



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803

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**PLANNING COMMISSION
WORK SESSION AGENDA
MARCH 21, 2022
Board Meeting Room
Municipal Building
4:30 PM**

PLEASE NOTE: This meeting will be a hybrid meeting, combining in-person and tele-conferencing. In person attendance: The Board Meeting Room at the Municipal Building – 100 Patton Plaza.

The Public is welcome to attend via Zoom, but may also provide comments prior to the meeting: Email – zoning@twp.patton.pa.us; Phone – 814-234-0271 (ask for the

[Join Zoom Meeting Information](https://us02web.zoom.us/j/4843545752)
<https://us02web.zoom.us/j/4843545752>
Meeting ID: 484 354 5752
Call: 1 929 205 6099

- For better streaming quality, if you are not a Planning Commission member or a Patton Township staff member, we request that you turn off your video and audio. If you are an applicant or presenter, please wait to be recognized by the Chair or staff to turn on your video and audio to speak.
- If you are a member of the public and would like to provide comments during Item 3; Public Comments or on a particular agenda item, please use the “raise hand” feature of the Zoom application. Please wait for the Chair to indicate that it is your opportunity to speak. Public comments will be limited to five minutes per person per item.
- In addition, comments from the public can be made at any meeting of the Planning Commission or Board of Supervisors, or they can be submitted in writing to the Township Manager.

1. CALL TO ORDER

The Planning Commission Chair will call the meeting to order.

a. Additions to the Posted Agenda

The Board of Supervisor has adopted the following procedures for adding items to a posted agenda:

The agenda for the Patton Township Planning Commission is typically published on the Thursday prior to the Monday meeting. If there is an Updated Agenda, it shall be distributed at least 24 hours prior to the meeting. The Updated Agenda shall be considered the “posted” agenda in accordance with Act 65 of 2021.

At the meeting, the Chair may announce and/or ask the other members for the addition of agenda items that constitute Emergency Business or are considered de minimas in nature and do not involve the expenditure of funds or entering into a contract or agreement. The Chair shall determine if the items do constitute Emergency Business or are considered de minimas in nature and will determine the placement of each such added item within the meeting agenda.

Any member wishing to add an item to the agenda that is not Emergency Business and not considered de minimas in nature shall ask for recognition by the Chair and shall make a motion to add an item, including stating the nature of the item and reason for changing the agenda. If the motion is seconded, the Chair shall oversee discussion and a vote on the motion to add the item. If the motion is approved by a majority vote of the individuals present and voting, the item shall be added to the agenda. The Chair shall determine the placement of the added item within the meeting agenda.

2. PUBLIC COMMENTS

Residents and property owners may address the Commission on issues of interest to the Township. Comments related to specific agenda items should be deferred until that point in the meeting.

3. WORK SESSION WORK PLAN

The primary focus for Work Sessions will be on the recommendations from the 2021 Patton Township Housing Task Force Report Recommendations:

- Add definitions to the Township’s existing zoning code for Accessory Dwelling Units (ADUs), Elder Cottage Housing Opportunities (ECHO) and Duplexes.
- Develop regulations permitting Accessory Dwelling Units (ADUs), Elder Cottage Housing Opportunities, and Duplexes

We will then work through:

- Revising motor vehicle parking requirements

- Amending the Mixed-Use Overlay District 2 regulations if 20-acre lot size minimum is removed
 - Parkland/Public gathering requirements
 - Floor Area Ratio (FAR) requirements
- Incentivized and inclusionary zoning

Potential non-housing related future work items (please note the additional third item):

- SALDO amendment to require maintenance sheds for multi-family projects
- Revisit the Planned Airport District (PAD) zoning rewrite
- Revise required species for street trees and other landscape plantings

4. REGULATIONS TO PERMIT ADUs

The *2021 Patton Township Housing Task Force Report* recommends adding definitions to existing zoning code for Accessory Dwelling Units (ADU), Elder Cottage Housing Opportunities (ECHO), and “Duplexes”. Additionally, it recommends adopting regulations permitting Accessory Dwelling Units (ADUs), Duplexes, and Elder Cottage Housing Opportunities.

Currently, duplexes are permitted in the (R-3), Planned Community (PC), Planned Airport District (PAD), and the (A-1) on lots more than 10 acres. ADUs and ECHOs are not permitted.

A ‘use by right’ is a use permitted in a zoning district and is therefore not subject to special review and approval by a local government. Other terms that may be substituted for ‘use by right’ include, principal use, permitted use, or primary use. An accessory use (to a principal use) is also considered a ‘use by right’. Those uses are allowed, without the need for major detailed local government review, so long as they meet the district standards and requirements specified in the zoning ordinance. One still needs to obtain a zoning permit, but that permit is usually issued relatively quickly, without going before a planning commission or board. A ‘use by right’ is distinctly different than a special exception use or conditional use, which is only allowed after a review and approval by the appropriate local government board or commission.

Duplexes are a use by right, ADUs and ECHOs are accessory uses to the primary use. Duplexes do not require owner occupancy and both units can function as rental properties. In the next item, we will start with discussing just ADUs.

