

**REGULAR MEETING / WORK SESSION**

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

The September 9, 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, 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 Todd Smith, ELA Group, Ryan Nagle, Sweetland Engineering & Associates, Inc., Dan Berger, Berger Rental Communities; and Mike Peters, Berger Rental Communities.

**2. ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

**3. APPROVAL OF MINUTES**

Meeting minutes from the August 5, 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 6-0.

**4. PUBLIC COMMENTS**

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

**5. TEMPORARY USE PERMIT: VILLAGE AT PENN STATE: OUTDOOR PARTY**

Mr. Joe Price introduced The Village at Penn State's request for a temporary use permit to conduct an outdoor party on-site on Thursday, September 12, 2013. The event is a welcoming party for the new owners of The Village, Liberty Lutheran Services.

The request is to install a 40' x 100' long tent to be used for the party. The tent will be set up on Wednesday, September 11, 2013 and removed on Friday, September 13, 2013. The site plan provided shows that the tent will be located behind Commons 1A. Presidents Drive will serve as the main ingress/egress to the site with parking available adjacent to Lions Hill Road. Due to the site layout, it is expected that there will be little to no disruption of normal vehicular patterns or access.

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 Mr. Jeff Kokoskie. The motion passed with a vote of 6-0.

6. **CONRAD AND GAIL WEISER: FINAL SUBDIVISION PLAN: PHASE 1 OF 3**

Mr. Joe Price noted that Patton Township has received a final subdivision plan for the Conrad and Gail Weiser Estate pursuant to a preliminary plan previously approved in August 2010. The final plan consists of 12 lots and 153.49 total acres situated in the A-1 Rural District. Designed according to the requirements of the rural preservation design standards, an estate lot had been created which contains 111.53 acres. The average size of the remaining lots is approximately 3.72 acres. It should also be noted that the property lies partially within Huston Township (46.76 acres). The Parcel Number for the portion located in Patton Township is 18-001-004-0000.

The purpose of the final plan is to provide phasing lines for each three phases, and to seek approval of Phase 1 at this time. Phase 1 consists of the aforementioned estate lot and does not require the construction of any roads. Approval of Phase 1 of the final plan will allow the owners to sell the estate lot without needing to provide surety for the roads that must be constructed during Phases 2 and 3.

Township Staff's review of the final plan was conducted to ensure that the final plan conforms to the previously approved preliminary plan. The features and design elements that are part of this subdivision do conform to the approved preliminary plan and include the following: Access to the non-estate lots is provided by two cul-de-sac roads and shared driveways; stormwater will be managed with on-site detention basins and bio-retention areas; a natural surface walking trail is provided to meet the parkland requirement; and a vegetated riparian buffer is in place. Water and sewage disposal will be provided on-site.

As part of the application, the owner is requesting a waiver from the Township requirement that a final plan be submitted within 12 months following approval of a preliminary plan, to allow the final plan to be accepted as of the date submitted (153-12.A – Submission of a Final Plan).

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.

Mr. Ryan Nagle of Sweetland Engineering & Associates, Inc. was present to address any questions or comments by the Planning Commission.

Mr. Jeff Kokoskie made a motion to approve the Subdivision Plan, upon completion of minor/technical items as noted on the Staff's comment letter and approval of the waiver request. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 6-0.

7. **TOFTREES CLUBHOUSE: PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

Mr. Joe Price introduced the Toftrees Clubhouse Plan. Berger Rental Communities has submitted a Land Development Plan for the proposed construction of a multi-use facility consisting of a leasing office, fitness center, community room, swimming pool, and a maintenance workshop. The new building and related features will be constructed on the same property currently occupied by Hillside Apartments and identified as Parcel Number 18-021-005-0000. The site is located within the Planned Community district and must meet all applicable requirements pertaining to the Toftrees Planned Community.

The total building size is 11,075 square feet with occupancy space apportioned as follows: leasing offices, restrooms and circulation: 4,275 square feet; fitness room: 1,400 square feet; resident lounge and recreation area: 2,400 square feet; maintenance office: 1,100 square feet; and storage: 1,900 square feet. The project will increase the existing impervious area from 15.5% to 21.6%, well within the maximum limit of 80%. (The maximum impervious permitted is increased because the site is now considered a mixed use site.) Building coverage will be 10.23%, also within its limit of 35%.

The site will be served by way of a new access drive intersecting with Toftrees Avenue. The current drive will be demolished following completion of the new one. Stormwater will be directed to an on-site detention basin. The parcel is served by public water and public sewer service. Other improvements include sidewalk to be installed along the front property line, adjacent to Toftrees Avenue from the westernmost property corner to the new entrance drive; a new CATA bus shelter, street trees, parking lot landscaping, and an easement for an existing bike path crossing the southern portion of this property. In addition, the developer will complete a separate portion of sidewalk leading from the cessation of The Grove property to connect with sidewalk on their property, Parcel Number 18-021-007-0000, adjacent to The Grove. A separate schedule has been provided for the future long-term installation of sidewalk along the remaining frontage between the Hillside Apartment parcel and 18-021-007-0000.

