

**FERGUSON TOWNSHIP PLANNING COMMISSION AND BOARD OF SUPERVISORS
JOINT PINE HALL WORK SESSION
MONDAY, MARCH 13, 2017, 6:00 PM**

ATTENDANCE

Board of Supervisors:	Planning Commission:	Township Staff:	Others:
Steve Miller	Marc McMaster	Mark Kunkle	Stephanie Pankiewicz
Peter Buckland	Rob Crasswell	Dave Pribulka	Peter Crowley
Rita Graef	Andrea Harman	Ray Stolas	Dan Jones
Laura Dininni	Lisa Strickland	Lindsay Schoch	Derek Anderson
Janet Whitaker	Bill Keough	Ron Seybert	Michael Pratt
	Erik Scott	Jeff Ressler	
	Ralph Wheland		
	Cristin Mitchell		

Others in attendance were: Marcella Bell, Recording Secretary; Michael Twomley; A.J. Schwartz, Environmental Planning & Design; Sarah Rafacz; Wes Glebe; Charles Suhur, Stevens & Lee; Dwight Ferguson; and Tom Songer II

I. CALL TO ORDER

Mr. McMaster called the March 13, 2017 Planning Commission and Board of Supervisors joint work session to order at 6:01 PM.

II. CITIZENS' COMMENTS

There were no citizens' comments.

III. PINE HALL TRADITIONAL TOWN DEVELOPMENT CONCEPT PLAN

Mr. Stolas stated that On February 2, 2017, Ferguson Township Supervisors hosted a design workshop to gather further input from participants through a visual survey, a group breakout discussion on challenges and solutions and participant input on future opportunities in order to incorporate key elements into the Concept Plan. Land Design, the workshop facilitator and consultant team, compiled workshop information and participant input. As a continuation of the Concept Plan discussion, Land Design will conduct a presentation to the Planning Commission and Board of Supervisors through this Joint Work Session and reflect their findings through the revised Concept Plan. If acceptable, a critical element of the revised Concept Plan will include a Zoning Ordinance text amendment that will essentially implement the Concept Plan.

Mr. Kunkle stated that the intended outcome of the joint work session is for the Planning Commission to make a recommendation to the Board of Supervisors to have the applicant prepare a zoning ordinance text amendment to implement the Pine Hall Traditional Town Development Concept Plan. The Board of Supervisors was invited to attend the work session to help create a dialog and provide input to Land Design.

Ms. Pankiewicz introduced the members of Land Design and reviewed the work session summary from February 2, 2017. She stated that the key takeaways from the previous meeting were:

1. Desire for a diverse community that includes multiple housing types integrated around the town center and green, with student housing appropriately located.
2. Preserve as much open space (mature trees) as possible and greater integration of the biking/jogging trails to provide connectivity throughout all areas of the development.
3. Invite the community in, with a town center retail, outdoor dining, and public park/open space to accommodate free and/or public events.

Ms. Pankiewicz reviewed the rest of the work session summary and turned the floor over to Mr. Crowley.

Mr. Crowley gave a presentation on the revised master plan that incorporated comments from the February 2, 2017 joint work session. Mr. Crowley referred to the PowerPoint and reviewed the updated sketch plan of the Pine Hall Master Plan. He reviewed the table on page five of the February 2, 2017 Work Session Summary that assessed the developer's ability to incorporate specific elements derived from feedback into the master plan.

After his presentation, Mr. Crowley asked for questions and comments from the Planning Commission and Board of Supervisors:

- Several members stated that they appreciated the inclusiveness of comments from the previous meeting.
- Is the existing wood lot accessible, or is it cluttered with brush? The wood lot should not be a barrier. It should be safe to access.
- Has the developer anticipated what the traffic volume will be like coming into Pine Hall from Science Park?
- Who will manage the public/open space?
- Will the streets in Pine Hall be public streets?
- Will there be a separate intercommunity shuttle service aside from CATA?
- Does the Pine Hall Plan meet the Traditional Town Development density requirement?
- There is concern with snow removal within the development.
- Consider involving CATA early on to help plan the infrastructure for public transportation.
- The zoning ordinance text amendment should meet the economic goal of this project.
- The idea of a smaller footprint for buildings and parking is favorable.
- Pleased that the hotel is still in the revised master plan, as the market dictates a need for one.
- Is there a downside to moving the clubhouse facility from a central location to the east part of the development?

