

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, JULY 27, 2020
6:00 PM**

ATTENDANCE

The Planning Commission held its regular meeting of the month on Monday, July 27, 2020, as a virtual meeting. In attendance:

Commission:

Jeremie Thompson – Chair
Rob Crassweller – Secretary
Jerry Binney
Shannon Holliday
Bill Keough
Lisa Rittenhouse
Ellen Taricani
Ralph Wheland
Qian Zhang – Alternate

Staff:

Jenna Wargo, Planning & Zoning Director
Jeff Ressler, Zoning Administrator
Kristina Aneckstein, Community Planner
David Pribulka, Township Manager

Others in attendance: Rhonda Demchak, Recording Secretary; Troy Fruchtl, Penn Terra Engineering; Marc McMaster, Real Estate Agent, State College; Eric Reischer, Ferguson Township Resident; Betsy Dupuis, Ferguson Township Resident; Derek Anderson, Ferguson Township Resident; Charles Suhr, Attorney, Stevens & Lee; Joseph Green, Ferguson Township Resident

Ms. Wargo took roll call and the Planning Commission had a quorum.

I. CALL TO ORDER

Mr. Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, July 27, 2020 at 6:10 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES JULY 13, 2020

Mr. Thompson called for a motion to approve the minutes from July 13, 2020. Mr. Keough made a motion to approve the minutes. Ms. Taricani seconded the motion. The motion passed unanimously.

III. CITIZEN INPUT - NONE

IV. LAND DEVELOPMENT PLANS

A. Thistlewood Lot 19 Final Land Development Plan

Ms. Aneckstein introduced and presented the final plan that was included in the agenda. PennTerra Engineering, Inc. on behalf of the applicants, Eric Reischer, proposes the construction of a single-family home, approximately 3,925 square feet on Lot 19. Per the Thistlewood Record Subdivision Plan, dated September 24, 2004, revised March 16, 2005, selected lots are required to have a Land Development Plan because of the topography, conservation easements, soil types, potential sinkhole development, and wetlands. Lot 19 is situated in an area where sinkhole development, flooding, and drainage problems may arise. Therefore, an indemnity or hold harmless agreement has been submitted along with the plans. The parcel is 1.816 acres and is currently zoned Rural Residential (RR). Due to the severe slope on this property, a modification waiver was submitted for relief from select erosion

and grading controls to allow for construction of the home. The Board of Supervisors granted this at their last meeting. Roy Fruchtl, PennTerra Engineering, gave an overview of the plan to the Commission. Mr. Fruchtl noted that the runoff goes into a pipe and into a basin. Mr. Keough requested a reference note to be included on the plan, and that note was added. Also, a note was added to the plan with regards to erosion modifications to the grading controls. Ms. Taricani inquired how they are planning to adapt the lot to erosion. Mr. Fruchtl noted that the plans call for siltsocks that will capture sediment during construction. The entire site will be vegetated once the construction is completed and there will also be controls to the yard drains. There will be a protective fence that will go around the wet area at the bottom. Mr. Crassweller made a motion to recommend to the Board of Supervisors that they approve the Thistlewood Lot 19 Final Land Development Plan to the Board of Supervisors pending outstanding staff comments. Mr. Keough seconded the motion. The motion passed unanimously.

B. AFFORDABLE HOUSING ORDINANCE

Ms. Wargo introduced the ordinance. The Workforce Housing Ordinance is codified under Supplemental Regulations in Chapter 27, Zoning and applies to zoning districts where the provisions of workforce housing units are required or incentivized. Currently, the Township requires a contingency of workforce housing to be built in the Traditional Town Development (TTD) Zoning District and it is incentivized in the Terraced Streetscape (TS) District. The original ordinance was adopted in 2015 and achieves a very specific objective of establishing a legacy workforce housing program through deed-restricted, owner-occupied units. Provided with the agenda is the draft amendment to the Workforce Housing Ordinance. This ordinance would be applicable to the development or rehabilitation of ten or more residential dwelling units; conversion of an existing residential structure to a multi-family dwelling that results in ten or more residential dwelling units; and conversion of a nonresidential property to a residential property that results in ten or more residential dwelling units within the TTD or TS Zoning Districts. It expands upon the legacy workforce program by allowing for rentals or owner-occupied units; and provides workforce housing units to be built off-site, designated off-site, land donation, land and building donation and fee-in-lieu. The Board of Supervisors reviewed the ordinance at their last meeting and referred to the Planning Commission. Ms. Wargo noted that this is only an introduction and any additional comments to be sent to her before the next Planning Commission meeting. Ms. Wargo and the Township Manager are working on a Joint Board of Supervisor and Planning Commission meeting to review the Affordable Housing Ordinance Amendment. Mr. Keough inquired what the different colors mean on the ordinance. Ms. Wargo noted that yellow are the new changes, comments to the right are Ms. Aneckstein's, and no color means it was carried forward from the previous ordinance. Ms. Holliday asked why the title of the ordinance changed from Work Force to Affordable Housing. Ms. Wargo noted that the current Workforce Ordinance only addresses households that are within 80% AMI to 120% AMI and personally feels it is not affordable. Ms. Wargo reviewed the major changes to the ordinance and heard comments from the Commission. Ms. Rittenhouse expressed her concerns with affordable housing not being affordable for the developer and noted it takes a developer over a year to develop the land. Continued discussions ensued with regards to giving residential developers more breaks/incentives in Centre County. Ms. Taricani noted that Centre County is inundated by outside developers rather than local developers. Mr. Pribulka noted that the Township's challenge is engaging our colleagues in other Authorities such as water, electrical,

