

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, AUGUST 24, 2020
6:00 PM**

ATTENDANCE

The Planning Commission held its regular meeting of the month on Monday, August 24, 2020, as a virtual meeting. In attendance:

Commission:

Jeremie Thompson – Chair
Rob Crassweller – Secretary
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
Dave Modricker, Public Works Director

Others in attendance: Rhonda Demchak, Recording Secretary; Marc McMaster, Real Estate Agent, State College; Nicole Pollock, Ferguson Township Resident; Betsy Dupuis, Ferguson Township Resident; Derek Anderson, Pine Hall TDD Developer; Charles Suhr, Attorney, Stevens & Lee; Joseph Green, Ferguson Township Resident; Ken Beldin, GD&F Engineers

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, August 24, 2020 at 6:10 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES JULY 27, 2020

Mr. Thompson called for a motion to approve the minutes from July 27, 2020. Mr. Crassweller 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. Kocher Well Field Water Pumping Improvements LDP

Ms. Aneckstein introduced and presented the land development plan that was submitted by Gwin, Dobson & Foreman Engineering, Inc. on behalf of their client, The State College Borough Water Authority. The Land Development Plan proposes water pumping improvements to the Kocher well fields on tax parcel 24-006-055E, located at 3961 West Whitehall Road. The construction of two (2) buildings that measure 9 feet 4 inches by 12 feet 4 inches. Each building is near well #71 and well #78. There is an existing floodplain that traverses the parcel and no construction is planned in the floodplain. On June 23, 2020, a variance was approved to utilize FEMA Mapping for Floodplain Boundary determination instead of independent Hydrologic and Hydraulic (H&H) study as required by §27-701. The parcel is 47.7 acres and is currently zoned Rural Agriculture (RA). This was a preliminary submission and no action is required.

B. Parkview Subdivision - Replot of Tax Parcel 24-118-128 and Tax Parcel 24-118-128A

Ms. Aneckstein presented the Parkview Subdivision submitted by PennTerra Engineering, Inc. on behalf of their client, Alec J. Pringle and Jodi L. Green, owners of Tax parcel 24-118-128 and 24-118-128A. The parcels are located at 1401 Circleville Road and 1403 Circleville Road respectively. Tax Parcel 24-118-128, referred to as Lot 3R on the subdivision plan, is currently 0.786 acres. Tax Parcel 24-118-128A, referred to as Lot 4R on the subdivision plan, is currently 1.971 acres. This replot proposes to add 0.546 acres to Lot 3R to create a 1.333-acre parcel (Lot 3RR). Lot 4 will be reduced to 1.425 acres (Lot 4R) with this replot. There is a shared access driveway to both parcels. The parcels are zoned Residential-single family (R1). Mr. Crassweller moved that the Planning Commission recommend the application for consideration of a modification to the Board of Supervisors. Mr. Wheland seconded the motion. The motion passed unanimously. Mr. Crassweller moved that the Planning Commission recommend the land development plan to the Board of Supervisors. Ms. Taricani seconded the motion. The motion passed unanimously.

V. COMMUNITY PLANNING

A. Affordable Housing Ordinance

Ms. Wargo presented the draft 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 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 draft includes input and direction from the Board of Supervisors and the established technical working group. The ordinance would be applicable to the development of 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 unit and conversion of a non-residential 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 and/or building donation and fee-in-lieu. The Working Group met on August 21, 2020, the designated off site and land/building donation was taken off for now. The group wants to spend more time on all the options to ensure it is correct. There will be continued discussions in the future. Ms. Wargo indicated that a poll was sent out for your availability for a Joint Board and Planning Commission meeting to discuss the ordinance. Ms. Wargo addressed several questions regarding eligibility, incentives, and clarified language within the ordinance. Mr. Keough expressed his concerns with the 99-year attachment to the Affordable Housing Program within the Township. Mr. Keough indicated that he would like the ordinance to address major repairs on a home that has a 99-year life span by the ordinance. Ms. Wargo noted it will be discussed during the joint meeting. A discussion ensued regarding MOU's. Mr. Pribulka noted that Ferguson Township has an MOU with the Centre County Housing and Land Trust and the Township pays \$5,000 per year as an allocation to the Land Trust to assist them with administration services. Additionally, there is a menu of services they provide

