

**ATTENDANCE**

Planning Commission

*Richard Schmidt, Chair- (In person)*  
*William Burnett, Vice Chair- (in person)*  
*Jim Payne, Secretary- (in person)*  
*Ellen Foreman, Alt. Secretary- (In person)*  
*Sharon Collins- (in person)*  
*Debbie Scitti- (in person)*  
*Brian Peterka- (in person)*

Township Staff

*Douglas Erickson, Township Manager- (in person)*  
*Alexandra Castrechini, Township Engineer- (in person)*  
*Nicole Harter, Zoning Officer- (via zoom)*  
*Leslie Warriner, CRPA – Senior Planner - (in person)*  
*Valerie Good, PW Administrative Asst- (via zoom)*

Audience

*C-Net*  
*Joe Wirtz(via zoom)*  
*Tony Fruchtl – Penn Terra Engineering*  
*Jeff Grubb – Spacemart Partners*  
*Tim Lockard- Lockard Surveying & Mapping*  
*Alicia Cornali – S&A Homes*

**\*\*Meeting was Hybrid**

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

The January 9, 2023, organizational and regular meeting was called to order at 4:31PM by Mr. Schmidt, Chair Pro Temp.

The Planning Commission members welcomed the newest members, Ms. Debbie Scitti and Mr. Brian Peterka to the Planning Commission.

**2. ORGANIZATION**

As this is the first meeting of 2023, the Planning Commission should undertake the following organizational actions:

- a. Election of Officers:

Mr. Payne made a motion to elect Mr. Schmidt as Chair. Motion seconded by Mr. Burnett. The motion passed with a vote of 7-0.

Mr. Payne made a motion to elect Mr. Burnett as Vice-Chair. Ms. Collins seconded. The motion passed with a vote of 7-0.

Mr. Burnett made a motion to elect Mr. Payne as Secretary. Seconded by Ms. Collins. The motion passed with a vote of 7-0.

Mr. Payne nominated Ms. Foreman as Alternate Secretary, Seconded by Mr. Burnett. The motion passed with a vote of 7-0.

b. Meeting Dates: The Planning Commission reviewed the following meeting dates.

REGULAR MEETING	WORK SESSION
January 9 <sup>th</sup> , 2023 (1)	
February 6 <sup>th</sup> , 2023	February 13 <sup>th</sup> , 2023
March 13 <sup>th</sup> , 2023 (2)	March 20 <sup>th</sup> , 2023
April 3 <sup>rd</sup> , 2023	April 10 <sup>th</sup> , 2023
May 1 <sup>st</sup> , 2023	May 8 <sup>th</sup> , 2023
June 5 <sup>th</sup> , 2023	June 12 <sup>th</sup> , 2023
July 10 <sup>th</sup> , 2023 (3)	July 17 <sup>th</sup> , 2023
August 7 <sup>th</sup> , 2023	August 14 <sup>th</sup> , 2023
September 11 <sup>th</sup> , 2023 (4)	September 18 <sup>th</sup> , 2023
October 2 <sup>nd</sup> , 2023	October 9 <sup>th</sup> , 2023
November 6 <sup>th</sup> , 2023	November 13 <sup>th</sup> , 2023
December 4 <sup>th</sup> , 2023	December 11 <sup>th</sup> , 2023
January 8 <sup>th</sup> , 2024 (5)	
(1) Second Monday due to Supervisors Meeting/Holiday (2) Second Monday due to Penn State Spring Break (3) Second Monday due to Independence Day (4) Second Monday due to Labor Day (5) Reorganizational Meeting for 2024	

Ms. Collins inquired about combining the Regular Meeting and Work Sessions for the same day. Mr. Erickson noted that we typically do and would like to keep the Work Session dates on the schedule for advertising purposes and that staff can always cancel them if needed.

\*Reference Resolution 2022-008: Policy for Adding items to Published Agendas in Accordance with Act 65 of 2021.

The Planning Commission Members unanimously agreed to the meeting dates for 2023 and start time at 4:30 pm as submitted.

c. Selection of Representative to the Centre Regional Planning Commission

Ms. Collins volunteered to be the primary representative in 2023 for the Centre Regional Planning Commission and Mr. Payne could serve as alternate representative. The Planning Commission unanimously agreed. To be forwarded to the BOS to consider conditionally approving the selection.

**3. APPROVAL OF MINUTES**

Meeting minutes from the November 7, 2022, regular meeting was brought before the Planning Commission for approval.

Mr. Payne made a motion to approve the meeting minutes as submitted. The motion was seconded by Ms. Collins. The motion passed with a vote of 7-0.

