

ATTENDANCE

Planning Commission

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

Township Staff

*Amy Farkas, 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- (absent)*

Audience

C-Net

****Meeting was Hybrid**

1. CALL TO ORDER

The June 5, 2023, Planning Commission regular meeting was called to order at 4:30PM by Chair Mr. Schmidt.

2. APPROVAL OF MINUTES

Meeting minutes from the May 1, 2023, regular meeting were brought before the Planning Commission for approval. Mr. Payne made a motion to approve the meeting minutes as submitted. Mr. Peterka seconded the motion.

3. PUBLIC COMMENTS

No Public Comments

4. BENNER TOWNSHIP ZONING ORDINANCE UPDATE-REQUEST FOR COMMENTS

Mrs. Warriner noted Benner Township is amending their zoning ordinance and had given Patton Township an opportunity to ask questions and provide comment.

Because Benner Township's meeting was the same date as the Planning Commission meeting, staff reviewed the zoning ordinance amendment and submitted a letter to the Benner Township Board of Supervisors for receipt prior to the June 5th, 2023, public meeting, and possible adoption. As stated in the letter, staff has determined that the proposed changes would not impact Patton Township and therefore staff has no questions or comments at this time.

The Planning Commission had no comments regarding the Benner Township Zoning Ordinance Update.

5. PLANNING COMMISSION 101

Mrs. Warriner presented a power point as a refresher on the basics of planning and the role of the planning commission, to complement existing knowledge, and offer an opportunity to ask questions.

Topics covered included:

- Municipalities Planning Code (MPC)
- Comprehensive Plan
- Subdivision and Land Development Ordinance (SALDO)
- Zoning

- Role of the Planning Commission

CRPA is working on a collection of PC resources. More information will be available in the Fall of 2023.

Ms. Foreman asked how Toftrees Hotel Resort sketch plan got so far along. Staff noted that a Sketch Plan is a great opportunity to have initial dialog between the PC and BOS and the Owner prior to submitting a plan. The Toftrees Plan specifically has had other related planning efforts that aided in the addition of amenities such as the sidewalk that Ms. Foreman noted. There was a corridor plan prepared by Navarro and Wright that illustrated improvements along Toftrees Avenue and some of those improvements were referenced during the Toftrees Resort Sketch Plan presentation.

Mrs. Warriner noted the Planning Commission can take three major actions;

- recommend Approval (which is rare)
- recommend conditional approval. (most common)
- recommend denial

If a plan is denied, the reasoning needs to be justified and requires evidence that the plan doesn't meet ordinances. A plan could also be tabled if more information or clarification is required.

Ms. Farkas reiterated that with the denial of the plan the PC must cite specific ordinances , and that this option needs to give the Owner an opportunity to cure the deficiencies in the plan. Ms. Farkas also noted that when the PC is voting on a plan all members must vote in the state of Pennsylvania unless there is a conflict of interest and that is defined under the ethics act. Hence, no abstentions unless there is a financial conflict.

Mr. Payne asked if a plan is denied, and the developer modifies the deficiencies and brings the plan back does that reset the clock? Ms. Farkas noted there is specific language and timelines in the MPC to cure the plan.

Ms. Foreman asked how the Climate Action Plan gets incorporated. Ms. Farkas noted that the Climate Action Plan is an advisory plan that comes through the COG. The BOS could look at it and agree to incorporate specific things into Patton Township's local legislation, such as to have less parking globally, but. absent some kind of action from the BOS approving an amendment to the Patton Township Ordinances, the existing parking requirements would govern how we review the plan and the criteria used to determine if the plan meets Patton Township's ordinances and not the Climate Action Plan.

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

Mr. Peterka inquired how Municipal Code gets updated. Ms. Farkas noted the state legislature updates it.

Ms. Collins asked how we would incentivize something. Mrs. Warriner noted there is a couple ways to do it, basically little tradeoffs. Mr. Payne noted that Patton Crossing was able to increase their residential units by offering more affordable housing.

Mr. Peterka requested access to all Master Plans. Mrs. Warriner noted she would share them.

Ms. Foreman also requested Bicycle/Pedestrian Path Plans. Ms. Castrechini will forward that information.

Ms. Collins raised concern about the decrease in the Water Table. Mrs. Warriner noted SCBWA has multiple locations where they're drawing water from, and they are under strict requirements from DEP to make sure they're only drawing a certain percentage.

6. WORK TASKS FOR PLANNING COMMISSION AND STAFF

Mrs. Warriner will send a survey to the PC members to prioritize the work tasks, the results will be shared at the July PC meeting.

7. STATUS REPORT ON PENDING ITEMS

A) Attainable Housing Update

A Solutions Based Affordable Housing Study for Centre County has been completed. No additional update available.

B) Action taken by the Patton Township Board of Supervisors -May 10th & 24th, 2023

- 1) Geisinger Phase 3 Land Development Plan
– Conditionally Approved with Parking Waiver

8. OTHER BUSINESS

None.

9. ADJOURN

Ms. Collins made a motion to adjourn the meeting. Ms. Foreman seconded the motion. The meeting was adjourned at 5:12pm

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