



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION
REGULAR MEETING AND WORK SESSION AGENDA
July 1, 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 June 10 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. THE RESERVE AT GRAY'S WOODS: PRELIMINARY SUBDIVISION PLAN

The Township has received a preliminary subdivision plan for Tax Parcel ID 18-351-068, situated along the northern side of Gray's Woods Boulevard and directly adjacent to the Marywood subdivision at the site of a former nursery. The property contains 24.614 acres and is located in the A1 Rural zoning district.

The plan proposes a three-phased project consisting of 38 residential lots. A single access-Reserve Drive - from Gray's Woods Boulevard is planned, with a loop road – Forest View Lane - serving internal lots. In addition, a 20 ft. wide emergency vehicle access is shown to extend from the end of Reserve Drive to Echo Hollow Rd. A 50 ft. wide right-of-way is being offered for dedication to the Township for a future connection to the Piper tract situated northwest and adjacent to the site. A separate 50 ft. right-of-way is shown for a future expansion of Forest View Lane eastward into the Barnes tract.

The lots average approximately 13,400 sq. ft. in size with two additional residue lots being described as such pending future development. (A non-building classification and sewage planning waiver documentation is required for Residue Lot 1 as it does not meet the minimum

lot size requirement.) All lots will be served by public water and public sewer. A connection to the existing UAJA Marywood Pump Station will be achieved through the use of a pump station situated at the north end of the site, adjacent to stormwater pond #2, where sewer will be pumped through a force main to the Marywood station. The lots within the subdivision will utilize gravity sewer service to the force main pump.

The site contains several natural resource areas which will be protected. A wetland and intermittent stream are situated in the northeastern portion of the tract. The appropriate riparian buffer areas are identified on the plan, including a required vegetated buffer for the stream. The developer is also providing a 50 ft. tree protection buffer zone along the western property boundary common with the adjacent Marywood subdivision. Plan notes state that the buffer restricts the removal of any existing trees during construction whose trunks are located within the buffer except for construction of any required utilities, pedestrian connections, safety concerns, or for any items required by regulating agencies.

Stormwater flows on the site will be managed through the use of two detention ponds – modifications to an existing pond and the installation of a new pond, as well as related conveyance facilities and drainage easements.

Other site improvements include open space (30% required, 34.6% provided), sidewalks throughout the subdivision, a shared use path extending along the entire frontage of the site adjacent to Gray's Woods Boulevard to Spring Glen Place, street trees and street lighting. The developer is proposing to meet the public parkland requirement of 1.5 acres (for 26 to 40 residential units) through a partial credit for the extended length of the shared use path and a partial fee-in lieu contribution.

Waiver Requests:

The developer is requesting relief from the following Township regulations:

1. Chapter 149, Table 1: Minimum Horizontal Radius for Local Streets: 250 ft.

A waiver (modification of requirements) is requested to reduce the radius to a minimum of 175 ft. for the looped section of Forest View Lane west of Reserve Drive.

2. Chapter 153,

A. Section 153-22.C: Requiring that a single access development be provided with a boulevard entrance.

A waiver is requested from the requirement to provide a boulevard entrance at the proposed access of Reserve Drive at Gray's Woods Boulevard. (A boulevard entrance consists of two separate travel lanes divided by a median.)

B. Section 153-22.D: Regarding requirements for cul-de-sacs exceeding 750 ft. in length in the A1 district.

A waiver is requested from the requirement to provide a note on the plan stating that all dwellings and occupied structures accessing the cul-de-sac are provided with an approved automatic fire sprinkler system installed in accordance with the applicable

NFPA standard, or that the cul-de-sac is part of a phased development with an approved Master Plan, provided that additional phases correct the deficiency.

A letter from the developer's engineer is provided with this evening's agenda. The letter provides the rationale for requesting the waivers.

Staff Recommendation on Waiver Requests:

Staff suggests that should the Commission consider granting the waiver, a condition be included that requires the connection/completion of the emergency access road to Reserve Drive as part of Phase 2.

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

- Location Map
- 11" x 17" version of the plan
- Waiver request letter
- Letter to Township Manager with proposal to meet parkland requirement
- Letter from Converse Consultants regarding environmental clearances

Staff has reviewed this plan and prepared a comment letter. After reviewing the developer's responses to the comments and marking up the original comment letter, staff makes the following recommendation:

Recommendation:

Staff recommends that the following be considered:

1. Approve the plan with the following conditions in addition to any other conditions:
 - a. Favorable resolution of the requested waivers.
 - b. Completion of all items noted on staff's marked up comment letter.

The Planning Commission's comments and recommendation will be forwarded to the Board of Supervisors for their consideration.

5. MIXED USE OVERLAY ZONING DISTRICT: DRAFT REGULATIONS

Since late 2012, the Planning Commission has been considering a set of regulations that would allow for a mix of uses in the C1 General Commercial district. The project arose out of a request received from a developer's representative asking that the Township consider additional development alternatives in commercial districts and it was decided that a mixed use overlay zoning district would be an appropriate means by which to encourage additional development and redevelopment of properties situated within the C1 district. Other commercial districts were also initially considered for inclusion in the overlay boundary; however, there was general consensus that development patterns and market conditions were not favorable in those other districts.

