

**FERGUSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MONDAY, APRIL 9, 2018
6:00 PM**

I. ATTENDANCE

The Planning Commission held its 1st regular meeting of the month on Monday, April 9, 2018 at the Ferguson Township Municipal Building. In attendance were:

Commission:

Lisa Strickland, Chairperson,
Bill Keough, Vice Chairperson
Ralph Wheland
Marc McMaster
Rob Crassweller
Eric Scott
Cristin Mitchell
Jeremie Thompson, alternate

Staff:

Ray Stolinas, Director of Planning & Zoning
Lindsay Schoch, Community Planner, absent
Jeff Ressler, Zoning Administrator, absent

Others in attendance were: Marcella Bell, Recording Secretary; Justin Mandel, Harner Farm Rezoning; Michelle Spiering, Harner Farm Rezoning; Wes Glebe, Harner Farm Rezoning; and Jeff Stang, Harner Farm Rezoning

II. CALL TO ORDER

Ms. Strickland called the meeting to order at 6:03 p.m.

III. CITIZEN INPUT

There was no input.

IV. REZONING REQUEST—2191 WEST WHITEHALL ROAD, HARNER FARMS

Due to his relationship with this agenda item, Mr. McMaster removed himself from the discussion, sat in the audience, and abstained from any recommendations.

Mr. Stolinas stated that the Ferguson Township Department of Planning & Zoning received a copy of the Rezoning Application and Rezoning Request Map from Aspen Whitehall Partners, LLC, on behalf of Danny R. and Pamela M. Harner and Thompson P. Harner and Nancy P. Harner on March 20, 2018. The application and map request involves tax parcel 24-004-,067-,0000- of 71.9 acres, currently zoned RA (Rural Agricultural). Aspen Whitehall Partners submitted a similar request on May 10, 2017, however, at the public hearing held on September 18, 2017, the Board of Supervisors made a motion to approve the rezoning request, but it failed to carry 1 - 4.

The Rezoning Request Map, as resubmitted, illustrates a change from RA (Rural Agricultural) to Commercial (C) (27.3 ac.) and Single-Family Residential (R-1) (44.1 ac.). The current application differs from the original submitted in 2017 as the applicant removed the request for Two-Family Residential (R-2), reduced the size of the area designated General Commercial (C), and illustrated a projected street design for the development at the intersection of Cato Avenue.

The Harner Farm property abuts the following zoning district designations: General Commercial (C) to the east, Two-Family Residential (R2) to the north (Golden Orchard Estates), Single-Family Residential (R1) to the west (Corl Acres), Light Industry, Research and Development (IRD) to the northeast, and Rural Agriculture (RA) to the south.

Upon further inspection of environmental features, the property contains the following soil groups, Hublersburg silt loam (HuA, HuB), Hagerstown silt loam (HaA, HaB) and Opequaon-Hagerstown complex (OhB). No Floodway/Floodplain or wetlands are associated with the property based on examination of Township GIS Map layers. The Ferguson Township Agricultural Security Area list of property owners currently includes Tax Parcel 24-004-,067-,0000- as part of the Township Agricultural Security Area, however, not a purchased Agricultural Easement. Lastly, the property is identified on the 2013 Centre Region Comprehensive Plan, Future Land Use Map of Ferguson Township as a "Mixed Use" land use category.

Mr. Stolinis explained that staff is still working on revising the Land Use Analysis and will present it to the Planning Commission at its April 23, 2018 meeting. Mr. Stolinis stated that staff sent out the proposed rezoning application to Centre County Planning, the University Area Joint Authority (UAJA), the State College Borough Water Authority (SCBWA), the Centre Regional Planning Agency (CRPA), the Township Solicitor, and the State College Area School District (SCASD) to receive input on the proposed changes. Their comments and concerns will be incorporated into the analysis where applicable. Staff will also recalculate the need for General Commercial Zoning District (C) and Single-Family Residential (R1) as a part of the analysis.

There was a lengthy discussion regarding the proposed rezoning application. The main points of concern were with lighting, traffic, and a better understanding of what type of commercial development would be in the commercially zoned area.

Mr. Keough expressed concern for the residentially zoned area. He stated that in the previous rezoning application, Two-Family Residential (R2) was designated as a portion of the rezoning. Since then, it has been removed. Mr. Mandel stated that he received several negative comments from residents who were concerned about the proximity of the existing residents' homes in relation to the proposed R2 designation. They felt that there was too short of a distance between their backyard and the boundary of the Harner Farm Property. Mr. Keough felt that the R2 designation was needed for density purposes and to help with the shortage of housing. He stated that he is concerned that with the omission of R2 designation, the price of R1 housing will go up, therefore making the housing not affordable. Mr. Mandel explained that there was a similar conversation during the previous rezoning application during a Board of Supervisors meeting. A duplex or townhome unit doesn't fit the workforce or affordable housing definition and didn't seem to be an appropriate product for this application. He explained that there is an opportunity to develop apartments over commercial and retail buildings, which are more cost effective.

