



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803

PHONE: 814/234-0271 -- FAX: 814/238-7790

EMAIL: zoning@twp.patton.pa.us -- WEB SITE: <http://twp.patton.pa.us>

**PLANNING COMMISSION
REGULAR MEETING AND WORK SESSION AGENDA
May 6, 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 March 11 meeting and April 1 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: PENNSYLVANIA GROUNDWATER ASSOCIATION

The Pennsylvania Ground Water Association (PGWA) is requesting a temporary use permit to conduct their annual Summer Field Conference in the vacant out-parcel situated directly west of the Home Depot at 2635 Green Tech Drive.

The PGWA has held a one-day outdoor field conference in recent years. The conference includes live demonstrations of drilling, casing, grouting, development, test pumping, hydrofracturing, and decommissioning. PGWA proposes to construct three temporary tent structures for the event to be held on Friday, June 14. There will be one 40 x 100 ft. tent and two 20 x 20 foot shade canopies. These will provide a place to sit, shade and rain protection. The tents will be set up on Wednesday, June 12 and taken down on Saturday, June 15.

Access to the site will be provided by way of Green Tech Drive. A separate parking area will be provided to rear of the site and adjacent to the I99 corridor; therefore, there are no anticipated adverse effects to traffic circulation or access. Lighting is not proposed.

The agenda packet for this evening includes a temporary use application, site map and a location map. Staff has not yet received the owner's permission for use of the site.

Recommendation

Staff has reviewed the permit request and recommends its approval, with the condition that verification of the owner's permission be provided.

5. TEMPORARY USE PERMIT: KEYSTONE FIREWORKS

The Township has received a request from Keystone Fireworks for a temporary use permit to sell legal fireworks on site of the Penn State Mobile Home property at 1766 N. Atherton Street. The proposed structure consists of a 50' x 30' x 18' tent to be installed to the right of the main entrance area. The dates of operation are June 28 through July 6 with hours of operation generally being from 9 am to 9 pm with the exception that on July 3 and July 4 sales will occur until 11 pm. The applicant has also stated that the tent will be staffed 24 hours a day. Several temporary banner signs are included as part of the request. Ingress and egress will be by way of the main drive intersecting with N. Atherton Street. Although the materials state that the sales will continue into night-time hours, there is no lighting shown. The site has been used for other temporary uses in the past with no known adverse impacts.

The agenda packet for this evening includes a temporary use application, site map, temporary sign information, ownership permission and a location map.

Recommendation

Staff has reviewed the permit request and recommends its approval, with the following condition:

1. The applicant verifies that sales will not occur beyond the stated hours and not during other times when staff will be on-site 24 hours a day.
2. The applicant provides adequate lighting or demonstrates that adequate lighting already exists.

6. TEMPORARY USE PERMIT: TNT FIREWORKS

American Promotional Events, Inc., doing business as TNT Fireworks, requests a Temporary Use Permit to conduct fireworks sales. TNT wishes to sell legal fireworks from a temporary 20'x40' tent set up in the parking lot in front of Wal-Mart store #1640 at 1665 North Atherton Place (C-2 District). The sales will occur from June 22 to July 7, 2013. The fireworks will be only Pennsylvania legal fireworks.

The agenda packet for this evening includes a location map, a letter requesting a temporary use permit from TNT Fireworks, a site plan for the temporary tent, a flame resistance certificate for the tent, a certificate of liability insurance and a letter from Wal-Mart's Corporate Office authorizing TNT's fireworks sales on its premises.

It should be noted that there are a few discrepancies regarding the tent size. Although the permit has been issued in the past for a 20 x 40' tent and this dimension is noted in the application, the certificate of liability insurance notes 30 x 45' and various other dimensions are included on multiple tent flame resistance documents.

The proposed location will not affect access or circulation patterns. No additional lighting is proposed.

Recommendation

Permits for similar sales with the same parties have been provided by Patton Township in past years without any problems, thus, staff recommends approval with the condition that the size of the tent be finalized prior to issuance of a permit.

7. TEMPORARY USE PERMIT: KISH BANK

Kish Bank has requested a temporary use permit to construct a 20' by 60' tent for a Family Fun Day celebration on June 1, 2013. The tent will be constructed at the Kish Bank facility located at 2610 Green Tech Drive.

The tent will be located in the front parking lot facing home depot and will be installed on Friday, May 31 and taken down following the event on June 1. The event will be held on a Saturday and the majority of the building will be closed for business. Ingress and egress will be provided via the existing access drives. Traffic flow will not be impeded by the event facilities. Adequate parking exists on site.

