

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, SEPTEMBER 14, 2020
6:00 PM**

ATTENDANCE

The Planning Commission held its regular meeting of the month on Monday, September 14, 2020, as a virtual meeting. In attendance:

Commission:

Jeremie Thompson – Chair
Rob Crassweller - Secretary
Jerry Binney
Shannon Holiday
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

Others in attendance: Rhonda Demchak, Recording Secretary; Wesley Glebe, Ferguson Township Resident; Joseph Green Township Solicitor; Brian Heiser, State College Borough Water Authority; Ken Beldin, Gwin, Dobson & Foreman Engineering, Inc.

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, September 14, 2020 at 6:05 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES AUGUST 24, 2020

Mr. Thompson noted that Mr. Joseph Green was listed on the minutes as a Ferguson Township Resident but should be listed as the Township's Solicitor. Mr. Thompson called for a motion to approve the minutes from August 24, 2020. Mr. Keough made a motion to approve the minutes. Mr. Binney seconded the motion. The motion passed unanimously.

III. CITIZEN INPUT - NONE

IV. LAND DEVELOPMENT PLANS

A. Kocher Well Field Water Pumping Improvements Land Development Plan

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 property is located at 3961 West Whitehall Road, State College, PA 16801. The tax parcel is 24-006-055E with 47.70 acres and is currently zoned Rural Agriculture (RA). They are proposing to construct two VFD Buildings located near existing wellheads 71 & 73 and wellhead 78. The new building will be used to install electrical improvements in support of an existing portable water pumping station facility. A variance was approved on June 23, 2020, to utilize FEMA Mapping for floodplain boundary determination instead of an Independent Hydrologic and Hydraulic (H&H) Study. Ms. Aneckstein noted that she inadvertently noted the wrong dimensions of the building in her memo. The

buildings will be 7'x4" by 7'x4". Staff recommended that the Planning Commission review, comment and recommend that the Board of Supervisors approve the Kocher Well Field Water Pumping Improvement Preliminary Land Development Plan.

Ms. Taricani asked how many developments would be utilizing the wells. Mr. Brian Heiser, Executive Director of the State College Borough Water Authority, noted that the well fields were developed and put online in the late 1990's and have been used in conjunction with their other well fields that supply water primarily to Ferguson Township. Mr. Heiser stated that the purpose for building the VFD Buildings is to become more efficient with electrical usage. A VFD will save money on energy for the pumping and the wells will also be pumped to the Nixon Kocher Plant. Mr. Keough asked if the buildings will require additional internal road access that is not currently there. Mr. Heiser noted there will be no additional access roads needed. Ms. Taricani inquired about who would be using the wells. Mr. Heiser noted that primarily it is serving the eastern portions of Ferguson Township such as Pine Grove Mills and across Science Park Road.

Mr. Binney made a motion to recommend to the Board of Supervisors to approve the Preliminary Land Development Plan. Ms. Taricani seconded the motion. The motion passed unanimously.

V. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported that the Board met on September 7, 2020, and the Board approved the Waiver Modification for Parkview Subdivision and approved the Parkview Subdivision plans.

B. CRPC Report

Ms. Taricani noted that the Committee met on September 3, 2020 and noted that Harris Township has a new overlay plan for the historic district in Linden Hall and in Boalsburg. Ms. Taricani stated that they had a lengthy discussion with their University connection regarding upcoming projects and proposals that are occurring on campus especially the West Campus side. They discussed the Arboretum and the art museum that will be located out by the Arboretum. Ms. Taricani noted that they heard about how Hammond Building occupants will move over to the Sackett Building while the Hammond Building is being torn down and how the downtown landscape will be affected by this.

C. Land Development Plans

Ms. Aneckstein reported that the Parkview Subdivision was approved pending a few outstanding comments that was received back today. Mr. Thompson and Mr. Crassweller will be receiving the plans for signatures soon. The office received the West College Avenue Student Housing plans. Ms. Aneckstein is waiting for comments to be sent back, then the plans will be sent back to Penn Terra.

Mr. Keough proposed the Planning Commission to add an item to the 2021 Workplan that would include a review of alley's that are in Ferguson Township. Mr. Keough noted that there are two critical alleys. Calder Alley will be impacted by the Student Housing Plan on West College Avenue. Mr. Keough indicated that there are several alleys in Pine Grove Mills that need to be addressed. Ms. Aneckstein

noted that that alleys in Pine Grove Mills will need to be researched due to limited data available.

Mr. Binney asked if there was an updated timetable on the start of the construction with White Hall Road Park. Also, Mr. Binney inquired about the lawsuits with the Pine Hall Development. Ms. Wargo noted that there is a huge funding gap with the White Hall Road Park and litigation is still ongoing with the Pine Hall Development.

Mr. Keough indicated that there is a Zoom Lunch and Learn Session on Thursday, September 17, 2020, with all the supervisors and elected officials in COG to discuss the history of the Whitehall Road Park Development. They will also be talking about the funding gaps and next steps.

D. Staff Updates

Ms. Wargo noted that there is a Joint Board of Supervisors and Planning Commission meeting on September 15, 2020, at 6:00 p.m. to discuss Zoning Recommendations that were discussed in March 2020. Ms. Wargo indicated that the Pine Grove Mills Advisory Committee was invited to the meeting as well. On Wednesday, September 16, 2020, at 6:00 p.m. there will be another Joint Board of Supervisors and Planning Commission meeting to continue the discussion on Workforce Housing.

VI. ADJOURNMENT

Mr. Keough made a motion to adjourn the September 14, 2020 Planning Commission meeting at 6:40 p.m.

Respectfully Submitted,



Rob Crassweller, Secretary
For the Planning Commission