**4. PUBLIC COMMENTS**

No public comments

**5. WIRTZ PROPERTY - SUBDIVISION PLAN**

Ms. Warriner noted Lockard Surveying and Mapping submitted a subdivision plan for two parcels located at 1062 Ghaner Road in State College. The proposed subdivision includes a minor lot line adjustment and replot of two existing residential lots. These lots are two of the three lots created from the Chester Ghaner Subdivision in 1975. The purpose of this lot line adjustment is to place the existing paved driveway entirely on Lot 2.

Lot 1 (Tax Parcel 18-3-60F) is currently 1.07 acres and is proposed to be 1.0 acre with the lot line adjustment. Lot 1 is a vacant lot containing a portion of the driveway serving Lot 2.

Lot 2 (Tax Parcel 18-3—59B) is currently .99 acres and is proposed to be 1.06 acres with the lot line adjustment. Lot 2 contains the Wirtz residence, outbuilding, and a portion of the driveway.

Lot 1 and Lot 2 are both located in the R-1 (Rural Residential) Zoning District. The minimum lot size for R-1 is 1.0 acres. The lot line adjustment accommodates the minimum lot size requirement.

Mr. Lockard gave a brief presentation of the Wirtz Property- Subdivision Plan and noted that the only possible revisions to the submitted plan are the final signatures from the owner and the surveyor. Once conditional approval is granted, they will be added to the plan.

\*Reference Resolution 2022-008: Policy for Adding items to Published Agendas in Accordance with Act 65 of 2021.

Mr. Burnett made a motion to conditionally approve the Wirtz Property – Subdivision Plan. The motion was seconded by Mr. Payne. The motion passed with a vote 7-0. To be forwarded to the BOS meeting on January 25, 2023, at 5:30pm to consider conditionally approving the plan.

**6. REQUEST FOR ZONING AMENDMENT TO ADD CLIMATE-CONTROLLED PUBLIC SELF-STORAGE TO THE PERMITTED USES IN THE C-2 (PLANNED COMMERCIAL) DISTRICT**

Ms. Warriner noted that Mr. Robert Poole, doing business as Spacemart Self-Storage, requests that the Township consider amending the Zoning regulations (found in the Code of Patton Township at [Chapter 175](#)) to “add climate-controlled public self-storage as an additional permitted use in Patton Township’s C2 District.”

Mr. Poole proposes that this use be defined as a “public self-storage facility with 60% or more of the floor area of the facility being conditioned, and no more than 40% of the floor area be ambient drive-up storage.” Mr. Poole also suggests reviewing parking requirements for such a use.

Currently, public self-storage is only permitted in the [I\(Industrial\) Zoning District](#) and the [PAD \(Planned Airport\) Zoning District](#) and includes no distinctions with regard to “climate control.”

**Township staff suggests the following approach for tonight’s meeting:**

- Review the provided/referenced materials
- Receive a presentation from the developer or their representative
- Solicit additional information as needed from the developer’s representative or staff, using the following as a guide:
  - a. Ask any questions about the proposed use to the developer
  - b. Ask questions to staff about limits we can place on the use
  - c. Is this generally a good or bad proposal as offered?
  - d. Any changes that would make this a better proposal?
  - e. Any other ideas or questions?
- Solicit public input
- Solicit questions or comments from staff

Mr. Fruchtl, Penn Terra Engineering and Mr. Grubb, Spacemart Partner presented briefly to the PC. Both noted that most people want climate-controlled storage and professional onsite management. People want convenience with storage units on shopping routes and commuter routes.

Mr. Fruchtl also noted their request for parking requirements, currently the requirement is 1 parking space per 2000 sq. ft. that is a lot of parking required but not need for a storage facility. A neighboring township requires 1 parking space per 50 storage units where Mr. Grubb has built a storage facility and there is no need for additional parking.

Mr. Burnett inquired if the storage units in the other cities have college/ university nearby. Mr. Grubb noted Richmond has VCU, and the University of Richmond. Mr. Burnett noted the move in and move out crush.

\*Reference Resolution 2022-008: Policy for Adding items to Published Agendas in Accordance with Act 65 of 2021.

Ms. Foreman asked if they were targeting students. Mr. Grubb noted they are not. He noted it's a seasonal business, summer being their busy season and winter being slow.

Mr. Burnett asked what is currently allowed in the C-2 district. Mr. Erickson noted general retail uses, wide variety, if it's a retail use its permissible.

Ms. Foreman inquired why the climate controlled permitted before. Mr. Erickson noted it's a newer use the climate-controlled part of it. 10 years ago, there was a request out in the Planned Airport District (PAD) which was approved.

Mr. Erickson noted that the purpose of this meeting is to introduce this topic to the Planning Commission and ask questions to the developer and their engineer. At the February Planning Commission meeting, staff will return with a draft ordinance for review.

Mr. Burnett inquired if they'll be a tax revenue generation. Mr. Erickson noted the tax is based on the value of the building.

