

REGULAR MEETING / WORK SESSION

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

The May 6, 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, Paul Silvis, and Bill Steudler also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; and Joe Price, CRPA Planner.. The audience included John Sepp, Penn Terra Engineering.

2. **ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

3. **APPROVAL OF MINUTES**

Meeting minutes from the March 11, 2013 Regular Meeting and the April 1, 2013 Work Session Meeting were brought before the Planning Commission for approval.

Mr. Paul Silvis made a motion to approve the meeting minutes as submitted. The motion was seconded by Mr. Jeff Kokoskie. The motion passed with a vote of 6-0 (Kate Domico was not present for the vote).

4. **PUBLIC COMMENTS**

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

5. **TEMPROARY USE PERMIT: PENNSYLVANIA GROUNDWATER ASSOCIATION EVENT**

Mr. Joe Price introduced the request from the Pennsylvania Ground Water Association (PGWA) for a temporary use permit to conduct their annual Summer Field Conference in the vacant out-parcel situated directly west of the Home Depot at 2635 Green Tech Drive.

The PGWA has held a one-day outdoor field conference in recent years. The conference includes live demonstrations of drilling, casing, grouting, development, test pumping, hydrofracturing, and decommissioning. PGWA proposes to construct three temporary tent structures for the event to be held on Friday, June 14, 2013. There will be one 40' x 100' tent and two 20' x 20' foot shade canopies. These will provide a place to sit, shade, and rain protection. The tents will be set up on Wednesday, June 12, 2013 and taken down on Saturday, June 15, 2013.

Access to the site will be provided by way of Green Tech Drive. A separate parking area will be provided to rear of the site and adjacent to the I-99 corridor; therefore, there are no anticipated adverse effects to traffic circulation or access. Lighting is not proposed.

Permits for similar events have been provided by Patton Township in past years without any problems, thus Township Staff recommends approval with the condition that Patton Township receives a written verification from the owner of the site to allow the event.

Mr. Jeff Kokoskie made a motion to recommend approval of the Temporary Use Permit with the condition that written verification is received from the owner of the site. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 6-0 (Kate Domico was not present for the vote).

6. **TEMPORARY USE PERMIT: KEYSTONE FIREWORKS**

Mr. Joe Price introduced the request from Keystone Fireworks for a temporary use permit to sell legal fireworks on site of the Penn State Mobile Home property at 1766 North Atherton Street. The proposed structure consists of a 50' x 30' x 18' tent to be installed to the right of the main entrance area. The dates of operation are June 28, 2013 through July 6, 2013 with hours of operation generally being from 9 AM to 9 PM with the exception that on July 3, 2013 and July 4, 2013 sales will occur until 11 PM. The applicant has also stated that the tent will be staffed 24 hours a day. Several temporary banner signs are included as part of the request. Ingress and egress will be by way of the main drive intersecting with North Atherton Street. Although the materials state that the sales will continue into night-time hours, there is no lighting shown. The site has been used for other temporary uses in the past with no known adverse impacts.

Permits for similar sales have been provided by Patton Township in past years without any problems. Township Staff recommends approval with the condition that the applicant verifies that sales will not occur beyond the stated hours and not during other times when staff will be on-site 24 hours a day and the applicant provides adequate lighting or demonstrates that adequate lighting already exists.

Mr. John O'Neill questioned how signage is determined for temporary use projects. Mr. Ken Soder explained the sign regulations for temporary uses.

Mr. Jeff Kokoskie made a motion to recommend approval of the Temporary Use Permit with the conditions that the applicant verifies adequate lighting or demonstrates that adequate lighting already exists. The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 7-0.

7. **TEMPORARY USE PERMIT: TNT FIREWORKS**

Mr. Joe Price introduced that American Promotional Events, Inc., doing business as TNT Fireworks, requests a Temporary Use Permit to conduct firework sales. TNT will be selling legal fireworks from a temporary 20' x 40' tent set up in the parking lot in front of Wal-Mart Store #1640 at 1665 North Atherton Street. Sales will occur from June 22, 2013 to July 7, 2013. The fireworks will be only Pennsylvania legal fireworks. It was also noted that the Township received documentation showing different sizes of the tent.

