

REGULAR MEETING / WORK SESSION

1. CALL TO ORDER – REGULAR/ORGANIZATIONAL MEETING

The January 14, 2013 Regular meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, John O’Neill, Kate Domico, and Bill Steudler also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; Joe Price, CRPA Planner; and Nicole Harter, Public Works Secretary. The audience included Mark Torretti, Penn Terra Engineering, and residents Charles Piper, Dan Trevino, Brian Strauss, Robert Carline, Don Kiel, Henry Moeller, Sean Mueller, Larry Schul, and Paula Schul.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. ORGANIZATION

Election of Officers: Mr. Bill Steudler made a motion to re-appoint the officers as those in 2012 as follows:

Chair:	Mr. Jeff Hermann
Vice-Chair:	Mr. Jeff Kokoskie
Secretary:	Mr. John O’Neill
Alternate Secretary:	Ms. Sharon Bressler

The motion was seconded by Ms. Kate Domico. The motion passed with a 6-0 vote.

Meeting Dates: The Planning Commission reviewed the following meeting dates.

REGULAR MEETING	WORK SESSION
January 14, 2013	
February 4, 2013	February 11, 2013
March 11, 2013 (1)	March 18, 2013
April 1, 2013	April 8, 2013
May 6, 2013	May 13, 2013
June 3, 2013	June 10, 2013
July 1, 2013	July 8, 2013
August 5, 2013	August 12, 2013
September 9, 2013 (2)	September 16, 2013
October 7, 2013	October 14, 2013
November 4, 2013	November 11, 2013
December 2, 2013	December 9, 2013
January 13, 2014 (3)	
(1) Second Monday due to PSU Spring Break	(2) Second Monday due to Labor Day Holiday
(3) Organizational Meeting for 2014	

Ms. Sharon Bressler made a motion to approve the 2013 meeting dates as noted. The motion was seconded by Mr. Jeff Kokoskie. The motion passed with a 6-0 vote.

3. **ORGANIZATION (CONT.)**

Mr. Jeff Hermann made a motion to appoint Ms. Kate Domico as the primary representative and Ms. Sharon Bressler as the alternate representative for the Centre Regional Planning Commission. The motion was seconded by Mr. Jeff Kokoskie. The motion passed with a 6-0 vote.

4. **APPROVAL OF MINUTES**

Meeting minutes from the November 5, 2012 Regular meeting and Work Session meeting and December 3, 2012 Work Session were brought before the Planning Commission for approval.

Mr. Jeff Kokoskie made a motion to approve the meeting minutes as submitted. The motion was seconded by Mr. John O'Neill. The motion passed with a vote of 6-0.

5. **PUBLIC COMMENTS**

There were no public comments at this point in the meeting.

6. **BLUEBERRY CROSSING SEWAGE PLANNING MODULE**

Mr. Joe Price noted that Mr. John Glantz has submitted a Component 4 Sewage Planning Module for the property abutting Norma Mae Circle near the intersection of Seller's Lane and Meeks Lane. The site contains approximately 14.3 acres and is situated within the A-1 Rural Zoning District. A subdivision application for the site remains on file with the Township. Multiple time extensions have been granted for the application.

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. All soil testing is field verified by the Township Sewage Enforcement Officer.

Upon notification of this topic, the Planning Commission members noted that they would like to review the Plan prior to reviewing the Sewage Planning Module. The module and subdivision plan will be reviewed during the February meeting.

7. **SKETCH PLAN – DUBOIS TRACT**

Mr. Joe Price introduced Mr. Mark Torretti, Penn Terra Engineering that provided a sketch plan for a potential development on the Dubois Tract. The subject parcel is approximately 25 acres in size and is located adjacent to the Marywood neighborhood of the Gray's Woods Planned Community.

Mr. Mark Torretti noted that the project is located within the A-1 District and is within the regional growth boundary. With the location, the regulations note the density of having 1.6 dwelling units per acre, which totals to 40 lots; the plan proposes 38 units and will have 1 ½ acres dedicated for parkland.

7. **SKETCH PLAN – DUBOIS TRACT (cont.)**

Access to the site will be off of Gray's Woods Boulevard, with a possible future access off of Meeks Lane and a possible future connection to the Barnes tract, should they wish to develop.

