

**REGULAR MEETING / WORK SESSION**

**1. CALL TO ORDER – REGULAR MEETING**

The February 4, 2013 Regular meeting was called to order at 7:30 PM by Mr. Jeff Kokoskie. Members Sharon Bressler, John O'Neill, Kate Domico, Paul Silvis, 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 Eric Vorwald, CRPA; DJ Liggett, CRPA; Jim May, CRPA; Tom Zilla, CRPA; Mark Boeckel, CRPA; and Travis Frey, PSU Student.

**2. ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

**3. APPROVAL OF MINUTES**

Meeting minutes from the January 14, 2013 Regular meeting and Work Session meeting were brought before the Planning Commission for approval.

Mr. John O'Neill 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. COMPREHENSIVE PLAN REVIEW**

Mr. Joe Price noted that during several meetings in 2012, the Planning Commission reviewed drafts of each the elements to be included in the updated Centre Region Comprehensive Plan. The comments from those reviews as well as those received from other municipalities have been incorporated into a completed first draft of the Comprehensive Plan.

During the January 23, 2013 meeting, the Board of Supervisors received a presentation from CRPA staff which provided an overview of the plan and the related update process. Although the Board issued comments and will continue its review on February 13, 2013, there was some discussion regarding further review by the Planning Commission.

Mr. Eric Vorwald, CRPA, gave a short presentation and was available to any questions or comments. The deadline for comments on the draft is March 1, 2013.

Mr. Doug Erickson noted that if the Planning Commission had any comments, to forward them to himself or Mr. Joe Price by February 7, 2013 so that they can be forwarded onto the Board of Supervisors meeting on February 13, 2013.

At the request of the Planning Commission, Mr. Vorwald will forward the matrix and Future Land Use Map electronically to the Planning Commission for their review.

**6. STATUS ON PENDING ITEMS**

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

7. **REPORTS**

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

8. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

9. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 7:42 PM.

10. **CALL TO ORDER – WORK SESSION**

The February 4, 2013 Work Session meeting was called to order at 7:45 PM by Mr. Jeff Kokoskie. Members Sharon Bressler, John O'Neill, Kate Domico, Paul Silvis, 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.

11. **PUBLIC COMMENTS**

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

12. **UPDATING AND PRIORITIZING WORK TASKS**

Mr. Joe Price noted that some of the work completed by Staff and the Planning Commission in 2012 included finalizing Colluvial Soils Regulations, reformatting and reorganizing zoning ordinance content, Impervious Coverage Regulations for the RM Manufactured Home Residence District, compiling and reviewing information pertaining to mixed-use regulations, drafting Staff guidance documents on interpreting ordinance requirements, and participating in the review and selection process for the Waddle Road Interchange design consultant. Staff also participated in various other projects including regional work in development capacity analysis and vacant land and vacant building inventories.

The Planning Commission prioritized the following potential work tasks items for 2013.

- Review of Existing Conditional Uses
- Temporary Use Standards: Ordinance
- Interpretation Guidance Manual
- Family Burial Plots: Ordinance
- Reorganize/Reformat Telecommunications Regulations
- Outdoor Furnaces: Ordinance
- Large Scale Solar: Ordinance
- Homeowner Associations\*
- Fee In Lieu (Parkland): Ordinance\*

\*Considered low priority and/or requires further research prior to implementing

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

Mr. Joe Price noted that during the January 14, 2013 Work Session, the Planning Commission continued its consideration of a request to allow mixed-use in commercial districts of the Township. After thorough review of supporting information, the Planning Commission decided to move forward with draft regulations for the C1 General Commercial District.

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

In January, Staff presented a first draft of regulations. 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 continued reviewing comments that were provided by the Centre Regional Planning Agency (CRPA).

14. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 8:40 PM.