

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, JUNE 14, 2021
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, June 14, 2021, as a virtual meeting. In attendance:

Commission:

Jeremie Thompson – Chair
Jerry Binney – Vice Chair
Rob Crassweller – Secretary
Shannon Holliday
Bill Keough
Ralph Wheland
Lisa Rittenhouse - Alternate
Lewis Steinberg - Alternate
Qian Zhang – Alternate

Staff:

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

Others in attendance: Rhonda Demchak, Recording Secretary; Doug Hill, Senior Engineer, Wooster and Associates; John Sepp, Penn Terra; Danielle Bleier, Development Manager, Aspen Heights; Steve Miller, Ferguson Township Board of Supervisor; Wes Glebe, Ferguson Township Resident; Daniel Koebel, Ferguson Township Resident

I. CALL TO ORDER

Mr. Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, June 14, 2021 at 6:00 p.m. Mr. Thompson noted that the Planning Commission meeting had been advertised in accordance with the PA Sunshine Act as a virtual meeting via Zoom. There was also an audio conference bridge that was accessible by dialing the Ferguson Township's main line at 814-238-4651 and then dialing extension 3799. Persons attending the meeting as members of the public and wanted to participate were asked to enter their name, municipality, and topic by utilizing the Q&A bubble at the bottom of the screen. C-NET is recording the meeting.

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

II. APPROVAL OF REGULAR MEETING MINUTES MAY 24, 2021

Mr. Binney moved that the Planning Commission **approve** the minutes of May 24, 2021. Mr. Crassweller seconded the motion. The motion passed unanimously.

III. CITIZEN INPUT

None.

IV. LAND DEVELOPMENT PLANS

A. West College Avenue Student Housing Final Land Development Plan

Ms. Aneckstein presented the land development plan that proposes a 6-story multi-family residential apartment building with commercial/retail space on the first floor. The building will consist of two subsurface floors of underground parking, with the ground floor containing commercial/retail space and 5 floors of multi-family residential apartments.

There will be 96 residential units with 268 beds and 5,976 square feet of non-residential spaces proposed. The ground floor area is 29,571 square feet with 28,483 in Ferguson Township and 1,088 square feet in the Borough of State College. The plan was approved by the Borough.

The plan proposes 165 parking spaces, 151 of which will be located in the parking structure. The remaining will be located in the rear of the building on the ground level. A variance was granted on February 25, 2020, to allow parking on first floor of the building. A private street agreement was drafted and agreed upon to ensure proper development and maintenance of Calder Alley between Buckhout Street and Butz Street.

Planning Commission is asked to review and comment on the Final Land Development Plan. Staff recommends the Planning Commission recommend to the Board of Supervisors to approve the West College Avenue Student Housing Final Land Development Plan.

Mr. Binney asked if there has been any consideration to install electronic flashing lights alerting motorist of the upcoming pedestrian crosswalks. Mr. Thompson noted that the intersection is in the State College Borough and has been addressed within the Borough. Ms. Wargo stated that all parties have accepted the crosswalks. Mr. Sepp noted that 100 feet in front of the crosswalk there is a pedestrian crosswalk ahead sign and 50 feet from the crosswalk will be painted with yield markers on the pavement. There will be a yield to pedestrian sign at the crosswalk. Mr. Hill noted that the crosswalk is Type C which refers to a piano key crosswalk.

Mr. Crassweller asked if the crosswalk could be moved to the west. Ms. Wargo noted that the crosswalk has been deemed to be the safest option.

Ms. Holliday expressed concerns with the crosswalks and the safety of pedestrians.

Mr. Keough spoke with CATA today and noted that they will be eliminating the CATA stop at the O.W. Houtz property and utilizing the intersection as their stop. Mr. Keough asked if there could be yellow reflector posts along the interior curbing of the porkchop. Mr. Keough expressed concerns with students spreading out over the porkchop.

Mr. Thompson reiterated that the area the Commission is reviewing is part of the State College Borough.

Mr. Keough questioned if pickup or delivery trucks will have to backout into the alley. Mr. Sepp noted that part of the traffic study was to restrict trucks backing out onto Buckhout Street. Mr. Keough expressed concerns with trucks backing up especially with trucks towing trailers. Ms. Aneckstein stated that the plans were sent to refuse, and recycling and they have approved. Mr. Keough asked if trash receptacles will be inside. Mr. Sepp confirmed they will be housed inside and wheeled out on trash day. Mr. Keough asked how pedestrians will be handled walking in the back of the property nearest the Butz Street intersection. Mr. Sepp stated that the vast majority of residents will utilize the College Avenue sidewalk.

Mr. Keough asked about the DEP environmental issue that the property had a few years ago and asked if the developer would consider an air monitor in the bottom section of the parking garage. Mr. Sepp noted that he was not part of the project but will relay the question to the developer.

Ms. Zhang asked for clarification with the PennDot curb ramp/sidewalk width. Mr. Sepp will get back to Ms. Zhang.

Mr. Binney asked the engineer's if there were any concerns with extraordinary queuing going north on West College Avenue during the a.m. peak hour. Mr. Hill stated there wasn't any queuing identified.

Mr. Wheland moved that the Planning Commission **recommend** to the Board of Supervisors approval of the West College Avenue Student Housing Final Land Development Plan, pending outstanding comments. Mr. Thompson seconded the motion. The motion passed 4-2 with Mr. Crassweller and Mr. Keough opposing.

V. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo noted that the Board met on June 7, 2021 and repealed the COVID-19 Temporary Ordinance; approved the Conditional Use Application for the Centre Animal Hospital; heard 179 Apple View Drive's Conditional Use Application for the model home and the decision will be in front of the Board on June 21st for an approval; and reviewing the self-service storage facility zoning ordinance amendment on June 21st.

Mr. Keough asked if the Township will be providing any information with regards to moving from virtual meetings to in-person meetings. Ms. Wargo noted there is a meeting on Thursday to discuss. Ms. Wargo took a poll of the Commission members preference.

Mr. Thompson – zoom; Mr. Binney – in person; Mr. Crassweller – either option; Mr. Wheland – in person; Mr. Keough – in person; Ms. Holliday – zoom; Ms. Strickland – zoom; Ms. Zhang – zoom, but will go along with the preference; Mr. Steinberg – in person

B. CRPC Report

Ms. Wargo reported that they approved the zoning ordinance amendment.

C. Land Development Plans

Ms. Aneckstein reported that they are reviewing Final West College Student Housing Plan that was reviewed earlier. They received back the subdivision plan for Sycamore Drive. The Peace Center and cemetery for the Islamic Society is with the developer.

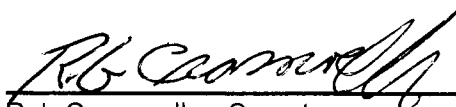
D. Staff Updates

Ms. Wargo reported that the Township hired a temporary arborist, Alan Sam.

VI. Adjournment

Mr. Binney made a motion to adjourn the June 14, 2021 Planning Commission meeting at 6:55 p.m. Mr. Crassweller seconded the motion. The motion passed unanimously.

Respectfully Submitted,



Rob Crassweller, Secretary
For the Planning Commission

