

ATTENDANCE

Planning Commission

Kate Domico, Chair
Bill Steudler, Vice-Chair
Brian Rater, Secretary
Richard Schmidt
Paul Silvis
Harry McAllister

Township Staff

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

Audience

Tony Fruchtl, Penn Terra Engineering
John Sepp, Penn Terra Engineering
Bill Newton, Resident
Dale Lamke, Resident
Andrea Pandolfi, Resident
Mark Bigatel, Resident
Chris Wharton, Resident
Andrea Wharton, Resident
Jim Payne, Resident
Shuying Huang, PSU Student
Tyler Youler, PSU Student

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

The April 1, 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 March 11, 2019 combined Regular Meeting and Work Session were brought before the Planning Commission for approval.

Mr. Harry McAllister 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. **THE VILLAGE AT PENN STATE PHASE 9 – PRELIMINARY/FINAL SUBDIVISION PLAN**

Mr. Greg Garthe noted that the proposed Preliminary/Final Subdivision Plan for the Village at Penn State Phase 9 proposes to subdivide Phase 9 into 19 single-family home lots. The property is located at the end of Victory Boulevard and Beaumanor Road in the Toftrees Planned Community, and is adjacent to the Woodledge Townhomes and the Toftrees Golf Course. The property is zoned Planned Community and is located in a single-family residential area (2.01-5.00 DU/acre) of Toftrees.

5. **THE VILLAGE AT PENN STATE PHASE 9 – PRELIMINARY/FINAL SUBDIVISION PLAN (cont.)**

Beaumanor Road (T-813) and Victory Boulevard (T-814) will be extended to access the new lots, and sidewalks and street trees will be provided along both sides of the street. Buffer yards will be provided along the rear of the lots abutting the single-family homes along High Meadow Lane and adjacent to the Toftrees Golf Course.

In addition, the applicant has proposed an easement over the rear portions of Lots 203-208 to conserve the existing trees behind the Woodledge Townhomes. The combined area the easement covers is 1.254 acres. The terms of the agreement will be incorporated by reference into the deed of each lot, and the individual lot owners will be responsible for maintenance of the conservation area.

The sanitary sewer lines for the new lots will connect into the existing sewer line on the Toftrees Golf Course property, and the wastewater will be conveyed to the University Area Joint Authority (UAJA) for treatment. Stormwater will be conveyed to an infiltration basin (Infiltration Basin #1) on The Station property. Easements are required for access for the connections to the sanitary sewer line and the stormwater basin on the adjacent properties. Public water service will be provided by the State College Borough Water Authority (SCBWA). Off-street parking will be constructed as each lot is developed. Phase 9 is also located near a Centre Area Transportation Authority (CATA) bus route.

Developers of property in Toftrees are required to pay a per-lot contribution fee to Patton Township toward the replacement of the Waddle Road Bridge that occurred in recent years. The fee schedule is included on the Toftrees Master Plan, and the applicable fee for the 19 lots in Phase 9 has been included as a note on the land development plan.

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

1. Completion of all items noted on Staff's marked up comment letter.
2. Provision of Waddle Road Contribution Fees for 19 residential lots.
3. Provision of the following recorded easements:
 - a. Conservation easement agreement for the wooded area at the rear of Lots 203-208.
 - b. 20' wide sanitary sewer easement on Lots 219 and 220 of Phase 10 and for the connection into the existing sewer line on the Toftrees Golf Course property.
 - c. 20' wide storm sewer easement through Lot 219 of Phase 10 and for the connection into Infiltration Basin #1 on The Station property.
 - d. Storm sewer easement through Lot 220 of Phase 10 for the pipe connecting Infiltration Basin #2 to Infiltration Basin #1.

Mr. Tony Fruchtl, Penn Terra Engineering, provided a brief overview of the proposed subdivision plan and thoroughly explained the stormwater management proposal.

Mr. Brian Rater expressed concerns for increased traffic on Toftrees Avenue and asked what steps the Township was taking. Mr. Stephen Casson noted that the Board of Supervisors selected two alternatives that were provided by the Township's traffic engineer; either speed humps or rumble strips. The Township is currently "BETA" testing a survey for the residents.

5. **THE VILLAGE AT PENN STATE PHASE 9 – PRELIMINARY/FINAL SUBDIVISION PLAN (cont.)**

Ms. Kate Domico asked what the proposed timeline was for Phase 9. Mr. Fruchtl noted that they hope to begin installing the infrastructure in the summer 2019, and potentially selling lots shortly thereafter.