A bikeway is proposed, that will count towards the parkland. There may also be some fee-in-lieu of as well for the park land.

The lots would be from ¼ to 1/3 acre, with 2,000 to 3,500 square foot homes ranging from \$300,000 to \$450,000.

Mark Torretti also noted that there have been discussions with the University Area Joint Authority (UAJA), as there will need to be a connection to a pump station.

Mr. Jeff Hermann noted that there should be consideration of the drainage from Marywood.

Mr. Joe Price noted that an e-mail was received from Robert Jacobs. Mr. Jacobs' concern is the mature trees on the site and would like the consideration of saving the trees. Mr. Torretti noted that a field survey of the site has not been done yet to locate the tree line.

Mr. Jeff Kokoskie noted a location for an emergency access to the site. Mr. Doug Erickson noted that it would possibly be off of Meeks Lane and possibly for the Barnes property, that may be in need of a waiver.

Resident Mr. Henry Moeller asked if there were approved plans for the Piper and Barnes tracts. Mr. Erickson noted that there are approved plans for Piper and nothing at this time for the Barnes tract. Mr. Moeller also expressed concerns for saving the wetlands.

Resident Mr. Charles Piper recalled previous discussions about the density and thought that there may be too many lots noted on the plan. Mr. Erickson noted that 1.6 units per acre were permitted and that Mr. Torretti has reviewed the regulation requirements.

Resident Mr. Don Kiel asked for the consideration of saving the wooded area, as it makes a nice buffer.

Resident Brian Strauss asked for the consideration of saving the trees and noted the possibility of a sink hole on the site, as well as the possibility of remains of the old railroad bed.

8. **PARKING REQUIREMENTS: 2214 NORTH ATHERTON STREET**

Mr. Joe Price noted that Township Staff recently received a request regarding the parking requirements for the property located at 2214 North Atherton Street. The existing building is 9,000 square feet in size. A new tenant is planning on using the first floor which is about 3,000 square feet, for a medical office. A separate tenant will be occupying the remaining 6,000 square feet on the second and third floors with the continued operation of a professional office. Following the calculations for required parking for a medical office of 1 space per 200 square feet, the new tenant discovered that there is not enough parking on-site to meet the requirements.

8. **PARKING REQUIREMENTS: 2214 NORTH ATHERTON STREET (cont.)**

During their meeting on January 7, 2013, the Board of Supervisors received an inquiry pertaining to a possible waiver requesting for parking and subsequently referred the matter to the Planning Commission for their review.

On January 8, 2013, Township Staff was able to meet with representatives of both the current use and the new tenant. Rather than seeking a waiver from the parking requirements (a variance is used to grant relief from zoning requirements whereas a waiver is used to grant relief from standards pertaining to subdivision and land development found in Chapter 153, including parking), it was determined that the Zoning Officer will issue a Certificate of Occupancy for 2,400 square feet of space rather than for the full 3,000 square feet.

The logic in issuing a permit for a portion of the space is as follows: The use occupying the second and third floors containing 6,000 square feet is grandfathered under an old parking requirement of 1 space per 350 square feet. Therefore, the total required parking for that use is 17 spaces. The new tenant of the first floor is required to provide 1 space per 200 square feet for the medical office which equals 15 spaces. There are currently 29 spaces on site. Therefore, the new tenant would need to provide an additional 3 spaces to meet the requirement. In terms of floor area, a reduction in 600 square feet of usable space would result in a reduction in 3 spaces from the required total parking. Thus, the total space that could be occupied by the new tenant without having to add any parking is 2,400 square feet.

The tenants and staff will continue to work with the owner of the property in an effort to ensure that the full parking requirement is met at some point in the near future. At such time, a new Certificate of Occupancy can be issued to allow the entire floor area to be occupied.

Documentation was provided to the Planning Commission for informational purposes only.

9. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: I-99 INTERCHANGE OVERLAY DISTRICT, HISTORIC PRESERVATION DISTRICT AND SUPPLEMENTAL REGULATIONS**

Mr. Joe Price noted that over the course of the past several months, Township staff has continued to work on reorganizing the contents of Chapter 153, Subdivision and Land Development and Chapter 175, Zoning. The main purpose of this project is to create a means by which to better consolidate and present information.

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.