- There was a concern for phasing of the plan—constructing student housing first and then never finishing the rest of the plan.
- The amphitheater may not get much use—there is one in downtown State College that does not get a lot of use.
- Consider adding more live-work units (maybe another floor).
- There was concern that the eco-village would be the last phase.
- CATA's needs should be prioritized over private transportation.
- Could CATA provide shuttles for intercommunity travel?
- Regarding density and affordable housing, changing the number of units versus changing the number of beds per unit are two ways to look at it.
- Walkability is important so that open space doesn't become a "vast tundra".
- Consider preserving as many mature trees in open spaces outside of the wood lot as possible.
- Consider partnering with the Centre Region Parks & Recreation Authority for open space.
- There is a potential for some of the roads to become speedways.
- Consider doing stress testing for Stormwater.
- There is concern that there is a sinkhole opening up near where the eco-village is being proposed.
- The eco-village should be oriented so that solar panels can soak up the sun's rays.
- There is concern of the number of rental units versus for-sale units.
- Consider integrating the eco-village with the rest of the development.
- There was concern that there is not enough workforce housing in the development.
- Is the clubhouse for private or public use?
- How many businesses would be in this development?
- There is concern that Science Park Road is not adequately connected to the Pine Hall development.
- What is the phasing for this plan?
- Consider installing heated sidewalks for parts of the development to help with snow removal.
- Consider hiring an expert consultant to design the eco-village.
- Consider using Penn State's net zero affordable house model for the eco-village as well as housing in the rest of the development.

After the Board and Commission provided input, Mr. McMaster asked the public for any comments or questions.

Seeing none, a motion was made by Mr. Crassweller and seconded by Ms. Harman that a zoning ordinance text amendment be prepared by the applicant for the Board of Supervisor's consideration to implement the Pine Hall Traditional Town Development Concept Plan. The motion carried unanimously.

IV. **PLANNING DIRECTOR REPORT**

Mr. Stolinis reviewed the Planning Director's Report.

On February 27, 2017, the Community Planner attended the Traffic Scoping Meeting for the Whitehall Road Regional Park – Phase 1 with the Township Engineer and Stahl Sheaffer Engineering.

On February 28, 2017, the Planning & Zoning Director and Zoning Administrator attended the Ferguson Township Zoning Hearing Board meeting for the 124, 134, and 140 Cardinal Lane variance request regarding sidewalk requirements. In response to a question from Mr. McMaster, Mr. Stolinis stated that the applicant did not have to put in sidewalks, but a condition was placed on the variance that in the future, the Board of Supervisors could require Cardinal Lane to have sidewalks, which would make the approved variance null and void.

On March 6, 2017, the Community Planner attended the Commonwealth Court Hearing for Pennypacker et.al. (The Cottages) in Harrisburg, PA.

On March 8, 2017, the Planning & Zoning Director attended the monthly meeting of the Centre County Housing & Land Trust Board of Directors meeting at the College Township Building.

To date, Planning & Zoning staff have canvassed questions regarding the potential PA Department of Health applications for three (3) Medical Marijuana facilities, namely two (2) proposed "Dispensary" locations and one (1) proposed "Grower/Processor" location within the Township. Applicants require a certification from the Township that a potential applicant's facility would be in compliance with the municipal zoning ordinance. Staff has consulted with the Township Solicitor on providing certifications through the Zoning Administrator. Applications are due with the PA Department of Health by March 20, 2017.

Mr. Stolinis explained that the Planning & Zoning Department has created a certification for the "grower/processor" applicant to go out the following Wednesday. In response to a question from Mr. McMaster, Mr. Ressler stated that the current zoning ordinance allows for a grower/processor operation on a lot size between one and five acres in the Rural Agricultural (RA) District. A dispensary is allowed in the Commercial District. In response to a question from Mr. Wheland, Mr. Ressler stated that in the RA District, the "processing" is allowed on up to five acres. Mr. Buckland stated that PA state law requires the growing and processing facility to be together. A person could not have a growing operation without processing the medical marijuana. Mr. Keough stated that farmers grow and process their crops on lands that are larger than five acres, so medical marijuana should not be treated any differently.