No public comments were received.

Mr. Bill Steudler made a motion to recommend approval of the Village at Penn State Phase 9 Preliminary/Final Subdivision Plan upon:

1. Completion of all items noted on Staff's marked up comment letter.
2. Provision of Waddle Road Contribution Fees for 19 residential lots.
3. Provision of the following recorded easements:
 - a. Conservation easement agreement for the wooded area at the rear of Lots 203-208.
 - b. 20' wide sanitary sewer easement on Lots 219 and 220 of Phase 10 and for the connection into the existing sewer line on the Toftrees Golf Course property.
 - c. 20' wide storm sewer easement through Lot 219 of Phase 10 and for the connection into Infiltration Basin #1 on The Station property.
 - d. Storm sewer easement through Lot 220 of Phase 10 for the pipe connecting Infiltration Basin #2 to Infiltration Basin #1.

The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 6-0.

6. **THE VILLAGE AT PENN STATE PHASE 10 – PRELIMINARY/FINAL SUBDIVISION PLAN**

Mr. Greg Garthe noted that the proposed Preliminary/Final Subdivision Plan for the Village at Penn State Phase 10 proposes to subdivide Phase 10 into 17 single-family home lots and create a residual tract for open space and a stormwater basin. The site is located at the end of Victory Boulevard and Beaumanor Road in the Toftrees Planned Community and is adjacent to The Station and the Toftrees Golf Course. The property is zoned Planned Community and is located in a single-family residential area (2.01-5.00 DU/acre) of Toftrees.

Beaumanor Road (T-813) will be extended to access the new lots and will terminate in a cul-de-sac adjacent to The Station. Sidewalks and street trees will be provided along both sides of the street. A buffer yard will be installed along the rear of the lots abutting the Toftrees Golf Course.

The sanitary sewer lines for the new lots will connect into the existing sewer line on the Toftrees Golf Course property, and the wastewater will be conveyed to the UAJA for treatment. Like Phase 9, the stormwater for Phase 10 will be conveyed to an infiltration basing (Infiltration Basin #1) on The Station property. *Staff notes that the stormwater basin shown on Lot 237R of this plan (Infiltration Basin #2) is for The Station.* Easements are required for access for the connections to the sanitary sewer line and the stormwater basin on the adjacent properties. Public water service will be provided by the SCBWA. Off-street parking will be constructed as each lot is developed. Phase 10 is also located near a Centre Area Transportation Authority (CATA) bus route.

6. **THE VILLAGE AT PENN STATE PHASE 10 – PRELIMINARY/FINAL SUBDIVISION PLAN (cont.)**

Developers of property in Toftrees are required to pay a per-lot contribution fee to Patton Township toward the replacement of the Waddle Road Bridge that occurred in recent years. The fee schedule is included on the Toftrees Master Plan, and the applicable fee for the 17 lots in Phase 10 has been included as a note on the land development plan.

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

1. Completion of all items noted on Staff's marked up comment letter.
2. Provision of Waddle Road Contribution Fees for 17 residential lots.
3. Provision of the following recorded easements:
 - a. 20' wide sanitary sewer easement on Lots 219 and 220 and for the connection into the existing sewer line on the Toftrees Golf Course property.
 - b. 20' wide storm sewer easement through Lot 219 and for the connection into Infiltration Basin #1 on The Station property.
 - c. Storm sewer easement through Lot 220 for the pipe connecting Infiltration Basin #2 to Infiltration Basin #1.
 - d. Variable width stormwater basin easement on Lot 237R for use by The Station.
 - e. 10' wide sidewalk and utility easement over the frontage of Lots 219-222 and over Lot 237 in the location of the mail kiosk.

Mr. Tony Fruchtl, Penn Terra Engineering, provided a brief overview of the proposed subdivision plan. Mr. Fruchtl noted that the developers hoped to build the infrastructure and begin selling lots in the fall of 2019, or possibly the spring of 2020.

Mr. Brian Rater asked whether a park was proposed in the open space area, and why there was no timeline to complete it. Mr. Ken Soder noted that he would need to research what was proposed in the Toftrees Master Plan, but that he believed it was open space for passive recreation only. Mr. Fruchtl noted that the area would be maintained by the homeowner association. *Upon researching the matter after the meeting, staff verified that the area was intended to be passive open space, and not an improved park facility.*

No public comment was received.

