



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803

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**PLANNING COMMISSION
REGULAR MEETING AND WORK SESSION AGENDA
JULY 12, 2021
Board Meeting Room
Municipal Building
4:30 PM**

- **Some Planning Commission members, staff and applicants will be attending through video conferencing**
- **The Public is welcome to attend in person, via Zoom, and may also provide comments prior to the meeting:
Email – zoning@twp.patton.pa.us
Phone – 814-234-0271 (ask for the Public Works Department)**

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

**[Join Zoom Meeting Information](https://us02web.zoom.us/j/4843545752)
<https://us02web.zoom.us/j/4843545752>
Meeting ID: 484 354 5752
Call: 1 929 205 6099**

- If attending via Zoom, please indicate if you will be providing comments by placing your name and the name of the street you live on in the chat window. Indicate which agenda item you wish to address. You will be asked to provide your comment in the order in which names are entered. Comments directly entered in the chat window may not be addressed immediately and you will be asked to verbally address the Planning Commission.
- If you are calling in and would like to comment you will be asked to identify yourself and if you wish to comment so that staff may place your name on the list.
 - Comments should be kept to five minutes.
- 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.

1. **CALL TO ORDER**

Planning Commission members should consider the addition or deletion of agenda items at this time.

2. **APPROVAL OF MINUTES**

Minutes from the Patton Township Planning Commission's June 7, 2021 regular meeting and work session are included with this evening's agenda for review, potential edits, and approval.

3. **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.

4. **THE VIEW APARTMENTS – MINOR AMENDMENT PLAN**

The View Apartments are located on Toftrees Avenue. The purpose of this plan is to permit the placement of two pre-manufactured sheds, used by maintenance personnel, on the existing parking lot and request a reduction in the number of required parking spaces. The sheds sit on **12** parking spaces in the existing parking lot. Historical parking data was submitted with the plan to provide justification for the reduction in parking spaces from **497 to 485** (page 3 of the attachment).

It came to the Township's attention that the maintenance sheds were placed without going through the permitting process. Additionally, after the sheds were placed, there was a personnel change at the View. Included is a letter from the Senior Community Manager providing detailed information explaining the timeline of placement of the maintenance sheds, and how the current management team would like to work with the Township to correct the oversight and receive all the proper documentation.

The original Final Land Development Plan, "The Grove at State College", was approved in 2012.

The Manager suggests the following approach for tonight's meeting:

1. Presentation of land development plan by the developers and their design professionals
2. Planning Commission comments/questions to the developers and their design team
3. Audience comments/questions
4. Staff comments/questions
5. Final comments/questions from Planning Commissioners
6. Planning Commission considers action to conditionally approve the plan or identifies additional information required prior to taking action.

Recommendation

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

1. Completion of all items noted on each comment letter provided by staff.

The following items are included with the agenda:

1. Location Map
2. Patton Township Staff Plan Review Comments
3. Parking Analysis
4. Letter from the Senior Community Manager
5. 11" x 17" Plan Set

Actions: The Planning Commission members should receive the presentation on the land development plan from the developers and their design team. Following the presentation, the Chair should facilitate the discussion and question/answer session, and the Commission vote, in accordance with the format provided. Comments provided by Commission members will be forwarded to the Board of Supervisors for their July 21 meeting.

Next Steps: The development team should consider the questions and comments offered and incorporate them, as appropriate, into a final set of documents for consideration by the Board of Supervisors.

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

Benner Township is updating its zoning ordinance and map and has given Patton Township to an opportunity to provide comment. Benner and Patton townships share a common municipal boundary in the general area of the University Park Airport. Staff reviewed the regulations for the zoning districts adjacent to Patton Township to assess whether the proposed changes may be significant enough to potentially impact Patton Township infrastructure or shared resources such as potable water supply. The Planning Commission has previously reviewed proposed zoning ordinance changes in March of 2019 and May of 2020.

The ordinance can be accessed on the Benner Township website: <http://www.bennertownship.org/wp-content/uploads/2013/10/Benner-Township-Zoning-Ordinance-6-4-21-3.pdf> as well as the zoning map: http://www.bennertownship.org/wp-content/uploads/2013/10/BennerZoning_May2021-map.pdf

The Planning Commission members are encouraged to review the proposed ordinance and map updates and the proposed comments in the staff prepared draft comment letter. The Planning Commission should also provide any additional comments they wish to offer. All comments will be provided to the Board of Supervisors at an upcoming meeting, prior to submitting to Benner Township.