In following a charge put forth by the Board, the Commission has strived to create a set of standards that will encourage further development, but which also ensure that the character of the C1 district remains primarily commercial. Although most of the existing sites still retain the capacity of the underlying district regulations to be built out with additional commercial space

on additional floors, the mixed-use overlay district includes, for the first time, regulations that allow residential dwelling units in the district.

In an effort to understand the maximum development potential of the parcels located in the district and constraints on that potential, staff studied the existing regulations and standards in relation to existing development patterns. Because most of the property in the C1 district already contains at least one structure, with on-site parking, it was determined that perhaps the greatest limiting factor to additional development is the land area available to meet any required additional parking should the mixed use overlay district be employed. At that, staff suggested standards to allow for increased impervious surface and a variety of parking reductions. These and other standards of the overlay district are briefly summarized in the "Highlights of Draft Regulations" document included with this evening's agenda.

In return for the benefits derived from developing under the mixed use regulations, the owner must provide architectural treatments on structures as well as community facilities for the common use of patrons and residents.

During the June 10 work session, the Planning Commission completed its review of the initial draft regulations. The items discussed during that meeting included the proposed parking reductions and community facilities regulations which are now part of the draft. With the draft regulations now complete, they are brought forward this evening during the regular meeting for additional review and the possible consideration of a recommendation to be made to the Board of Supervisors.

Please note that under the current Centre Region Regional Growth Boundary/Sewer Service Area Intermunicipal Agreement, and prior to the adoption by the governing body, a Development of Regional Impact report must be completed for any zoning change that could result in an increase in density of 50 Equivalent Dwelling Units (EDUs) inside the Regional Growth Boundary. The overlay district could have that effect. However, it should be noted that as of the date of this agenda, the existing RGB/SSA, its structure and the related administrative processes are undergoing a regional review which could result in significant changes. One such possibility is that a DRI may not be required for a zoning change inside the RGB when previously it would have been required. The Commission may want to consider this possibility in their recommendation to the Board of Supervisors.

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

- Mixed-Use Overlay District: Draft Regulations
The document represents a final draft version which contains all Planning Commission revisions contemplated during the work sessions.
- List of Items to Discuss

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 comments or suggestions the Commission provides, the following are recommendations for proceeding:

1. Review the draft and provide any significant recommended revisions to staff for changes to be made in advance of the August 5 regular meeting, during which time the draft will again be reviewed.
2. Review the draft and forward a recommendation to the Board of Supervisors along with any minor recommended revisions in advance of the initial consideration by the Board during a future meeting and pending any required Development of Regional Impact report and favorable reviews by all applicable regional agencies.
3. Forward the draft, as written, with a recommendation of approval to the Board of Supervisors, pending any required Development of Regional Impact report and favorable reviews by all applicable regional agencies.

6. STATUS REPORT ON PENDING ITEMS

A) Actions taken by the Patton Township Board of Supervisors at their June 19 meeting:

1. The Board approved the following temporary use permits:
 - Patton Township Police Safety Fair

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 August 5 Planning Commission meeting is Tuesday, July 2. To date, no new plans have been received.

7. REPORTS

8. OTHER BUSINESS

9. **ADJOURN**

FOR YOUR INFORMATION

- A. Development Update
- B. BOS Representatives:

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 June 10 work session, the Planning Commission continued 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.

The Commission continued its previous discussions concerning some of the issues that exist with regard to access to sites, how fire fighters locate hydrants and lay hose. In addition, Mr. Steve Bair, Fire Director of the ALPHA Fire Company was present to address topics and answer questions. In general, the Commission discussed with Mr. Bair difficulties related to access, how to better regulate fire hydrant location, the length of cul-de-sacs, the use of sprinkler systems and construction industry trends involving the use of lighter weight materials which impede the ability to fight fires from roofs. He also discussed fire history data he provided for the Commission, but cautioned against relaying heavily on that data. Although there is information that suggests that a greater loss is associated with fires in homes located along a cul-de-sac, there is no apparent correlation with a cause of the fires. (Fires are not caused by road type.)

In an effort to summarize the detail of discussions of the June meeting and to provide a means for recording the Commissions progress in considering the discussion points provided by the Board of Supervisors, staff has prepared a matrix of the issues and their status. There are also other topics included that were not specifically suggested by the Board.

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

- Cul-de-sac Discussion Matrix
- Appendix C: Fire Hydrant Locations and Distribution

In addition, please bring the following previously distributed items:

- 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

Staff suggests that the Commission continue its discussion this evening, in part, in the review and consideration of Appendix D. Staff will update the matrix with any comments received in advance of the August 5 work session portion of the meeting or a separate August 12 work session meeting. Alternatively, if the Commission arrives at a satisfactory resolution of the issues at hand, staff can prepare draft regulations in advance of a future work session.

13. 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 and June 10 work session agendas; however, 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

Staff requests that the Commission return to its consideration of priority projects this evening. 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.

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.

