

ATTENDANCE

Planning Commission

Kate Domico, Chair
Bill Steudler, Vice-Chair
Brian Rater, Secretary
Richard Schmidt, Alt. Secretary
Robert Prosek
Harry McAllister

Township Staff

Douglas Erickson, Township Manager
Stephen Casson, Township Engineer/Dir. Public Works
Ken Soder, Zoning Officer
Greg Garthe, CRPA
Nicole Harter, Public Works Secretary

Audience

Jim Payne, Resident

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

The March 11, 2019 regular meeting was called to order at 7:00 PM by the Chair, Ms. Kate Domico.

2. **ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

3. **APPROVAL OF MINUTES**

Meeting minutes from the February 4, 2019 combined Regular Meeting and Work Session and February 11, 2019 Work Session meeting were brought before the Planning Commission for approval.

Mr. Brian Rater made a motion to approve the meeting minutes as submitted. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 6-0.

4. **PUBLIC COMMENTS**

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

5. **BENNER TOWNSHIP ZONING ORDINANCE UPDATE – REQUEST FOR COMMENTS**

Mr. Greg Garthe noted that the Benner Township Board of Supervisors has developed a draft of a new zoning ordinance to replace the Township's existing ordinance. The Township provided a courtesy copy to Patton Township and invited comments prior to the planned Public Hearing on April 8, 2019.

Township Staff has reviewed the zoning map and the regulations for the zoning districts abutting Patton Township to assess whether the proposed changes may significantly change development patterns in Benner Township and result in impacts to Patton Township's road and bridge infrastructure or shared resources such as public water supply and public sewer services.

Mr. Bill Steudler made a motion to forward the comments provided by Mr. Garthe onto the Board of Supervisors. The motion was seconded by Mr. Harry McAllister. The motion passed with a vote of 6-0

6. **STATUS ON PENDING ITEMS**

There were no comments from the Planning Commission on the pending work task items.

7. REPORTS

No additional reports were given.

8. OTHER BUSINESS

Mr. Greg Garthe noted that for the March 27, 2019 combined work session, he will be inviting housing experts to assist with the discussion on affordable housing. Mr. Bill Steudler asked if possibly some current owners could also be invited.

9. ADJOURN – REGULAR MEETING

The meeting was adjourned at 7:09 PM.

PATTON TOWNSHIP PLANNING COMMISSION WORK SESSION

1. **CALL TO ORDER – WORK SESSION MEETING**

The March 11, 2019 work session meeting was called to order at 7:09 PM by Chair, Ms. Kate Domico.

2. **REQUEST TO REZONE TAX PARCEL 18-002-,028A (1108 FOX HILL ROAD)**

From the February 13, 2019 Board of Supervisors Agenda:

The owner of this parcel has submitted a request asking that the:

“..Township consider rezoning the sixteen-acre Tax Parcel 18-2-28A. The parcel is located on Fox Hill Road, is located within the Centre Region Growth Boundary and is adjacent to the Planned Airport District. The majority of the parcel is zoned Agricultural with a small section of R-2 adjacent to Fox Hill Road. Mr. Bigatel is interested in having the parcel capable of supporting a townhome community.”

The request letter and a location map are included with the agenda materials.

The Manager recommends that the request be referred to Planning Commission for study and recommendation.

The Manager also notes that the Board of Supervisors, the Planning Commission and the Township staff have made various comments over the last three to four years about a perceived need to review, update and/or re-formulate the zoning regulations for the Planned Airport District (PAD). The Manager suggests we use this request as a “tipping point” to initiate that process with the Planning Commission.

Following initial Board discussion and audience input, the Board should consider action to refer the request to the Planning Commission for study and recommendation, and furthermore, direct the Commission and Planning Staff to undertake a comprehensive review of the PAD.

End of Agenda Materials

The Board has referred the matter to the Planning Commission for a recommendation on the rezoning request, and guidance on potential amendments to the PAD.

