



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803
PHONE: 814/234-0271 — FAX: 814/238-7790
EMAIL: zoning@twp.patton.pa.us — WEB SITE: <http://twp.patton.pa.us>

Zoning Hearing Board

**October 20, 2021
Board Meeting Room
Municipal Building
3:00 PM**

PLEASE NOTE:

- **This will be a hybrid meeting - some participants will be attending through video conferencing**
- The Public is welcome to attend, but may also provide comments by email – zoning@twp.patton.pa.us (2 business days prior to the meeting)
Phone – 814-234-0271 (before meeting – ask for the Public Works Department)

Join Zoom Meeting
<https://us02web.zoom.us/j/4843545752>
Meeting ID: 484 354 5752
Call: 1 929 205 6099

1) CALL TO ORDER

The Zoning Hearing Board Chair will call the meeting to order.

a. Additions to the Posted Agenda

The Board of Supervisors have adopted the following procedures for addition items to a posted agenda:

The agenda for the Patton Township Zoning Hearing Board is typically published on the Friday prior to the Wednesday meeting. If there is an Updated Agenda, it shall be distributed at least 24 hours prior to them 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 vote on the motion to add the item. If the motion is approved by the 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 Zoning Hearing Board's October 7, 2021 meeting are included for review, potential edits, and approval.

3) **VARIANCE REQUEST FROM DAVID B. CONSIGLIO, ESQUIRE**

Mr. David B. Consiglio, Esquire, counsel for Laret Sign Works, LLC for Wegmans Food Markets, requests a variance from the limit on sign area under sections 140-10 and 140-13 Sign Ordinance for the property located at 345 Colonnade Boulevard.

At the October 7, 2021 meeting, a request from Mr. Consiglio was received to have the Zoning Hearing Board re-open the record to allow Wegmans to present a smaller version of its proposed sign.

Upon review of the revised proposed sign, Patton Township staff finds that the proposed sign is still larger than Chapter 140 – Signs will permit.

The following items are included with the agenda:

- 1) Location Map
- 2) Copy of Chapter 140 Signs with perinate sections highlighted.
- 3) Request to re-open the record; dated October 7, 2021
- 4) Wegman's proposed sign layout drawings
- 5) Graphic depiction of sign area calculation.

4) **SPECIAL EXCEPTION REQUEST FROM PENN TERRA ENGINEER – PROPOSED DEVELOPMENT SIGN AT THE PATTON CROSSING DEVELOPMENT – 1752 NORTH ATHERTON STREET**

On October 4, 2021, the Patton Township Planning Commission reviewed a request from 1752 North Atherton Street Associates, LP for a Special Exception for their proposed development sign located at the Patton Crossing development property at 1752 North Atherton Street.

The proposed sign exceeds the permitted 25 square feet for Shopping Center Signs (Chapter 140-21). 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 Township 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 (Section 140-24.A).”

The Patton Township Planning Commission approved the Special Exception of the proposed development sign with a 5-2 vote.

For Your Information: Prior to 2019, special exception requests were heard by the Sign Review Board (SRB). Due to the rarity of special exception requests the Board of Supervisors disbanded the SRB in 2019 and assigned it's functions to the Planning Commission.

The Patton Township Code Section 140-24C(3) dictates that the Special Exception request then be reviewed by the Zoning Hearing Board who:

“ ... shall determine that the Planning Commission has correctly applied the express criteria stated in § 140-24C(2) and may attach such reasonable conditions and safeguards it may deem necessary.”

The following is a direct link for the discussion at the October 4, 2021 Planning Commission meeting.

<https://videoplayer.telvue.com/player/GNduNoua2rBThhw6N4PRP9OCSPf6B2ru/media/672698/chapter/135759?fullscreen=false&showtabssearch=true&autostart=false>

The following items are included with the agenda:

- 1) Location Map
- 2) Special Exception Request and drawing details from Penn Terra Engineering
- 3) Copy of Chapter 140, Signs from the Patton Township Code

5) **ADJOURN**