

**WORK SESSION**

**1. CALL TO ORDER – WORK SESSION**

The April 1, 2013 Work Session meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, John O'Neill, 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.

**2. PUBLIC COMMENTS**

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

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

Mr. Joe Price noted that during the work session of March 11, 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.

The Planning Commission finished reviewing comments that were provided by the Centre Regional Planning Agency (CRPA). Staff will prepare a list to incorporate into a revised draft. The Planning commission began discussing the proposed parking standards and will continue its discussion in May.

**4. CUL-DE-SAC ROAD STANDARDS REVIEW**

Mr. Joe Price noted that their January 23, 2013 meeting, the Board of Supervisors directed Staff to compile information on the existing standards for cul-de-sac roads. The Board of Supervisors asked that the information be brought to a future meeting for their consideration. The cul-de-sac regulations are currently part of Chapter 149, Streets and Sidewalks. Many of the standards included for these roads relate to existing fire fighting apparatus and the ability access residences that front these roads.

During the March 13, 2013 and March 27, 2013 meetings, the Board of Supervisors briefly discussed the standards and has forwarded them to the Planning Commission for further study. The Board of Supervisors has directed Staff to consider the following.

4. **CUL-DE-SAC ROAD STANDARDS REVIEW (cont.)**

- 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.
- Provisions for the connection of cul-de-sac roads to other existing roads.
- 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.

This information was presented as an introduction prior to beginning the in depth review process during a work session in May.

The Planning Commission suggested inviting local fire personnel and possibly builders to a meeting to receive their input, prior to revising the standards.

5. **COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES**

Mr. Joe Price noted that during the March 11, 2013 meeting, the Planning Commission received a presentation on the draft Implementation Element which is part of the draft, updated Comprehensive Plan. 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.

The Planning Commission briefly discussed some priorities for future work projects that could be added to a regional list of items. Suggestions mentioned were:

- Regional Bike Plan
- Greater Connectivity in Natural Gas Service Lines

**5. COMPREHENSIVE PLAN IMPEMENTATION PRIORITIES (cont.)**

Mr. Doug Erickson noted that Staff will review the Comprehensive Plan to provide suggestions to the Planning Commission for consideration during the May meeting.

**6. ADJOURN – WORK SESSION MEETING**

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