

REGULAR MEETING / WORK SESSION

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

The March 11, 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, 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 Wayne Engle, Knapka Surveying, Inc.; John Glantz, Blueberry Crossing; Bill and Gloria Lehman, Flower Tent; Dan Trevino, Resident; Chase Lyle, Penn State Student; Kyle Foster, Penn State Student; Travis Frey, Penn State Student; Ava Glantz, Resident; Jim Rogers, Resident; and Jim May, Centre Regional Planning Agency.

2. **ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

3. **APPROVAL OF MINUTES**

Meeting minutes from the February 4, 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 7-0.

4. **PUBLIC COMMENTS**

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

5. **TEMPORARY USE PERMIT: WALMART BULK MERCHANDISE SALES EVENT**

Mr. Joe Price introduced the request for a temporary use permit for the Walmart store located at 1665 North Atherton Street. The permit is for a proposed bulk merchandise sales event to be conducted from July 1, 2013 to September 29, 2013.

Walmart proposes to construct a tent to the left of the general merchandise entrance in a large paved area. The tent is 30' x 40' and will be used to sell bulk merchandise during the back to college season. The area where the tent will be located is 54' x 55'. Entrance to and exit from the tent will be from the front only. There is no need for additional parking or additional lighting. Normal traffic patterns will not be affected by the location of the tent.

Permits for similar sales have been provided by Patton Township in past years without any problems, thus Township Staff recommends approval.

Ms. Sharon Bressler made a motion to recommend approval of the Temporary Use Permit. The motion was seconded by Ms. Kate Domico. The motion passed with a vote of 7-0.

6. **TEMPORARY USE PERMIT: WALMART STORAGE CONTAINERS**

Mr. Joe Price introduced the request for a temporary use permit for the Walmart store located at 1665 North Atherton Street. The permit is for a bulk storage container for the bulk merchandise sales event. The storage containers will be onsite from July 1, 2013 to September 29, 2013.

The location of the containers would be to the left of the main building in an area behind the lawn and garden department in the grass and dirt area next to the parking lot. The containers will be enclosed within a mesh fence.

There is no need for additional parking or additional lighting. Normal traffic patterns will not be affected by the location of the containers.

Permits for similar sales have been provided by Patton Township in past years without any problems, thus Township Staff recommends approval.

Mr. Jeff Kokoskie made a motion to recommend approval of the Temporary Use Permit. The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 7-0.

7. **TEMPROARY USE PERMIT: FLOWER TENT**

Mr. Joe Price introduced Mr. Bill Lehman's request for a Temporary Use Permit to operate a retail flower sales tent in the parking lot area in front of Penn State Mobile Homes at 1766 North Atherton Street. Flowers will be sold according the following schedule:

- Tent to be constructed on March 20, 2013, with Easter flowers being sold from March 21 through March 31.
- The facility will be reopened from May 1, 2013 through no later than June 20, 2013 for other flower sales.
- The application states that the tent will be removed promptly with the date dependant on possible use for fireworks sales.

The tent itself will be 30' x 50' x 18' and will be located adjacent to the mobile home office. The tent will not alter ingress or egress of the site and lighting is not proposed. Parking will be provided by the existing area located at the front of the property.

It is important to note that the current Township policy regarding Temporary Uses is that they be limited to 90 days. The above schedule does comply with that limit, if the structure is removed by June 20, 2013. However, as it pertains to the potential use for fireworks sales, Mr. Lehman was present to address any concerns or questions.

Township Staff has reviewed the materials provided and hereby recommends approval with the condition that the schedule be revised so that the tent will not be on site for more than 90 days.

After clarifying with Mr. Lehman that a separate permit application is required for the future fireworks sales, Mr. Jeff Kokoskie made a motion to recommend approval of the Temporary Use Permit with the condition that the permit be limited to 90 days. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 7-0.

8. **PRELIMINARY/FINAL SUBDIVISION PLAN: BLUEBERRY CROSSING**

Mr. Joe Price noted that Mr. John Glantz and Ms. Nancy Davidson have submitted a subdivision plan for their lands situated along Meeks Lane and Norma Mae Circle. The parcel is identified at 18-301-044C, is located within the A-1 Rural Zoning District, and contains 14.30 acres.

