



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803

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**PLANNING COMMISSION
REGULAR MEETING AND WORK SESSION AGENDA
OCTOBER 4, 2021
4:30 PM**

PLEASE NOTE: This meeting will be a hybrid, combining in-person and tele-conferencing

The Public is welcome to attend via Zoom, but 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/81625811959>
Meeting ID: 816 2581 1959
Call: 1 929 205 6099

- If you are not a Planning Commission member or a Patton Township staff member, we request that you turn off your video. If you are an applicant or presenter, please wait to be recognized by the Chair or staff to turn on your video and 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.

1. CALL TO ORDER

The Planning Commission Chair will call the meeting to order.

a. Additions to the Posted Agenda

The Board of Supervisor has adopted the following procedures for adding items to a posted agenda:

The agenda for the Patton Township Planning Commission is typically published on the Thursday prior to the Monday meeting. If there is an Updated Agenda, it shall be distributed at least 24 hours prior to the meeting. The Updated Agenda shall be considered the “posted” agenda in accordance with Act 65 of 2021.

At the meeting, the Chair may announce and/or ask the other members for the addition of agenda items that constitute Emergency Business or are considered de minimas in nature and do not involve the expenditure of funds or entering into a contract or agreement. The Chair shall determine if the items do constitute Emergency Business or are considered de minimas in nature and will determine the placement of each such added item within the meeting agenda.

Any member wishing to add an item to the agenda that is not Emergency Business and not considered de minimas in nature shall ask for recognition by the Chair and shall make a motion to add an item, including stating the nature of the item and reason for changing the agenda. If the motion is seconded, the Chair shall oversee discussion and a vote on the motion to add the item. If the motion is approved by a majority vote of the individuals present and voting, the item shall be added to the agenda. The Chair shall determine the placement of the added item within the meeting agenda.

The following items are included with the agenda:

1. 2021-08-30 Act 65 Agenda Posting Memo

2. APPROVAL OF MINUTES

Minutes from the Patton Township Planning Commission’s July 12, 2021 regular meeting and September 13, 2021 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. **REVIEW FOR SPECIAL EXCEPTION TO SIGN REGULATIONS: PATTON CROSSING -- DEVELOPMENT SIGN**

1752 N. Atherton St. Associate, LP has submitted this Development Sign Approval Plan to install a sign at the Patton Crossing entrance located at the intersection of North Atherton Street and Woodycrest Street. The Patton Crossing Master Plan was approved in the fall of 2019. The first phase land development plan, the Aldi grocery store, was approved in the spring of 2020.

The purpose of this plan is to obtain special exception approval for the proposed sign at the main entrance to the development. The design and coloring will conform to the proposed motif of future signage in the development, as required by the master planning process. The proposed sign exceeds the permitted 25 square feet for Shopping Center Signs (See Section 140-21 of the Patton Code). It is not one of the specifically prohibited signs and it meets all the other criteria (illumination, content, height) for allowable signs.

Chapter 140 of the Patton Code covers regulations for signage in the Township. Under limited circumstances, applicants may request a Special Exception to the sign regulations "to allow certain provisions of this chapter to be modified where such modification will encourage excellence in the planning and design of signs." The Planning Commission is the designated body to review the application for special exception in accordance with the criteria included in Section 140-24:

The Planning Commission may recommend a special exception, provided that all of the following findings are made where relevant in a given case:

[1] The sign material, design or construction should be nonstandard. Signs of substantially the same material, design or construction as existing signs in the Township or commonly used signs for a multisite business interest do not demonstrate excellence in design.

[2] The sign shall include some unique element or elements, other than the written message, related to the use, or the sign shall provide a visual tie to other features on the site, or the sign shall convey additional information.

[3] Evidence must be provided demonstrating that the sign has been integrated into the site or building design in the design phase of the project. "Excellence in planning" is demonstrated by linking site, architectural, and signage elements together early in the process.

[4] It must be demonstrated that due to the unique elements of the sign it is not possible to comply with all aspects of the Sign Ordinance, or it must be demonstrated that there is a compelling reason related to other design features on the site that lead to a design outside the Sign Ordinance, and it must be demonstrated that the requested special exception represents the minimum deviation that will afford relief and will represent the least modification possible of the regulation in issue.

If the Planning Commission finds the sign meets above criteria, where relevant in a given case, for a Special Exception, the matter will then be reviewed by the Township's Zoning Hearing Board who shall "determine that the Planning Commission has correctly applied

the express criteria stated in § 140-24C(5) and may attach such reasonable conditions and safeguards it may deem necessary.”

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

1. Presentation of the sign approval 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 approve the special exception or identifies additional information required prior to taking action.

The following items are included with the agenda:

1. Letter: Special Exception Request for Site Signage
2. 11” x 17” Plan Set

Actions: The Planning Commission members should receive the presentation of the sign approval plan from the developers and their design professionals. Following the presentation, the Chair should facilitate the discussion and question/answer session, and the Commission vote, in accordance with the format provided.

Next Steps: The Planning Commission should consider action to approve the special exception or identify additional information required prior to taking action.