In response to a question from Ms. Mitchell, Mr. Mandel stated that as a part of community engagement, he held several public meetings to receive input on the proposed rezoning and any changes the residents would like to see. He also stated that there are several residents attending the meeting tonight who might like to speak about the meetings he held. One gentleman who lives behind the Harner Farm property spoke to his concerns about stormwater runoff when the area is developed. He explained that the Township did install some stormwater management mitigations, however, there is still some minor flooding in his yard as well as his neighbor's yard. He would like the developer and the Planning Commission to keep this issue in mind as the proposed rezoning and future development moves forward. Ms. Michelle Spiering who lives adjacent to the proposed rezoning in Good Hope Farms stated that she is happy to see less commercial. She spoke to Mr. Keough's concerns about the removal of the R2 designation and stated that she was not against the removal of the R2 designations—she was concerned about how close the properties would be to her property. She didn't want the houses to be so close that she could look into their living rooms.

Ms. Strickland expressed concern for the remaining 34 acres of the Harner Farm Property that is remaining Rural Agriculture (RA). Mr. Mandel stated that the portion of the Harner Farm property she is referring to is outside of the growth boundary.

Staff will provide the Land Use Analysis at the next Planning Commission meeting on April 23, 2018.

V. CONSENT AGENDA

There was no consent agenda.

VI. PLANNING DIRECTOR'S REPORT

Mr. Stolas reviewed his report. On March 26, 2018, the Planning & Zoning Director and Zoning Administrator met with Connie Passmore, Dr. Deborah Smart, and Dr. Renee Calvert regarding the Centre Animal Hospital at 1518 West College Avenue and a possible expansion of the facility. The property is designated as Terraced Streetscape District (TSD).

On March 29, 2018, the Planning & Zoning Director, Township Executive Assistance and Chief of Police interviewed candidates for the Ordinance Enforcement Officer (OEO) position. Serina Weaver has been hired as the new OEO and take over the position from Lori Sowash who is leaving April 13, 2018. Also on March 29, 2018, the Zoning Administrator attended a hearing at the Magisterial District Justice 49-2-01, Judge Casey McClain, in regard to a violation of Abandon/Nuisance Vehicles at 2467 Saratoga Drive.

On April 2, 2018, the Community Planner attended the joint meeting of the Transportation/Land Use Committee and Centre Regional Planning Commission.

On April 5, 2018, the Planning & Zoning staff met with the Agricultural Ad Hoc Committee to discuss the proposed revisions to the Rural Agricultural, Rural Residential and Agricultural Research zoning districts and collect general comment on the proposed ordinance changes.

Upcoming Public Hearings and BOS Tentative Discussion (4/16/18):

- Modification Request for Thistlewood Lot #20 (Slope)
- Modification Request for Hummel Subdivision (Sidewalks, Parkland Fee-in-Lieu & Water Supply – Fire Apparatus Access)

Recent BOS Actions Summary (4/2/18 Regular Meeting):

- Public hearing on petition of electors of Ferguson Township – The Cottages PRD: Staff will work with Solicitor on researching post-construction impact agreement and determine whether the developer would be agreeable to executing one with the Township.
- Rezoning Application – Harner Farms: Motion to refer the application to the Township Planning Commission for review and recommendation carried unanimously.
- Guenot Subdivision – Replot: Motion to conditionally approve replot carried unanimously.
- The Cottages: Approval of settlements in lieu of condemnation for ROW for Bristol Avenue and Blue Course Drive traffic signal. Motion to authorize settlements in amounts of \$7,800 for Washington Place and \$7,400 for Thoroughbred Crossing carried unanimously.

Recent Zoning Hearing Board Actions (3/27/18):

- Request for Variance – 2245 W. Gatesburg Road (Guenot): A variance request Chapter 27, Zoning, Section 801.1 which requires a comprehensive study of the floodplain on the subject property when subdivision or development is proposed was unanimously passed (4-0).

VII. ACTIVE PLANS UPDATE

As Ms. Schoch was not in attendance, Mr. Stolinas provided the active plans update, which included the following active plans: Thistlewood Lot 20 Land Development Plan, Pine Hall Traditional Town Development General Master Plan, Guenot Subdivision, Hummel Subdivision Plan, The Landings Phase 3A Final Subdivision Plan, the Cottages at State College Final PRD, and the Harner Farm Proposed Rezoning

VIII. CENTRE REGIONAL PLANNING COMMISSION (CRPC) REPORT

Ms. Mitchell stated that CRPC met with the COG Transportation and Land Use (TLU) Committee on April 2, 2018. The Commission and Committee worked together to set priorities for the Comprehensive Plan Implementation Program (CHIP). CPRA also provided the Annual Report for 2017 as well as an update to the Redcap Report. .

IX. SOURCEWATER PROTECTION WORK GROUP UPDATE

Mr. Stolinas stated that the newly formed Sourcewater Protection Ad Hoc Advisory Board will meet April 18, 2018 at 2:00 pm. The Advisory Board will meet not more than four times over a two month period.

X. ZONING/SALDO STEERING COMMITTEE UPDATE

Mr. Stolas asked the Planning Commission to provide their comments to staff by April 27, 2018 so the consultant has time to incorporate the comments for the Joint Board of Supervisors and Planning Commission meeting on May 8, 2018.

XII. APPROVAL OF THE REGULAR MEETING MINUTES – MARCH 12, 2018

A motion was made by Mr. Wheland and seconded by Ms. Mitchell to approve the March 26, 2018 meeting minutes. The motion carried unanimously

XIII. ADJOURNMENT

There being no further business for the Planning Commission, Mr. Crassweller made a motion to adjourn the meeting at 7:45 p.m. The motion carried unanimously

RESPECTFULLY SUBMITTED,



ROB CRASSWELLER, SECRETARY
FOR THE PLANNING COMMISSION