



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION
REGULAR MEETING AND WORK SESSION AGENDA
June 10, 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 May 6 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. TEMPORARY USE PERMIT: PATTON TOWNSHIP POLICE SAFETY FAIR

The Patton Township Police Department is requesting a temporary use permit to hold their annual Patton Township Safety Fair. This year's event is proposed to be held on September 28, 2013, in the Colonnade Shopping Center's parking lot (in front of Target, adjacent to Colonnade Boulevard).

It is expected that, as in years past, several local police departments, fire companies, and other first responders (such as LifeFlight) will set up various displays, demonstrations, and activities to educate and entertain the general public about safety issues. Food vendors will be present as well. Ingress and egress will be through the Target's parking lots, and traffic patterns will be only slightly affected. There will be 10' x 10' canopies in place for shade and shower protection. A separate helicopter area is shown on the site plan. The Patton Township Police Department proposes holding this year's event from 9:00 AM until 4:00 PM.

The agenda packet includes a location map and cover letter submitted by Officer Tom Snyder of the Patton Township Police Department.

Recommendation

Staff has reviewed the request. As there have never been any problems or complaints with this fair in the past, staff recommends approval with the condition that verification of approval by the property owner is provided.

5. REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: PAD PLANNED AIRPORT DISTRICT

During the work session portion of meetings held in the past year, the Planning Commission completed reviews of proposed reformatting for all zoning districts. Subsequently, all zoning districts, with the exception of the PAD Planned Airport District and the UPD University Planned District, were forwarded to the Board of Supervisors for their consideration.

The PAD was reviewed during a work session on November 5, 2012 and forwarded to the next regular meeting of the Planning Commission for the formulation of a recommendation to the Board of Supervisors. The December 2012 regular meeting was cancelled and the reformatted PAD has not yet been acted upon by the Commission for referral to the Board. The UPD is a multi-jurisdictional zoning district situated partially in Patton, College and Ferguson Townships. The zoning regulations are contained in multiple documents, including a separate subdistrict document. Because of the various municipalities and regulatory ordinances involved, staff recommends that a reformat of the district is not practical at this time.

With regard to the PAD and 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.

There were no recommended changes to the proposed reformatting of the PAD reviewed during the November 5, 2012 work session.

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

- PAD Planned Airport District:
 - Proposed changes
 - Proposed new full text with changes included

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 July 1 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.

6. STATUS REPORT ON PENDING ITEMS

A) Actions taken by the Patton Township Board of Supervisors at their May 8 meeting:

1. The Board approved the following temporary use permits:

- Pennsylvania Groundwater Association
- Keystone Fireworks
- TNT Fireworks
- Kish Bank Family Fun Day

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 July 1 Planning Commission meeting was Tuesday, May 28. The following new plans have been received:

1. Preliminary Subdivision Plan: The Reserve at Gray's Woods

7. REPORTS

8. OTHER BUSINESS

9. ADJOURN

FOR YOUR INFORMATION

A. Development Update

B. BOS Representatives:

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

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

11. **PUBLIC COMMENTS**

12. **CUL-DE-SAC ROAD STANDARDS REVIEW**

During the May 6 work session, the Planning Commission began its review of existing cul-de-sac design standards as directed by the Board of Supervisors.

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.

During the May 6 meeting, the Commission viewed some illustrations depicting a typical cul-de-sac road, how fire apparatus and personnel arrive at a site and the relationship to fire hydrant location. The discussion pertained largely to email comments received from the ALPHA Fire Director. Some of the concerns addressed included access to the fire scene after first responders arrive and the fire hose is laid – subsequent arrivals must often travel by foot for the lack of parking area or access, the trend toward lighter weight construction materials which makes firefighting more difficult and may require the use of aerial apparatus, the possible use of sprinklers and the addition of fire hydrants in more strategic locations. The Commission also received email comments from Mr. Al Stewart formerly of Sweetland

Engineering Associates and Mr. John Sepp, present, of Penn Terra Engineering. The Commission also stated their hope that perhaps the Fire Director will be able to attend a future meeting to address questions.

Following discussion, the Commission directed staff to prepare mapping of a few existing cul-de-sacs as examples for consideration during this evening's meeting. These maps will be provided during the meeting.

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

- Fire History Report from the ALPHA Fire Director, with email correspondence

In addition, please bring the following previously distributed 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

In addition to its review of the mapping and additional information provided by the Fire Director, staff suggests that perhaps the Commission also consider addressing one or two of the topics of discussion suggested by the Board of Supervisors and formulating a recommendation for each. 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 July 1 meeting or a separate July 8 work session.

13. MIXED USE OVERLAY ZONING DISTRICT: DRAFT REGULATIONS

During the work session portion of the May 6 meeting, the Planning Commission continued its consideration of draft regulations for a Mixed Use Overlay zoning district.

During the May meeting, the Commission received the noted responses to CRPA planner comments as reviewed during previous meetings. All revisions to the draft resulting from those comments have been incorporated into the document. Discussion continued with a review of the proposed parking calculations, including shared parking, reductions for transit use as well as staff recommended reduction in the overall base parking requirement for nonresidential uses and multi-family residential uses in mixed-use development projects. Staff presented a summary of mixed-use development scenarios using the former A&P location as the study area to provide a basis for the proposed reduction in parking. The Commission agreed that the following proposed changes in parking should be written into the draft regulations: a change in the nonresidential parking requirement from 1 space per 250 square feet to 1 space per 300 square feet and in the multi-family residential requirement from 2 per unit to 1.5 spaces per unit. Staff noted that the reductions are important in order to make further development of C-1 properties more feasible.

In addition, the Commission considered the revised community facilities standards which were updated with specific quantity standards and placement requirements. It was agreed that the proposed standards should be written into the draft.

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.

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
- 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

In addition to any other comments, staff recommends that the Commission review the parking standards and community facilities standards that are now included in the draft regulations. In the draft, staff has also noted that additional incentives, most typically related to allowing building on additional floors, have not been included at this time, but the Commission may want to discuss the matter further.

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 July 1 meeting or a separate July 8 work session during which a revised draft would be presented for ongoing discussions, or
2. Forward the draft regulations to a future meeting of the Planning Commission for consideration of a recommendation to the Board of Supervisors. (Note that, because the regulations qualify as a zoning text amendment that could result in an EDU increase of 50 or more within the RGB/SSA, the draft regulations will require the preparation of a Development of Regional Impact report prior to adoption.)

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. Through previous discussions held in 2011 with both the Planning Commission and the Board of Supervisors, 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 and is included with this evening's agenda materials. The agenda includes the following:

- Existing Requirements for Temporary Uses
- Draft Temporary Use Regulations
- Overview of Temporary Use Draft Regulations
- Examples of Commonly Regulated Uses and Standards

Depending on the progress of this evening's discussions pertaining to other items on the agenda, the Commission may choose to begin its review of the draft this evening or postpone it until a future meeting.

15. 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 item was included on the May 6 work session agenda; however, in the interest of time, the further review of the priorities was postponed.

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

Depending on the progress of this evenings' discussions pertaining to other items on the Agenda, the Commission may choose to continue its review of the priority projects this evening or postpone it until a future meeting. 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.

