

ATTENDANCE

Planning Commission

Brian Rater, Chair
Richard Schmidt, Vice-Chair
William Burnett, Secretary
Jim Payne, Alt. Secretary
Robert Prosek
Sharon Collins
Ellen Foreman

Township Staff

Douglas Erickson, Township Manager
Alexandra Castrechini, Township Engineer
Nicole Harter, Zoning Officer
Nicole Pollock, CRPA

Audience

C-Net
Tom Charles, Mount Nittany Health
Brian Heiser, State College Borough Water Authority
Tony Fruchtl, Penn Terra Engineering
Bob Poole, Toftrees Development Company
Jim May, Centre Regional Planning Agency
Andrea Pandolfi
Joseph Siekirk
John Haschak
Chris Dochat

*****Meeting was held via Zoom.*****

1. CALL TO ORDER – REGULAR MEETING

The February 7, 2022 Regular meeting was called to order at 4:37 PM by Chair, Mr. Brian Rater.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the January 10, 2022 Organizational and Regular meeting were brought before the Planning Commission for approval.

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

4. PUBLIC COMMENTS

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

5. SUBDIVISION OF TAX PARCEL 18-002-003 & TAX PARCEL 18-004-001A – TOFTREES PLANNED COMMUNITY FINAL SUBDIVISION PLAN

Ms. Nicole Pollock noted the site of the Subdivision Plan is in the Toftrees Planned Community. A subdivision plan is used to create building lots and street rights-of-way for new development. One of the newly created lots, Lot 2, is to be developed into a medical office building per a concurrently submitted Land Development Plan. Lot 1 will be future commercial/retail development.

5. **SUBDIVISION OF TAX PARCEL 18-002-003 & TAX PARCEL 18-004-001A – TOFTREES PLANNED COMMUNITY FINAL SUBDIVISION PLAN (cont.)**

The purpose of this plan is to subdivide three (3) tax parcels into three (3) lots and roadway right-of-way.

The Toftrees Master Plan was approved in May 1987. The Master Plan was updated in April 2017 and recorded in 2018.

Township Staff finds that there are too many outstanding discussion items for the concurrently submitted Land Development Plan (Item 5) and recommends that following tonight's review and discussion, the Planning Commission place these plans on its March 14 agenda for potential action. In the interim, Staff will continue to work with the owners/developers to resolve outstanding comments.

Mr. Tony Fruchtl, Penn Terra Engineering; Mr. Tom Charles, Mount Nittany Health; and Mr. Robert Poole, Toftrees Development Company were available to answer any questions or concerns from the Planning Commission.

Ms. Foreman asked for clarification on the purpose of Lot 3. Mr. Fruchtl, noted that Lot 3 will be used for the stormwater management basins. Mr. Erickson noted that the lot is a non-buildable lot and that a note can be added to the plan stating that it is a non-buildable lot.

6. **MOUNT NITTANY HEALTH OUTPATIENT CENTER – TOFTREES PLANNED COMMUNITY – FINAL LAND DEVELOPMENT PLAN**

Ms. Pollock noted that the site of this Final Land Development Plan is in the Toftrees Planned Community. This is Phase 1 of the development of over 600 acres known as Toftrees West. The Master Plan includes several residential zones ranging from single-family (2.01-5.00 dwelling units (DUs)/acre), two (2) multi-family residential areas (5.01-9.00 DUs/acre and 9.01-15.00 DUs/acre). There are also mixed-used commercial/residential and open spaces zones. Parts of the sizable investment the Township made to the Waddle Road interchange was in anticipation of the development of the Toftrees West Master Plan. The design elements incorporated into Phase 1 will be extended throughout the entire Toftrees West development.

Mr. Charles provided an overview of the proposed project.

Mr. Payne asked if the plan was to close the smaller medical sites through out the Township. Mr. Charles noted that they would consolidate some, but not all.

Mr. Fruchtl provided an overview of the Land Development Plan.

Ms. Collins asked if the turning radius of the cul-de-sac could handle fire trucks. Mr. Fruchtl noted that it could.

Ms. Collins also inquired about the water line locations. Mr. Fruchtl noted that the water line is located two feet behind the curb and that State College Borough Water Authority is satisfied with the location.