Mr. Bill Steudler made a motion to recommend approval of the Village at Penn State Phase 10 Preliminary/Final Subdivision Plan upon:

1. Completion of all items noted on Staff's marked up comment letter.
2. Provision of Waddle Road Contribution Fees for 17 residential lots.
3. Provision of the following recorded easements:
 - a. 20' wide sanitary sewer easement on Lots 219 and 220 and for the connection into the existing sewer line on the Toftrees Golf Course property.
 - b. 20' wide storm sewer easement through Lot 219 and for the connection into Infiltration Basin #1 on The Station property.

6. **THE VILLAGE AT PENN STATE PHASE 10 – PRELIMINARY/FINAL SUBDIVISION PLAN (cont.)**

- c. Storm sewer easement through Lot 220 for the pipe connecting Infiltration Basin #2 to Infiltration Basin #1.
- d. Variable width stormwater basin easement on Lot 237R for use by The Station.
- e. 10' wide sidewalk and utility easement over the frontage of Lots 219-222 and over Lot 237 in the location of the mail kiosk.

The motion was seconded by Mr. Harry McAllister. The motion passed 6-0.

7. **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. Since that time, one of the members moved out of Patton Township.

The Manager recommends 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 to the sign regulations, and:
- Designate the Planning Commission to fulfill the role of the Sign Review Board, as currently outlined under §14-24.

The Planning Commission first reviewed the draft ordinance at its March 11, 2019 work session.

Mr. Brian Rater made a recommendation to forward the draft ordinance: Sign Review Board Disposition to the Board of Supervisors. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 6-0.

8. **STATUS ON PENDING ITEMS**

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

9. REPORTS

No additional reports were given.

10. OTHER BUSINESS

Mr. Garthe summarized the Matters of Record included in the agenda.

11. ADJOURN – REGULAR MEETING

The meeting was adjourned at 7:34 PM.

PATTON TOWNSHIP PLANNING COMMISSION WORK SESSION

1. CALL TO ORDER – WORK SESSION MEETING

The April 1, 2019 work session meeting was called to order at 7:34 PM by Chair, Ms. Kate Domico.

2. REQUEST TO REZONE TAX PARCEL 18-2-28A (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

Mr. Bigatel wishes to develop the property as a townhome community, similar to The Gates in Boalsburg. Townhouses are not a permitted use in the Rural (A1) or Low Density Residence (R2) zoning district, so a rezoning would be a necessary if the project is to move forward.

2. **REQUEST TO REZONE TAX PARCEL 18-2-28A (1108 FOX HILL ROAD) (cont.)**

The Planning Commission discussed the matter at its March 11, 2019 work session and asked for more information from the property owner.

Mr. Mark Bigatel provided an overview of his proposed development of the property at 1108 Fox Hill Road. He estimated that the proposal would provide 130-140 townhouse units.

Mr. Brian Rater expressed the need for bicycle connectivity and walking capabilities to the Penn State Campus and the Colonnade shopping center.

Mr. Bill Steudler noted that he would reach out to the appropriate individuals at Penn State about possibly having an easement on the University's property for a bicycle or pedestrian path.

3. **POTENTIAL AMENDMENTS TO THE PLANNED AIRPORT DISTRICT**

From the Planning Commission Agenda:

At its March 11, 2019 work session, the Planning Commission discussed the possibility of making changes to the Planned Airport District (PAD), which has been discussed for some time. If the PAD regulations are amended, any 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. However, the PAD regulations were drafted nearly 40 years ago, and standards and best practices for airport zoning may have changed due to technological advances in aviation.

One of the most significant concerns for aviation safety is the height of buildings and structures near airports. "Near" is defined by a series of airport protection zones and related guidelines established by the Federal Aviation Administration (FAA) and PennDOT Bureau of Aviation. Accordingly, §15-39 of the Patton Township Code includes the following height requirements for buildings and structures in the PAD:

E. Height requirements.

- (1) The height of all buildings within the Planned Airport District shall not exceed 50 feet or the maximum height limitations imposed by FAA regulations (Part 77) for horizontal clearance zones, runway approach zones or runway protection zones, whichever is less.
- (2) The height of all structures within the Planned Airport District shall not exceed 70 feet or the maximum height limitations imposed by FAA regulations (Part 77) for horizontal clearance zones, runway approach zones or runway protection zones, whichever is less.