to the Township in exchange of our partnership in the trust. Mr. Pribulka noted that in exchange of the allocation, a member of the Township Staff, typically the Planning and Zoning Director, has a seat on the Board of Directors of the Centre County Housing and Land Trust. Ms. Rittenhouse requested a copy of the MOU and the scope of services that are provided. Mr. Pribulka noted that they will be sent to each member of the Planning Commission. Mr. McMaster noted that the demand for houses in State College is very busy, houses are still selling for over full price and there is a supply issue. Mr. McMaster indicated that it is difficult to develop in Centre County due to rules and regulations, so the supply backs up. Ms. Rittenhouse noted that new construction is backed up and takes up to 8 months to finish. During public comment, Mr. Suhr noted that he and Mr. Anderson are pleased with how the ordinance is being developed and will send their comments to Ms. Wargo by August 31st. Mr. Suhr noted that perhaps utilize the fee-in-lieu money to be an incentive for when people purchase or rent a unit. Perhaps use for down payments, security deposits, and closing costs. Mr. Anderson noted that more clarity needs to be included with regards to fee-in-lieu in the ordinance.

VI. SPECIAL REPORTS

A. Stormwater Program Implementation and Fee Study

Mr. Pribulka presented the recent developments with the Stormwater Program. The slides that were presented can be found on the Township's website. Mr. Pribulka reviewed Phase I which is the feasibility study that was completed in 2019 and then reviewed Phase II. The Advisory Committee is comprised by a broad representation from the community. Ms. Rittenhouse indicated that the Township needs to be cautious of the charges because the millage rate and transfer tax is one of the higher rates. Continued discussion on program cost estimation and revenue ensued after the slide presentation. Ms. Holliday and Chair Thompson expressed concerns over the millage and the lack of cost of living raises. Mr. Pribulka will share data with the Commission on the millage. Mr. Pribulka noted that the decision regarding the program has not been made and that it is not an either-or proposition. Mr. Pribulka presented a hybrid scenario to the Board recently. If the fee is enacted this year, perhaps give a 100% credit in 2021 due to the impact that the pandemic has had on the economy. Mr. Keough noted that there is a perception that there are only two choices and stated that the hybrid scenario should be included more when presenting. Mr. Pribulka encouraged anyone with questions to visit the website or contact his office.

VII. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported that the Board met on August 17, 2020, and the Board amended Chapter 19, Signs and Billboards and Chapter 27, Section 720 the Domestic Chicken and Ducks ordinance. Ms. Wargo presented the Workforce Housing Ordinance at the Board meeting as well.

B. CRPC Report

Ms. Taricani noted that the Committee met on August 6, 2020 and discussed the need for making space for adult use. The Bon Ton space at the Nittany Mall is being considered perhaps for a casino. Also discussed was the pandemic and how it is impacting the community.

C. Land Development Plans

Ms. Aneckstein reported that they are reviewing the Parkview Subdivision and the

Kocher Well Fields Improvements Land Development Plan. The West College Avenue Student Housing land development plan was submitted to the Township. The parcels are located on West College Avenue and Buckhout Street. There are five lots that will be consolidated. The plan proposes 6 story multi-family residential apartment buildings with commercial and retail on the first floor. There will be underground parking. There will be 96 residential units proposed. In addition, they are also proposing 14 short-term bicycle spaces and 159 vehicle parking spaces. It is in the Terraced Streetscape District; however, it crosses over into the State College Borough. The plan was also submitted to the State College Borough for their review.

D. Staff Updates

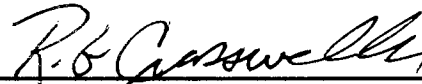
Ms. Wargo asked the Commission to please respond to the Doodle Poll that was sent on August 21, 2020 regarding the joint meeting for the Workforce Housing Ordinance and the rezoning map amendment map process.

Mr. Keough noted that he is COVID at-risk but stated that he is ready for the Planning Commission to meet in person considering the new developments that are going to be approved in the near future.

VIII. ADJOURNMENT

Mr. Wheland made a motion to adjourn the August 22, 2020 Planning Commission meeting at 8:45 p.m. Ms. Holliday seconded the motion. The motion passed unanimously.

Respectfully Submitted,

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

Rob Crassweller, Secretary
For the Planning Commission