness of the amount of cash received in relation to the amount of land in the waived parkland requirement, the specific use of

the funds received, the amount of parkland created by fees in relation to the waived requirement and the broader outcome of multiple policy decisions in terms of the Township's total acreage in parkland in relation to similar communities. Depending on the outcome of the study, a specific policy related to fee acceptance and amount may be formulated.

*Item previously included on work task lists but is considered low priority and/or requires further research prior to implementing. Staff recommends removal from the list.

Following this evening's discussion, the proposed list will be advanced to the March 11 regular meeting for consideration of a recommendation to the Board of Supervisors.

16. MIXED USE OVERLAY ZONING DISTRICT: DRAFT REGULATIONS

During the work session portion of the January 14 meeting, the Planning Commission continued its consideration of a request to allow mixed-use in commercial districts of the Township. After thorough review of supporting information, the Commission decided to move forward with draft regulations for the C1 General Commercial district.

In January, staff presented a first draft of regulations. 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.

Staff recommends continuing the review this evening by picking up where last month's meeting ended, with the review of comments issued by CRPA planners.

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

- Mixed-Use Overlay District: Revised Draft Regulations
Revisions resulting from last month's meeting have been included. Information that has been removed is indicated by strikethrough text and new text is underlined.
- Planning Commission Review of CRPA Staff Comments: Noted Changes

In addition, please bring the following previously distributed items:

- 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

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 March 11 meeting or a separate March 18 work session during which a revised draft would be presented for ongoing discussions.

