

FERGUSON TOWNSHIP PLANNING COMMISSION

Regular Meeting
Monday, March 28, 2016
6:00 pm

I. ATTENDANCE

The Planning Commission held its regular meeting on Monday, March 28, 2016 at the Ferguson Township Municipal Building. In attendance were:

Commission:

Marc McMaster, Chairman
Rob Crassweller, Vice Chair
Scott Harkcom
Lisa Strickland- absent
Kurt Homan
Ralph Wheland
Erik Scott
Bill Keough, Alternate
Cristin Mitchell, Alternate-absent

Staff:

Ray Stolinis, Director of Planning and Zoning
Lindsay Schoch, Community Planner-absent
Jeff Ressler, Zoning Administrator

Others in attendance included: Tonya Jackson, Recording Secretary and Gus Moutevelis, resident.

II. CALL TO ORDER

Mr. McMaster called the Monday, March 28, 2016 Planning Commission meeting to order at 6:00 pm.

III. REMOVAL OF CHILD DAYCARE/PRESCHOOL FROM PROHIBITED USES IN THE TERRACED STREETSCAPE DISTRICT

Ray Stolinis stated on February 17, 2016, Mr. and Mrs. Robert and Rachel Johnson filed a Zoning Ordinance Amendment Application for the Board of Supervisors to consider removing Child Daycare and Preschools from the list of Prohibited Uses in the Terraced Streetscape District under §27-703.2.F. Prohibited Uses, (6) Child daycare/Preschool. Staff has developed a draft ordinance amendment for the Planning Commission's consideration that allows Child Daycare/Preschools as a Conditional Use in the TS District and follows criteria set forth from Ordinance #973. In addition, the draft ordinance amendment now includes a definition for Preschool use as well. Mr. Stolinis recommends that the Planning Commission review, comment and make recommendation to the Board of Supervisors on the Draft Zoning Amendment.

Mr. Stolinis stated staff recommends that the Planning Commission review, comment and make recommendation to the Board of Supervisors on the Draft Zoning Amendment.

Ralph Wheland made a motion to recommend approval to the Board of Supervisors to allow daycare/preschool in the Terraced Streetscape District. Rob Crassweller seconded the motion.

Bill Keough asked if Staff anyone knew if a daycare/preschool is required to have an outdoor play area.

Gus Moutevelis, owner of the property, stated the play area would be located in the back of the building.

After a brief discussion, no one was sure if a daycare is a required to have a play area.

IV. ZONING & SUBDIVISION AND LAND DEVELOPMENT REVISIONS- CONSULTANT RFP EVALUATIONS

Mr. Stolinas stated in early February, staff posted a Request for Proposals for Professional Planning Services on the American Planning Association – Pennsylvania Chapter website. A deadline for proposals was Friday, March 4th and two consultants submitted proposals to assist Ferguson Township revise and update both planning documents the Subdivision Ordinance and Zoning Ordinance. He stated Staff established an evaluation survey for Planning Commission members, Zoning Hearing Board members and the Board of Supervisors to assist in the selection of the most qualified planning consultant.

Mr. Stolinas asked the Planning Commission members review the two Planning Consultant Proposals and respond to the survey link emailed to them on March 23, 2016 by Dave Pribulka, Assistant Township Manager. Mr. Stolinas said Staff would like to get the results back by April 6, 2016 to decide on the consulting firm. Mr. Stolinas stated that the consultants are: *Mackin Engineering of Pittsburgh and Environmental Planning & Design, LLC of Pittsburgh*. Mr. Stolinas explained the survey is anonymous and indicated the rating of various subcategories within the evaluation survey.

Ralph Wheland asked Staff had planned calling the references prior to the selection. Mr. Stolinas stated once a decision is made he would check the references. Mr. Wheland felt references that should be taking place prior choosing to a consultant.

Mr. McMaster asked if Staff was familiar with either of the firms. Mr. Stolinas stated that he felt Lindsay Schoch has worked with one of the firms. Mr. McMaster stated the Commission would fill out the surveys.

