

REGULAR MEETING / WORK SESSION

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

The August 5, 2013 Regular Meeting was called to order at 7:30 PM by Mr. Jeff Kokoskie. Members 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; Joe Price, CRPA Planner; and Nicole Harter, Public Works Secretary. The audience included Walt Wise, Board of Supervisor Member, and Bob Poole, S & A Homes.

2. **ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

3. **APPROVAL OF MINUTES**

Meeting minutes from the June 10, 2013 and July 1, 2013 Regular Meeting and Work Session Meetings were brought before the Planning Commission for approval.

Ms. Sharon Bressler made a motion to approve the June 10, 2013 meeting minutes as submitted. The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 6-0.

Mr. John O'Neill made a motion to approve the July 1, 2013 meeting minutes as submitted. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 6-0.

4. **PUBLIC COMMENTS**

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

5. **WOODED HILLS: LOT #9 AND LOT# 10: LOT CONFIGURATION: PRELIMINARY/FINAL SUBDIVISION PLAN**

Mr. Joe Price introduced the proposed subdivision plan for the purpose of reconfiguring the existing property lines of Lot# 9 and Lot# 10 of the Wooded Hills Subdivision. The properties are situated along Hemlock Hill Road in the R-2 Low Density Residence Zoning District. The purpose of the plan is to move the common property line shared between the two lots eastward a distance of 10 feet. The result is that the frontage for Lot# 9 will increase to 100 feet from 90 feet and the frontage for Lot# 10 will decrease from 115.66 feet to 105.66 feet. The new lot areas will be .36 acres and .39 acres respectively. There are no proposed improvements at this time.

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

Ms. Sharon Bressler made a motion to approve the Replot Plan, upon completion of minor/technical items as noted on the Staff's comment letter. The motion was seconded by Mr. John O'Neill. The motion passed with a vote of 6-0.

6. **COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES**

Mr. Joe Price noted that during the July 1, 2013 Work Session, the Planning Commission continued its discussion of implementation priorities associated with the updated Comprehensive Plan and reviewed a list of potential projects compiled by the Township Manager and Staff Planner. There was consensus to forward the list to a Regular meeting for the consideration of a recommendation to be made to the Board of Supervisors.

The Planning Commission may wish to consider items of both local and regional interest. The projects can be selected from the project list 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.

Mr. Joe Price reviewed the list of suggestions by himself and Mr. Doug Erickson, such as Land Use, Transportation, Housing, Natural, Environmental, Cultural, and Historic Resources, Community Involvement, and Parking Standards.

Ms. Sharon Bressler had a concern under Land Use, and building "compact development". Mr. Joe Price noted that it is to encourage growth within the growth boundary, not so much as building more homes.

Ms. Kate Domico expressed a push for completion of more bicycle/pedestrian pathways.

Mr. Jeff Kokoskie noted that the list of suggestions provided by Mr. Price and Mr. Erickson are good suggestions and that he would like to see the list forwarded to the Board of Supervisors for their review.

Mr. Bill Steudler made a motion to forward the list for the Comprehensive Plan onto the Board of Supervisors for their review. The motion was seconded by Ms. Kate Domico. The motion passed with a vote of 6-0.

7. **CENTRE COUNTY LONG RANGE TRANSPORTATION PLAN PROJECT RECOMMENDATIONS**

Mr. Joe Price noted that The Centre County Metropolitan Planning Organization (CCMPO) is an organization responsible for coordinating transportation planning and programming activities in Centre County. As mandated by federal law, the CCMPO must update its Long Range Transportation Plan (LRTP) every four years. The current CCMPO LRTP was adopted in September 2010. The CCMPO recently began preparing a new LRTP, which will be adopted by June 2014.

The CCMPO is now soliciting new candidate projects that will be considered for this LRTP. The CCMPO will be using the responses from this solicitation to build expand the pool of candidate projects and programs that will be evaluated and prioritized using a project ranking criteria which will be based upon the adopted Goals and Objectives of the new LRTP.

7. **CENTRE COUNTY LONG RANGE TRANSPORTATION PLAN PROJECT RECOMMENDATIONS (cont.)**

As is CCMPO policy, any project funded through the Preliminary Engineering phase on the Centre County Transportation Improvement Program (TIP) will continue to be advanced. There is no need to resubmit request forms for any of these previously submitted projects, they will be considered candidate projects for prioritization in the new LRTP, unless the CCMPO is otherwise notified by a municipality to remove them from consideration.

The CCMPO is requesting that Patton Township submit any new candidate project(s) to be considered for the LRTP 2040 no later than Friday, August 30, 2013.

