

**FERGUSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MONDAY, JUNE 25, 2018
6:00 PM**

I. ATTENDANCE

The Planning Commission held its 2nd regular meeting of the month on Monday, June 25, 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
Jeremie Thompson

Staff:

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

Others in attendance were: Marcella Bell, Recording Secretary

II. CALL TO ORDER

Ms. Strickland called the meeting to order at 6:02 p.m.

III. CITIZEN INPUT

There was no input.

IV. SELECTION OF THE CENTRE REGION PLANNING COMMISSION (CRPC) REPRESENTATIVE AND ALTERNATE

Mr. Stolas stated that there is a current Centre Regional Planning Commission Representative vacancy. In the past, the Commission has selected both a primary and an alternate to represent the Township, and in the most recent past, the alternate has been attending the meetings. The CRPC meets on the first Thursday of the month to review items of regional significance. The July 5, 2018 meeting is canceled, so the first meeting this representative would attend is August 2. Commission members should plan to provide nominations for this position which will be formally appointed by the Board at their meeting on July 2, 2018. Mr. Stolas stated that Cristin Mitchell, who has recently resigned from the Planning Commission, was the CRPC representative. Mr. Wheland has been attending the meetings in her absence as the alternate representative.

Ms. Strickland asked for nominations for the CRPC representative. Mr. Thompson stated that he has considered volunteering for the position and has attended a few meetings as well. He explained that he hesitates with volunteering himself because of other time commitments, however, he would be comfortable attending the CRPC meetings as the representative, if other members agree.

Mr. Wheland nominated Mr. Thompson to serve as the CRPC representative.

A motion was made by Mr. Wheland and seconded by Mr. Keough to close the nominations for the CRPC representative.

A motion was made by Mr. Crassweller and seconded by Mr. McMaster to nominate Mr. Thompson as the CRPC representative for Ferguson Township for the remainder of Ms. Mitchell's term. The motion carried unanimously.

In response to a question from Mr. Keough, Mr. Stolinis explained that the Board of Supervisors appointed an alternate member to the Planning Commission at its June 18, 2018 meeting. The new alternate's name is Shannon Holliday, and she will receive the next Planning Commission agenda packet.

V. STEP BY STEP FOR EARLY LEARNING LAND DEVELOPMENT PLAN

Mr. Stolinis stated that on June 14, 2018, PennTerra Engineering, Inc. on behalf of Cul Du Tourmalet, LLC, submitted a Land Development Plan proposing the construction of an 11,088 square foot Early Learning Center on a 2.25 acre vacant lot (Lot 4) on Sandy Drive. Mr. Stolinis turned the floor over to Mrs. Schoch.

Mrs. Schoch referred to her PowerPoint on the projector and showed the site located on Sandy Drive, lot number four. She explained that the applicants are proposing an 11,088 square foot early learning center with storm water facilities and required parking. The applicants also completed a Traffic Impact Study (TIS), which is currently being reviewed by Mr. Robb Watts of McCormick Taylor, Township traffic engineer, as well as Mr. Seybert, Township Engineer. Mrs. Schoch stated that Lance King, Township Arborist; Steve Bair, Alpha Fire Company Chief; and the Centre County Planning and Community Development office have reviewed the plan and provided comments to Mrs. Schoch. July 2, 2018 is the deadline for any other initial comments.

In response to a few questions from the Commission members, Mrs. Schoch explained that the current zoning for this property is Light Industrial Research and Development. She went on to explain that this center already exists on Village Drive and this proposal is for their expansion. She does not know how many kids will be enrolled, however, that number was taken into account for the TIS. Mr. Ressler stated that the applicant may need to request a variance for the buffer yard, however, the Township has not received anything as of today's date. Mrs. Schoch explained that the hours of operation were not included in the TIS—only the use, however, Mrs. Schoch believes a traffic light will be warranted.

There was a brief discussion regarding the parking scheme. Mr. Wheland noted that there is no easy way in or out of the parking lot for drop off and pick up. Mrs. Schoch stated that the ordinance requires 32 parking spaces, and the applicant is proposing 43 spaces.