The following items are included with the agenda:

1. Cover Letter from Proposed Benner Township Zoning Ordinance
2. Draft Comment Letter to Benner Township

6. STATUS REPORT ON PENDING ITEMS

- A) Actions taken by the Patton Township Board of Supervisors at its June 16, 2021 meeting:
- 1) Phoenix Academy of Performing Arts of Pennsylvania – Preliminary/Final Land Development Plan – Conditionally Approved with Parking Waiver of 47 (3 ADA) spaces.
 - 2) Confer Farm – Replot of Tax Parcels 18-2-11D & 18-2-11C – Approved.
 - 3) Update Subdivision and Land Development Ordinance to Require Streetlights at Intersections – Public Hearing scheduled for July 21.
- B) Pending Commission Work Tasks:
- 1) Sign Ordinance Update
 - a. On-going – The Solicitor has briefed staff on potentially questionable sections. Staff is in the process of reviewing the referenced sections. Once staff is finished, it will be brought back for review of potential changes and discussion.
- C) The plan submission deadline for the August 2, 2021 Planning Commission meeting was July 2, 2021.

7. REPORTS

- A) Patton Township Housing Task Force
- 1) The June 15 meeting focused on working in three subgroups: Housing, Zoning, and Visioning. The subgroups will work with each other to discuss the current state of housing, what the Township will look like in 5-10 years, potentially draft recommendations for the Township to consider, and provide the residents with an overall understanding of the greater picture, issues facing the township, why the workforce cannot afford to live here, and more. The task force also discussed working with C-NET to produce a video for public outreach and awareness.

8. OTHER BUSINESS

9. ADJOURN

FOR YOUR INFORMATION

- A) Development Update
- B) BOS Representatives:

July 21	Sharon Collins
August 18	William Burnett
September 22	Robert Prosek
October 13	Brian Rater
November 10	Jim Payne
December 8	Jim Payne

PATTON TOWNSHIP PLANNING COMMISSION WORK SESSION

1. INCENTIVIZE/REQUIRE BICYCLE PARKING:

The Planning Commission should consider recommending required minimum bicycle parking standards in multifamily residential, commercial, and mixed-use developments in the Township to encourage bicycle use and promote connectivity to the pedestrian and bicycle network in the Township. This task is a potential recommendation in the Climate Action and Adaptation Plan that will be finished in 2021 and helps implement the current Centre Region Bike Plan.

The chart below shows the applicable regulations in the Centre Region:

Municipality	Code	Required or Incentivized	Summary
College Township	Medical Campus District - 200-27.2H(6c)	Required	Stipulates general location, not quantity
Ferguson Township	SALDO - 22-5C02: Bicycle Parking Regulations	Required (all new developments) Incentives for motor vehicle parking reductions	Short- and long-term parking specified, location, quantity (per use category), and type -- design standards (including accessibility and parking structures)
Harris Township	Village Commercial District - 12-5.5E(3)	Required	Quantity, some design specifications, accessibility
Patton Township	Mixed Use Overlay District (MXD) – 175-40.8H(5)	Required	Quantity
	Mixed Use Overlay District-2 (MXD-2) – 175-40.9I	Required	General location, design specifications, accessibility, quantity, short- and long-term
State College Borough	Planned Commercial District-3 (CP-3): Parking	Required	Quantity, general location, and accessibility stipulations (for both districts)
	General Commercial (C): Collegiate Housing Overlay	Required (Incentives for additional)	Incentive: indoor, protected bicycle parking = reduction in required max. parking by 10%

Most of the Centre Region municipalities require bicycle parking in at least one zoning district. Ferguson Township has the most robust requirements. While Ferguson Township was going through the process of adding these requirements, several documents were reviewed from the Association of Bicycle and Pedestrian Professionals (ABPB) including:

- *Essentials of Bicycle Parking: Selecting and Installing Bicycle Parking That Works* -- A guide created to discuss site planning for short- and long-term parking, installation, bike rack selection, and placement & spacing.
- *Bicycle Parking Guidelines, 2nd Edition* – A longer, more detailed document describing why bicycle parking is important, the facilities, and the policies & regulations. This guide contains best practices, an abundance of figures and examples, and other useful information.

Both documents can be found at abpb.org

In addition to the above documents, attached is a sample bicycle parking ordinance from Change Lab Solutions. This model is highly detailed and covers all the basic requirements, reductions in motor vehicle parking (incentives), bicycle parking for special events, and removal of abandoned bicycles.

At the June 7, 2021 meeting, the Planning Commission decided it would like to see bicycle parking regulated by use. Page 6 of the attached sample bike parking ordinance shows a chart breaking down bike parking by use.

Centre Regional Planning Agency Transportation Planner Trish Meek is here to provide an overview of why bike parking is important, how it works, and give examples of regulations. Following her presentation, she will answer questions and be a part of the discussion with the Planning Commission.

The following items are included with the agenda:

1. Sample Bike Parking Ordinance

Actions: The Planning Commissioners should discuss the information presented with staff, then direct staff how to proceed.

Next Steps: Staff will proceed as directed by the Planning Commission.