6. MOUNT NITTANY HEALTH OUTPATIENT CENTER – TOFTREES PLANNED COMMUNITY – FINAL LAND DEVELOPMENT PLAN (cont.)

Mr. Payne asked about the access to the golf course maintenance facility. Mr. Fruchtl noted that they are working with the owners and there may be a possibility that some sheds will need to be relocated.

Ms. Foreman asked if there will be an architectural consistency throughout the development. Mr. Erickson noted that there is no requirement. Ms. Foreman also expressed concern for the large parking lot. Mr. Erickson noted that parking has been satisfied and this site will have a large regional draw.

Ms. Forman asked if there was any consideration for outdoor amenities for staff for taking lunch and walks during their breaks. Mr. Charles noted that those are in their vision.

Mr. Schmidt asked for the timeline for construction. Mr. Charles noted that they are ready to go forward as soon as possible and hope to complete construction by the end of 2023. With the pandemic, they have lost close to two years.

Mr. Schmidt was also concerned about the traffic on Toftrees to Fox Hollow. Mr. Erickson noted that the developer is working on joining all of the traffic studies to all line up and the information will be brought back at a future meeting.

Mr. Burnett asked about the plan for reducing light pollution. Mr. Fruchtl noted that they can bring the heights of lights down and shield the lights and will also investigate other options. Mr. Erickson noted that all lighting is required to have cut-off fixtures.

Ms. Collins asked if there could be a parking structure instead of a large parking lot. Mr. Poole noted that parking structures are more expensive.

Mr. Rater asked if the stormwater management facilities could be multifaceted and be area for play. Mr. Fruchtl strongly discouraged this. Mr. Erickson noted that the stormwater facilities are very steep.

Mr. Payne asked what the total area of earthmoving would be. Mr. Fruchtl noted that it is limited to this site, the roadway installation, and the water line.

Ms. Castrechini reviewed all the discussion items. Please see any comments from Staff or the Planning Commission in *italics* under each topic.

Due to the scope and nature of this Land Development Plan, Staff has divided the discussion into two sections:

6. **MOUNT NITTANY HEALTH OUTPATIENT CENTER – TOFTREES PLANNED COMMUNITY – FINAL LAND DEVELOPMENT PLAN (cont.)**

a. **Roadway and Infrastructure**

The main entrance into the site, Masters Boulevard will originate at the existing Toftrees Avenue/Waddle Road intersection, creating a “T” at that intersection. There will be a traffic signal at the intersection, as well as a dedicated right turn lane on Toftrees Avenue. Masters Boulevard will continue west into the project area to a traffic circle, with a branch Road, Royal Queens Main, to the south. The location of both proposed public roads reflect the most recent revision to the Toftrees Master Plan. In 2021, Toftrees Development LLC was awarded \$,2,447,298 through a Multimodal Transportation Grant from the Pennsylvania Department of Transportation (PennDOT), to construct these roads, the traffic signal, street trees and lights, and other associated roadway and utility infrastructure. The Local match by the developer is \$151,499 for contingency and \$582,690 for the construction phase, which brings the total match to \$734,189. This is approximately 30% of the grant amount.

There is discussion between the developer and the University Area Joint Authority (UAJA) to install a beneficial reuse line to serve this phase and potentially future phases of the Toftrees West Development.

Discussion Items:

1. Beneficial re-use line (UAJA) – Comment 8

- a. Township position – Patton Township would like to see the beneficial re-use line installed in Toftrees West. UAJA is proposing to run the beneficial re-use line for three (3) miles from their plant to the intersection of Waddle and Toftrees; therefore, the developer would be responsible for installation of the line from the intersection of Waddle and Toftrees to their site. At a meeting on January 31, 2022, UAJA agreed to look for an engineer to assemble cost/benefit data for the developer, as they requested.
- b. Developer position – From the comment response letter dated January 24, 2022, “Developer is willing to provide the interested parties an opportunity to install beneficial reuse lines in cooperation with roadway development. Additional information from UAJA on their commitment to the project is anticipated.”

Mr. Erickson noted that the beneficial reuse water can be used for heating and cooling of buildings, irrigation, flushing of toilets, and laundry to name a few. UAJA can only discharge a certain amount into Spring Creek and the remainder goes to reuse.

Ms. Collins asked about the capacity of water from State College Borough Water Authority. Mr. Heiser noted that currently in the Centre Region there is 4-4.5 million gallons/per day used and there is an estimated 25 million/per day in reserve. Currently, the Centre Region is using less water today than in 2000.

