



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION  
REGULAR MEETING AND WORK SESSION AGENDA  
MAY 2, 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/86863316712)**  
**<https://us02web.zoom.us/j/86863316712>**

**Meeting ID: 868 6331 6712**  
**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 3; 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.

**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. APPROVAL OF MINUTES**

Minutes from the Patton Township Planning Commission's past few meetings are included with this evening's agenda for review, potential edits, and approval:

- March 14, 2022, regular meeting
- March 21, 2022, work session
- April 4, 2022, work session

**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. FERGUSON TOWNSHIP OFFICIAL MAP UPDATE**

Per Article IV, Section 402(b) of the Pennsylvania Municipalities Planning Code (MPC), Ferguson Township is giving Patton Township the opportunity to review its Official Map Update. The proposed draft Official Map is an update to the Official Map adopted on October 2, 2017.

Per the attached letter, the update of the Official Map implements goals, objectives, and policies in the 2013 Centre Region Comprehensive Plan, including but not limited to open space and transportation.

The Planning Commission first viewed this in March and had no comments. This most recent amendment includes a minor update to the Musser Gap Trail as being designated as a Proposed Bicycle Facility. Staff finds that this change will not impact Patton Township and is in accordance with the 2017 Centre Region Bike Plan.

The following items are included with the agenda:

1. Ferguson Official Map Update - Letter to Patton
2. Ferguson Official Map2022

Actions: The Planning Commission members should discuss the Ferguson Official Map update and provide any comments they would like forwarded to the

Patton Township Board of Supervisors, the Chair should facilitate the discussion and question/answer session, and the Commission vote, in accordance with the format provided.

Next Steps: Any comments provided by Commission members will be forwarded to the Board of Supervisors for its May 11 meeting.

**5. STATUS REPORT ON PENDING ITEMS**

- A) Actions taken by the Patton Township Board of Supervisors at its March 23, 2022, meeting:
- 1) Subdivision of Tax Parcel 18-002-003 & Tax Parcel 18-004-001A – Final Subdivision Plan -- Conditionally Approved
  - 2) Mount Nittany Health Outpatient Center – Final Land Development Plan -- Conditionally Approved
  - 3) Chick-Fil-A – Land Development Plan -- Conditionally Approved
- B) Pending Commission Work Tasks:
- 1) Sign Ordinance Update
    - a. On-going – The Solicitor is involved and is in the process of reviewing the ordinance. Once the review is complete, it will be brought back for review of potential changes and discussion. – *no update*
- C) The plan submission deadline for the May 2, 2022, Planning Commission meeting was April 1, 2022.

**6. REPORTS**

A) Patton Township Housing Task Force – Core Group

The group is meeting on a quarterly basis and had its first meeting of 2022 on Tuesday, March 15. The group discussed its two primary objectives: research to support the Planning Commission while it works through the recommendations in the 2021 report and community outreach and awareness. The group also discussed the flow of recommendations that will be worked through the Planning Commission and ways in which it can research, attend meetings, and reach the other Township residents.

Since the March meeting, the group has been discussing comparable college communities and how they are addressing housing challenges. Additionally, there have been discussions around ways to involve the business community and brainstorming new C-NET videos. The next official meeting will be in May.

Reminder: The three C-NET videos created in the fall of 2021 are available on the [Housing Task Force page](#) of the Patton Township website.

B) Centre County Solutions Based Housing Study

The Planner has been working with the Centre County Department of Planning and Community Development Office and its consultant on an update to the 2005 housing needs assessment. There were eight stakeholder sessions held the week of March 21. The consultant team plans to conduct additional sessions specifically to reach stakeholders that were not able to make the original meetings. The consultant team is anticipated to present its findings from the stakeholder sessions in the next few weeks.

With this study, the hope is to generate reasonable recommendations to ease the housing affordability problem throughout the County. The project is expected to be completed by the end of 2022.

**7. OTHER BUSINESS**

A) Matter of Record: Planning Commission Training

The CRPA is conducting training for the six Centre Region municipal Planning Commissions to refresh knowledge for existing members and aid newly appointed representatives. There will be five sessions expected to last one hour each held during regularly scheduled Planning Commission meetings in the Region. The meetings are anticipated to be hybrid with a virtual option via Zoom. **The first session will be at the May 16th Harris Township Planning Commission meeting covering an overview and introduction to planning.** Registration for each session will come from CRPA administrator Marcella Hoffman. The flyer is attached for additional information.

