

REGULAR MEETING / WORK SESSION

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

The June 10, 2013 Regular Meeting was called to order at 7:35 PM by Mr. Jeff Kokoskie. Members Sharon Bressler, Kate Domico, John O'Neill, and Bill Steudler also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Joe Price, CRPA Planner; and Nicole Harter, Public Works Secretary. The audience included Steve Bair, Alpha Fire Company.

2. **ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

3. **APPROVAL OF MINUTES**

Meeting minutes from the May 6, 2013 Regular Meeting and Work Session Meeting were brought before the Planning Commission for approval.

Ms. Sharon Bressler made a motion to approve the meeting minutes as submitted. The motion was seconded by Mr. John O'Neill. The motion passed with a vote of 5-0.

4. **PUBLIC COMMENTS**

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

5. **TEMPROARY USE PERMIT: PATTON TOWNSHIP POLICE SAFETY FAIR**

Mr. Joe Price introduced the request from the Patton Township Police Department to hold their annual Patton Township Safety Fair. The event is proposed to be held on September 28, 2013 from 9:00 AM until 4:00 PM in the Colonnade Shopping Center's parking lot.

It is expected that, as in years past, several local police departments, fire companies, and other first responders (such as LifeFlight) will set up various displays, demonstrations, and activities to educate and entertain the general public about safety issues. Food vendors will be present as well. Ingress and egress will be through the Target's parking lots, and traffic patterns will be only slightly affected. There will be 10' x 10' canopies in place for shade and shower protection. A separate helicopter area is shown on the site plan.

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 with the condition of obtaining the Owner's approval. The motion was seconded by Ms. Kate Domico. The motion passed with a vote of 5-0.

6. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: PAD PLANNED AIRPORT DISTRICT**

Mr. Joe Price noted that during the work session portion of meetings held in the past year, the Planning Commission completed reviews of proposed reformatting for all zoning districts. Subsequently, all zoning districts, with the exception of the PAD Planned Airport District and the UPD University Planned District, were forwarded to the Board of Supervisors for their consideration.

6. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: PAD PLANNED AIRPORT DISTRICT (cont.)**

The PAD was reviewed during a work session on November 5, 2012 and forwarded to the next regular meeting of the Planning Commission for the formulation of a recommendation to the Board of Supervisors. The December 2012 regular meeting was cancelled and the reformatted PAD has not yet been acted upon by the Planning Commission for referral to the Board of Supervisors. The UPD is a multi-jurisdictional zoning district situated partially in Patton, College, and Ferguson Townships. The zoning regulations are contained in multiple documents, including a separate sub-district document. Because of the various municipalities and regulatory ordinances involved, Staff recommends that a reformat of the district is not practical at this time.

With regard to the PAD and as previously discussed, Staff has reformatted information, where practical, into tables that include use, bulk/density and area standards. Other design standards are included as appropriate. However, there are some standards that will need to remain in text format depending on the complexity or amount of text required.

Mr. John O'Neill made a motion to forward the regulations onto the Board of Supervisors for their consideration. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 5-0.

7. **STATUS ON PENDING ITEMS**

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

8. **REPORTS**

No additional reports were given.

9. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

10. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 7:47 PM.

11. **CALL TO ORDER – WORK SESSION**

The June 10, 2013 Work Session Meeting was called to order at 7:47 PM by Mr. Jeff Kokoskie. Members Sharon Bressler, Kate Domico, John O'Neill, and Bill Steudler also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Joe Price, CRPA Planner; and Nicole Harter, Public Works Secretary. The audience included Steve Bair, Alpha Fire Company.

12. **PUBLIC COMMENTS**

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

13. CUL-DE-SAC ROAD STANDARDS REVIEW

Mr. Joe Price noted that during the May 6, 2013 Work Session, the Planning Commission began 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 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.
- 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.

During the May 6, 2013 meeting, the Planning Commission viewed some illustrations depicting a typical cul-de-sac road, how fire apparatus and personnel arrive at a site and the relationship to fire hydrant location. The discussion pertained largely to email comments received from the Alpha Fire Director. Some of the concerns addressed included access to the fire scene after first responders arrive and the fire hose is laid – subsequent arrivals must often travel by foot for the lack of parking area or access, the trend toward lighter weight construction materials which makes firefighting more difficult and may require the use of aerial apparatus, the possible use of sprinklers and the addition of fire hydrants in more strategic locations. The Planning Commission also received email comments from Mr. Al Stewart formerly of Sweetland Engineering Associates and Mr. John Sepp, present, of Penn Terra Engineering. The Planning Commission also stated their hope that perhaps the Fire Director will be able to attend a future meeting to address questions.