3. **POTENTIAL AMENDMENTS TO THE PLANNED AIRPORT DISTRICT (cont.)**

The runways and terminals of the University Park Airport are entirely within Benner Township, however the 203-acre Speary Farm (Tax Parcel 18-002-,053-,0000-) 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. Therefore, it may be prudent for the Planning Commission to reference elements of Benner Township's zoning code when considering revisions to the Patton PAD.

Staff notes that Benner Township is currently considering a complete zoning ordinance update, and a public hearing is scheduled for April 8, 2019. Patton Township has not conducted an extensive "before and after" comparison to identify any significant changes to the airport-related elements of Benner Township's code.

The following is a brief overview of Benner Township's airport-related sections of its existing zoning ordinance:

Airport Overlay Zone – Benner Township

One purpose of the Airport Overlay Zone (AOZ) is to "...provide procedures and criteria for balancing the rights of airport owners and landowners in the vicinity of airports, in light of the need for aircraft safety." The AOZ permits buildings, structures, and trees up to 75 feet tall, noting that it has been determined to be "...a reasonable height limitation on private property for the protection of airport hazard zones."

The AOZ defines and provides illustrations of a series of "airport hazard zones" which are based on the Federal Aviation Regulations (FAR) Part 77 surface zones. Each zone is intended to limit the height of obstructions to air navigation along the slope of a typical flight path to protect the applicable air space.

The overarching goal of the AOZ is to restrict the height of objects that could adversely impact aviation, and it does not address specific land uses and their related area and bulk regulations. Those standards are addressed in each underlying zoning district, which include Airport Industrial and Forested Conservation.

Airport Industrial Zone – Benner Township

The Airport Industrial Zone (I-3) contains specific land use standards for the University Park Airport property and its immediate surroundings. The zone extends from the Patton Township municipal line to Rock Road, and also 3,200 feet in a northwesterly direction along Fillmore Road. The I-3 zone abuts Patton's PAD and University Planned District.

Like Patton's PAD, the I-3 zone is also intended to protect the SCBWA well field. The district contains specific lists of uses permitted by-right and as a conditional use. The majority of the uses are considered to be "light and small-scale industries." There are not residential uses permitted, and commercial/retail and office uses are fairly limited. Residential uses are permitted in several adjacent zoning districts that are slightly farther from the airport runway.

3. **POTENTIAL AMENDMENTS TO THE PLANNED AIRPORT DISTRICT (cont.)**

Township Staff Work Session with Stakeholders

To gather preliminary input from property owners, developers, and other professionals with a direct stake in the PAD, Township Staff invited them to an informational brainstorming session on March 26, 2019 at the Township office. A total of 10 of the invited individuals attended. The following is a summary.

Township Planner Mr. Greg Garthe displayed a web map of the PAD and indicated which general areas were within the Centre Region Regional Growth Boundary and Sewer Service Area, noting that these areas were eligible for public water and sewer infrastructure.

Township Manager Mr. Doug Erickson noted that Staff and developers of the Nittany Valley Sports Centre site had found the PAD regulations to be cumbersome to administer. He noted that the PAD was established in part to address aircraft noise, which was more prominent when the regulations were originally written. Mr. Bryan Rodgers, University Park Airport, agreed that noise is not as much of an issue it was in the past and that height was the primary concern for the airport at the present time. He noted that the height restrictions in Patton Township's PAD and Benner Township's AOZ worked well.

Mr. Erikson asked whether anyone wanted to develop something that was not viable because of the current PAD regulations. Mr. Mark Bigatel, Kissinger, Bigatel & Brower Realtors, indicated that he wanted to develop a residential townhouse project similar to The Gates on his property, but that is not possible under the current zoning. *Staff notes that Mr. Bigatel's property is adjacent to the PAD and is zoned Rural (A1) and Low Density Residence (R2).*

Mr. James Myer, University Park Airport, indicated that there were future plans to construct a roadway from Innovation Park Exit B to the Fox Hill road/Bernel Road intersection to provide more efficient access to the airport, but that the project is not yet funded or planned for construction in the near future. Mr. Chris Wharton, 754 Big Hollow Road, asked where the roadway would be located. Mr. Meyer said that a specific alignment was not yet determined, but he believed that it would be primarily on Penn State University property. Mr. Dan Hawbaker, Decibel Partners, speculated that the project would not be funded anytime soon because state and federal funds had been allocated to other large transportation projects in the County. Mr. Erickson added that comments can always be offered to the Centre County Metropolitan Planning Organization in order to help prioritize projects for the CCMPO's Transportation Improvement Program, Twelve-Year Program, and Long Range Transportation Plan. He added that one of the biggest challenges with the connector road will likely be the substantial cost of a bridge over Big Hollow.