Mr. McMaster stated that it is an issue of security. Mr. Ressler explained that the level of processing medical marijuana is different than processing vegetation. The processor doesn't just dry the plants—they have to make the medication (i.e. oils and pills) to sell to dispensaries. Mr. Keough stated that he was under the impression that there were different levels of licenses for medical marijuana. Mr. Stolinas stated that the Township has interpreted two types of licenses from state law—dispensaries and growing/processing. Mr. Stolinas went on to explain that the Township plans to meet with the grower/processor developer to get a better idea of the processing that will be done on the premises.

Mr. Stolinas clarified that the definition of grower/processor includes “a person including natural person corporation partnerships, associations, trusts, other entities, or any combination thereof, which holds a permit from the Department under this act to grow and process medical marijuana.”

Planning & Zoning staff have registered for a two-part training webinar for the Zoning Hearing Board through the PA Boroughs Association, titled, “Duties of the Zoning Hearing Board and Zoning Officer” on March 15th and 16th at 12:00 p.m. in Conference Room #1.

On March 10, 2017, the Planning & Zoning Director, Zoning Administrator and Assistant Township Manager met to discuss the proposed variance and appeal request for the State College Borough Water Authority hearing scheduled with the Zoning Hearing Board on March 28, 2017.

V. ACTIVE PLANS UPDATE

Mrs. Schoch reviewed active plans in the Township: J.L. Cidery at J.L. Farms Land Development Plan, The Crossings at State College SIP, Guenot Subdivision, CSC Northland/Buffalo Wild Wings Commercial Development, Bowman Subdivision, The Cottages at State College Final PRD, and Whitehall Road Regional Park.

VI. CENTRE REGION PLANNING COMMISSION (CRPC) REPORT

Ms. Strickland stated that the CRPC met on March 2, 2017. The Commission received a presentation from Ed Poprick, director of Physical Plant at the State College Area School District, on the Elementary School Master Plan, which includes three elementary schools and Memorial Field. The Commission discussed an ordinance to permit increased occupancy in a new Toftrees Planned Community, similar to The Retreat in State College Borough. The proposed ordinance would allow up to five unrelated persons in one unit. The Commission also received and reviewed comments from the State College Borough Water Authority, the College Township Water Authority, and Penn State University regarding the potential expansion of the Beneficial Reuse Water System. The Commission received a copy of the Centre Region State of Housing report, as well as a copy of the Demographics of the Centre Region Fact Book.

VII. SOURCEWATER PROTECTION WORK GROUP UPDATE

Mr. Scott stated that the work group will meet Thursday, March 16, 2017. The work group has been editing the content of the draft Sourcewater Protection Ordinance. There have been a lot of exemptions for agriculture. Mr. Scott stated that there should a reporting requirement for

agriculture in case a spill happened. The work group discussed the 100,000 gallons per day requirement that pertains to different entities within the Sourcewater Protection Ordinance. Mr. Stolinis stated that Township staff has gone through comments and edits and will provide copies to the Planning Commission after the meeting.

VIII. **ZONING/SALDO UPDATE STEERING COMMITTEE**

Ms. Mitchell stated that the steering committee will be meeting later in the week.

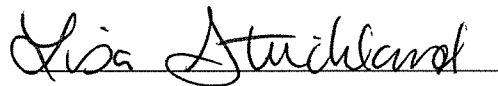
IX. **APPROVAL OF THE REGULAR MEETING MINUTES FEBRUARY 27, 2017**

A motion was made by Mr. Crassweller and seconded by Ms. Strickland to approved the February 27, 2017 Planning Commission meeting minutes as presented. The motion carried unanimously.

X. **ADJOURNMENT**

There being no further discussion or business, the March 13, 2017 joint work session of the Planning Commission and Board of Supervisors adjourned at 7:53 PM.

Respectfully submitted,

A handwritten signature in cursive script, reading "Lisa Strickland", written over a horizontal line.

LISA STRICKLAND, SECRETARY
For the Planning Commission