**8. ADJOURN**

**FOR YOUR INFORMATION**

A) Development Update

B) BOS Representatives:

May 11	Robert Prosek
June 15	Rich Schmidt
July 20	Rich Schmidt
August 17	Robert Prosek
September 14	Brian Rater
October 12	William Burnett
November 9	Brian Rater
December 14	Ellen Foreman

**PATTON TOWNSHIP PLANNING COMMISSION WORK SESSION**

**1. REGULATIONS TO PERMIT ADUs**

The [2021 Patton Township Housing Task Force Report](#) recommends that the Township adopt regulations to permit Accessory Dwelling Units (ADU). ADUs are an additional dwelling unit on a property that is subordinate to the primary dwelling unit. In addition to the report, the task force created three C-NET videos in the fall of 2021 to begin community outreach. The videos inform residents on how to get involved in discussions about housing in the Township, what is attainable housing, and why the housing conversation is important. All three videos are available on the [Housing Task Force page](#) of the Patton Township website.

Several neighboring Centre Region municipalities permit ADUs which provides additional housing options and opportunities for both homeowners and renters. As assessing regulations in neighboring municipalities is a good way to evaluate successes and challenges, staff reached out to municipal staff at College, Ferguson, and Harris Townships to understand how their regulations are working and if there have been issues with ADUs in their communities. To date, none of the three municipalities have had issues with ADUs.

The Planning Commission (PC) has discussed ADUs for the last several work sessions. Attachment WS1.1 provides a progress outline for discussion and potentially developing ADU regulations. The full descriptions from AARP's [The ABCs of ADUs A guide to Accessory Dwelling Units and how they expand housing options for people of all ages](#) (pg. 15) that accompany the progress outline is attached as WS1.2.

A survey was sent to the PC members on April 14 to help staff gauge how to proceed with providing information for this work session. The results of the survey are attached (WS1.3), and the five issues listed in the survey will be the focus of tonight's discussion. Each of the five issues have a brief description, information on how College, Ferguson, and Harris regulate each, the survey results, and a point of discussion.

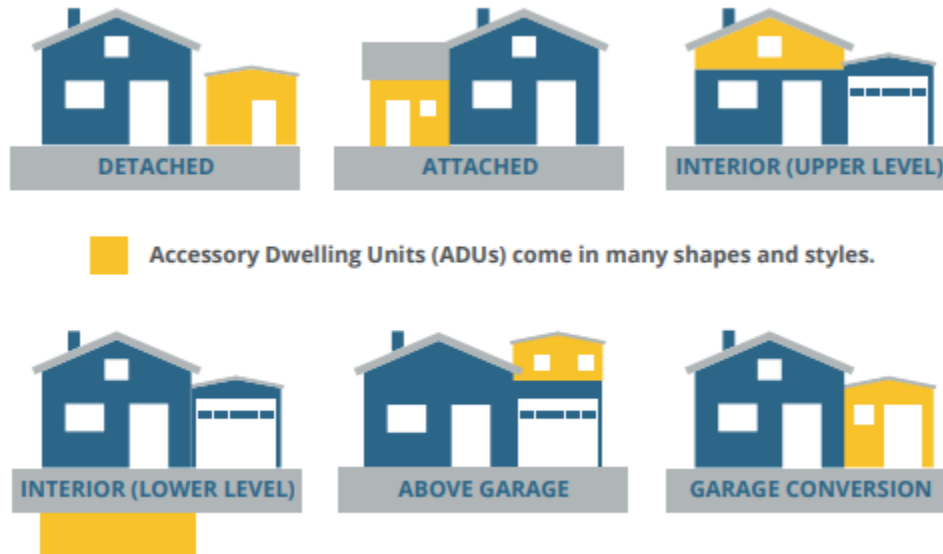
There is an ADU FAQ attached as item WS1.4 to help provide additional information and guidance.

A couple reminders for tonight's discussion: if the Township changes no other existing regulations, each lot will be required to meet all regulations to fit an ADU regardless of where in the Township the PC recommends permitting them. In some neighborhoods, with active Homeowners Associations (HOA), ADUs may not be permitted or may be restricted by their HOA covenants. The Township does not enforce HOA regulations, so it would be up to individual property owners to confirm what is permitted by their Association.

Staff recommends that the Planning Commission discuss each of the five issues outlined in the order they are presented in the agenda. If the Commission is unable to reach consensus on an issue, Staff should be informed of any additional information that will be needed for future discussions.

**1. Configuration -- Types: Attached, Detached**

ADUs could be created within a dwelling unit, though an addition, or in a separate structure on a property. The image below illustrates the just some of the examples of how an ADU can be created.



Accessory Dwelling Units (ADUs) come in many shapes and styles.