[From the 2021 Patton Township Housing Task Force Report:](#)

One way to address housing needs in a community is by diversifying the types of housing to better accommodate all residents. This can be done through the size, shape, and location of housing. This section will mention a few key examples that the Task Force recommends Patton Township pursue.

Per the American Planning Association: “An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs go by many different names throughout the U.S.,

including accessory apartments, secondary suites, and granny flats. ADUs can be converted from portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs).”

Patton Township has not established a definition for Accessory Dwelling Unit ... It is recommended that Patton Township review the sample definition(s) and develop its own definitions to be included in the zoning ordinance.

Accessory Dwelling Unit

College Township	A second unit either in, added to, or on the property of an existing single-family detached dwelling in which there is no means of access between the two dwelling units
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The Planning Commission should consider the above definition and any amendments such as language clarifying that each unit will have a separate kitchen, bathroom, and sleeping space to be added to the Patton Township code.

The attachment *PTPC Affordable Housing Summary of Discussions and Resources in Recent Years*, that was also provided at the February 2022 meeting to give a background and refresher as to previous housing conversations and to potentially help guide this conversation.

An additional resource, AARP’s [The ABCs of ADUs A guide to Accessory Dwelling Units and how they expand housing options for people of all ages](#), outlines:

- The sizes and shapes
- The different names
- Detached vs. attached (and internal)
- The benefits to the community
 - Also, who could benefit directly
- The history in the US
- Ways to encourage
- Practical solutions
 - Offers a model code of options to consider (pg. 15)
- Important and common elements to address

As we begin discussing whether or not to allow ADUs in the Township, we should use this guide as a tool to develop regulations. The entire guide provides great information, but page 15 of the should be particularly reviewed. It has been attached, as well. The main items to include in regulations are as follows:

- A definition – *conversation started*
- The Purpose
- Eligibility
- Creation
- Quantity

- Occupancy and Use – *conversation started*
- Design Standards
 - Size and height
 - Parking
 - Appearance
 - Entrance and stairs
- Additional Design Standards for Detached ADUs (allow attached, detached)
 - Building setbacks
 - Building coverage
 - Yard setbacks

As a starting point, due to the nature of the duplex conversation in the R-2 from the summer/fall of 2020, the Township could require that either the primary residence, or the ADU be occupied by the owner of the property.

In addition to owner occupancy, the Planning Commission should discuss where in the Township make sense to allow ADUs. The other Centre Region municipalities that allow ADUs do so as follows:

Municipality	Where	Owner Occupancy?
College Township	One ADU allowed with any single-family dwelling regardless of zoning district.	One of the units must be owner occupied.
Ferguson Township	Allowed in the Traditional Town Development (TTD)	<u>ACCESSORY DWELLING UNIT</u> A dwelling unit which has been authorized to be established pursuant to this chapter, which is occupied by a person or persons related by blood or marriage to the resident/owner of the dwelling unit to which the accessory dwelling unit is subordinate, or which is occupied by a person or persons employed to provide health care, domestic housekeeping or horticultural services to the resident/owner of, and on the site of, the resident/owner's dwelling unit.
(Ferguson Township continued)	Village District allows 1 ADU in all Commercial Buildings Permitted in the Office Commercial (OC) and General Commercial (C) District with stipulations	In the OC, C, and Village Zoning Districts the dwelling units are accessory to the primary use and are not Accessory Dwelling Units by definition and therefore do not have the same occupancy restriction as the TTD.
Harris Township	Attached to any single-family dwelling regardless of zoning district.	No owner occupancy requirement, it cannot be more than 1,000 sq ft, and properties can essentially function as a duplex since neither unit needs to be owner occupied.

<p>State College Borough</p>	<p>Allow an accessory apartment inside single family homes.</p>	<p>Maximum 500 square feet. Standard occupancy applies to the entire house but, you can have a family member, or an unrelated individual in the apartment.</p>
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Also outlined in the AARP guide, following pg. 15, is a section for “hot topics” the Planning Commission should consider as we continue to discuss forming ADU regulations:

- Adding ADUs to neighborhoods → can be addressed with design standards
- Providing places to park → mindful of mitigating traffic and use of on-street parking, but also want balance of not over parking
- Dealing with unpermitted ADUs
- Allowing and restricting uses
 - Limiting short-term rentals (STRs) → the Township does not currently regulate STRs
 - Requiring owner-occupancy → *conversation started*
 - -- Student rentals → specific to our area

The following items are included with the agenda:

1. PTPC Affordable Housing Summary of Discussions and Resources in Recent Years
2. AARP ADU ABCs (pg. 15)

Actions: The Planning Commissioners should discuss where in the Township to allow ADUs, if owner-occupancy is required, and any other stipulations.

Next Steps: Staff will proceed as directed by the Planning Commission and continue to form ADU regulations, if so desired. This conversation is expected to take more than one meeting. Additionally, staff will prepare a similar format to discuss ECHOs and duplexes.

5. OTHER BUSINESS

6. ADJOURN