

**ATTENDANCE**

**Planning Commission**

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

**Township Staff**

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

**Audience**

*C-Net*  
*Tony Fruchtl – Penn Terra Engineering*  
*Alicia Cornali – S&A Homes*  
*Robert Poole- SpaceMart Partner*  
*Jeffrey Hill – (via Zoom)*  
*Nick Argot- Borton Lawson*  
*Lexi- ??*  
*Brooke E Deal*  
*Jordan Mansberger – WTAJ*

***\*\*Meeting was Hybrid***

**1. CALL TO ORDER**

The February 6, 2023, regular meeting was called to order at 4:31PM by Chair Mr. Schmidt.

**2. APPROVAL OF MINUTES**

Meeting minutes from the January 9, 2023, organization/regular meeting were brought before the Planning Commission for approval.

Mr. Payne noted a minor change on page 5 of meeting minutes, to change Mr. Warriner to Mrs. Warriner.

Mr. Payne made a motion to approve the meeting minutes as submitted. The motion was seconded by Mr. Paterka. The motion passed with a vote of 6-0.

**3. PUBLIC COMMENTS**

No public comments

4. **GEISINGER - MASTER PLAN AMENDMENT**

Mrs. Warriner gave a brief overview of the Geisinger Master Plan Amendment. Borton Lawson submitted a Master Plan Amendment proposing changes to the 2005 Master Plan for the Geisinger Clinic Facility located at 132 Abigail Lane, Port Matilda. The 51.94-acre tract is located in the Office Buffer District 2 (OBD2) zoning district and the I-99 overlay.

The proposed Master Plan Amendment changes the sequencing of phasing, building sizes and locations, parking, stormwater infrastructure, and utility placement.

Phase 3 (2023) includes a 2 story, 21,500 sf addition to the existing Geisinger Clinic structure. It also includes the extension of Abigail Lane, reconfiguring the ADA parking area at the main entrance to the clinic, a new 52 space surface parking lot, sidewalks, signage, bicycle parking, utility relocation, lighting, stormwater infrastructure, and landscaping.

Phase 4 (2027), includes a 3<sup>rd</sup> story addition to the existing Geisinger Clinic structure, adding 70,600 sf of medical office space. It also includes converting the existing surface parking lot to the rear of the clinic to a two-story parking garage, adding 525 parking spaces to the 68,000-sf parking facility.

Phase 5 (2037) includes a new 25,000 sf detached medical office building, stormwater infrastructure, a new 412 space surface parking area, sidewalks, signage, bicycle parking, utility infrastructure, lighting, and landscaping. It also includes completing the bike path.

Phase 6 (2037) includes a new 11,500 sf detached medical office building, stormwater infrastructure, a new 160 space surface parking lot, sidewalks, signage, bicycle parking, utility infrastructure, lighting, and landscaping.

Mr. Argot from Borton Lawson Engineering gave a detailed presentation of the Geisinger Master plan, focusing on Phase 3, which is a 21,500 sq. ft. building addition on the Northside of the existing clinic. The location is currently a grass area. There is a slight increase in impervious area associated with it and will be managed by modifying one of the existing storm water basins on the site. In addition to the building, 52 off street parking spaces will be installed. The area is currently a gravel pad which will be paved along with cutting a few trees.

Mr. Argot also noted they've submitted a Land Development Plan for this project. Per the Ordinance the off-street parking requirements for that size building require 108 spaces. Geisinger will be requesting a parking waiver to install only 52 spaces instead of 108. A parking analysis was conducted on the site, to justify the waiver request. Mr. Argot also noted there was a traffic impact study for the base conditions and the conditions with Phase 3,4,5, 6. The results are about 80% complete. The preliminary results indicated the need for two traffic signals added at the I-99 and Grays Woods Blvd intersection and at Grays Woods Blvd and Abigail Lane intersection.

Mr. Argot noted they have received a third comment letter from Patton Township Staff dated February 2<sup>nd</sup> and are working through those comments now, with intentions of resubmitting by the end of the week.

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

The Planning Commission discussed the Master Plan Amendment and asked about current parking concerns, and the amount of parking and the location for Phase 5 & 6. Mr. Argot noted the parking deck is currently under-utilized and they could add signage to assist with direction to available parking. The amount of parking for Phase 5 & 6 was questioned by the Planning Commission and it was requested to just provide what is required by code. An architectural drawing was also requested. Borton Lawson will also submit an architectural drawing of the building addition.

Mr. Erickson noted the purpose for the building elevation is to check to see if it complies with I-99 Overlay Corridor. There are no aesthetic requirements, but there are some glazing and exterior finish requirements under the I-99 Overlay.

A motion was made by Ms. Collins to recommend conditional approval of the Geisinger Grays Woods- Master Plan Amendment pending resolution of staff comments. The motion was seconded by Mr. Payne. The motion passed with a vote 6-0. The Master Plan Amendment was forwarded to the BOS meeting on February 8, 2023, at 5:30pm for consideration of moving forward with a Public Hearing prior to final approval.

