

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-(absent)

Township Staff

Amy Farkas, Township Manager- (in person)
Ken Soder, Director of Public Works - (in person)
Nicole Harter, Zoning Officer- (in person)
Leslie Warriner, CRPA – Senior Planner - (absent)
Valerie Good, PW Administrative Asst- (in person)

Audience

C-Net
Betsy Whitman
Larry Parko
Chad Stafford – HFL
Bellamarie Bregar- The Acres Project (via zoom)

****Meeting was Hybrid**

1. CALL TO ORDER

The July 10, 2023, Planning Commission regular meeting was called to order at 4:30PM by Chair Mr. Schmidt.

2. APPROVAL OF MINUTES

Meeting minutes from the June 5, 2023, regular meeting were brought before the Planning Commission for approval. Mr. Burnett made a motion to approve the meeting minutes as submitted. Ms. Collins seconded the motion. The motion passed unanimously.

3. PUBLIC COMMENTS

No public comment at this time.

4. ACRES PROJECT-TEMPORARY USE PERMIT

Mrs. Harter noted The Acres Project has applied for a temporary use permit for a Farm Stand proposed at 2400 Bernel Road. The Acres Project is a local non-profit that provides opportunities for autistic and neurodiverse adults producing and selling fresh produce, plants, and other homemade goods and crafts.

The Temporary Use permit is for a farm stand structure to be located off Bernel Road and along a private driveway for cash sales from July through September. The stand will be open daily from 7 am to 8pm.

Ms. Collins made a motion to recommend approval of the Temporary Use Permit to the Acres Project. Debbie Scitti seconded the motion. The motion passed unanimously.

5. 160 WEST CLEARVIEW AVENUE-REZONING REQUEST

Ms. Farkas noted Patton Township received a request from HFL Corporation to rezone 160 Clearview Avenue (former Seven Mountains Media site) from R-2 Low-Density Residential District to R-3 Medium-Density Residential District. HFL has a purchase agreement in place and intends to develop a 31-unit, 55+ affordable housing apartment complex on the property.

The requested change would require an amendment to § 175-8 Zoning Map.

At the June 21st, 2023 BOS meeting, the Supervisors referred the request to the Planning Commission for analysis and recommendation.

Chad Stafford spoke on behalf of HFL, they plan to put in 31-unit nonstudent, 55+ affordable housing, workforce housing. HFL plans to apply for PHFA funding and can provide the township with rendering and concept plans.

Larry Parko, 100 E Clearview Ave. raised concerns of traffic, a negative ambiance to the community, and is opposed to the proposal to rezoning.

Mr. Schmidt noted he would like to see public input from residents in the area, so they are aware of the possibility of rezoning. Ms. Farkas noted there are notification requirements to rezone. Ms. Farkas will have information pushed out on social media and Township e-newsletter.

Mr. Schmidt and Mr. Payne also expressed concerns regarding traffic.

Ms. Foreman requested a pedestrian pathway to Wal-Mart from this site. Mr. Soder noted there is a trail across the road from this parcel that leads down to Wal-Mart.

Ms. Scitti inquired about parking. Mr. Stafford noted they may have parking under the building as well as on the back side of the building.

The Planning Commission all concur to refer the request to staff for a full analysis to be presented at the August 7, 2023, Planning Commission Meeting.

6. WORK TASKS FOR PLANNING COMMISSION AND STAFF

At the June PC meeting, staff distributed a memo of identified work tasks for review and future discussion. A survey via Google Forms was sent out to all PC members to provide input on prioritizing the work tasks. The following responses were received from the PC Work Tasks survey:

The Planning Commission recommended the following as their highest priorities for work tasks to be presented to the BOS for their decision and comment.

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

Long Term-Top/Highest Priority
Affordable/Attainable Housing

Long Term-Second Priority
Planned Airport District

Short Term-Top/Highest Priority
*Right of Way Regulations
Commercial Zoning Districts*

Short Term-Second Priority
Sign Ordinance

Mr. Burnett made a motion to prioritize the work tasks for Planning Commission and staff. Ms. Collins seconded the motion . The motion passed unanimously.

7. STATUS REPORT ON PENDING ITEMS

a) Attainable Housing Update

A PDF of the study is on the County's website, via the following link:
[Centre County 2023 Housing Needs Assessment](#)

8. OTHER BUSINESS

a) Highlights from the CRPC Meeting on June 1st, 2023

1. Amendments to Chapter 181, Sewers and Sewage Disposal and Chapter 255, Zoning – Halfmoon Township
2. Centre County Solutions-Based Affordable Housing Study – Preliminary Opportunities and Challenges in the Centre Region
3. Centre Region 2040 Draft Schedule and Draft Community Engagement Survey

b) Action taken by the Patton Township Board of Supervisors -June 21st, 2023.

1. Benner Township Ordinance Amendments request for Comment
No additional comment or action taken.
2. 160 Clearview Avenue Rezoning Request
Referred to the Planning Commission for analysis and recommendation.
3. Proposed Ordinance 2023-630: Centre Region Property Maintenance and Fire Code
Public Hearing and possible adoption scheduled for July 19th, 2023

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

4. Approved Resolution 2023-12 Amends Patton Township's fee schedule to include the SEO fees from CR Code for sewer management services

c) Planning Commission Information

The following Review Guides were created by Centre Regional Planning Agency (CRPA) staff a few years ago and supplement the PC discussion from June. Since there is an active rezoning request and a few subdivision and land development plans on the horizon, these reference sheets are timely for next month's agenda items.

Agenda Attachments:

- The Role of the Planning Commission: Reviewing Rezoning Requests
- The Role of the Planning Commission: Reviewing Subdivision and Land Development Plans
- The Role of the Planning Commission: Reviewing Proposed Ordinance Text Amendments
- Planning Commission Training Resources

9. ADJOURN

Ms. Foreman made a motion to adjourn the meeting. Mr. Payne seconded the motion. The meeting was adjourned at 5:34pm.

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