In the request, the property owner expressed a desire to develop the property as a townhome community. Townhouses are not a permitted use in the Rural (A1) or Low Density Residence (R2) zoning district, but would be allowed in the Planned Airport District. The PAD contains five specific use areas, including Mixed Use and Non-residential, which about Mr. Bigatel’s property. If the Planning Commission recommends rezoning to PAD, Township Staff’s recommendation would be to extend the Mixed-Use area.

The allowable development density (dwelling units per acre) for residential uses within the PAD is relatively low compared to other zoning districts that are within the regional sewer service area and which allow multi-family residential uses.

2. **REQUEST TO REZONE TAX PARCEL 18-002-.028A (1108 FOX HILL ROAD) (cont.)**

The allowable density of a zoning district can affect the type of structures built, and the overall “look” of the community; i.e. rural, suburban, or urban. The maximum permitted density in the areas of the PAD that allow residential uses is 2.5 dwelling units (DU)/acre. This density can be doubled to 5 DU/acre for projects consisting of at least 100 acres which are developed in accordance with a master plan. However, the subject property is 15.82 acres, so a maximum of 39 dwelling units could be built if the site were to be rezoned to PAD.

The following table lists several of the Township’s districts that allow residential uses and their maximum permitted densities, in DU/acre:

Zoning District	Permitted Residential Uses	Maximum Density
Rural Residence (R1) ¹	Single-family	1 DU/acre
Low-Density Residence (R2) ¹	Single-family	4.35 DU/acre (with public sewer)
		1 DU/acre (without public sewer)
Medium-Density Residence (R3) ¹	Single-family Two-family Semidetached Duplex Apartments	All types (without public sewer) 1 DU/acre
		Single-family Detached or Semidetached 5.44 DU/acre
		Multiple Units: 2 to 4 per structure, detached or semidetached 2.9 DU/acre
		Multiple Units: 5 or more per structure 12.44 DU/acre
		Townhouses 12.44 DU/acre
<i>Table continued on next page</i>		

¹ Estimate of maximum density is based on the minimum lot size permitted in the district. Development must take land needed for streets, stormwater facilities, and parks or other open space into account. Actual achievable density per acre may exceed amount possible based on minimum lot size.

2. **REQUEST TO REZONE TAX PARCEL 18-002-,028A (1108 FOX HILL ROAD) (cont.)**

Zoning District	Permitted Residential Uses	Maximum Density
<p>Planned Community (PC)</p> <p><u>NOTE:</u> PC District also includes minimum required densities</p>	<p>Single-family Two-family semidetached house or duplex Apartments</p>	<p><i>Oakwood</i> 3.5 units per gross acre of total land area encompassed by a master plan</p> <p><i>Grays Woods, Toftrees</i> <u>Large lot single-family:</u> 2 DU/acre</p> <p><u>Medium lot single-family:</u> 5 DU/acre</p> <p><u>Small lot single-family:</u> 9 DU/acre</p> <p><u>High-density multifamily:</u> 15 DU/acre</p>
<p>Mixed-Use Overlay 2 (MXD2)</p>	<p>Apartments Townhouses</p>	<p>12.5 DU/acre</p> <p><u>NOTE:</u> Affordable housing incentive allows additional density.</p>
<p>Planned Airport District (PAD)</p> <p><u>NOTE:</u> Residential uses generally only permitted in Residential and Mixed-Use Areas</p>	<p>Single-family detached dwellings Duplexes Multifamily dwellings (except within 500 feet of the northwestern boundary line of the PAD)</p>	<p>2.5 DU/acre</p> <p>1.25 DU/acre (within 500 feet of the district's northwestern boundary line)</p> <p><u>NOTE:</u> Density can be doubled for master plan areas encompassing 100 or more acres</p>

The portion of the PAD on the north side of Fox Hill Road is within the Centre Region Regional Growth Boundary (RGB) and Sewer Service Area (SSA), so public sewer and water is available. However, due to the topography, developers of some areas north of Fox Hill Road may need to construct pumping stations in order to pump sewage uphill to a point where it can be conveyed via gravity to the University Area Joint Authority (UAJA) sewage treatment plant. This was the case with the Nittany Valley Sports Centre site along Bernel Road.

