



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION
REGULAR MEETING AND WORK SESSION AGENDA
August 5, 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 and July 1 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. WOODED HILLS: LOT #9 AND LOT #10: LOT CONFIGURATION: PRELIMINARY/FINAL SUBDIVISION PLAN

The Township has received a proposed subdivision plan for the purpose of reconfiguring the existing property lines of Lot #9 and Lot #10 of the Wooded Hills Subdivision. The properties are situated along Hemlock Hill Road in the R-2 Low Density Residence zoning district. The purpose of the plan is to move the common property line shared between the two lots eastward a distance of 10 feet. The result is that the frontage for Lot #9 will increase to 100 ft. from 90 ft. and the frontage for Lot #10 will decrease from 115.66 ft. to 105.66 ft. The new lot areas will be .36 acres and .39 acres respectively. There are no proposed improvements at this time.

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

- Location Map
- 11" x 17" version of the plan

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 finds that the plan meets all Township regulations with the following conditions:

1. 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. COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES

During the July 1 work session, the Commission continued its discussion of implementation priorities associated with the updated Comprehensive Plan and reviewed a list of potential projects compiled by the Township Manager and staff planner. There was consensus to forward the list to the regular portion of this evening's meeting for the consideration of a recommendation to be made to the Board of Supervisors.

The Commission may wish to consider items of both local and regional interest. The projects can be selected from the project list 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 formulate a recommendation to forward to the Board of Supervisors for consideration during their August 21 meeting.

6. CENTRE COUNTY LONG RANGE TRANSPORTATION PLAN PROJECT RECOMMENDATIONS

The Centre County Metropolitan Planning Organization (CCMPO) is an organization responsible for coordinating transportation planning and programming activities in Centre County. As mandated by federal law, the CCMPO must update its Long Range Transportation Plan (LRTP) every four years. The current CCMPO LRTP was adopted in September 2010. The CCMPO recently began preparing a new LRTP, which will be adopted by June 2014.

The CCMPO is now soliciting new candidate projects that will be considered for this LRTP. The CCMPO will be using the responses from this solicitation to build expand the pool of

candidate projects and programs that will be evaluated and prioritized using a project ranking criteria which will be based upon the adopted Goals and Objectives of the new LRTP.

As is CCMPO policy, any project funded through the Preliminary Engineering phase on the Centre County Transportation Improvement Program (TIP) will continue to be advanced.. There is no need to resubmit request forms for any of these previously submitted projects, they will be considered candidate projects for prioritization in the new LRTP, unless the CCMPO is otherwise notified by a municipality to remove them from consideration.

Included (*with the agenda materials*) are several documents that the Township can use to submit candidate projects to the CCMPO.

- 2010 LRTP Project Ranking Criteria (anticipated to remain similar in 2014), which includes the current Goals and Objectives
- Projects requested as part of LRTP 2010
- Project Request Form
- Process for preparing a candidate list

As the Township identifies candidate projects, the CCMPO strongly encourages local officials to consider how transportation projects and programs support the desired land use patterns identified in comprehensive plans, sewage facilities and water service plans, and municipal zoning, subdivision and land development ordinances.

In addition to any projects that the Planning Commission suggests, the Board of Supervisors, to date, has recommended the following:

- Capacity upgrade for Vairo Boulevard from the Township Line to Atherton Street (including intersection)
- Atherton Street Adaptive Signals
- Patton Township Bike Plan projects including the Foxhill Bike Lanes and the Toftrees (aka Bellefonte Central RR or Arboretum) Bikeway
- Upgrades to the Fox Hill Road/ Cricklewood Drive intersection
- Signalizing the Toftrees Avenue/ President's Drive intersection

The CCMPO is requesting that you submit any new candidate project(s) that you would like to be considered for the LRTP 2040 no later than Friday, August 30, 2013 at 5:00 pm. The Planning Commission comments and/or recommendations will be forwarded to the Board of Supervisors for consideration during their August 21 meeting.

7. GEODETIC REFERENCING ON DEVELOPMENT PLANS

The Township has received a request from the Centre County GIS Department and Tax Assessment Office to assist them in increasing the accuracy of tax parcel information for newly subdivided properties.

It has been requested that all submitted plans have a minimum of 2, (4 preferred), Geodetic GPS locations for reference purposes. Ideally, these locations would be property corners, but

they can be any location on the plan clearly marked as a GPS location. GPS coordinate locations should be evenly distributed on the plan. Each GPS location will be labeled with the GPS coordinates. The coordinates will be noted in Decimal Degrees or Degrees, Minutes, Seconds accurate to the thousandths decimal place.

The current process involves stretching or fitting parcels to existing mapping and thus the results are often not entirely accurate. GPS coordinate locations will provide a greater degree of accuracy and reduce the amount of time spent on correcting parcels.

Staff has prepared a draft revision to existing plan requirements in advance of this evening's discussion.

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

- Email correspondence from Nicholas Barger, GIS Director; Centre County GIS Department
- Existing Plan Requirements
- Proposed Plan Requirements: Revision to 153-18.C.7

8. STATUS REPORT ON PENDING ITEMS

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

1. The Board approved with conditions the following plan:
 - The Reserve: Preliminary Subdivision Plan

B) Pending Commission Work Tasks:

- Mixed-Use Draft Regulations (Draft forwarded to Board of Supervisors)
- 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 September 9 Planning Commission meeting is Tuesday, August 6. To date, no new plans have been received.

9. REPORTS

10. OTHER BUSINESS

11. ADJOURN

FOR YOUR INFORMATION

- A. Development Update
- B. BOS Representatives:

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. CUL-DE-SAC ROAD STANDARDS REVIEW**

During the July 1 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 and addressed issues such as fire apparatus access to sites, reduction in the maximum cul-de-sac length, the use of automatic fire sprinkler systems, fire hydrant location and spacing, temporary cul-de-sac roads, industry recommendations and construction trends. The Commission has benefited from the advice and consultation of the ALPHA Fire Director as well as several local engineers and developers.

The Commission also asked staff to inquire with local builders, developers about meeting to discuss in greater detail automatic sprinklers and their cost in relation to the cul-de-sac topics being discussed. Staff will provide an update and summary of a meeting held on August 1.

In an effort to summarize the detail of discussions 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
- Firefighting Industry Trends and Staffing Report: The Next Seven Years

In addition, please bring the following previously distributed items:

- Appendix C: Fire Hydrant Locations and Distribution
- 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 September 9 work session portion of the meeting or a separate September 16. 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.

15. 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

Staff requests that the Commission continue its review of the proposed regulations. At the close of this evening's discussion, the following are some recommendations to consider:

1. Review the draft and provide comments and suggestions to staff in advance of the work session portion of the September 9 meeting or a separate September 16 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.