The permitted number of lots for land located in the A-1 District, but outside the Regional Growth Boundary, is based on a yield plan. In this case, the subdivision will result in the creation of nine new building lots with one of them being a 7.2 acre estate lot. The average lot size of the remaining eight lots is .76 acres.

Sewage disposal will occur via individual on-lot systems and water will be provided by private shared wells. As is required by the Rural Preservation Design Standards, 50% of the tract consists of Open Land and a pedestrian walking trail has been proposed. In addition, the required vegetated riparian buffer has been delineated and a 4,000 gallon fire vault designed to Alpha Fire Company standards will serve the development.

Norma Mae Circle will provide access to the site and a combination of shared and individual driveways will provide access to the lots.

Because of existing site conditions and known high groundwater levels, the developer has included on the plan a note stating that basements are not recommended and that any basements that are constructed should be installed upon the instruction of a geotechnical engineer and in a manner consistent with the construction detail provided in the plan.

As it relates to stormwater management for the site, the owner of Lot 1-1 is required to sign off on the plan in acknowledging that the use of a portion of their property for a stormwater easement.

The developer has also prepared a supplemental hydraulic report detaining a 100-year flood event analysis. This report was requested due to observed flooding that has occurred on the property in the past. Although no designated jurisdictional FEMA floodplain is currently mapped for this tract, the supplemental report was prepared to identify the 100-year flood elevation such that the first floors of proposed homes and/or other public improvements are protected should this event occur. Note that an earthen berm is proposed to be constructed along the rear yards of the proposed lots. The top of the berm shall be a minimum of 18-inches above the calculated 100-year flood elevation at that location.

Township Staff has reviewed the Plan and prepared a comment letter. Upon receipt of the developer's responses and other documents, the Township Staff finds that the Plan meets all Township regulations with the completion of minor/technical items noted on the Staff's marked up comment letter.

Mr. John Glantz, Property Owner and Mr. Wayne Engle, Knapka Surveying, Inc. were present to address the Planning Commission with any questions or concerns.

Mr. Jeff Kokoskie asked if a height should be determined on the well casings for the properties. Mr. Ken Soder noted that when Patton Township first had regulations for well, the requirement was 18-inches.

8. **PRELIMINARY/FINAL SUBDIVISION PLAN: BLUEBERRY CROSSING (cont.)**

Ms. Kate Domico noted that the walking path is not accessible to all of the lots. Township Staff noted that there is an easement on the Estate Lot for the walking path.

Mr. Dan Trevino, Resident, asked for clarification on the berm. Mr. Trevino expressed concern for the property being a collection point for water. Mr. John Glantz noted that extensive surveying and calculations have been done to be able to divert water away from the proposed homes.

Through discussion, there were several concerns related to the septic sites. Mr. Doug Erickson noted that the Township's Sewage Enforcement Officer (SEO), has excavated the soils to determine the historic ground water levels and percolation tests have been done for each lot.

Mr. Jim Rogers, Resident, asked if the drainage from his property and the Gray's Woods property have been taken into consideration. Mr. Brent Brubaker noted that an analysis has been done for the area and it was included. Mr. Rogers also expressed concerns of flooding on Meeks Lane, the Pantops' walking path, and the possibility of trespassing on the proposed walking path. Mr. Brubaker noted that there is a detention system designed to handle the drainage for the property.

Ms. Ava Glantz, Resident expressed concerns for flooding and with the walking trail being proposed to dead end at the electric fence. She has seen children play in the stream near the fence and is concerned for safety. Ms. Sharon Bressler also expressed concern for this.

Mr. Jeff Kokoskie suggested possibly taking the walking path around the entire perimeter of the property. Mr. Glantz noted that it could be done and noted to remove the section proposed at Meeks Lane.

Mr. John O'Neill expressed concerned for the flooding.