Mr. Wharton stated his desire to develop a mixed-use or residential project on the portion of his property within the PAD, but noted that it was not possible because the site is in the Non-Residential Area. Mr. David Clark, 786 Big Hollow Road, asked whether Mr. Wharton could get access to the property from Minuteman Lane. Mr. Meyer said no because it is a private road that is eventually going to be relocated for additional runway protection.

3. **POTENTIAL AMENDMENTS TO THE PLANNED AIRPORT DISTRICT (cont.)**

Mr. Scott Spearly, 1667 Fox Hill Road, asked whether the airport anticipated building the new connector road through his property or extending the runway first. Mr. Rodgers indicated that the runway expansion would occur to the east of the airport in Benner Township and that there was no need to expand it at the present time. Mr. Spearly asked whether the road would be dedicated for airport use only, and Mr. Rodgers answered that it would be a public roadway.

Mr. Chris Kunes, Decibel Partners, commented that the line dividing the PAD Mixed Use Area and Non-Residential Area makes it challenging to create cohesive development projects. He added that the noise levels from aircraft are essentially the same throughout the Nittany Valley Sports Centre site. He also noted that there is a rental car service facility across from the airport in Benner Township, but if he wanted to build a gas station in the PAD, he could not do so because it is a prohibited use. Mr. Erickson noted that perhaps a large swath of strictly Non-Residential Area was no longer feasible and the Township might want to consider mixed-use instead. Mr. Ken Soder, Township Zoning Officer, noted that the PAD regulations include a tightly constrained list of permitted land uses to support airport safety and to protect the SCBWA well field in the area. However, he added that a use such as a fueling station may now be reasonable due to modern spill containment and monitoring technology. Mr. Erickson agreed, noting fueling stations are held to a much higher standard than they were when the PAD regulations were originally adopted.

Mr. Garthe stated that the Planning Commission was interested in bicycle and pedestrian connectivity between the PAD and the Penn State Campus. Mr. Erickson added that the Township and the region have been emphasizing recreational facilities and connections.

Mr. Dan Crust, 2528 Bernel Road, asked when the Fox Hill Road/Bernel Road intersection would be constructed. Mr. Erickson indicated that it may be complete within the next year, and that the Township is involved in a public/private partnership with Decibel Partners and is working to acquire additional state funding to complete the project. The intersection will be reconfigured to a standard "T" to improve safety.

End of Agenda Materials

The Planning Commissioners discussed the information presented. Mr. John Sepp suggested that perhaps Township Staff and the Planning Commission should look at the PAD in its entirety and look at what types of land uses would be appropriate in each area.

Mr. Brian Rater suggested getting citizen engagement early in the process.

For the next work session, the Planning Commission would like a copy of the current PAD regulations and a map of the PAD with the Regional Growth Boundary. Ms. Kate Domico suggested a Planning Commission field trip to the PAD area. Mr. Bill Steudler noted that he will talk with Penn State personnel and also invite them to the next work session meeting.

4. NEXT STEPS – AFFORDABLE HOUSING IN PATTON TOWNSHIP

The Board of Supervisors and Planning Commission met in a joint work session on March 27, 2019 to discuss affordable housing in Patton Township. The work session was an opportunity for the Commission to provide the Board with an update on its January and February work sessions, to receive presentations from nonprofit organizations that provide housing assistance in the area, and to gather input from other local professionals involved with various aspects of housing in Centre County.

The following individuals presented an overview of their organization’s role in housing:

NAME	ORGANIZATION
Missy Schoonover	Centre County Housing and Land Trust
Maureen Safko	State College Borough
Andy Haines	S&A Homes
Morgan Wasikonis	Housing Transitions/ Temporary Housing Foundation
Brenda Breyerton	Jersey Shore State Bank
Ray Stolinas	Ferguson Township

The presenters took questions from the Planning Commissioners and Supervisors. There were no additional questions or comments from the public.

At the conclusion of the discussion, the Manager proposed that Staff would work with the Planning Commission to identify several “classes” of approaches the Township could take to address affordable housing and report back to the Board in a few months.

The Planning Commission had no further discussion on this item.

5. ADJOURN

The work session meeting was adjourned at 8:45 PM.