Properties on the south side of Fox Hill Road are outside of the RGB and SSA, so they are not able to receive public sewer without expansion of the RGB and SSA, which is subject to review of a Development of Regional Impact (DRI) application by the Centre Region Municipalities.

Expansion of the RGB and SSA in that area is unlikely because the majority of the property on the south side of Fox Hill Road that is zoned PAD (the Spearly farm) is planned for potential acquisition by the University Park Airport at some point in the future to provide additional runway protection zone for when the airport's runway is expanded.

2. **REQUEST TO REZONE TAX PARCEL 18-002-.028A (1108 FOX HILL ROAD) (cont.)**

Mr. Garthe offered the following questions for discussion:

- Should Tax Parcel 18-2-28A be rezoned?
- If so, should it be rezoned to PAD or another zoning district?
- If the recommendation is to rezone to PAD, what other revisions to the PAD regulations might be appropriate at this time?
- What might be an appropriate maximum density(ies) for the areas of the PAD that allow residential uses?

As noted, a comprehensive review and amendment of the PAD regulations has been discussed in the past. If the Planning Commission wishes to undertake this task, Staff will return with information related to airport safety and land use compatibility at the next meeting. If the PAD regulations are amended, revisions should factor in current best practices and zoning standards for land use near airports. These typically relate to aviation safety, as well as noise impacts to surrounding properties.

Mr. Brian Rater asked about possible bike/pedestrian connections. Mr. Doug Erickson noted that there have been property owners within the PAD that have approached the Township about future development and those projects have not been brought forward due to the same discussion. Mr. Rater also expressed concern with the curve on Fox Hill Road, noting that denser development in that area could introduce more pedestrians and cyclists onto the road. Mr. Rater also asked if it would be possible to bring in the developer to discuss the bike/pedestrian connectivity.

The Planning Commission was in agreement to review and amend the PAD regulations in their entirety, and to invite Mr. Bigatel to the next PC work session to discuss his proposed development of the subject property. Mr. Greg Garthe will begin to compile information related to zoning near airports for the next work session.

3. **DISPOSITION OF THE SIGN REVIEW BOARD**

Mr. Greg Garthe noted that at the July 18, 2018 Board of Supervisors meeting, the Manager proposed amending the Township Code to dissolve the Sign Review Board for the following reasons:

- There is no formally designated advisory committee tasked with reviewing proposed changes to the Township's Sign Regulations. The Board of Supervisors typically refers any proposed changes to the Planning Commission for review.
- Although the Township has a committee entitled "Sign Review Board (SRB)" its authorized scope or jurisdiction is so limited that the group has not met in more than 10 years, and the Board has not heard an appeal for a special exception since 2000 or 2001.

The composition and function of the SRB is detailed in §140-24 of the Code of Patton Township. When the change was proposed last July, there were only two remaining

members of the SRB. They were invited to participate in the Planning Commission discussions on proposed modifications to the sign regulations for corporate flags in an advisory capacity.

The Manager recommended preparing an ordinance to achieve the following purposes:

- Amend Chapter 140 (Signs) to designate the Planning Commission as the advisory board for reviewing proposed amendments the sign regulations, and;
- Designate the Planning Commission to fulfill the role of the Sign Review Board, as currently outlined under §140-24.

A draft ordinance was presented to the Planning Commission and the members supported the changes and asked that the item be brought back for a formal recommendation to the Board of Supervisors at the regular meeting in April.

4. ADJOURN

The work session meeting was adjourned at 7:50 PM.