



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803

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**PLANNING COMMISSION  
REGULAR MEETING AND WORK SESSION AGENDA  
March 11, 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 February 4 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. TEMPORARY USE PERMIT: WALMART BULK MERCHANDISE SALES EVENT**

The Township has received a request for a temporary use permit for the Walmart store located at 1665 N. Atherton St. The permit is for a proposed bulk merchandise sales event to be conducted from July 1, 2013 to September 29, 2013.

Walmart proposes to construct a tent to the left of the general merchandise entrance in a large paved area as shown on the enclosed document. The tent is 30 x 40 ft. in size and will be used to sell bulk merchandise during the back to college season. The area where the tent will be located is 54 x 55 ft. wide. Entrance to and exit from the tent will be from the front only.

There is no need for additional parking or additional lighting. Normal traffic patterns will not be affected by the location of the tent. The event has been conducted at this same location for the past several years.

Enclosed with this evening's agenda is a request for a temporary use permit, including a photo of the proposed sales event location.

**Recommendation**

Having reviewed the materials provided by the applicant, staff recommends approval.

**5. TEMPORARY USE PERMIT: WALMART STORAGE CONTAINERS**

The Township has received a request for a temporary use permit for the Walmart store located at 1665 N. Atherton St. The permit is for a bulk storage associated with the above proposed bulk merchandise sales event. The storage containers will be on site from July 1, 2013 (June 3 is shown on the application, but the July date was confirmed with store management) to September 29, 2013.

The location of the containers would be to the left of the main building in an area behind the lawn and garden department in the grass and dirt area next to the parking lot. The containers will be enclosed within a mesh fence.

There is no need for additional parking or additional lighting. Normal traffic patterns will not be affected by the location of the containers. The containers have been approved in conjunction with the sales event for the past several years.

Enclosed with this evening's agenda is a request for a temporary use permit, including a photo of the proposed storage container location.

**Recommendation**

Having reviewed the materials provided by the applicant, staff recommends approval.

**6. TEMPORARY USE PERMIT: FLOWER TENT**

Mr. Bill Lehman has submitted a request for a temporary use permit to operate a retail flower sales tent in the parking lot area in front of Penn State Mobile Homes at 1766 N. Atherton St. Flowers will be sold according to the following schedule:

- Tent to be constructed on March 20, 2013, with Easter Flowers being sold from March 21 through March 31.
- The facility will be reopened from May 1 through no later than June 20 for other flower sales.
- The application states that the tent will be removed promptly with the date dependant on possible use for fireworks sales.

The tent itself will be 30' wide by 50' long by 18' high and will be located adjacent to the mobile home office. The tent will not alter ingress or egress of the site and lighting is not proposed. Parking will be provided by the existing area located at the front of the property.

It is important to note that the current Township policy regarding temporary uses is that they be limited to 90 days. The above schedule does comply with that limit, if the structure is removed by June 20. However, as it pertains to the potential use for fireworks sales, staff has contacted

Mr. Lehman and verified that he plans to be available this evening to discuss the matter further.

Included with this evening's agenda is a temporary use request letter from Mr. Lehman, a sketch plan of the proposal, and a lease agreement with the property owner verifying that the use will be permitted on their land.

**Recommendation:**

Staff has reviewed the requested temporary use and recommends its approval with the condition that the schedule be revised so that the tent will not be on site for more than 90 days or in accordance with other conditions attached by the Planning Commission.

**7. PRELIMINARY/FINAL SUBDIVISION PLAN: BLUEBERRY CROSSING**

Mr. John Glantz and Ms. Nancy Davidson have submitted a subdivision plan for their lands situated along Meeks Lane and Norma Mae Circle. The parcel is identified as Tax Parcel ID 18-301-044C, is located within the A-1 Rural zoning district and contains 14.30 acres.

The permitted number of lots for land located in the A-1 district, but outside the Regional Growth Boundary, is based on a yield plan. In this case, the subdivision will result in the creation of 9 new building lots with one of them being a 7.2 acre estate lot. The average lot size of the remaining 8 lots is .76 acres.

Sewage disposal will occur via individual on-lot systems and water will be provided by private shared wells. As is required by the Rural Preservation Design Standards, 50% of the tract consists of Open Land and a pedestrian walking trail has been proposed. In addition, the required vegetated riparian buffer has been delineated and a 4000 gallon fire vault designed to Alpha Fire Company standards will serve the development.

Norma Mae Circle will provide access to the site and a combination of shared and individual driveways will provide access to the lots.

Because of existing site conditions and known high groundwater levels, the developer has included on the plan a note stating that basements are not recommended and that any basements that are constructed should be installed upon the instruction of a geotechnical engineer and in a manner consistent with the construction detail provided in the plan.

As it relates to stormwater management for the site, the owner of Lot 1-1 is required to sign off on the plan in acknowledging the use of a portion of their property for a stormwater easement.