The Board of Supervisors has suggested the following to be added:

- Capacity upgrade for Vairo Boulevard from the Township Line to Atherton Street (including intersection)
- Atherton Street Adaptive Signals
- Patton Township Bike Plan projects including the Fox Hill Bike Lanes and the Toftrees (aka Bellefonte Central RR and Arboretum) Bikeway
- Upgrades to the Fox Hill Road/Cricklewood Drive Intersection
- Signalizing the Toftrees Avenue/Presidents Drive Intersection

Mr. Paul Silvis suggested the "S" Curves on SR 550 between Julian Pike and Saddle Rock. Mr. Bill Steudler suggested reviewing the intersection of Gray's Woods Boulevard and Ghaner Drive near the entrance to I-99.

8. **GEODETIC REFERENCING ON DEVELOPMENT PLANS**

Mr. Joe Price noted that the Township has received a request from the Centre County GIS Department and Tax Assessment Office to assist them in increasing the accuracy of tax parcel information for newly subdivided properties.

It has been requested that all submitted plans have a minimum of two, (four preferred), Geodetic GPS locations for reference purposes. Ideally, these locations would be property corners, but they can be any location on the plan clearly marked as a GPS location. GPS coordinate locations should be evenly distributed on the plan. Each GPS location will be labeled with the GPS coordinates. The coordinates will be noted in Decimal Degrees or Degrees, Minutes, Seconds accurate to the thousandths decimal place.

The current process involves stretching or fitting parcels to existing mapping and thus the results are often not entirely accurate. GPS coordinate locations will provide a greater degree of accuracy and reduce the amount of time spent on correcting parcels.

Mr. John O'Neill suggested having four corners rather than two.

Ms. Sharon Bressler made a motion to change the draft from two corners to four corners. The motion was seconded by Ms. Kate Domico. The motion passed with a vote of 6-0.

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 8:17 PM.

13. CALL TO ORDER – WORK SESSION

The August 5, 2013 Work Session Meeting was called to order at 8:17 PM by Mr. Jeff Kokoskie. Members 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; Joe Price, CRPA Planner; and Nicole Harter, Public Works Secretary. The audience included Walt Wise, Board of Supervisor Member, and Bob Poole, S & A Homes.

14. PUBLIC COMMENTS

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

15. CUL-DE-SAC ROAD STANDARDS REVIEW

Mr. Joe Price noted that during the July 1, 2013 Work Session, the Planning Commission continued 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.

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

- 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 continued its previous discussions which have addressed issues such as fire apparatus access to sites, reduction in the maximum cul-de-sac length, the use of automatic fire sprinkler systems, fire hydrant location and spacing, temporary cul-de-sac roads, industry recommendations and construction trends. The Planning Commission has benefited from the advise and consultation of the Alpha Fire Director as well as several local engineers and developers.

The Planning Commission previously also asked Staff to inquire with local builders, developers about meeting to discuss in greater detail automatic sprinklers and their cost in relation to the cul-de-sac topics being discussed. Staff provided an updated and summary of a meeting held on August 1, 2013.

Mr. Joe Price noted that during the August 1, 2013, the consensus was to not recommend sprinklers.

Ms. Sharon Bressler expressed concern that sprinklers do not help with affordable housing. Sprinklers are a good idea, but they are expensive. Another suggestion that Ms. Bressler had was to widen the roads for parking to allow for fire apparatus to maneuver better.

Mr. Walt Wise provided information on how things have changed regarding structural fires. Mr. Wise noted people are building bigger houses which have more open space, which creates a hotter fire, contents and/or materials have changed, which makes things more combustible. Mr. Wise noted the issue with cul-de-sac is logistics. Mr. Wise is thankful that with the new townhomes and student housing that is being built is that they are all sprinkled.

Mr. Bob Poole, S & A Homes, expressed concern for using the data that was provided during the August 1, 2013 meeting with Township Staff. The data is not accurate for the Centre Region. Mr. Poole noted that since having to require the option to have sprinklers added to a newly constructed home, not one person has chosen the option. Mr. Poole suggested looking at the options without having the homeowner pay for it, whether it's they hydrant locations or prohibiting parking on cul-de-sac streets.

Mr. Jeff Kokoskie suggested shortening the length between fire hydrants and adding more hydrants. Mr. Ken Soder suggested putting numbers on each hydrant to allow fire fighters to know which hydrant they are at.

Mr. Doug Erickson noted that the Staff will put some draft regulations to review in a future work session.

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

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 August meeting, but will be on the agenda for the September meeting.

17. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 9:15 PM.