The agenda packet includes a memo from Kish Bank describing the temporary use permit, a sketch plan and a location map.

Recommendation

The same event has been permitted in recent years without any problems, thus, staff recommends approval.

8. STATUS REPORT ON PENDING ITEMS

A) Actions taken by the Patton Township Board of Supervisors at their April 10 meeting:

1. The Board approved the following temporary use permits:
 - Home Depot Farmer's Market
 - Trinity Lutheran Church
2. The Board granted the following waiver request:
 - Temporary relief from the paving requirement associated with parking for proposed exterior seating.

B) Pending Commission Work Tasks:

- Mixed-Use Draft Regulations
- Comprehensive Plan Implementation Priorities
- Cul-de-sac Design Standards Review
- Temporary Use Regulations
- Conditional Use Review
- Interpretation Guidance Manual
- Family Burial Plots: Ordinance
- Telecommunications Facilities: Reformatting

C) The submission deadline for the June 3 Planning Commission meeting was Tuesday, April 30. To date, no new plans have been received.

9. REPORTS

10. OTHER BUSINESS

A separate work session is not planned for May 13.

11. ADJOURN

FOR YOUR INFORMATION

A. Development Update

B. BOS Representatives:

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

12. CALL TO ORDER - WORK SESSION

13. PUBLIC COMMENTS

14. TEMPORARY USE REGULATIONS: DRAFT ORDINANCE

The current process for reviewing temporary use requests is not codified but relies on the administration and enforcement of Township guidelines. It has been determined that an

ordinance should be established to provide for a proper regulatory framework for the review and consideration of temporary uses.

A first draft of regulations has been completed. For this evening, this item is provided as an introduction in advance of more in-depth review to commence during the June 3 meeting or, perhaps at a future meeting as determined by the Commission. Additional materials will be presented at that time.

15. MIXED USE OVERLAY ZONING DISTRICT: DRAFT REGULATIONS

During the work session portion of the April 1 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 April 1 meeting, the Commission completed its review of CRPA planner comments on the draft. The Commission also briefly discussed the proposed parking regulations. For this evening, staff suggests continuing the review of the parking regulations as well as the draft standards pertaining to community facilities. Additionally, the Commission may have public comments to consider resulting from the May 1 public meeting.

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: Draft**
- **Parking Standards**
 - **Examples of Mixed Use Parking Provisions: Table**
 - **Summary of Mixed Use Development Scenarios for Former A&P Site**
 - **Additional Information for Development Scenarios**

- Public Comments from May 1 Public Meeting

In addition, please bring the following previously distributed items:

- Map of Proposed District Boundary
- Highlights of Draft Regulations
- Notes on Minimum Parking Standards
- List of Sources and References
- C2 District: List of Landscaping and Architectural Enhancements

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 June 3 meeting or a separate June 10 work session during which a revised draft would be presented for ongoing discussions.

16. CUL-DE-SAC ROAD STANDARDS REVIEW

During the March 13 and March 27 meetings, the Board briefly discussed the existing cul-de-sac standards and have forwarded them to the Planning Commission for further study. During the April 1 meeting, the Planning Commission received an introduction to this agenda item. Staff has prepared information included with this evening's agenda to assist the Commission in the review of existing standards and suggested revisions.

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.

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

- 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

Staff suggests that perhaps the Commission might conduct its review by considering one or two of the topics of discussion per meeting. In addition, the following are recommendations for proceeding:

1. Review the agenda materials; provide comments and suggestions to staff in advance of continuing discussions during the work session portion of the June 3 meeting or a separate June 10 work session.

17. COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES

During the April 1 meeting, the Commission briefly again discussed a process for suggesting some implementation priorities associated with the updated Comprehensive Plan. It was determined that staff would put together a list of potential items to consider as they might relate to the goals and objectives of the Comprehensive Plan.

The Commission may wish to consider items of both local and regional interest. The projects can be selected from the recommendations or can be related to another topic that may not be included in the Plan.

Items previously noted are the creation of a regional bicycle/pedestrian plan and the extension of natural gas service.

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

- List of Goals and Objectives of the updated Comprehensive Plan
- Suggested Topics to Review

For the discussion, please bring the following previously distributed materials:

- Draft Implementation Element
- Draft Comprehensive Plan

A completed list of projects will be forwarded to a future regular meeting of the Commission for the consideration of a recommendation to be made to the Board of Supervisors.

