

**ATTENDANCE**

Planning Commission

Brian Rater, Chair (in person)  
Richard Schmidt, Vice-Chair  
Harry McAllister, Secretary  
William Burnett, Alt. Secretary  
Jim Payne  
Sharon Collins  
Robert Prosek

Township Staff

Douglas Erickson, Township Manager (in person)  
Stephen Casson, Township Engineer/Dir. Public Works  
Ken Soder, Zoning Officer  
Nicole Pollock, CRPA

Audience

C-NET (in person)  
Trish Meek, Centre Regional Planning Agency  
Mark Haefner, Stahl Sheaffer Engineering  
Dana Donofrio

***\*\*Meeting was hybrid\*\****

**1. CALL TO ORDER – REGULAR MEETING**

The July 12, 2021 regular meeting was called to order at 4:30 PM by Chair, Mr. Brian Rater.

**2. ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

**3. APPROVAL OF MINUTES**

Meeting minutes from the June 7, 2021 Regular Meeting and Work Session were brought before the Planning Commission for approval.

Mr. Jim Payne noted a minor correction of noting the vote count on Item 7 – Confer Farm, needed to be corrected to 5-0.

Mr. Harry McAllister made a motion to approve the meeting minutes as submitted. The motion was seconded by Mr. Jim Payne. The motion passed with a vote of 7-0.

**4. PUBLIC COMMENTS**

There were no public comments at this point in the meeting.

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

Ms. Nicole Pollock noted the View Apartments are located on Toftrees Avenue. The purpose of the plan is to permit the placement of two pre-manufactured sheds, to be used by maintenance personnel, on the existing parking lot and request a reduction in the number of required parking spaces. The sheds will sit on 12 parking spaces in the existing parking lot. Historical parking data was submitted with the plan to provide justification for the request to reduce the parking space total from 497 to 485.

6. **THE VIEW APARTMENTS – MINOR AMENDMENT PLAN (cont.)**

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

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

1. Completion of all items noted on the Staff marked up comment letter.

Mark Haefner, Stahl Sheaffer Engineering, and The View Senior Community Manager, Dana Donofrio, were present to address the Planning Commission.

Mr. William Burnett wanted to see where the fire hydrants are located on the site. Ms. Pollock reviewed the locations of the fire hydrants. Mr. Burnett is concerned that the sheds may interfere with emergency vehicles accessing the site.

Mr. Jim Payne noted that the one shed with the ramp interferes with travel. Ms. Dana Donofrio noted that the ramp can be removed.

Mr. Harry McAllister asked if there was a plan to create permanent structure to match the existing architecture. Ms. Donofrio noted that the sheds were going to be the permanent structure.

Mr. Burnett asked for Township Staff to contact Mr. Steve Bair, Alpha Fire Company, to review the plan.

Ms. Sharon Collins made a motion to conditionally approve The View Apartments – Minor Amendment Plan upon completion of all items noted on the Staff marked up comment letter, a condition that the Township Staff will work with Owner regarding the ramps to make sure that they are either removed or they are not hindering traffic, a condition that the Director of the Alpha Fire Company review the plan, and a condition that the Owner agrees that if parking spaces are needed, The View will need to relocate equipment that is parked outside of the sheds. The motion was seconded by Mr. Richard Schmidt. The motion passed with a vote of 7-0.

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

Ms. Nicole Pollock noted that Benner Township is updating its zoning ordinance and map and has given Patton Township 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 2019 and May 2020.

The Planning Commission had no comments regarding Benner Township’s Zoning Ordinance Update.

**8. STATUS ON PENDING ITEMS**

Mr. Nicole Pollock gave an overview of pending items. There were no comments from the Planning Commission on the pending work task items.

**9. REPORTS**

The Patton Township Housing Task Force met on June 15, 2021. The 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.

**10. OTHER BUSINESS**

There was no other business brought before the Planning Commission.

**11. ADJOURN – REGULAR MEETING**

The regular meeting was adjourned at 4:57 PM.

1. **CALL TO ORDER – WORK SESSION MEETING**

The July 12, 2021 work session meeting was called to order at 4:57 PM by Chair, Mr. Brian Rater.

2. **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.

A review of the regulations of the Centre Region municipalities was conducted. Below is a chart of applicable regulations.

Municipality	Code	Required or Incentivized	Summary
<b>College Township</b>	Medical Campus District - <a href="#">200-27.2H(6c)</a>	Required	Stipulates general location, not quantity
<b>Ferguson Township</b>	SALDO - <a href="#">22-5C02: Bicycle Parking Regulations</a>	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)
<b>Harris Township</b>	Village Commercial District - <a href="#">12-5.5E(3)</a>	Required	Quantity, some design specifications, accessibility
<b>Patton Township</b>	Mixed Use Overlay District (MXD) – <a href="#">175-40.8H(5)</a>  Mixed Use Overlay District-2 (MXD-2) – <a href="#">175-40.9I</a>	Required  Required	Quantity  General location, design specifications, accessibility, quantity, short- and long-term
<b>State College Borough</b>	Planned Commercial District-3 (CP-3): <a href="#">Parking</a>  General Commercial (C): <a href="#">Collegiate Housing Overlay</a>	Required  Required (Incentives for additional)	Quantity, general location, and accessibility stipulations (for both districts)  Incentive: indoor, protected bicycle parking = reduction in required max. parking by 10%

2. **INCENTIVIZE/REQUIRE BICYCLE PARKING (cont.)**

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, 2<sup>nd</sup> 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](http://abpb.org)

At the June 7, 2021 meeting, the Planning Commission decided it would like to see bicycle parking regulated by use.

Ms. Trish Meek, Centre Regional Planning Agency Transportation Planner, provided an overview of why bike parking is important, how it works, and give examples of regulations.

Mr. Brian Rater asked Ms. Meek and Ms. Pollock to start drafting an ordinance for review.

Ms. Sharon Collins asked if the ordinance would be for new construction. Mr. Erickson confirmed that it would be for plans submitted.

3. **ADJOURN –WORK SESSION MEETING**

The work session meeting was adjourned at 5:27 PM.