6. MOUNT NITTANY HEALTH OUTPATIENT CENTER – TOFTREES PLANNED COMMUNITY – FINAL LAND DEVELOPMENT PLAN (cont.)

2. Location of new gas line along Toftrees Avenue – Comment 43

- a. Township position – The location proposed on the plan will conflict with proposed improvements on Toftrees Avenue Corridor plan. The Township would like the location moved to be outside the proposed roadway cross section or be moved entirely onto private property.
- b. Developer position – From the comment response letter dated January 24, 2022, “Relocating the gas line as requested requires a level of coordination with the adjoining property owner not achievable by the proponents of this project. Some level of intermediary action by the Township is necessary for the Developer to locate the gas line as suggested.”

Ms. Foreman asked if there is a need for the gas line. Mr. Erickson noted that the Township cannot restrict a utility from extending their services.

3. Replacement of culvert under Toftrees Avenue – Comment 44

- a. Township position – Instead of proposing to extend the existing culvert due to proposed widening of Toftrees Avenue, the Township would like to see the culvert replaced per the Toftrees Corridor Plan recommendation. This culvert in its current condition requires replacement and is undersized.
- b. Developer position – From the comment response letter dated January 24, 2022, “Replacing the entire culvert under Toftrees Avenue requires a level of coordination with the adjoining property owner not achievable by the proponents of this project. Some level of intermediary action by the Township is necessary for the Developer to replace the referenced culver.”

Mr. Rater asked if there was any consideration for the golf cart crossing. Ms. Castrechini noted that the Township is working on resolving that issue, but it is not part of this project.

4. Lane widths on Masters Boulevard – Comment 58

- a. Township position – Patton Township code requires 12’ lane widths but asked the developer to consider 14’ wide lane widths on Masters Boulevard. The Township would consider maintaining the grass medians in exchange for the wider lane widths.
- b. Developer position – From the comment response letter dated January 24, 2022, “The Developer is still considering a width of 14 foot lanes for Masters Boulevard, (with the Township agreeing to maintain the median). The Plan currently shows lanes as 12 feet wide. We submit that if the Developer chooses to provide 14 foot lanes, that change would have minimal to no impact on any other aspect of design.”

6. MOUNT NITTANY HEALTH OUTPATIENT CENTER – TOFTREES PLANNED COMMUNITY – FINAL LAND DEVELOPMENT PLAN (cont.)

No additional comments were received from the Planning Commission.

5. Roundabout design – Comment 36

- a. Township position – The roundabout must be able to accommodate all bus and truck turn movements without mounting curbs. The diagrams shown on Sheet 8 show truck movements on a concrete area with rumble strips. Also, the Township does not want to maintain the grass center of this roundabout and would like to see stamped concrete (see roundabout on Gray's Woods Boulevard and Hunterwood Way).
- b. Developer position – The plan as shown is acceptable.

No additional comments were received from the Planning Commission

6. Revisions to TIS (Traffic Impact Study)

- a. Township position – The TIS submitted by the developer has trip generation numbers that conflict with two other studies of the Toftrees Corridor. There needs to be concurrence with these studies to have an accurate comprehensive view of the impacts of this development. There is an internal intersection to the site with no traffic control shown and it was excluded from the study in the TIS. The developer needs to determine if this intersection can be served with stop sign controls only.
- b. Developer position – The other two TIS supplied by the Township are currently in review and any changes from the discussion are pending.

b. Medical Office Building

The site is the newly created 20-acre Lot 2. This Plan purposes a 4-story, 126,000 sq. ft. Mount Nittany Health Outpatient Center that will contain medical diagnostic and procedural suites, rehabilitation facilities, laboratories, and physician and administrative offices. There will be no Emergency Medical Services (including helicopter) provided at the outpatient center. The site is currently vacant.

The medical office building falls generally within the area designated as Town Center on the Toftrees Master Plan, and a minor revision to the approved Master Plan is being requested as part of this plan. The minor revision essentially shifts the designated Town Center area to the east, so the proposed development falls within the Town Center area. No revision to the number of units, or reduction in open space is proposed. Attachment Item 5a provides images of the most recent Master Plan, Toftrees West, and a comparison of how the Town Center has changed from the Master Plan to this Land Development Plan.