Permits for similar sales have been provided by Patton Township in past years without any problems, thus Township Staff recommends approval with the condition that the size of the tent be finalized prior to issuance of a permit.

Mr. Jeff Kokoskie made a motion to recommend approval of the Temporary Use Permit upon verification of the tent size being 20' x 40' and that adequate lighting is provided. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 7-0.

8. **TEMPORARY USE PERMIT: KISH BANK**

Mr. Joe Price introduced the request from Kish Bank for a temporary use permit to construct a 20' x 60' foot tent for a Family Fun Day celebration on June 1, 2013. The tent will be constructed at their facility located at 2610 Green Tech Drive. The tent will be located in the front parking lot facing Home Depot on Friday, May 31, 2013 and taken down following the event on June 1, 2013. The event will be held on a Saturday and the majority of the building will be closed for business.

8. **TEMPORARY USE PERMIT: KISH BANK (cont.)**

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.

9. **STATUS ON PENDING ITEMS**

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

10. **REPORTS**

No additional reports were given.

11. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

12. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 7:45 PM.

13. **CALL TO ORDER – WORK SESSION**

The May 6, 2013 Work Session Meeting was called to order at 7:46 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, Kate Domico, 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; and Joe Price, CRPA Planner. The audience included John Sepp, Penn Terra Engineering.

14. **PUBLIC COMMENTS**

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

15. **TEMPORARY USE REGULATIONS: DRAFT ORDINANCE**

Mr. Joe Price noted that the current process for reviewing temporary use requests is not codified but relies on the administration and enforcement of Township guidelines. 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.

A first draft of regulations has been completed. Information was provided to the Planning Commission as an introduction in advance of more in-depth review to commence during the June 3, 2013 meeting or perhaps at a future meeting as determined by the Planning Commission.

16. **MIXED USE OVERLAY ZONING DISTRICT: DRAFT REGULATIONS**

Mr. Joe Price noted that during the April 1, 2013 work session meeting, 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.

16. **MIXED USE OVERLAY ZONING DISTRICT: DRAFT REGULATIONS (cont.)**

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.

During the April 1, 2013 meeting, the Planning Commission completed its review of CRPA planner comments on the draft. The Planning Commission also briefly discussed the proposed parking regulations.

The Planning Commission reviewed parking regulations as well as the draft standards pertaining to community facilities. It was decided that Staff will add their recommended standards into the draft ordinance.

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

Mr. Joe Price noted that during the March 13, 2013 and March 27, 2013 meetings, the Board of Supervisors briefly discussed the existing cul-de-sac standards and have forwarded them to the Planning Commission for further study. During the April 1, 2013 meeting, the Planning Commission received an introduction to this agenda item. Township Staff has prepared information to assist the Planning Commission in the review of existing standards and suggested revisions.

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 Board of Supervisors has directed Township 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 the 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.

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

- 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.

The Planning Commission discussed what some of the problems are that are associated with the use of cul-de-sacs, in particular, regarding access for firefighting apparatus and personnel. It was noted that after the first truck arrives and lays the fire hose, access to the site is often restricted. Discussion continued about whether or not additional fire hydrants could be installed at or near the turn-around of the road, or if sprinklers are a better option.

The Planning Commission asked Staff to study a few cul-de-sacs and the locations of existing hydrants. It was also noted that Staff will check with the Fire Director on their availability for a future meeting. The Planning Commission discussed comments provided by Director, Mr. Steve Bair and Mr. Al Stewart of Sweetland Engineering. Staff stated that they hope to have some fire history data to review as well.

The review will continue during the June meeting.

18. **COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES**

Mr. Joe Price noted that during the April 1, 2013 meeting, the Planning Commission briefly discussed a process for suggesting some implementation priorities associated with the updated Comprehensive Plan. It was determined that Township Staff would put together a list of potential items to consider as they might relate to the goals and objectives of the Comprehensive Plan.

The Planning Commission may wish to consider items of both local and regional interest. The projects can be selected from the recommendations or can be related to another topic that may not be included in the Plan.

Items previously noted are the creation of a regional bicycle/pedestrian plan and the extension of natural gas service.

This agenda item was not discussed. It is expected that the matter will be considered during the June meeting.

19. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 9:00 PM.