Ms. Foreman inquired how many employees will be onsite at one time. Mr. Grubb noted max of 2 people at a time.

Ms. Foreman inquired whether they have moving vans or trucks onsite. Mr. Grubb noted they used to but no longer.

Ms. Scitti inquired about the point of entry being from Valley Vista or N. Atherton. Mr. Fruchtl noted it will be the shared access with Kish Bank and Home Depot

Mr. Burnett and Ms. Foreman inquired about utilizing solar power to heat and cool the facility. Mr. Grubb noted that he has utilized solar power in 3 locations due to incentives but does not anticipate utilizing solar power at the location in question.

Mr. Warriner noted the parcel is in the I-99 Overlay so there are additional requirements, so right now they're just asking for it to be added to the Conditional use. They'll be more to come about the site itself and the requirements that need to be followed. Ms. Warriner briefly explained some of the 1-99 Overlay requirements i.e., Specific building material, no visible refuse receptacles, set back requirements.

Mr. Schmidt inquired whether solar is possible or not possible. Ms. Warriner noted the I-99 overlay hasn't been introduced yet, where there are design standards, i.e., Roof top equipment, etc.

Mr. Schmidt noted his wished-for Solar be a part of the equation. Mr. Erickson noted that mandating is not permitted if there is a way to incentivize might be a way to do it.

Mr. Erickson noted to be very clear we're talking about a change for ALL C-2 properties.

Mr. Schmidt noted from an environmental standpoint with adding climate-controlled storage has ever been a problem. Mr. Erickson noted when the PAD they added no storage of hazardous material and left it up to management to enforce.

\*Reference Resolution 2022-008: Policy for Adding items to Published Agendas in Accordance with Act 65 of 2021.

Mr. Burnett recommended making a requirement for C-2 to have a Solar Farm on top. Mr. Erickson noted you'd have to tie to the use. Build incentives.

**Recommendation:**

The Planning Commission should allow staff to draft a zoning amendment and do additional research to present at the February Planning Commission Meeting.

**7. WORK TASKS FOR PLANNING COMMISSION AND STAFF**

Ms. Warriner noted she is relatively new and that there were some things that need some clarification on the work list that haven't been addressed: What could staff work on in the upcoming year. Specifically, General Code noted junk yards.

Mr. Burnett - Sign Ordinance

Mr. Schmidt did mention that the new State Senator Langerholc has proposed some housing initiatives regarding Affordable Housing. Langerholc's initiative will establish a Public Housing Safety Committee within each Public Housing Authority to properly vet and deny admissions to individuals with a recent criminal record if they present a threat to the health and safety of the community. Further, it will also require Public Housing Authorities to share background checks of prospective tenants to landlords prior to the landlord accepting the tenant under the Housing Choice Voucher Program.

**8. STATUS REPORT ON PENDING ITEMS**

A) Attainable Housing Update

Ms. Warriner noted the Board of Commissioners heard a presentation from the consultant that prepared the Attainable Housing study, there was so much discussion that the consultant team only presented half of their presentation, the rest will be presented later this month. It could potentially be adopted late January, early February.

Ms. Foreman inquired about the Attainable Housing presentation.

Ms. Warriner noted she believed it was available for only a select panel of people. Ms. Warriner has not seen the presentation.

Mr. Payne inquired if the Patton Township affordable housing committee are still meeting. Ms. Warriner noted they have not met since she has been involved, on pause until the counties Attainable Study is completed. Ms. Warriner also noted there is a work group that originally went for ICLEI funding, and it's made up a lot of the housing groups in Centre County. They met on Friday to discuss their issues and needs were. The county was afforded 1.3 million dollars from a grant. It was not competitive it just needs to be applied for. It will be funneled through Adult Services at the County of how to distribute the money and how the action plan will be written.

\*Reference Resolution 2022-008: Policy for Adding items to Published Agendas in Accordance with Act 65 of 2021.

Ms. Collins inquired what Attainable Housing is. Ms. Warriner noted it defines housing so it's costly and achievable for the average person, not only is the housing affordable but heating, insurance and repairs aren't putting you out of owning a home.

**9. OTHER BUSINESS**

BOS Meeting PC Representatives

January- Ms. Collins	July- Mr. Schmidt
February- Ms. Collins	August- Mr. Burnett
March- Ms. Foreman	September- Mr. Burnett
April- Mr. Payne	October- Ms. Scitti
May- Mr. Peterka ??	November- Ms. Scitti
June- Mr. Schmidt	December- Ms. Foreman

BOS meeting dates will be provided at the February 6th, PC meeting to confirm.

**10. ADJOURN**

The meeting was adjourned at 5:20PM. Mr. Payne made a motion to adjourn the meeting. The motion was seconded by Mr. Burnett.

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