



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803

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**PLANNING COMMISSION  
WORK SESSION AGENDA  
APRIL 4, 2022  
4:30 PM**

**PLEASE NOTE: This meeting will be a hybrid meeting, combining in-person and teleconferencing. In person attendance: The Board Meeting Room at the Municipal Building – 100 Patton Plaza.**

The Public is welcome to attend via Zoom or in person, but may also provide comments prior to the meeting: Email – [zoning@twp.patton.pa.us](mailto:zoning@twp.patton.pa.us); Phone – 814-234-0271 (ask for the Engineering, Planning, and Zoning Department)

*The meeting will be live-streamed at*  
<https://www.youtube.com/user/CNetCentreCounty/live>

**Join Zoom Meeting Information**  
<https://us02web.zoom.us/j/85437539565>  
**Meeting ID: 854 3753 9565**  
**Call: 1 929 205 6099**

- For better streaming quality, if you are not a Planning Commission member or a Patton Township staff member, we request that you turn off your video and audio. If you are an applicant or presenter, please wait to be recognized by the Chair or staff to turn on your video and audio to speak.
- If you are a member of the public and would like to provide comments during Item 2; Public Comments or on a particular agenda item, please use the “raise hand” feature of the Zoom application. Please wait for the Chair to indicate that it is your opportunity to speak. Public comments will be limited to five minutes per person per item.
- In addition, comments from the public can be made at any meeting of the Planning Commission or Board of Supervisors, or they can be submitted in writing to the Township Manager at [patton@twp.patton.pa.us](mailto:patton@twp.patton.pa.us).

To receive Planning Commission agendas via email, please send a request to [patton@twp.patton.pa.us](mailto:patton@twp.patton.pa.us)

1. **CALL TO ORDER**

The Planning Commission Chair will call the meeting to order.

a. **Additions to the Posted Agenda**

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

2. **PUBLIC COMMENTS**

Residents and property owners may address the Commission on issues of interest to the Township. Comments related to specific agenda items should be deferred until that point in the meeting.

3. **REGULATIONS TO PERMIT ACCESSORY DWELLING UNITS (ADUs)**

The [2021 Patton Township Housing Task Force Report](#) recommends adding definitions to existing zoning code for Accessory Dwelling Units (ADU). ADUs are an additional dwelling unit on a property that is subordinate to the primary dwelling unit.

In continuation of the discussion started on March 21, tonight we will discuss definition, eligibility, quantity, occupancy and use, and size. Attachment 3.2 outlines the overall regulations to be discussed and will track our progress.

First, as there was a lengthy discussion about rental units at the last meeting, Centre Region Code Agency (CRCA) Director Walt Schneider is here to talk with the Planning Commission (PC). Additional information for rental permits has been provided with attachments 3.5 Rental Housing Permit Application.

**Design Standards: Size:**

The PC inquired about a size restriction on ADUs. There is no definition of efficiency in the International Residential Code (IRC). The minimum size would be determined by CRCA based on the 2018 IRC. The Township would be able to establish a maximum size limit.

**Discussion:** How should the size be regulated? By maximum square feet?

Harris Township: cannot be more than 1,000 sq ft

**Definition: Accessory Dwelling Unit:**

Last meeting the PC talked about adding a specific definition for an ADU. It is staff's recommendation that the Commission continue its discussion on standards for ADUs and then revisit whether a specific definition is needed, or if existing definitions are sufficient. Patton Township code already includes definitions for "dwelling unit" and "accessory use":

DWELLING UNIT: Consists of one or more rooms for living purposes together with separate cooking and sanitary facilities and is accessible from the outdoors either directly or through an entrance hall shared with other dwelling units and is used or intended to be used by one or more persons living together and maintaining a common household.

ACCESSORY USE OR ACCESSORY: A use conducted on the same lot as a principal use to which it is related; a use which is clearly incidental to and customarily found in connection with a particular principal use.

**Occupancy Limits and Owner Occupancy Requirements:**

As suggested by Mr. Erickson at the March 21 meeting, an area of Park Forest was selected to see how many homeowners are occupied and how many have rental housing permits to help decide if we want owner occupancy. Attachment 3.3 Rental Housing Sample map has been provided in addition to the following chart:

Owner-Occupied w/No Rental Permit	79
Owner-Occupied w/Rental Permit	1
Not Owner-Occupied w/No Rental Permit	6
Not Owner-Occupied w/Rental Permit	12
Not Owner-Occupied - **This property is owned by Strawberry Fields**	1
<b>Total Properties</b>	<b>99</b>

There was a question raised by the PC at the March 21 meeting about how we can control the amount of people living in an ADU:

Occupancy for dwelling units in Patton Township is limited by the definition of “family”. Occupancy in ADUs would be required to meet the same definition. From the Patton Township Zoning ordinance:

FAMILY: A person, or two or more persons, who are related by blood, marriage, parentage, adoption (including foster children) and living together. In addition to the family, two or fewer unrelated persons may reside within the dwelling unit. In the case where one or more of the unrelated persons is a family care client, the number of unrelated persons permitted to be within the dwelling unit shall be no more than three. For dwelling units in apartment buildings, the number of persons permitted to occupy a unit shall be determined in accordance with the provisions of the Patton Township Property Maintenance Code.

Discussion: The PC has decided there should be owner-occupancy. The PC should discuss if the regulations should contain any specific owner-occupancy requirements including which unit must be owner-occupied.

**Eligibility: Where:**

With owner-occupancy required, the number of parcels potentially eligible for an ADU could be restricted if the property already has a rental unit. Looking at five neighborhoods in the Township and within the Regional Growth Boundary (RGB), an attached map (attachment 3.4) shows the percentages of lots that already have a rental permit.

**Discussion:** Where should ADUs be permitted? Per zoning district or use type?

College and Harris Townships permit ADUs with any single-family dwelling regardless of zoning district.

**Quantity:**

**Discussion:** Should there be a limit to one ADU per lot?

College and Harris Townships: One per lot

**Additional Consideration(s):**

The Planning Commission needs to be aware that adding an ADU will also increase water/sewage usage. To UAJA and SCBWA, these will be two (2) units and they will bill accordingly for it.

The following items are included with the agenda:

1. AARP ADU ABCs (pg. 15)
2. Progress Outline for ADU Regulations
3. Rental Housing Sample map
4. Park Forest et al Rental Properties map
5. Rental Housing Permit Application

**Actions:** The Planning Commissioners should discuss definition, eligibility, quantity, occupancy and use, and size regulations for ADUs.

**Next Steps:** Staff will proceed as directed by the Planning Commission and continue to form ADU regulations.

**4. OTHER BUSINESS**

**5. ADJOURN**

**FOR YOUR INFORMATION**

- A) Development Update
- B) BOS Representatives:



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