

ATTENDANCE

Planning Commission

Bill Steudler, Vice-Chair
Brian Rater, Secretary
Richard Schmidt
Harry McAllister
Robert Prosek
Paul Silvis

Township Staff

Doug Erickson, Township Manager
Stephen Casson, Township Engineer/Dir. Public Works
Alexandra Castrechini, Asst. Township Engineer
Ken Soder, Zoning Officer
Jim May, CRPA
Nicole Harter, Public Works Secretary

Audience

Robert Poole, 1752 North Atherton Street Associates
Heidi Nicholas, 1752 North Atherton Street Associates
Ara Kervandjian, 1752 North Atherton Street Associates
John Crouse, Saunders & Crouse Architects
John Sepp, Penn Terra Engineering
Chad Stafford, Penn Terra Engineering
Linda Lochbaum, Resident
Brian Henry, Resident
Kathleen Domenig, Resident
Rick Maher, Resident
Allen Haar, Resident
Jim Payne, Resident
Mel Mark, Resident

1. CALL TO ORDER – REGULAR MEETING

The July 1, 2019 regular meeting was called to order at 7:00 PM by the Vice-Chair, Mr. Bill Steudler.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the June 3, 2019 combined Regular Meeting and Work Session 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. Richard Schmidt. The motion passed with a vote of 5-0 (Mr. Robert Prosek was not present for the vote).

4. PUBLIC COMMENTS

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

5. **NITTANY VALLEY SPORTS CENTRE – REVISED MASTER PLAN #3**

Mr. Chad Stafford, Penn Terra Engineering provided an overview of the revisions to the Nittany Valley Sports Centre Revised Master Plan #3. Mr. Stafford noted that the changes include showing the sports center as approved and constructed, completion of the 21,148 square foot personal care facility and the addition of 8,626 square feet of expansion for 19 additional beds, the planned duplex units and land development for Lot 2R, Phase 1e, planned development on Lot 4R, Phase 1g; which includes a 12,040 square foot professional office building and a second building for retail/commercial or offices containing 11,200 square feet, and the duplex buildings and land development for Lot 6, Phase 2a.

There were public comments received and there were no comments received from the Planning Commission.

Mr. Paul Silvis made a motion to recommend approval of the Nittany Valley Sports Centre Revised Master Plan #3 upon completion of all items noted on Staff's marked up comment letter. 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**

There was no other business brought before the Planning Commission.

9. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 7:10 PM.

1. CALL TO ORDER – WORK SESSION MEETING

The July 1, 2019 work session meeting was called to order at 7:11 PM by the Vice-Chair, Mr. Bill Steudler.

2. PATTON CROSSING MASTER PLAN

Mr. Doug Erickson provided the history of the proposed Patton Crossing Development. In 2017, the Board of Supervisors established the Patton Crossing Advisory Committee (PCAC) in response to substantial amount of public input related to the Mixed Use overlay zoning request for the property. The PCAC met four times in late 2017 and early 2018. The purpose of the PCAC was to gather additional community input on the rezoning request, proposed MXD2 regulations, and the specific proposal for Patton Crossing. The PCAC was composed of residents, Planning Commission members, the developers and Township Staff.

The PCAC discussed a number of issues including: maximum permitted height for buildings and landmark features; building and parking setbacks; maximum impervious coverage; and access to and from the site via Park Forest Avenue.

In 2018, after input from the PCAC, the developer, and consultants, the Township completed the process of developing a new zoning district, Mixed-Use Overlay District 2 (MXD2), and rezoning two parcels along North Atherton Street to Planned Commercial (C-2) with the MXD2 Overlay. The larger of the two parcels was previously occupied by a mobile home park that closed in 2012. The small parcel, at the intersection of North Atherton Street and Park Forest Avenue, is currently occupied by several small businesses and apartments.

The development of the MXD2 regulations and the rezoning process are documented through meeting agendas, meeting minutes, and other documents available on the Township's website.

The MXD2 zoning regulations require the developers to submit a Master Plan to the Township for review and approval prior to submittal of specific land development plans for individual buildings or phases of the Master Plan. The Master Plan must comply with all the requirements of the MXD2 district and must include detailed information on the following items:

- Location, size, and use of all proposed buildings
- Access points, driveways, and parking lots for vehicular traffic
- Sidewalks, bikeways, and transit facilities
- A preliminary stormwater management plan illustrating drainage patterns and detention pond areas
- Conceptual landscaping, screening, and buffering plans
- General grading plan indicating any major alterations to the topography of the site
- Renderings illustrating the view of the buildings from the streetscape
- A signage plan and renderings showing thematic elements

2. PATTON CROSSING MASTER PLAN (cont.)

The Planning Commission most recently reviewed a sketch Master Plan at its meeting on February 11, 2019 and the Board of Supervisors reviewed the sketch Master Plan on February 13, 2019. The developer and their consultant have incorporated numerous comments from the Planning Commission, Board of Supervisors, public, and staff to complete formal submittal of the Master Plan.

Mr. John Crouse, Saunders & Crouse Architects provided a thorough overview of the Master Plan.

Mr. Harry McAllister asked if any of the trees could be saved. Mr. Bob Poole noted that unfortunately none of the trees will be saved, but assured that they would follow the regulations for replacements. Mr. McAllister asked about the existing trees near the buffer area. Mr. John Sepp, Penn Terra Engineering, noted that with grading for the stormwater basins, the trees would have to be removed as well.

Mr. Robert Prosek asked about the gated entrance at Park Forest Avenue and who would have access. Mr. Erickson noted that the gate would be similar to the one at Trader Joe's Plaza by Sheetz. Emergency responders and CATA would have emitters to allow them access.

Mr. Richard Schmidt expressed concern for truck deliveries to the site. Mr. Sepp noted that they took into consideration comments received by the public and connected the parking lots near the proposed grocery store site.

Mr. Bill Steudler asked Mr. Sepp to briefly review the stormwater management narrative.

Mr. Brian Rater asked if it would be possible to have picnic tables placed in the open space area owned by Patton Township. Mr. Erickson noted that he would forward the request onto the Recreation Advisory Committee.

Mr. Brian Henry, resident, expressed concerns with the appearance of the buildings on the back side, location of dumpsters, and connection to the adjoining property of R. J. Waters. Mr. Crouse noted that the back sides and the front sites of the buildings would be similar. As far as dumpsters, they will be shown on the land development plans per phase. Mr. Bob Poole noted that they have provided the connection to the adjoining site for a future connection.

Mr. Mel Mark, resident, expressed thanks to the Planning Commission and staff for taking into consideration the residents' comments for the site and expressed concern for traffic.

Mr. Jim May asked if the proposed grocery store and the buildings that are along North Atherton Street will follow the theme of the buildings on the back side of the property. Mr. Erickson noted that they would need to follow a theme per the regulations or the developer would have to request a waiver. Mr. May asked if the parking structures would be available to the public. Mr. Crouse noted that there would be designated parking for the public and for the residents and employees within the development.

3. ADJOURN – WORK SESSION MEETING

The meeting was adjourned at 8:18 PM.