During the December 3, 2012 Work Session meeting, the Planning Commission reviewed the I-99 Interchange Overlay District, the Historic Preservation District, and the Supplemental Regulations. There were no recommended changes to the draft. However, Township Staff has made a minor correction to the new full text of the Supplemental Regulations to remove underlining that should not be included.

9. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: I-99 INTERCHANGE OVERLAY DISTRICT, HISTORIC PRESERVATION DISTRICT AND SUPPLEMENTAL REGULATIONS (cont.)**

Mr. Jeff Kokoskie made a motion to forward the regulations onto the Board of Supervisors for their consideration. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 6-0.

10. **STATUS ON PENDING ITEMS**

There were no comments from the Planning Commission on the pending work task items.

11. **REPORTS**

Mr. Jeff Hermann noted that the review of the Future Land Use Map and The Halfmoon-Patton Area Plan is progressing.

12. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

13. **ADJOURN – REGULAR/ORGANIZATIONAL MEETING**

The meeting was adjourned at 8:13 PM.

14. **CALL TO ORDER – WORK SESSION**

The January 14, 2013 Work Session meeting was called to order at 8:13 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, John O'Neill, Kate Domico, and Bill Steudler also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; Joe Price, CRPA Planner; and Nicole Harter, Public Works Secretary.

15. **PUBLIC COMMENTS**

There were no public comments at this point in the meeting.

16. **MIXED USE ZONING IN COMMERCIAL DISTRICTS**

Mr. Joe Price noted that during the October 1, 2012 meeting, the Planning Commission received a request from Keystone Commercial Real Estate to consider allowing residential uses in commercial zoning districts. In essence, this is a request to allow mixed-use zoning in those districts. The request was received by the Board of Supervisors during their September 26, 2012 meeting where they forwarded the request to the Planning Commission for further study.

During work sessions in November and December, 2012, the Planning Commission continued its review by considering informational resources provided by staff. In addition, during the December 2012 work session, Mr. Al Pringle of Keystone Commercial Real Estate presented findings of a model real estate analysis pertaining to the existing Patton Towne Centre and the approved land development plan. The findings suggest that mixed-use development for the Patton Towne Centre, and potentially also for structures already existing in the C2 Planned Commercial District, may not be feasible in regard to current market conditions. The Planning Commission further deliberated on whether or not to move forward with draft regulations and to where they might apply. It was decided that regulations would be prepared but they would only pertain to development in the C1 General Commercial District at this time.

16. **MIXED USE ZONING IN COMMERCIAL DISTRICTS (cont.)**

Township Staff and the Planning Commission then discussed a process for involving the property owners of the C1 District and those of adjacent lands. A public notice has been prepared and mailed to owners of property in the district and those whose property is within approximately 200 feet of any boundary of the District. The notice invited the owners to participate.

Township Staff has prepared a first draft of regulations. The draft incorporates elements of discussions with both the Planning Commission and the Board of Supervisors. The main purpose of the draft is to permit the development and redevelopment of potentially underutilized properties located in the C1 District. The regulations are intended to facilitate the construction of residential dwelling units above ground floor, nonresidential uses. Furthermore, as instructed by the Board of Supervisors, the regulations are designed such that the commercial character of the District is preserved.

It is important to note that many of the properties in the District are currently developed with at least one structure on site. The importance of this is that, in likelihood, a business owner will need to utilize an existing building to be able to implement the mixed-use regulations. The draft regulations have taken this into consideration by including standards appropriate for redevelopment, or infill of these existing sites.

Furthermore, as it pertains to common practice for mixed-use development, the draft ordinance includes means for calculating parking on the basis of shared parking and also for reductions in the parking requirement depending on the proximity of a site to public transit. This is also important for redevelopment sites as the parking requirement is perhaps the greatest constraint on additional development potential.

The regulations are designed as an overlay district. As such, they apply only to areas that meet the criteria of the overlay. In this case, the C1 District is the only land area to which the regulations apply. At that, these regulations are optional. That is, a developer may exercise the right to further develop their property in accordance with the provisions of the mixed-use overlay, but are not at all required to do so.

The Planning Commission began reviewing comments that were provided by the Centre Regional Planning Agency (CRPA).

Mr. Jeff Hermann noted to continue reviewing the regulations at another meeting.

17. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 9:00 PM.