



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803

PHONE: 814/234-0271 — FAX: 814/238-7790
EMAIL: zoning@twp.patton.pa.us — WEB SITE: <http://twp.patton.pa.us>

**PLANNING COMMISSION
REGULAR MEETING AND WORK SESSION AGENDA
October 7, 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 September 9 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. CEDAR CLIFF LOT #8: PRELIMINARY/FINAL SUBDIVISION PLAN

The Township has received a preliminary/ final subdivision plan for Lot #8 of the Cedar Cliff subdivision, currently owned by Kevin and Leslie Lloyd. This parcel is identified as tax parcel ID 018-003-050G and is located within the A1 Rural zoning district of the Township.

The plan proposes to create two new lots from the existing parcel of 25.51 acres. The new lots are 1.181 acres and 1.045 acres in size. The remaining land area of the parent tract following subdivision will be 23.283 acres. The owners are utilizing each of their permitted exemptions from the rural preservation design standards as part of this plan. (Because the property is greater than 10 acres and has not been subdivided after January of 1997, a total of two new lots may be created without having to comply with the rural preservation design standards of Chapter 153.) A note has been added to the plan stating that any further subdivision of the property must comply with the rural preservation design standards.

The proposed lots conform in all aspects to the design requirements of Patton Township. The lots will be accessed by way of separate drives intersecting with Michael Road. Stormwater runoff from the rooftops will be directed to underground storage.

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. INTERMUNICIPAL ZONING IMPLEMENTATION AGREEMENT CONSISTENCY REVIEW:
COLLEGE TOWNSHIP: REZONING OF THE LIEB PROPERTY, PANORAMA VILLAGE**

As part of general planning guidance provided in the Comprehensive Plan to provide for shared zoning of land uses in areas that will benefit the community, Patton Township and College Township previously entered into an agreement to cooperate in planning for and providing zoning districts for industrial and multi-family residential land uses. College Township has received a request to rezone lands situated within the Rural Residential district which is part of the intermunicipal agreement for the sharing of industrial zoned lands. (Industrial uses are permitted in the district.)

The property owners, John and Sandra Lieb, are requesting that their land situated in the Rural Residential district be rezoned to Single-family Residential. The proposed rezoning would remove 4.1 acres of the 843.37 acres of land currently zoned as Rural Residential. This change amounts to a 0.49% decrease in the Rural Residential zoning district inventory. This reduction is seen by College Township staff as an insignificant reduction in industrial land supplied by College Township under the intermunicipal agreement. (Based on the existing analysis of industrial land within both College and Patton Townships, there are a total of 447.34 acres of land zoned for industrial uses as well as another 839.27 acres of land zoned Rural Residential - not including the Lieb property. In addition, analysis conducted by CRPA staff in 2012 shows that there is 163.11 acres of vacant land within the shared zoning districts.)

Pursuant to the intermunicipal agreement, if both parties find that the combined zoning district inventory will be adequate to meet the current and future combined needs of the parties, the party considering the proposed reduction may proceed to approve or disapprove the proposal on its own merits. If the reduction is approved, there are appendices to the agreement that are to be updated, with the exception where it is determined by both parties that the reduction is a de minimus reduction. If such is the case, then the formal process required as per Section VII-B of the agreement is not required. However, if it is not deemed to be de minimus or if either party determines that the reduction will mean that the combined zoning district inventory will not be adequate to meet the current and future combined needs of the parties, then additional administrative action is required.

The Planning Commission should formulate any comments regarding the proposed rezoning as it pertains to the shared land areas and its affect on the total available land for industrial use.

This evening's agenda packet includes:

- Memo from College Township Planner
- Map of Proposed Rezoning
- Copy of Intermunicipal Zoning Implementation Agreement

Recommendation:

Township staff has reviewed the documentation provided by the College Township planner and is in agreement that the proposed rezoning would result only in a deminimus reduction of the total land area shared for industrial land use purposes.

Any comments provided by the Commission will be forwarded to the Board of Supervisors for their consideration during a future meeting.

6. DRAFT REGULATIONS: TEMPORARY USES

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.

During the work session portion of the September 9 meeting, the Planning Commission completed their initial review of draft regulations and forwarded them to this evening's regular meeting for the consideration of a recommendation to be made to the Board of Supervisors.

In addition to providing specific standards regarding site considerations for temporary uses, the regulations include a provision that allows for a staff review and approval process of repeated uses that occur on a regular basis and are very similar to previous applications.

This evening's agenda packet includes:

- Draft Temporary Use Regulations
- Overview of Temporary Use Draft Regulations

In addition, please bring the following previously distributed items:

- Existing Requirements for Temporary Uses
- Examples of Commonly Regulated Uses and Standards

7. STATUS REPORT ON PENDING ITEMS

A) Actions taken by the Patton Township Board of Supervisors at their September 11 meeting:

1. The Board approved the following subdivision plans with conditions:

- Toftrees Apartments: Clubhouse and Leasing Office
- Weiser Subdivision

2. The Board approved a sewage planning module for The Reserve subdivision.
3. The Board approved a temporary use permit for the Village at Penn State.

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 November 4 Planning Commission meeting is Tuesday, October 1. To date, there have been no new plans received.

8. REPORTS

9. OTHER BUSINESS

10. ADJOURN

FOR YOUR INFORMATION

A. Development Update

B. BOS Representatives:

| | |
|-------------|-----------------|
| 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 September 9 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 completed draft of regulations which include the changes recommended as a result of previous work session discussions. These include a reduction in maximum spacing between fire hydrants from 1000 ft. to 500 ft, development plan review guidelines for determining the specific location of hydrants and a provision for identifying hydrants when there are multiple hydrants located along a cul-de-sac.

Staff noted that although the changes to the existing standards are limited, due to the nature of the interrelatedness of regulations, there are several ordinance changes that will be necessary. However, they were not included for review during the September meeting pending the results of discussions on the proposed draft. Upon review of the proposed regulations, the Commission was in general agreement with the content, thus, tonight's agenda includes the additional ordinance revisions that are part of this project.

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
- Comments from State College Borough Water Authority
- Report of All Proposed Ordinance Revisions and Related Information
 - Chapter 153, Section 22: Streets
 - Chapter 153, Section 36: Required Improvements
 - Chapter 153, Section 36.C: (additional subsection changes)
 - Chapter 153, Section 36.G,H: (additional subsection changes)
 - Chapter 149, Streets and Sidewalks: Table 1 and Notes
 - Chapter 153, Section 5: Definitions
 - Chapter 153, Section 32: Water Supply

In addition, please bring the following previously distributed items:

- Review Comments: Steve Bair, Alpha Fire Director
- 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

The Planning Commission should review the proposed revisions as they relate with the draft regulations discussed during the September 9 meeting. Upon completing the review, the following are some options for consideration:

1. Provide comments and suggested revisions to be made in advance of further work session discussions during the November 4 meeting. (Due to the amount of revisions involved, and at the discretion of the Commission, it may be preferable to review only a few sections at a time.)
2. If suggested revisions are minor, forward the draft with updated revisions to the regular meeting portion of the November 4 meeting or a future meeting for the consideration of a recommendation to be made to the Board of Supervisors.
3. If the Planning Commission agrees with the proposed regulations and related ordinance revisions as written, forward the draft regulations to the regular meeting portion of the November 4 meeting or a future meeting for the consideration of a recommendation to be made to the Board of Supervisors.