V. THISTLEWOOD LOT#9 LAND DEVELOPMENT PLAN

Mr. Stolinas stated that Mark & Cynthia Scanlon applied for and received variances for development of Lot #9 in the Thistlewood Subdivision. Mr. Stolinas reviewed the variances the applicant received a wetland buffer or 50' around the outer edge of wetland, new stream crossing for roads, railroads, centralized sewer and/or water lines, prohibition of roads and driveways in the riparian buffer overlay, stream crossing separated 1,000' of stream length, areas subject to periodic inundation by flood waters and/or occurring without flooding small include boundaries of wetlands, existing vegetation cover and soils. Mr. Stolinas stated that the Scanlon's propose a new single-family residence on the 1.538 acres with a stream crossing access off Treetops Drive. Lot #9 is a pre-existing lot, however, new development on various individual lots in the Thistlewood Subdivision require land development approval from the Board of Supervisors. Mr. Stolinas noted the conditions of approval for the variance request that the Zoning Hearing Board approved on February 3, 2016. He explained the map of the subdivision showed the location of the house with stream crossing shared access off Treetops Drive and the location of the proposed home has moved toward the front of the lot to stay out of the wetland area and conservation easement.

Mr. Stolinas stated this Plan is for initial review and comment to the Planning Commission and no recommendation is needed.

Jeff Ressler stated they gave a setback variance based on lot width to move the building forward as much as possible to minimize the impacted on the wetland buffer. The edge of the building will be at the edge of conservation easement and there will be no disturbance with the easement.

Mr. Scott inquired on how big is the wetland area. Mr. Ressler stated this subdivision delineation noted on the plan as in a wetland area but he never walked the property.

Mr. Homan asked what lot the shared access easement was shared what other lot. Mr. Ressler answered it would be shared with Lot 10 and the driveways are shared in order to minimize the access of the wetland. Mr. Stolinis stated during a site inspection he and Mr. Ressler had observed water flow in the front of the property at the cross pipe where the driveway crosses.

Kurt Homan asked if all the driveways have shared driveway provision. Mr. Ressler stated the shared driveway was on the land development plan and the neighbor of this lot is aware of the shared driveway provision. Mr. Homan was concerned the house being constructed forward that it may look out of place. Jeff Ressler stated it would not.

VI. PLANNING DIRECTOR REPORT

Mr. Stolinis stated there are nine items on the report. He noted that Staff met with Matt Royer, Director of the Agriculture and Environmental Center, Dr. Michele Halsell, Director of the Sustainable Communities Collaborative within the Sustainability Institute along with five students majoring in Environmental Resource Management. The students, known as the Spring Greening Team, will be conducting an interactive Residential Stormwater Management Workshop at the Ferguson Township Building on the evening of April 21st and make an initial presentation to the Planning Commission at the April 11, 2016 meeting.

Mr. Keough asked if the Township was going to advertise the event. Mr. Stolinis stated the Township would advertise it on our Township website and our Community Communications Coordinator would send out a press release.

VII. ACTIVE PLANS UPDATE

Mr. Stolinis stated Lindsay Schoch provided the Commission with a memorandum of active plans. Mr. Stolinis noted the most current plan are Thistlewood Lot #9, State College Alliance Church and Re-Farm Café/J.L.Cidery/Winery.

Mr. Wheland asked about a moratorium on development due to a recent claim. Staff affirmed that there is no local moratorium and that this conjecture may have materialized over the UAJA letter a few weeks ago.

VIII. CENTRE REGION PLANNING COMMISSION REPORT

Mr. McMaster state there is no report since Lisa Strickland was not in attendance.

Mr. Keough reported the he and Mr. Wheland attended the Board of Supervisors meeting and he informed the Commission on the outcome of some agenda items related to grass and weeds, the Landings and Turnberry Assisted Living/Personal Care.

IX. APPROVAL OF MEETING MINUTES

Due to a change in Staff we do not have the last meeting minutes to approve.

X. ADJOURNMENT

Mr. Crassweller made a motion to adjourn the meeting. Mr. Scott seconded the motion. The motion passed unanimously.

With no further business, the March 28, 2016 Regular Planning Commission meeting was adjourned at 6:41pm.

RESPECTFULLY SUBMITTED,

A handwritten signature in cursive script, reading "Scott Harkcom", written in black ink.

Scott Harkcom, Secretary
For the Planning Commission