On-site parking is proposed. However, based on the calculations for required parking as per 153-38 Off-Street Parking, and for each of the uses contained within the building, the parking requirement is based on a combination of parking required on floor area per use and on occupancy. In order to determine the total parking requirement, the engineer has used the International Building Code recommended rate for occupancy parking calculations. The parking requirement for the uses requiring a calculation based on maximum IBC occupancy is 64 spaces. The parking requirement for the remaining uses as calculated based on square footage is 24 spaces. Thus, the total required parking is 88 spaces. The developer is requesting a waiver from the maximum parking as follows:

- Waiver Request – 153-38: Off-Street Parking Regulations: The developer has provided detailed parking data and usage information pertaining to similar clubhouse facilities that they operate in support of their request for a waiver from the full parking requirement of 88 spaces per 153-38. The developer is asking that the Township accept their maximum occupancy restriction in lieu of the IBC estimates, to limit occupancy to a total of 84 persons. In using this total along with the calculation for the uses for which the parking rate is determined on a square footage basis, the proposed total parking is 46 spaces.

7. TOFTREES CLUBHOUSE: PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (cont.)

Of the 46 spaces that are proposed, 26 will be constructed on-site with an additional 20 spaces being allocated from the existing parking that serves the Hillside Apartment complex. The developer has indicated that there is an excess of 73 spaces for the apartments as determined by the registered autos. The plan also depicts a land area reserved for future parking should it be needed.

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.

Mr. Todd Smith of ELA Group was present to address any questions or comments by the Planning Commission.

Ms. Sharon Bressler asked if the facility would be available to rentals for such things as graduation parties and weddings; if so, how can parking be limited to that as specified. Mr. Smith noted there is a note in the lease stating particulars. Mr. Dan Berger noted that when such an event takes place, there is a member of the Berger Rental Communities present to monitor the function.

Mr. John O'Neill asked if on-street parking was going to take place. Mr. Smith noted that with conversations with Township Staff, they would prefer not utilized on-street parking. Mr. Smith noted that there is the option for valet parking.

Mr. Jeff Kokoskie noted the phasing for completion of the sidewalk. Mr. Doug Erickson noted that if on-street parking is going to be an issue, the Township can post the area as "No Parking".

Mr. Bill Steudler asked what the frequency was for people renting the facility. Mr. Berger noted that to date there is roughly one per year.

Ms. Kate Domico asked what would happen to the old rental facility. Mr. Smith noted that it would be returned to a dwelling unit, as it was before it was the rental office.

The Planning Commission, along with the Engineer and the owner discussed options for completing the sidewalk faster than the 10 years proposed. Mr. Jeff Hermann proposed completing the section of sidewalk that is noted on the plan as yellow and also the 405' section within two years, and then the remaining 700'+/- within three years.

Mr. Jeff Kokoskie made a motion to approve the Land Development Plan, upon completion of minor/technical items as noted on the Staff's comment letter the revision of the completion of the sidewalk within five years rather than 10, and approval of the waiver request. The motion was seconded by Mr. John O'Neill. The motion passed with a vote of 6-0.

8. **SEWAGE PLANNING MODULE: THE RESERVE**

Mr. Joe Price noted that during the July 1, 2013 meeting, the Planning Commission reviewed and recommended for approval the Preliminary Subdivision Plan for The Reserve situated along the northern side of Gray's Woods Boulevard and directly adjacent to the Marywood Subdivision at the site of a former nursery. The Board of Supervisors subsequently approved the Plan during their July 17, 2013 meeting.

The developer did not previously submit a sewage facilities planning module for review in light of the ongoing discussions between UAJA and DEP regarding potential implications to service provided by UAJA. This site will be provided with public sewer service.

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.

Ms. Sharon Bressler made a motion to approve the Sewage Planning Module. The motion was seconded by Mr. Bill Steudler. 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 8:08 PM.

13. **CALL TO ORDER – WORK SESSION**

The September 9, 2013 Work Session Meeting was called to order at 8:08 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, 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.

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 August 5, 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.
- 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.

At the close of the August Work Session, the Planning Commission directed Staff to prepare draft regulations. A draft was provided for the Planning Commissions review. The proposed revisions include reductions in the maximum spacing between fire hydrants as well as provisions for specifying the location of hydrants during installation and a means of identifying hydrants where there are multiple hydrants located along a cul-de-sac. In addition, the Planner is recommending that related regulations pertaining to cul-de-sac streets, water supply (for firefighting), and fire apparatus access be consolidated as part of the revisions. Thus, the draft includes reorganized regulations under Section 153-22 Streets. The draft has been forwarded to the State College Borough Water Authority and the Alpha Fire Company for review. The Planning Commission also considered comments provided by Steve Bair, Alpha Fire Director.

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

In reviewing the draft regulations, the Planning Commission was in agreement for the reduction in maximum spacing between fire hydrants to 500 feet from 1,000 feet. It was decided that the wording pertaining to other processes for locating hydrants should be written more as policy guidance rather than using mandatory statements.

Mr. Price noted that he would change some language, per the Planning Commission's request.

Mr. Price noted that at the next meeting he will bring a handful of sections that will need to be revised due to this ordinance.

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.

The Planning Commission like the draft ordinance that was provided and no changes were provided. The draft will be placed on the October Regular Meeting agenda for consideration of a recommendation to be made to the Board of Supervisors.

17. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 8:41 PM.