6. **MOUNT NITTANY HEALTH OUTPATIENT CENTER – TOFTREES PLANNED COMMUNITY – FINAL LAND DEVELOPMENT PLAN (cont.)**

Proposed infrastructure for the interior of the site includes access drives, motor vehicle parking, a 10' asphalt shared-use path, bicycle parking, sidewalks, landscaping, and site lighting. The building will have pedestrian access from the public road to both entrances. There is also an easement connecting the round-about to the Bellefonte Central Rail Trail (BCRT) to provide a future connection.

The Toftrees Master Plan was approved in May 1987. The Master Plan was updated in April 2017 and recorded in 2018.

Discussion Items:

1. Lighting in the Town Center – Comment 49
 - a. Township position – Per Patton Township Code, the town center is to promote pedestrian movement and social interaction; therefore, all paths and sidewalks shall be well-lit within the town center.
 - b. Developer position – Lighting of pedestrian ways in the Town Center is being designed and will be submitted to the Township when completed.
2. Shift in the Town Center – change to the Master Plan
 - a. Township position – Township Staff supports this shift. The Planning Commission should review, discuss, and provide comments and input.

No additional comments were received from the Planning Commission.

7. **THE VILLAGE AT PENN STATE PHASE 16 – PRELIMINARY/FINAL SUBDIVISION PLAN**

Ms. Pollock noted the site of this Subdivision Plan is zoned Planned Community and is in a single-family residential area (2.01-5.00 DU/acre) of Toftrees. The 4.086-acre site is currently vacant. The purpose of this plan is to construct 18 single-family homes and extend Deans Way, a public street. There is a proposed 10' utility and sidewalk easement along the frontage of each lot. Each lot will be illuminated with a "dusk to dawn" lamp on a post in the front lawn. The illumination meets Township regulations.

Phase 9 (19 single-family homes) and 10 (17-single-family homes) were the most recent phase to be developed and were reviewed by the Planning Commission in the spring of 2019.

This plan is in accordance with the Toftrees Plan Community Master Plan last recorded in January 2018.

Township Staff finds that the Plan meets all Township regulations with the following conditions:

1. Completion of all items noted on the Staff marked up comment letter.

7. **THE VILLAGE AT PENN STATE PHASE 16 – PRELIMINARY/FINAL SUBDIVISION PLAN (cont.)**

Mr. Fruchtl provided a brief presentation of the proposed project.

Ms. Foreman asked about connectivity throughout The Village of Penn State. Mr. Fruchtl noted that it was brought up before in previous developments and was not received well. Mr. Erickson noted that the Township does require sidewalks in front of every house.

Mr. Burnett made a motion to recommend approval of The Village at Penn State Phase 16 Preliminary/Final Subdivision Plan upon completion of the Township Staff's comments. The motion was seconded by Mr. Schmidt. The motion passed with a vote of 7-0.

8. **REQUEST FOR PROPOSALS FOR TOWNSHIP TRAFFIC ENGINEER CONSULTANT**

Per the January 26, 2022 Board of Supervisors' agenda:

Patton Township has used the same consultant for Traffic Engineering for many years. It is a best practice to periodically request and review proposals for professional services. There are many consultants in the region who have qualified traffic engineers on staff.

The Township Engineer recommends the following timeline for selecting a traffic engineering firm:

- Begin accepting Proposals on PennBid (online bidding system – January 31
- Close window for submission of Proposals on PennBid – February 22
- Rank and review proposals by Selection Committee – March 4
 - Selection Committee to include:
 - Elliot Abrams, maybe one more member of Board of Supervisors
 - One member of the Planning Commission
 - Alexandra Castrechini – Township Engineer
 - Doug Erickson – Township Manager
 - Susan Wheeler – Township Project Manager
- Conduct interviews for short list of candidates – March 18
- Make recommendation to Board of Supervisors for formal contract award – March 23

Mr. Burnett volunteered to help serve on the Selection Committee.

9. **STATUS ON PENDING ITEMS**

Ms. Nicole Pollock provided a brief review of the 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**

Ms. Pollock reviewed the Matter of Record for a future work session discussion on the Housing Task Force.

12. **ADJOURN – REGULAR MEETING**
The meeting was adjourned at 6:36 PM.