

**FERGUSON TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, JULY 26, 2021  
6:00 PM**

**ATTENDANCE**

The Planning Commission held its first meeting of the month on Monday, July 26, 2021, as a hybrid meeting. In attendance:

**Commission:**

Jeremie Thompson – Chair  
Jerry Binney – Vice Chair  
Rob Crassweller – Secretary  
Shannon Holliday  
Bill Keough  
Lisa Rittenhouse  
Dr. Ellen Taricani  
Ralph Wheland  
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; Christine Bailey, Ferguson Township Resident; Pam Strickler, Ferguson Township Resident; Rhonda Stern, Ferguson Township Resident

**I. CALL TO ORDER**

Mr. Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, July 26, 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 hybrid meeting, in person and via Zoom. Persons attending via zoom 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. Persons that were attending in person and wanted to participate were to stand at podium to address the Commission.

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

**II. APPROVAL OF REGULAR MEETING MINUTES JUNE 14, 2021**

Mr. Wheland noted that he was omitted from attending the meeting. Ms. Rittenhouse was omitted as well. The minutes will be changed to reflect the accurate attendance.

Mr. Wheland moved that the Planning Commission **approve** the minutes of June 14, 2021. Mr. Binney seconded the motion. The motion passed unanimously.

**III. CITIZEN INPUT**

None.

**IV. UNFINISHED BUSINESS**

**A. Terraced Streetscape Zoning District Discussion**

Ms. Wargo noted that during the April 19, 2021 Board of Supervisors meeting, Ms. Strickland requested a discussion by the Board to review the Terraced Streetscape District (TSD) to provide direction to the Planning Commission that would lead to the

expected engagement of a consultant in 2022 to revise the ordinance. Comments referred to Planning Commission are listed below:

- Parking regulations;
- District boundaries;
- Incentives;
- Private streets and alleyways;
- Type of regulation (form-based, Euclidean, etc.);
- Pedestrian and vehicular mobility; and
- Uses.

Included in the agenda is a PowerPoint that was presented to the Board of Supervisors on February 18, 2020 summarizing Planning Commission's review of the TSD. The presentation identified goals, stakeholders, demographic, type of zoning regulation, and parking. Given the COVID-19 Pandemic and the West College Student Housing Land Development Plan, Planning Commission is being asked to review the PowerPoint and identify any additional areas the consultant should focus on for the rewrite.

Ms. Wargo reviewed the Commission's Goals that were identified in January 2020 for the re-write. Mr. Keough would like the consultant to consider two additional issues. Flexible opportunities within the zone and a variety of building use, type, and design. Mr. Keough would like to see a host of small shops in the alleyway that will service most of the area.

#### Public Comment

Ms. Rhonda Stern, Ferguson Township Resident, noted that she liked the flexibility and variety, and to keep in mind the homeowners because it's a wonderful neighborhood. Ms. Stern expressed her concerns with traffic due to speeding cars.

Ms. Christina Bailey noted that she concurs with Ms. Stern and Mr. Keough. Ms. Bailey expressed her concerns with pedestrian safety and noted the lack of sidewalks.

Ms. Strickler noted that current neighborhoods haven't had input and likes the idea of a low-key shopping village.

Ms. Stern noted that buildings can be 5 feet from property lines and would like that to be reviewed to increase.

Dr. Taricani agreed that the lack of sidewalks are an issue and the bus stop along College Avenue needs to be facilitated better.

With regards to transportation issues, Mr. Keough stated that PennDot should be part of the solution and that 15 years ago, PennDot was willing to provide solutions.

Mr. Wheland asked what the problems were 15 years ago that it was rezone TSD. Ms. Strickler stated that it was a design by a developer to build a big building. Mr. Wheland suggested to reduce the size.

Mr. Keough stated that the western end of College Avenue has had nothing significant occur in 30 years and many buildings are old.

