



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION
REGULAR MEETING AND WORK SESSION AGENDA**

**December 2, 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 October 7 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. JOSHUA R. GARIS LOT CONSOLIDATION PLAN

Mr. Joshua Garis of 1090 Ghaner Road has submitted a lot consolidation plan for tax parcels 18-003-060 and 18-003-060J. Lot 18-003-060 is currently 0.721 acres and lot 18-003-060J is 0.743 acres. Both lots are zoned R-1 Residential and Mr. Garis maintains his primary residence on lot 18-003-060. It is Mr. Garis's intention to construct a garage on the newly created lot. The new consolidated lot is referenced on the enclosed plan as 18-003-060R at 1.464 acres.

In their current condition both lots are non-conforming lots of record. Approval of this lot consolidation plan will bring the new lot (18-003-060R) into conformance with the existing R-1 zoning regulations.

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.

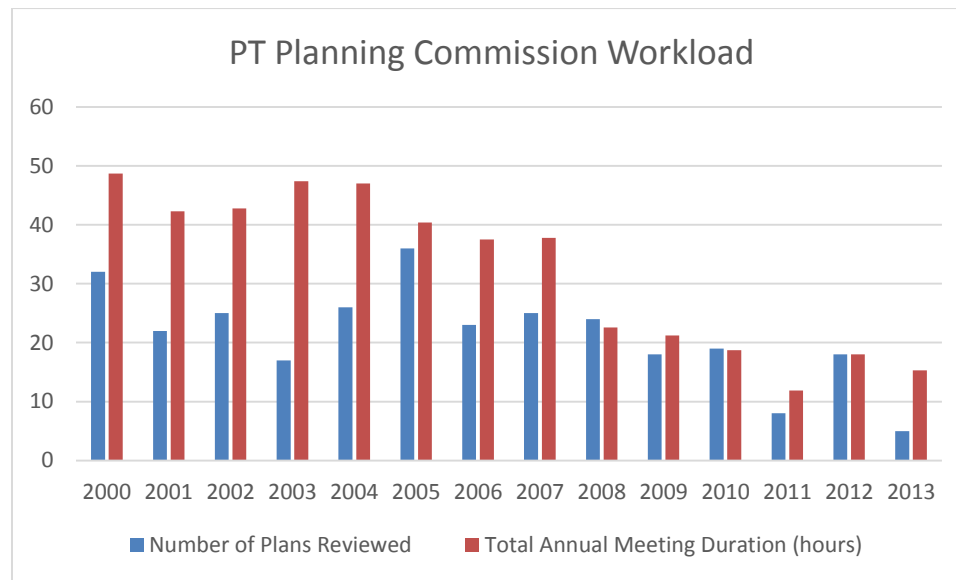
5. LOCAL PLANNING SERVICES FROM COG

At the November 20, 2013 meeting of the Board of Supervisors and in conjunction with the 2014 Budget presentation the Township Manager provided a recommendation to the Board of Supervisors to reduce the Township's commitment to the CRPA local planning program.

Since 2009 the pace of development has been very slow. The bar graph below shows the number of plan submissions from 2000 through 2013 as well as the average Planning Commission meeting duration.

As shown on the graph Patton Township has consistently reviewed more than 20 plans per year between 2000 and 2008. Since 2009 we have failed to reach 20 submissions. During 2013 we have reviewed only 5 plans which is the lowest amount during this period.

What is more apparent is the drastic reduction in average meeting duration of the Planning Commission. This is obviously due to the reduced number of submissions but what is not as apparent is that it indicates the reduced complexity of the submissions as well. Although we did review and approve plans for Geisinger and The Grove in 2012 the majority of the plans were similar in complexity to the Joshua R. Garis plan that is being reviewed tonight.



The Board of Supervisors asked the Township Manager to place this topic on the Planning Commission agenda for discussion. The Board of Supervisors are interested in the Planning Commissions thoughts and feedback before a final decision concerning local planning services is made by the Board.

A copy of the Township Manager's November 12, 2013 memo is attached which provides further background on the recommendation and provides other planning options available for consideration.

6. STATUS REPORT ON PENDING ITEMS

A) Actions taken by the Patton Township Board of Supervisors at their November 6 meeting:

1. The Board approved the following Temporary Use Permit with conditions:

- Home Depot Concession Stand

B) Actions taken by the Patton Township Board of Supervisors at their November 13 meeting:

1. The Board tentatively adopted the 2014 Patton Township Budget

C) Pending Commission Work Tasks:

- Mixed-Use Draft Regulations (Draft forwarded to 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

D) The submission deadline for the January 13 Planning Commission meeting is Thursday, December 10. No plans have been received to date:

6. REPORTS

7. OTHER BUSINESS

8. ADJOURN

FOR YOUR INFORMATION

A. Development Update

B. BOS Representatives:

December 11

Kate Domico

9. CALL TO ORDER - WORK SESSION

10. PUBLIC COMMENTS

11. CONDITIONAL USE REVIEW FOR THE A1 ZONING DISTRICT

One of the items identified as a work task for 2013 was a review of the existing conditional uses of the Township. Conditional uses are a class of uses for which additional regulatory controls are in effect beyond those of permitted uses. The Pennsylvania Municipalities Planning Code provides the legal basis for regulating conditional uses as such.

A benefit of the conditional use review and approval process is that it affords the Township the ability to carefully review and consider aspects of a particular use that may not be easily regulated through standard processes and existing regulations. However, the conditional use designation should also be reserved for only those uses that most necessitate the additional review process in order to not overly burden the approval process for uses and development plans that are more suitable to standard review.

Although this project is for the purpose of analyzing conditional uses with respect to Patton Townships existing zoning regulations, it is similar to an ongoing regional review of all the zoning districts of all of the municipalities of the Centre Region. Although the regional zoning analysis is restricted to zoning districts with land area outside the Regional Growth Boundary and is from the perspective of consistency of zoning regulations to the growth objectives of the Comprehensive Plan and the RGB, the results of the study are completed and it is expected that a draft report will soon be ready for regional review. Therefore, it is an appropriate time to also consider the township conditional uses in the context of the existing zoning.

Staff had previously provided an initial draft of a report with analysis and recommendations. With the transition of planning tasks to an interim planner and the amount of information to be reviewed staff felt that reviewing the conditional use information by zoning district would be more manageable.

For tonight's meeting, staff will discuss the conditional uses in the A1 Zoning District. To assist in this process, staff asks the Planning Commission to review the attached information and identify if the conditional uses fall into one of the following three categories:

1. Compatible
2. Compatible with conditions
3. Not compatible

Included with this evening's agenda packet are the following items that will be used during the discussion:

- Overview of Conditional Uses of the A1 District
- Table of Conditional Uses in the A1 Zoning District

Members of the Planning Commission may also want to bring along the draft report on the initial findings that was distributed at the November 4, 2013 Planning Commission meeting.

