



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION  
REGULAR MEETING AND WORK SESSION AGENDA  
September 9, 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 August 5 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: VILLAGE AT PENN STATE: OUTDOOR PARTY**

The Village at Penn State, located at 260 Lions Hill Rd., is requesting a temporary use permit to conduct an outdoor party on-site on Thursday, September 12. The event is a welcoming party for the new owners of The Village, Liberty Lutheran Services.

The request is to install a 40' wide by 100' long tent to be used for the party. The tent will be set up on Wednesday, September 11 and removed on Friday, September 13. The site plan provided shows that the tent will be located behind Commons 1A. Presidents Drive will serve as the main ingress/egress to the site with parking available adjacent to Lions Hill Rd.

Due to the site layout, it is expected that there will be little to no disruption of normal vehicular patterns or access. Additional lighting is not proposed.

Included with this evening's agenda is a location map, the temporary use application, and a site plan.

### Recommendation

The same event has been held previously and at the same location. Staff has reviewed the request and recommends approval of the application.

## 5. CONRAD AND GAIL WEISER: FINAL SUBDIVISION PLAN: PHASE 1 OF 3

The Township has received a final subdivision plan for the Conrad and Gail Weiser Estate pursuant to a preliminary plan previously approved in August of 2010. The final plan consists of 12 lots and 153.49 total acres situated in the A-1 Rural district. Designed according to the requirements of the rural preservation design standards, an estate lot has been created which contains 111.53 acres. The average size of the remaining lots is approximately 3.72 acres. It should also be noted that the property lies partially within Huston Township (46.76 acres). The Tax ID# for the portion located in Patton is 18-001-004.

The purpose of the final plan is to provide phasing lines for each of three phases, and to seek approval of Phase 1 at this time. Phase 1 consists of the aforementioned estate lot and does not require the construction of any roads. Approval of Phase 1 of the final plan will allow the owners to sell the estate lot without needing to provide surety for the roads that must be constructed during Phases 2 and 3.

Staff review of the final plan was conducted to ensure that the final plan conforms to the previously approved preliminary plan. The features and design elements that are part of this subdivision do conform to the approved preliminary plan and include the following: Access to the nonstate lots is provided by two cul-de-sac roads and shared driveways; stormwater will be managed with on site detention basins and bio-retention areas; a natural surface walking trail is provided to meet the parkland requirement; and a vegetated riparian buffer is in place. Water and sewage disposal will be provided on-site.

### Waiver Request and Time Extension

- 153-12.A: Submission of a Final Plan

As part of the application, the owner is requesting a waiver from the Township requirement that a final plan be submitted within 12 months following approval of a preliminary plan, to allow the final plan to be accepted as of the date submitted.

### Recommendation:

Because of inconsistency between 153-12.A and the PA Municipalities Planning Code (MPC), there is no legal basis upon which to deny this request. Thus, staff recommends approval of the requested waiver and time extension. (The MPC allows up to 5 years for completing the installation of improvements in accordance with an approved preliminary plan, with additional provisions for extending that time period, such as a specified schedule for the completion of phases. In addition, the PA Permit Extension Act applies to the approved preliminary plan, extending the expiration of the approval until July 1 of 2016.) This section of the Township regulations will need to be revised.

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

- Location Map
- 11" x 17" version of the plan
- Waiver Request Letter

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.
2. Completion of any remaining comments as provided by Huston Township.

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

**5. TOFTREES CLUBHOUSE: PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

Berger Rental Communities has submitted to the Township a land development plan for the proposed construction of a multi-use facility consisting of a leasing office, fitness center, community room, swimming pool and a maintenance workshop. The new building and related features will be constructed on the same property currently occupied by Hillside Apartments and identified as Tax ID 18-021-005. The site is located within the Planned Community district and must meet all applicable requirements pertaining to the Toftrees Planned Community.

The total building size is 11,075 sq. ft. with occupancy space apportioned as follows: leasing offices, restrooms & circulation: 4,275 sq. ft.; fitness room: 1,400 sq. ft.; resident lounge & rec area: 2,400 sq. ft.; maintenance office: 1,100 sq. ft.; and storage: 1,900 sq. ft. The project will increase the existing impervious area from 15.5% to 21.6%, well within the maximum limit of 80%. (The max. impervious permitted is increased because the site is now considered a mixed use site.) Building coverage will be 10.23%, also within its limit of 35%.

The site will be served by way of a new access drive intersecting with Toftrees Avenue. The current drive will be demolished following completion of the new one. Stormwater will be directed to an on-site detention basin. The parcel is served by public water and public sewer service. Other improvements include sidewalk to be installed along the front property line, adjacent to Toftrees Avenue from the westernmost property corner to the new entrance drive; a new CATA bus shelter, street trees, parking lot landscaping and an easement for an existing bike path crossing the southern portion of this property. In addition, the developer will complete a separate portion of sidewalk leading from the cessation of the Grove property to connect with sidewalk on their property, Tax ID 18-021-007, adjacent to the Grove. A separate schedule has been provided for the future long-term installation of sidewalk along the remaining frontage between the Hillside Apartment parcel and 18-021-007.