5. STATUS REPORT ON PENDING ITEMS

A) Actions taken by the Patton Township Board of Supervisors at its September 22, 2021 meeting:

- 1) *No Planning or Zoning items*

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.

C) The plan submission deadline for the November 1, 2021 Planning Commission meeting was October 1, 2021.

6. REPORTS

A) Patton Township Housing Task Force

At the September 21, 2021 meeting the group worked on the report to be presented to the Board of Supervisors on October 27, 2021. To kick-off the community outreach the group worked with CNET to create three videos inviting the public to their attainable housing research:

1. Video 1 (1:21) -- How: How has Patton Township been researching housing? How can you get involved? Click [here](#) to watch.
2. Video 2 (2:41) -- What: What do we mean by attainable housing? What is the challenge? Click [here](#) to watch.
3. Video 3 (2:22) -- Why: Why is the housing conversation important? Click [here](#) to watch.
4. Merged video (5:22) -- compilation of all three videos [here](#).

The videos are also available on the Housing Task Force section of the Patton Township website.

7. OTHER BUSINESS

8. ADJOURN

FOR YOUR INFORMATION

A) Development Update

B) BOS Representatives:

October 13	Brian Rater
November 10	Jim Payne
December 8	Jim Payne

PATTON TOWNSHIP PLANNING COMMISSION WORK SESSION

1. BICYCLE PARKING

The Planning Commission has been discussing 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. At the June 7, 2021 meeting, the Planning Commission decided it would like to see bicycle parking required by use. The Planning Commission also reviewed the bicycle regulations for the other five Centre Region municipalities.

At the July 12, 2021 meeting, Centre Regional Planning Agency Transportation Planner Trish Meek provided an overview of why bike parking is important, how it works, and gave examples of regulations.

At the September 13, 2021 meeting the Planning Commission discussed the importance of bike facility infrastructure to incoming residents, the need for bike infrastructure to

access bike parking, bike parking at Gray's Woods elementary, and the cost to developers. Staff has attached the following information:

- Centre Region Bicycle Facilities Summer 2021
- Patton Township Parks and Bicycle/Pedestrian Path Plan Existing & Proposed Facilities
- Patton Township Parks and Bicycle/Pedestrian Path Plan Table 1.2 Patton Township Park and Bicycle/Pedestrian Path Inventory
- Patton Township Parks and Bicycle/Pedestrian Path Plan Conclusions and Recommendations
- Link to entire plan: [Patton Township Parks and Bicycle/Pedestrian Path Plan adopted in October 2020.](#)

Attached is a bike parking handout from the city of Pittsburgh, which is an urban area with street bike parking, but there is information that the Planning Commission can consider as we discuss the particulars of the ordinance language:

- *For clarification:* Protected and unprotected bike parking spaces = long-term and short-term
- Examples of commonly asked questions about bike parking
- Types of recommended bicycle racks and types not permitted
- Bike parking space requirements

The Planning Commission needs to discuss the following items contained in the draft language:

- Patton Township Zoning ordinance contains the following definitions:
 - Bicycle Parking Space
 - Bicycle Parking Space, Sheltered – *Recommend removal of this definition and amending Bicycle Parking, Long-Term*
 - Bicycle Parking, Long-Term – *Recommend adding “and is fully protected from the weather” to current definition*
 - Bicycle Parking, Short-Term
 - Bicycle Rack
 - Private Garage
- We recommend adding the following definitions as written in the draft:
 - Bike Locker
 - In-Street Bicycle Parking
 - We need feedback if some words need to be defined such as “parking facility”
- The model Change Lab ordinance calls for formulas to determine short and long-term parking. After reviewing the other BFC bike parking ordinances, some use a single formula to calculate the total number of bicycle parking spaces and then a percentage of the total for short and long-term. We believe this is an easier and clearer way to calculate spaces.
- A per bedroom bike parking calculation was used for multi-family buildings, as opposed to per unit. Using a per bedroom calculation is a more adequate indicator

to number of bike parking spaces needed. Current multi-family building development trends points to increase in number of bedrooms per unit.

- A minimum of 4 bike parking spaces per use is proposed. To effectively encourage bicycle use, riders need to be confident there will be a safe and secure place to store their bike when they arrive.
- Bike parking will be required whenever a land development plan is submitted, including for expansion and/or redevelopment of a site.
- As vehicular parking regulations are in the Subdivision and Land Development Ordinance (SALDO), staff recommends bike parking regulations be added to the SALDO.

After the Planning Commission has worked through the above, the bike parking space calculations for each use and ways to incentivize bike parking should be discussed.

The following items are included with the agenda:

1. Centre Region Bicycle Facilities Summer 2021
2. Patton Township Parks and Bicycle/Pedestrian Path Plan Existing & Proposed Facilities
3. Patton Township Parks and Bicycle/Pedestrian Path Plan Table 1.2 Patton Township Park and Bicycle/Pedestrian Path Inventory
4. Patton Township Parks and Bicycle/Pedestrian Path Plan Conclusions and Recommendations
5. Pittsburgh Bike Parking Handout
6. Draft Bike Parking Ordinance Language 09/30/2021

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.