Mr. Paul Silvis made a motion to recommend approval of the Subdivision Plan upon completion of the minor/technical items noted on the Staff's comment letter, a sealed as-built plan sealed by a registered professional land surveyor or engineer of the completed berm be submitted to Patton Township prior to issuance of any zoning permits, Sheet S-1 of the Hydraulic Report and Supporting Calculations for Blueberry Crossing Flood Event Analysis be included as part of the Preliminary/Final Subdivision Plan set that will be recorded and that a copy of Sheet S-1 be attached to each deed for all lots within the subdivision, Include a note on the plan that the HOA shall be responsible for maintenance of the berm and that a yearly inspection of the berm be conducted, Include a note on the Plan that states that a final sealed grading plan sealed by a registered professional land surveyor or engineer of the lot (including the berm) be submitted prior to final zoning approval, revise the walking trail path, and the proposed well casings should be 18-inches in height, which should be extended above the calculated 100-year flood elevation for protection against surface water infiltration. The motion was seconded by Mr. Jeff Kokoskie. The motion passed with a vote of 6-1, with Mr. O'Neill voting against.

9. **SEWAGE PLANNING MODULE: BLUEBERRY CROSSING**

Mr. Joe Price noted that as it relates to the subdivision plan noted above, 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.

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.

Mr. Jeff Kokoskie made a motion to recommend approval Sewage Planning Module. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 7-0.

Following general discussions, Mr. Paul Silvis stated that better connections of natural gas lines is something to consider.

10. **COMPREHENSIVE PLAN REVIEW: IMPLEMENTATION ELEMENT**

Mr. Joe Price noted that during several meetings in 2012, the Planning Commission reviewed drafts of each of 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 February 27, 2013 meeting, the Board of Supervisors finalized their comments on the draft plan. Those comments were subsequently forwarded to the Centre Region Council of Government for consideration.

The purpose of the Implementation Element is to define the strategy that will be used to implement the Comprehensive Plan and move the Region closer to achieving the goals of the plan. The Pennsylvania Municipalities Planning Code (MPC) requires that all comprehensive plans include short and long range strategies for implementation and this element is meant to fulfill that requirement. The strategy detailed in the element outlines the process that will be used to identify implementation priorities, tasks, and ongoing activities; the method of establishing time frames and responsibilities for completing identified tasks; and the use of metrics to measure progress toward achieving the plans, goals, and objectives. Although the Implementation Element will be a part of the comprehensive Plan, the specific details derived from using the strategy may be part of a separate document, thus allowing greater flexibility for future revision as necessary.

Mr. Joe Price provided a brief presentation on the Implementation Element and asked for any suggestions from the Planning Commission.

Mr. Jeff Hermann suggested a comprehensive regional bikeway plan. A suggestion was also made to have a Work Session to discuss more suggestions.

11. **STATUS ON PENDING ITEMS**

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

12. **REPORTS**

Mr. Joe Price noted that the Board of Supervisors has completed their review of the Halfmoon-Patton Area Plan Future Lane Use Map, the Centre Region Comprehensive Plan, and the Future Land Use Map for the Comprehensive Plan.

13. **OTHER BUSINESS**

Ms. Sharon Bressler noted the passing of Mr. Donald Epp, former Planning Commission member, and recognized his many years of service to the Township.

14. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 8:57 PM.

15. **CALL TO ORDER – WORK SESSION**

The March 11, 2013 Work Session meeting was called to order at 8:58 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, 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.

16. **PUBLIC COMMENTS**

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

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

Mr. Price noted that during the Work Session of February 4, 2013, the Planning Commission continued its consideration of draft regulations for a Mixed Use Overlay Zoning District.

Because the district is designed as an overlay district, it applies 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.

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.

17. MIXED USE ZONING IN COMMERCIAL DISTRICTS (cont.)

The Planning Commission continued reviewing comments that were provided by the Centre Regional Planning Agency (CRPA). In addition, the Planning Commission reviewed a list of possible standards to include for the community facilities. It was decided that public artwork would be removed from the list. Staff will prepare a list to incorporate into a revised draft.

18. ADJOURN – WORK SESSION MEETING

The Work Session Meeting was adjourned at 9:30 PM.