On-site parking is proposed. However, based on the calculations for required parking as per 153-38 Off-street parking, and for each of the uses contained within the building, the parking requirement is based on a combination of parking required on floor area per use and on occupancy. In order to determine the total parking requirement, the engineer has used the

International Building Code recommended rate for occupancy parking calculations. The parking requirement for the uses requiring a calculation based on maximum IBC occupancy is 64 spaces. The parking requirement for the remaining uses as calculated based on square footage is 24 spaces. Thus, the total required parking is 88 spaces. The developer is requesting a waiver from the maximum parking as stated below.

Waiver Request

- 153-38 Off-street Parking Regulations

The developer has provided detailed parking data and usage information pertaining to similar clubhouse facilities that they operate in support of their request for a waiver from the full parking requirement of 88 spaces per 153-38. The developer is asking that the Township accept their maximum occupancy restriction in lieu of the IBC estimates, to limit occupancy to a total of 84 persons. In using this total along with the calculation for the uses for which the parking rate is determined on a square footage basis, the proposed total parking is 46 spaces.

Of the 46 spaces that are proposed, 26 will be constructed on-site with an additional 20 spaces being allocated from the existing parking that serves the Hillside Apartment complex. The developer has indicated that there is an excess of 73 spaces for the apartments as determined by the registered autos. The plan also depicts a land area reserved for future parking should it be needed.

**Recommendation:**

Staff has reviewed the waiver request and feels that the developer has supported adequate information based on the study of use characteristics of other facilities and recommends the granting of the waiver along with any conditions that may be stipulated by the Commission.

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

- Location Map
- 11" x 17" version of the plan
- Waiver Request Letter

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.

**6. SEWAGE PLANNING MODULE: THE RESERVE**

During the July 1 meeting, the Planning Commission reviewed and recommended for approval the preliminary subdivision plan for The Reserve 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 Board of Supervisors subsequently approved the plan during their July 17 meeting.

The developer did not previously submit a sewage facilities planning module for review in light of the ongoing discussions between UAJA and the PA DEP regarding potential implications to service provided by UAJA. This evening, the completed paperwork is submitted to the Planning Commission for review and consideration. This site will be provided with public sewer service.

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.

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 September 11 meeting.

**7. STATUS REPORT ON PENDING ITEMS**

A) Actions taken by the Patton Township Board of Supervisors at their August 21 meeting:

1. The Board approved the Resubdivision Plan for Lots #9 and #10 of Wooded Hills

B) Pending Commission Work Tasks:

- Mixed-Use Draft Regulations (Draft forwarded to Board of Supervisors)
- Comprehensive Plan Implementation Priorities (Recommendations forwarded to the Board of Supervisors)
- 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 October 7 Planning Commission meeting is Tuesday, September 3. The following new plans have been received:

1. Cedar Cliff: 3 lot Subdivision of Lot #8

**8. REPORTS**

**9. OTHER BUSINESS**

**10. ADJOURN**

**FOR YOUR INFORMATION**

A. Development Update

B. BOS Representatives:

September 11	Jeff Kokoskie
October 9	Kate Domico
November 13	Sharon Bressler
December 11	Kate Domico

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

**12. PUBLIC COMMENTS**

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

During the August 5 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.

To date, the Commission has 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.

Staff provided the Commission with a summary of a meeting held on August 1 with local building, engineering and developer representatives which was convened to discuss in greater detail automatic sprinklers and their cost in relation to the cul-de-sac topics being discussed. The general recommendation resulting from that meeting is that sprinklers should not be mandatory and that a separate, less costly regulatory solution should be considered. This is consistent with previous Township discussions regarding the same.

At the close of the work session, the Commission directed staff to prepare draft regulations. A draft has been completed and is presented this evening for review. The proposed revisions include reductions in the maximum spacing between fire hydrants as well as provisions for specifying the location of hydrants during installation and a means of identifying hydrants where there are multiple hydrants located along a cul-de-sac. In addition, the planner is recommending that related regulations pertaining to cul-de-sac streets, water supply (for firefighting), and fire apparatus access be consolidated as part of the revisions. Thus, the draft includes reorganized regulations under section 153-22 Streets. The draft has been forwarded to the State College Borough Water Authority and the Alpha Fire Company for review. Comments received to date are included.

**Note: Due to the nature of the proposed revisions, there are several ordinance sections that will need to be revised. For the purposes of simplifying the initial review of the draft, only the proposed new full consolidation of the regulations is included this evening. A document noting the highlights of the draft references each of the sections that are involved in the revisions. Upon reaching a general consensus on the substantive construct of the new regulations, all related ordinance revisions will be included on a subsequent agenda.**

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

- Draft Regulations: New and Reorganized  
§153-22: Pertaining to Streets, Hydrant Location and Spacing, Water Supply, Fire Apparatus Access and Fire Lanes
- Highlights of Proposed Revisions
- Review Comments: Steve Bair, Alpha Fire Director
- Sprinkler Installation Cost Estimate: Clemmer Fire Protection, Inc. (For Information Purposes)

In addition, please bring the following previously distributed items:

- Cul-de-sac Discussion Matrix
- Firefighting Industry Trends and Staffing Report: The Next Seven Years
- 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 is requesting that the Planning Commission review the proposed draft regulations and provide guidance to staff on recommended revisions, comments, etc. It is anticipated that a revised draft will be provided during the October 7 work session.

#### **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

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 October 7 meeting or a separate future 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.