Mr. Steve Bair, Alpha Fire Company was available to provide additional information to the Planning Commission.

13. CUL-DE-SAC ROAD STANDARDS REVIEW (cont.)

Mr. Doug Erickson asked for Mr. Bair to explain what the problem is with the fire hose being laid down. Mr. Bair noted that he is unable to get the aerial to the scene to be able to provide ventilation in the roof. Mr. Bair also noted that fireman also carry roughly 50-75 pounds of equipment on them during a fire.

Mr. Erickson noted that by adding additional fire hydrants it will not solve the problem.

Ms. Sharon Bressler asked when there is a fire, how do the firemen know where the closest fire hydrant is located. Mr. Bair noted that they are mapped, but the firemen usually are trained to look for them. Mr. Bair would also like to have updated mapping provided by State College Borough Water Authority and College Township Water Authority and have the fire hydrants layered on a GIS map.

Ms. Bressler asked if it's possible to ask for more hydrants doing reviews. Mr. Brent Brubaker noted that the Township can begin asking for them during new subdivisions. Mr. Bair noted that he reviews plans as well, and has asked for additional fire hydrants, but currently the regulations are 1,000 feet for spacing in between hydrants. Mr. Jeff Kokoskie asked if the Township's regulations could be revised to change the spacing between hydrants since it is not State regulated.

Ms. Kate Domico noted that different colored hydrants have different capacities. Mr. Bair noted that she was correct. Mr. Erickson noted that State College Borough Water Authority has an 8-inch main minimum size, which provides adequate water flow.

Mr. John O'Neill asked what Mr. Bair's opinion is for length of a cul-de-sac. Mr. Bair noted that he would be at about 500 feet. Mr. Bair is all about safety for his crew.

Ms. Kate Domico asked what the cost is for putting in a fire hydrant. Mr. Brubaker noted that is roughly \$3,500. Ms. Domico asked why we don't ask for more hydrants during new plan reviews. Mr. Bair noted that the fire company carries 1,000 feet of hose.

Mr. Erickson noted that in the A-1 District it is noted that if the developer would propose a cul-de-sac over 750 feet, the house would need to have sprinklers.

Ms. Bressler noted that she would like to see the length be 450 feet for a cul-de-sac, as 150 feet is limiting. Is a "dead end" considered a cul-de-sac. Mr. Bair noted from a fireman prospective, it is. If a developer wants to have "dead ends", make them comply to the same. Mr. Price noted that the regulations cover this. Mr. Erickson noted that it is likely that there may be more emergency access roads, which are maintained. Mr. Price noted that a developer has to request a waiver for temporary roads.

Mr. Brubaker asked Mr. Bair if they kept the regulations as written at 750 feet, what are some things that he would like to see change. Mr. Bair noted that removing on-street parking would be a help.

The Planning Commission will revisit this topic during the July meeting.

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

Mr. Joe Price noted that during the Work Session of the May 6, 2013 meeting, the Planning Commission continued its consideration of draft regulations for a Mixed Use Overlay Zoning District.

During the May meeting, the Planning Commission received the noted responses to CRPA planner comments as reviewed during previous meetings. All revisions to the draft resulting from those comments have been incorporated into the document. Discussion continued with a review of the proposed parking calculations, including shared parking, reductions for transit use as well as Staff recommended reduction in the overall base parking requirement for nonresidential uses and multi-family residential uses in mixed-use development projects. Staff presented a summary of mixed-use development scenarios using the former A & P location as the study area to provide a basis for the proposed reduction in parking. The Planning Commission agreed that the following proposed changes in parking should be written into the draft regulations: a change in the nonresidential parking requirement from one space per 250 square feet to one space per 300 square feet and in the multi-family residential requirement from two per unit to 1.5 spaces per unit. Staff noted that the reductions are important in order to make further development of C-1 properties more feasible.

In addition, the Planning Commission considered the revised community facilities standards which were updated with specific quantity standards and placement requirements. It was agreed that the proposed standards should be written into the draft.

Mr. Joe Price noted that if the Planning Commission was ready to forward this to a regular meeting for additional comments, it can be done, but noted that it may apply to a Development of Regional Impact (DRI). After find the revised draft to be acceptable, with changes based on previous discussions, the Planning Commission agreed to move it forward to a regular 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. Through previous discussions held in 2011 with both the Planning Commission and the Board of Supervisors, 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.

This item was not discussed during the June meeting, but will be on the agenda for the July meeting.

16. **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.

16. COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES (cont.)

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 item was not discussed during the June meeting, but will be on the agenda for the July meeting.

17. ADJOURN – WORK SESSION MEETING

The Work Session Meeting was adjourned at 9:05 PM.