College Township allows either detached or attached ADUs in residential districts. Only attached ADUs are permitted in commercial districts.

Ferguson Township allows either detached or attached ADUs in one residential district, Traditional Town Development (TTD); They allow attached ADUs as part of commercial building in Village (V), General Commercial (C), Office Commercial (OC) districts.

Harris Township requires ADUs to be attached to a dwelling (all districts) or commercial structure (in limited districts).

**Survey Results and Discussion:** There survey results are inconclusive as to how which ADU configurations to permit. The Planning Commission should discuss where ADUs, if permitted, would need to be located in relation to other uses/structures on a property. What is the justification? What additional information is needed to decide?

**2. Eligibility: Where could ADUs be developed?**

ADUs could theoretically be permitted in any zoning district, however most municipalities restrict these uses to properties with a single-family dwelling unit or commercial properties.

The Zoning Map can be found on the [Township](#) and [CRPA](#) websites. The CRPA map shows zoning for all six Centre Region municipalities, allowing the Commission to view where College, Ferguson, and Harris permit ADUs.

College Township permits an ADU with any single-family dwelling regardless of zoning district. Also permitted in commercial buildings in the Village (V), General Commercial (C1), and Office Commercial (C2) districts. One dwelling is allowed per commercial tenant.

Ferguson Township permits one ADU with any single-family dwelling in Terraced Streetscape (TTD - residential). They are also permitted in commercial buildings in Village (V), General Commercial (C), Office Commercial (OC) districts.

Harris Township permits one ADU with any single-family dwelling regardless of zoning district. One ADU is permitted in commercial buildings in the Village district. Multiple ADUs are permitted in commercial structures in the Village Commercial District, dependent upon non-residential square footage.

**Survey Results and Discussion:** The survey results point to regulating where ADUs could be permitted by zoning district. Planning Commission should discuss in which zoning districts ADUs should be permitted. The Commission should provide feedback to Staff if additional information is needed for this discussion.

**3. Design Standards: Size:**

The minimum size of an ADU would be determined by building code, per the Centre Region Code Agency (CRCA).

The maximum size of an ADU would be established by the Township's Zoning regulations.

College Township: cannot exceed 25% of the finished gross living area of the principal dwelling (residential).

Ferguson Township maximum first floor area of a detached ADU cannot exceed 600 sq ft (maximum of 800 sq ft) in the TTD (residential).

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

**Survey Results and Discussion:** The survey results indicate an ADU should have a maximum size. The Planning Commission should discuss an acceptable threshold for a maximum square footage (such as 1,000 sq ft.). Alternatively, maximum size could be a percentage of the primary dwelling, or a combination of square feet and percentage.

**4. Parking:**

Attachment WS1.6 shows zoning regulations for the residential zoning districts in the Township. Included in the charts are minimum lot size, maximum lot coverage, setbacks, maximum height, and required off-street parking. The standard amount of parking required for each dwelling is two spaces. Neighboring municipalities typically require additional parking for an ADU.

College Township requires one off-street vehicle parking space for an ADU.

*Ferguson Township does not have a special parking requirement for ADUs.*

Harris Township requires 2 off-street parking spaces for an ADU.

**Survey Results and Discussion:** The survey results indicate one required parking space for an ADU could be acceptable. The Planning Commission could consider requiring a minimum of one parking space per unit, with an additional space required for each bedroom for 2 or more-bedroom units.

**5. Quantity:**

The PC began discussing how many ADUs could be permitted on each property. Before this issue could be addressed, the Commission indicated that potential locations for ADUs should be determined first. If the PC has reached consensus on where ADUs could be permitted, they should revisit how many ADUs should be permitted on each property.

College Township allows one ADU per residential lot. In commercial districts, buildings with multiple commercial tenants allows one dwelling unit per tenant space.

Ferguson Township allows one ADU per lot in TTD and V. Commercial buildings in OC and C districts could have multiple (additional stipulations).

Harris Township allows one per lot, except in the Village Commercial district, where one accessory dwelling unit is permitted for every 2,000 square feet of nonresidential floor area

**Survey Results and Discussion:** The survey results show one ADU per lot is preferred. Based on the “where” discussion, the Planning Commission should discuss if there are any places where more than one ADU could be permitted.

**The following items are included with the agenda:**

1. Progress Outline for ADU Regulations
2. AARP ADU ABCs (pg. 15)
3. PC ADU Survey Results
4. ADU FAQs
5. Park Forest et al Rental Properties map
6. District Matrix

**Actions:** The Planning Commissioners should discuss the issues outlined above, determine where consensus exists, and provide feedback to Staff on additional information required for any issues that remain unresolved.

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