Mr. Crassweller pointed out that the plan does not show any play equipment.

Mr. Keough stated that the dumpster pad is really far away from the building. Mrs. Schoch stated that Pam Adams, the COG Recycling and Refuse Coordinator, will have a chance to review the plan for the placement of the dumpster.

Mrs. Schoch will provide the Commission's initial comments to the developer.

VI. CONSENT AGENDA

a. Summary of Agriculture Ad Hoc Committee Meetings.

Mr. Stolinas stated that the Agriculture Ad Hoc Committee met a total of seven times since the Board of Supervisors appointed a group of farmers to provide comments on the Zoning and SALDO update. Enclosed with the agenda is a summary of the recommendations for the Rural Agriculture (RA), Rural Residential (RR), and Agricultural Research (AR) zoning districts made to the Board of Supervisors and Environmental Planning and Design (EPD) to possibly incorporate into the new draft, which is expected in July.

Mr. Wheland pointed out that there are some inconsistencies within the summary, specifically related to the RR minimum lot size. One part of the summary states "no less than 2, no more than 10 acres" and another part states "less than 2 and more than 10."

Mr. Keough expressed concern for "no-impact farm based activities". He explained that no means "no impact" and would prefer the ordinance use "low impact". There was a consensus to include "low impact farm-based activities" and include the definition of "low impact" so that Mr. Ressler can enforce that part of the ordinance. Mr. Ressler stated that staff will discuss this issue with the consultant, EPD.

There was some confusion regarding some of the recommendations from the summary. Mr. Wheland stated that it would be beneficial if the Commission could read the summary with the land use tables from the ordinance. Staff will provide the land use tables from the RA, RR, and AR districts to the Commission members.

A motion was made by Mr. McMaster and seconded by Mr. Wheland to approve the consent agenda. The motion carried unanimously.

VII. ACTIVE PLANS UPDATE

Ms. Schoch provided the active plans update, which included the following active plans: Pine Hall Traditional Town Development General Master Plan, the Cottages at State College Final PRD, and the newly submitted Step by Step Early Learning Land Development Plan.

VIII. CENTRE REGIONAL PLANNING COMMISSION (CRPC) REPORT

Since a Planning Commission representative was not in attendance at the last CRPC meeting, Mr. Stolinas gave a brief overview of the meeting. He explained that Mrs. Schoch gave a presentation to CRPC regarding the Harner Farm Rezoning. CRPC provided two major comments: the consideration for universal accessibility within the development and to consider conservation design within the residential section of the development.

IX. SOURCEWATER PROTECTION AD HOC COMMITTEE UPDATE

Mr. Stolinas stated that the Sourcewater Protection Ad Hoc Committee has met three times and will be meeting again this Wednesday at 2:00 pm for its final meeting. The

summaries from all four of the meeting will be provided at the next Planning Commission meeting. Mr. Stolinis explained that the Ad Hoc Committee has been reviewing high points of the draft ordinance including Zone I and Zone II limitations on land uses, blasting, and the facilities profile sheet. The Committee is now reviewing the comments that have been provided to the Township by several entities. The summaries will include recommendations to the Board of Supervisors to consider including into the proposed ordinance.

X. ZONING/SALDO STEERING COMMITTEE UPDATE

Mr. Stolinis stated that staff should be receiving the third draft Zoning and SALDO in mid-July.

XII. APPROVAL OF THE REGULAR MEETING MINUTES – APRIL 9, 2018

A motion was made by Mr. Keough and seconded by Mr. McMaster to approve the April 23, 2018 meeting minutes as presented. The motion carried unanimously.

XIII. ADJOURNMENT

Mr. Stolinis stated that staff will be adding a new agenda item—"Pine Grove Mills Small Area Plan". He explained that the focus group has met twice and will be meeting in the future as well.

There being no further business for the Planning Commission, the meeting adjourned at 7:04 p.m.

RESPECTFULLY SUBMITTED,



ROB CRASSWELLER, SECRETARY
FOR THE PLANNING COMMISSION