The developer has also prepared a supplemental hydraulic report detailing a 100-year flood event analysis. This report was requested due to observed flooding that has occurred on the property in the past. Although no designated jurisdictional FEMA floodplain is currently mapped for this tract, the supplemental report was prepared to identify the 100-year flood elevation such that the first floors of proposed homes and/or other public improvements are protected should this event occur. An additional sheet (S-1) is included in your packet that shows the 100-year flood elevation calculated from the hydraulic report. Note that an earthen berm is proposed to be constructed along the rear yards of the proposed lots. The top of the

berm shall be a minimum of 18 inches above the calculated 100-year flood elevation at that location.

This evening's agenda packet includes:

- 11" x 17" version of the subdivision plan
- Copy of the staff comment letter

**Recommendation:** It should be noted that this plan has remained as an active application with the Township for the past several years. The plan being reviewed for consideration of approval does meet the minimum required standards of the Township's applicable regulations. Staff has reviewed the subdivision plan and prepared a comment letter. After reviewing the developer's responses, the recent Hydraulic Report for Blueberry Crossing Flood Event Analysis and marking up the original staff comment letter, staff finds that the plan meets all Township regulations with the following conditions:

1. Completion of remaining items as noted on staff's marked up comment letter.
2. A sealed as-built plan of the completed berm be submitted to Patton Township prior to issuance of any zoning permits.
3. Sheet S-1 of the Hydraulic Report and Supporting Calculations for Blueberry Crossing Flood Event Analysis be included as part of the Preliminary/Final Subdivision Plan set that will be recorded and that a copy of Sheet S-1 be attached to each deed for all lots within the subdivision.
4. Include a note on the Plan that the HOA shall be responsible for maintenance of the berm and that a yearly inspection of the berm be conducted.
5. Include a note on the Plan that states that a final sealed grading plan of the lot (including the berm) be submitted prior to final zoning approval.
6. Proposed well casings should be extended above the calculated 100-year flood elevation for protection against surface water infiltration.

## **8. SEWAGE PLANNING MODULE: BLUEBERRY CROSSING**

As it relates to the subdivision plan considered above, 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.

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 March 13 meeting.

## **9. COMPREHENSIVE PLAN REVIEW: IMPLEMENTATION ELEMENT**

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 February 27 meeting, the Board of Supervisors finalized their comments on the draft plan. Those comments were subsequently forwarded to the Centre Region Council of Governments for consideration. This evening, staff of the Centre Regional Planning Agency will present a draft Implementation Element for the review of the Commission.

The purpose of the Implementation Element is to define the strategy that will be used to implement the Comprehensive Plan and move the Region closer to achieving the goals of the plan. The Pennsylvania Municipalities Planning Code (MPC) requires that all comprehensive plans include short and long range strategies for implementation and this element is meant to fulfill that requirement. The strategy detailed in the element outlines the process that will be used to identify implementation priorities, tasks, and ongoing activities; the method of establishing time frames and responsibilities for completing identified tasks; and the use of metrics to measure progress toward achieving the plans goals and objectives. Although the Implementation Element will be a part of the Comprehensive Plan, the specific details derived from using the strategy may be part of a separate document, thus allowing greater flexibility for future revision as necessary. Such is the case with the draft document being reviewed this evening.

This evening's agenda packet includes:

- Draft Implementation Element
- Staff memo

Any comments provided by the Commission will be forwarded to the Board for their consideration.

**10. STATUS REPORT ON PENDING ITEMS**

A) Pending Commission Work Tasks:

- Mixed-Use Draft Regulations
- Review of Conditional Uses
- Temporary Use Standards: Ordinance
- Interpretation Guidance Manual
- Family Burial Plots: Ordinance
- Reorganize/Reformat Telecommunications Regulations
- Outdoor Furnaces: Ordinance
- Large Scale Solar: Ordinance
- Homeowner's Association Regulations\*
- Fees in lieu of Parkland\*

\*Homeowner's Associations and Fee-In-Lieu to remain on, but are of low priority and additional legal advice is required.

B) The submission deadline for the April 1 Planning Commission meeting was Tuesday, February 26. No new plans have been received.

**11. REPORTS**

The Board of Supervisors has completed their review of the Halfmoon-Patton Area Plan Future Land Use Map, the Centre Region Comprehensive Plan and the Future Land Use Map for the Comprehensive Plan.

**12. OTHER BUSINESS**

A separate work session is not planned for March 18.

**13. ADJOURN**

**FOR YOUR INFORMATION**

A. Development Update

B. BOS Representatives:

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

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

15. **PUBLIC COMMENTS**

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

During the work session portion of the February 4 meeting, the Planning Commission continued its consideration of draft regulations for a Mixed Use Overlay zoning district.

Because the district is designed as an overlay district, it applies 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.

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.

During the February 4 meeting, the Commission continued its review of CRPA planner comments on the draft. Staff recommends continuing the review of those comments. In addition, the Planning Commission previously discussed the types of items that could be included in the list of acceptable community facilities. Staff was directed to research additional recommendations for quantifying the amount of facilities based on type. A document has been prepared with additional information and is included with this evening's agenda.

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
- Community Facilities Standards
- C2 District: List of Landscaping and Architectural Enhancements

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 April 1 meeting or a separate April 8 work session during which a revised draft would be presented for ongoing discussions.

