

REGULAR MEETING / WORK SESSION

1. CALL TO ORDER – REGULAR MEETING

The November 4, 2013 Regular Meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, Kate Domico, John O'Neill, and Bill Steudler also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Ken Soder, Zoning Officer; Township Engineer; Eric Vorwald, CRPA Planner; and Nicole Harter, Public Works Secretary. The audience included Dave Palmer, S & A Homes, Inc.; and Erick Walker, Home Depot.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the October 7, 2013 Regular Meeting and Work Session Meeting 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 Ms. Sharon Bressler. The motion passed with a vote of 6-0.

4. PUBLIC COMMENTS

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

5. CUL-DE-SAC ROAD STANDARDS REVIEW

Mr. Doug Erickson noted that during the October 7, 2013 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 firefighting apparatus and the ability to access residences that front these roads.

The Board of Supervisors have directed Staff and the Planning 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 provided 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 Fire Company, 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 Planning 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 Planning Commission has benefited from the advice and consultation of the Alpha Fire Director as well as several local engineers and developers.

Township Staff noted that clarification was needed as to whether the regulations applied to only cul-de-sac streets or to all streets.

Mr. Jeff Kokoskie noted that cul-de-sac streets were the focus of the entire discussion. Mr. Kokoskie had a concern about dead-end streets. Mr. Erickson noted that the Township does not allow dead-end streets, but does allow temporary dead-end roadways that need to meet the cul-de-sac standards.

Mr. Kokoskie asked about flagging or marking of the hydrants. Mr. Erickson noted that the Township will leave this up to the Alpha Fire Company and to the State College Borough Water Authority. Mr. Kokoskie noted that developers may want to know the cost up front associated with the proper markings of hydrants. Mr. Erickson noted that the Township will leave the issue as noted until an issue arises.

Ms. Sharon Bressler made a motion to approve the draft regulations applying the revisions to cul-de-sacs streets and that temporary roadways shall comply with the cul-de-sac road standards. The motion was seconded by Mr. Jeff Kokoskie. The motion passed with a vote of 6-0.

5.1. TEMPORARY USE PERMIT: HOME DEPOT

Mr. Brent Brubaker note that Home Depot has submitted an application for a Temporary Use Permit for the purpose of operating a trailered, food concession stand for five (5) separate days; November 29, November 30, April 12, May 24, and July 5.

The concession stand will be operated by Packer Concessions located in Centre Hall, PA. The concession stand will be 12' x 20' providing food and beverages to customers only during store hours on the dates listed above.

Township Staff has reviewed the application materials and recommends that the permit be approved with the condition that prior to selling any food, documentation be provided that verifies that proper licensing/permitting has been issued by the State College Borough Health Inspector.

Mr. Eric Walker, Home Depot was present to answer any questions or concerns from the Planning Commission.

Mr. Jeff Kokoskie made a motion to approve the Temporary Use Permit, upon providing proper licensing/permitting from the State College Borough Health Inspector. The motion was seconded by Ms. Kate Domico. The motion passed with a vote of 6-0.

6. **STATUS ON PENDING ITEMS**

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

7. **REPORTS**

No additional reports were given.

8. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

9. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 7:48 PM.

10. **CALL TO ORDER – WORK SESSION**

The November 4, 2013 Regular Meeting was called to order at 7:57 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, Kate Domico, John O'Neill, and Bill Steudler also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Ken Soder, Zoning Officer; Township Engineer; Eric Vorwald, CRPA Planner; and Nicole Harter, Public Works Secretary.

11. **PUBLIC COMMENTS**

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

12. **CONDITIONAL USE REVIEW**

Mr. Doug Erickson noted that 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 Township's existing zoning regulations, it is similar to an ongoing regional review of all the zoning districts of all 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.

Township Staff and the Planning Commission agreed to further review the information that was provided and revisit at the December Work Session.

13. **ADJOURN – WORK SESSION MEETING**
The Work Session Meeting was adjourned at 8:13 PM.