sewer, etc., and noted that the Township does have a problem with affordable housing. Mr. Keough requested that during the Joint Board and Commission meeting that incentives to developers be discussed and defined. Mr. Wheland noted that Centre Region Codes are difficult, and it is challenging to build in Centre County. Ms. Aneckstein noted that CRPA is working on a regional initiative regarding affordable housing. Ms. Taricani stated that perhaps existing developments that are not being utilized the way they should be, be included too. Ms. Aneckstein's, noted that Ferguson Township recently approved the West Cherry Lane Multi-Use Building. The developer will be building 18 units of affordable housing that they received a grant from the state. Ms. Aneckstein noted that there are grants available, but the developer must do the research. Charles Suhr, Attorney for Derek Anderson, noted that they submitted comments on the draft ordinance. Ms. Wargo will send those comments to the Planning Commission. Mr. Anderson will be developing work force housing with approximately 100 units at the Pine Hall site. Mr. Suhr noted that the ordinance is very important to them and how it works. Mr. Anderson noted they want workforce housing as part of their development and the ordinance is very important. Mr. Keough expressed concerns with the homeowner's side of the ordinance and their obligations with replacement and upgrades. Ms. Wargo noted it typically is not included and would use fee-in-lieu money as rehab money if the owner falls within a certain income. Mr. Keough also expressed concerns regarding the timeframe a developer must sell units. Ms. Wargo noted that in the draft ordinance there is an option for the developer to prove that they marketed the units and worked with the designee. The developer would have the option to be removed from the program. Ms. Aneckstein noted that they require phasing plan updates every year, that way if the market changes, they do not have to construct the next phase right away. The developer will revise their phasing plan and wait another year or two. When the housing market goes up, the developer can submit a SIP and construct their units. Mr. Anderson noted he too has concerns with the marketing timeframe as well. Marc McMaster, Real Estate Agent, commented that housing in State College is purchased within 7 to 30 days and that a year is too long. Ms. Wargo noted that she will go through all of the comments/edits and implement the relevant ones. Please send your comments or suggestions to Ms. Wargo before the next planning commission.

V. OFFICIAL REPORTS AND CORRESPONDENCES

A. BOARD OF SUPERVISORS

Ms. Wargo reported that the Board of Supervisors reviewed the Modification Waiver and the Preliminary Land Development Plan for Thistlewood Lot 19 on July 20, 2020. They granted and approved the Preliminary Land Development Plan. The Board reviewed the Chicken and Duck Ordinance, the Sign Ordinance, and the draft Affordable Housing Ordinance. The Chicken and Duck Ordinance is advertised for a public hearing on August 17, 2020. The Sign Ordinance will be advertised as a public hearing on August 3, 2020. The Board held their CIP meeting on July 21-22, 2020

B. CRPC REPORT

Ms. Taricani noted that the Committee will be meeting on August 6, 2020 and will address them about the Affordable Housing Ordinance.

C. LAND DEVELOPMENT PLANS

Ms. Aneckstein reported that Thistlewood Lot #19 was presented tonight, July 27, 2020. A land development plan from the State College Borough Water Authority

was received. It proposes two small outbuildings on the property. PennTerra will be submitting a sub-division plan in the near future.

D. STAFF UPDATES

Ms. Wargo reported that the Pine Grove Mills Advisory Committee met earlier today, July 27, 2020. This will be a joint effort with the Planning Commission. The regional housing Issues will be included into Ms. Wargo's CIP and the Boroughs CIP to have a regional housing study completes. Mr. Thompson noted that the majority of the Planning Commission agreed to meet virtually and not a hybrid meeting. Mr. Keough noted that he is not in favor of meeting only virtually and prefers to meet in person.

VI. ADJOURNMENT

Mr. Keough made a motion to adjourn the July 27, 2020 Planning Commission meeting at 8:10 p.m. Mr. Crassweller seconded the motion. The motion passed unanimously.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Rob Crassweller", is written over a horizontal line.

Rob Crassweller, Secretary
For the Planning Commission