Ms. Wargo reviewed the stakeholder's portion of the PowerPoint.

Ms. Strickler stated that the Pine Hall Development traffic should be taken into

consideration.

Ms. Bailey suggested adding a turning lane.

Ms. Wargo reviewed the targeted demographic.

Mr. Keough expressed mixed feelings regarding low-income housing due to cost effectiveness. Mr. Keough encouraged low-income commercial buildings and not to require certain square footage. Mr. Keough is not opposed to having parking on the ground floor.

Ms. Wargo reviewed the types of zoning, euclidean, form-based, and the hybrid.

Mr. Binney noted that the conversion of downtown State College through Ferguson Township and then into the farmlands is very workable. Mr. Binney expressed concerns with traffic impacts.

Dr. Taricani noted it is important to include the ideas of the residents and agrees to modify the entire plan.

Ms. Wargo reviewed parking and asked if it should be incorporated.

Mr. Keough noted that parking shouldn't be just all underground parking in the building but look at other options for above ground parking. Mr. Keough would not be opposed to building a parking garage in the Township.

Ms. Wargo asked if any members know of other places that would be comparable to the Township.

Mr. Keough stated that he was in Clayton, NY and had an opportunity to spend time in the little town that is currently under renovations. Mr. Keough noted that the town has "parklets" that would host musicians, arts & craft sales, etc. to engage the community and Mr. Keough stated that he would be in favor of the parklet idea.

Mr. Binney noted that Bloomington, IN and Charlottesville, VA are comparable.

Ms. Holliday noted that we need to ensure that any advancements would improve the economy, be for the people, and protect the habitat.

Ms. Wargo asked if the TSD needs a full rewrite or minor adjustments.

The Planning Commission agreed with a full rewrite.

Mr. Keough moved that the Planning Commission **recommend** to the Board of Supervisors that the proposed Terraced Streetscape District be a full rewrite rather than a modification. Mr. Crassweller seconded the motion.

ROLL CALL: Mr. Thompson – Yes: Mr. Binney – Yes: Mr. Crassweller – Yes: Mr. Wheland – Yes: Mr. Keough – Yes: Ms. Holliday – Yes: Dr. Taricani – Yes: Ms. Rittenhouse – Yes

Due to technical difficulties at the beginning of the meeting, Chair Thompson allowed Ms. Bailey to speak. Ms. Bailey expressed her concerns with pedestrian crossing on South Butz Street due to parking on both sides of the streets. Ms. Bailey noted that the gas

meter behind Nittany Management Office Building should be moved because it makes the alley too narrow. Ms. Bailey also expressed DEP issues.

**V. NEW BUSINESS**

None.

**VI. OFFICIAL REPORTS AND CORRESPONDENCES**

**A. Board of Supervisors**

Ms. Wargo noted that the TSD will be included at the next Board of Supervisors meeting as well as the comprehensive zoning and SALDO ordinance amendments.

**B. CRPC Report**

Dr. Taricani reported that they had a presentation from ClearWater Conservancy on engagement and connectivity with the community. There was also a solar power presentation.

**C. Land Development Plans**

Ms. Aneckstein reported that they are working on the subdivision plan for Sycamore Drive and the Peace Center and cemetery for the Islamic Society. A new land development plan was submitted by the J. L. Farm & Cidery for a deck addition.

**D. Staff Updates**

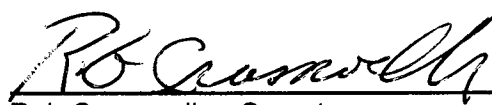
Ms. Aneckstein reported that her name will be changing due to her recent marriage.

Mr. Binney noted that he will not be available for the August 23<sup>rd</sup> meeting.

**VII. Adjournment**

Mr. Binney made a motion to adjourn the July 26, 2021 Planning Commission meeting at 7:57 p.m.

Respectfully Submitted,

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

Rob Crassweller, Secretary  
For the Planning Commission