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

Mrs. Warriner gave a brief overview of the Spacemart Self-Storage, request that the Township consider amending the Zoning regulations ([Chapter 175](#)) to “add climate-controlled public self-storage as an additional permitted use in Patton Township’s C2 District.”

The request 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.” There is also a request to review parking requirements for such a use.

Currently, public self-storage is only permitted in the [PAD \(Planned Airport\) Zoning District](#) and in the Industrial Zoning District as a conditional use. Neither includes distinction with regard to “climate control”.

Mrs. Warriner led the Planning Commission through a series of discussion points to consider the Zoning Amendment request.

**Discussion Point #1-Should “Storage Units” be an allowable use in the C-2 District?**

The Specific Intent of the C-2 Zoning District is “to provide a cohesive unit of commercial usages arranged and constructed according to a plan which will serve the regional needs of this area. It is to reserve areas in the municipality for specialized stores and larger retailers who must have an expanded trade area.”

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

The Planning Commission had a lengthy discussion whether “Storage Units” should be an allowable use in the C-2 district. The consensus was that multi-story buildings would be appropriate. Two Planning Commission members did not want to add storage units to the Planned Commercial District as a permitted use.

### **Discussion Point #2- How to Define “Storage Unit” and “Climate Controlled”?**

Currently the Patton Township Zoning Ordinance does not have a definition for any type of “Storage Unit” aside from the specific definition included in the PAD (Planned Airport District) table.

#### *Staff Analysis*

Considering adding two definitions to the definitions section of the Zoning Ordinance:

*SELF-STORAGE FACILITY — One or more structures designed and used for the storage of materials by multiple individuals for a fee. All materials must be stored within one or more structures on the site. Storage of materials outside of any structure is strictly prohibited. No office, sales, rental of goods or services, or industrial activities shall occur within or outside of the storage buildings, nor shall any hazardous or otherwise dangerous materials be permitted to be stored in such facilities. (From the definition already being used in the PAD)*

#### **AND**

*MULTI-STORY COMMERCIAL STYLE STORAGE FACILITY — A structure with two or more floors designed and used for the storage of materials by multiple individuals for a fee. All materials must be stored within one or more structures on the site. Storage of materials outside of any structure is strictly prohibited. No office, sales, rental of goods or services, or industrial activities shall occur within or outside of the storage buildings, nor shall any hazardous or otherwise dangerous materials be permitted to be stored in such facilities. No more than 40% of the units can be located on the first floor and no more than 40% of the units can have exterior points of access.*

Mrs. Warriner noted the Self-Storage Facility definition is already approved in Patton Twp. in the PAD, but it’s not in the definitions under Zoning, Staff recommends if the Planning Commission moves forward with either of these definitions add them in the definitions under Zoning.

All Planning Commission members agreed to include the definitions of the Multi-Story Commercial Style Storage Unit and Self-Storage unit in the Definitions in Zoning.

### **Discussion Point #3- How to allocate Parking Spaces?**

Currently § 153-38 Off Street Parking Regulations for Industrial Uses requires 1 parking space for every 2,000 square feet of gross floor area. That would equate to approximately 59 parking spaces for a three-story building at 30% coverage for the lot SpaceMart Self-Storage has interest.

#### *Staff Analysis*

Consider adding a line item under Parking Spaces Required: Commercial Uses

*1 per 50 units, plus 1 per each full-time employee, plus 1 for each loading zone*

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

Ms. Collins asked how many storage units were proposed. Mr. Poole noted 700-800 storage units in the building, varying in size 5'x5', 5'x10' and 10'x10'.

Planning Commission discussed and all agree on the allocated number of parking spaces as recommended by staff.

#### **Discussion Point #4- How to define criteria and site considerations for "Storage Units"?**

Currently there are no specific considerations for "Storage Units" except for the standard building height, lot/impervious coverage, setbacks, and buffer requirements that are applicable to non-residential development.

A motion was made by Ms. Collins to recommend conditional approval of the draft ordinances for Parking, Zoning definitions and C-2. The motion was seconded by Mr. Payne. The motion passed with a vote 4-2 and will be forwarded to the BOS meeting on February 8, 2023, at 5:30pm to consider moving forward with a Public Hearing.

#### **6. WORK TASKS FOR PLANNING COMMISSION AND STAFF**

- Solar Incentives for New Development
- Sign Ordinance
- RM and RMHP Zoning
- Parking
- Accessory Dwelling Units

Work tasks were briefly reviewed and Mr. Erickson noted that a ranking exercise would be completed at a later date.

#### **7. STATUS REPORT ON PENDING ITEMS**

##### A) Attainable Housing Update

The Consultant presented the findings, recommendations, and conclusions of the Housing Study to the Centre County Commissioners in two sessions. The Commissioners are discussing the report and will be making decisions on implementation and next steps in the future.

Staff noted that additional updates will be provided at a future meeting.

#### **8. OTHER BUSINESS**

No other business

#### **9. ADJOURN**

The meeting was adjourned at 6:23 PM. Mr. Payne made a motion to adjourn the meeting. The motion was seconded by Ms. Collins.

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