

## **FERGUSON TOWNSHIP PLANNING COMMISSION**

Regular Meeting  
Monday, May 9, 2016  
6:00 pm

### **I. ATTENDANCE**

The Planning Commission held its regular meeting of the month on Monday, May 9, 2016 at the Ferguson Township Municipal Building. In attendance were:

#### **Commission:**

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

#### **Staff:** Ray Stolinis, Director of Planning and Zoning

Lindsay Schoch, Community Planner  
Jeff Ressler, Zoning Administrator

Others in attendance included: Tonya Jackson, Recording Secretary, Morgan VanOuse, Uni-Tec Consultants.

### **II. CALL TO ORDER**

Mr. McMaster called the meeting to order.

### **III. CITIZEN INPUT**

### **IV. STATE COLLEGE ALLIANCE CHURCH**

Mr. Stolinis stated Uni-Tec Consulting Engineers, Inc. has addressed the majority of staff's comments for the State College Alliance Church Building Addition Land Development Plan. The Plan is now at the point where the Planning Commission can recommend to the Board of Supervisors approve the Plan so it can be recorded.

Staff recommended the Planning Commission make a recommendation to the Board of Supervisors to APPROVE the State College Alliance Church Land Development Plan, submitted on February 29, 2016, last revised April 29, 2016, condition upon the remaining comments.

Ms. Schoch stated on the memorandum to the Planning Commission dated May 6, 2016 that comments 6, 9, 10 and 11 have been resolved.

Ms. Schoch stated after discussing the comments with Scott Brown of NTM Engineering he has no further concerns regarding this plan because the remaining comments would not change the overall design concept.

Mr. Homan noted he may need to defer from voting because he missed the prior meeting when this was discussed and he needed more time to review the plan.

Ms. Strickland asked where stop signs were going to be placed and where the traffic flow would be located on the extension. Ms. VanOuse of Uni-Tec Consultants, answered traffic would flow be located along the back of the addition as one-lane loading and unloading lane.

Ms. Strickland asked about school bus drop off. Ms. VanOuse answered the drop off would not change.

A couple of members wanted to review the plan again. Ms. Schoch noted the plan was in the last packet and she did not include it in this agenda.

Ms. Mitchell asked if there will be an agreement for public to rent out the main meeting room and if a kitchen be will be added.

Ms. VanOuse answered the church already rents out a room in the church and a kitchen will be added as part of the addition.

Mr. Homan asked if this plan was up to all standards and condition. Mr. Stolinas stated that this plan would need to uphold all conditions. Mr. Homan asks about the holding tank and is it an infiltration basin. Ms. VanOuse from Uni-Tec explained how the holding tank will release water into control flow measure for a period of time to have a better control on the outfall.

Mr. Homan made a motion to recommend **APPROVAL** to the Board of Supervisors the State College Alliance Church. Mr. Scott seconded the motion. The motion carried with three approving and one abstaining: Lisa Strickland.

#### **V. SEWAGE FACILITIES PLANNING MODULE – SUBURBAN AVENUE BACKLOT SEWER REPLACEMENT AND RELOCATION PROJECT**

Mr. Stolinas stated Herbert, Rowland and Grubic, on behalf of the University Area Joint Authority, submitted a copy of the Sewage Facilities Planning Module (Component 3m) and Municipal Planning Agency Review (Component 4A) or the proposed sewer line replacement and relocation project within Suburban Park in Overlook Heights. Mr. Stolinas stated the proposed project will provide gravity collection and conveyance capacity for wastewater generated from residential properties along Suburban Avenue and Aaron Drive and commercial properties along Atherton Street and Vario Boulevard. This proposed project does not result in any additional EDU's.



Mr. Stolinis stated the Planning Commission review and recommend submission of the Component 4A – municipal Planning Agency Review for the Planning Commission's consideration prior to submittal to the University Area Joint Authority. The Component

4A typically includes questions related to consistency with the Comprehensive Plans, compliance with local zoning regulations and inquiries related to impact on wetlands, historic resources and endangered species.

Ms. Strickland made a motion to recommend **APPROVAL** for Sewage Facilities Planning Module – Suburban Avenue Backlot Sewer Replacement and Relocation Project to the Board of Supervisors. Mr. Homan seconded the motion. The vote carried unanimously.

## **VI. PLANNING DIRECTOR REPORT**

Mr. Stolinis reported on six items noting meetings with the Zoning Administrator. Mr. Stolinis stated both interviews went well on the consultants the land development and subdivision revisions. Staff is following up on reference checks.

Mr. Keough stated he is still has concern about the on lot septic system in the Russian Church. Mr. Ressler no request has been submitted to the Planning Department.

Mr. Keough noted that he wants to make sure the Russian Church is aware of their options. Mr. Stolinis stated there is a restriction for the church to connect to the line and a standing agreement with the sewer authority. Mr. Keough stated the sewer authority would not allow them to connect because additional sewage fee was paid in the past and there is an agreement for them not to connect. Mr. Stolinis stated we will look into this with UAJA when a plan is submitted.

## **VII. ACTIVE PLANS UPDATE**

Ms. Schoch reviewed the active plans no update on the Cottages or Whitehall Road project.

Ms. Schoch stated Rob Watts is reviewing the traffic impact study with regards to the Young Scholars of Central Pennsylvania Charter School and the findings will be shared with the Planning Commission once it is complete.

Ms. Schoch stated Hunters Chase Phase 6 Scott Brown submitted his responses letter added his note on the plan which will read included sumps which reads: Add a note to the record plan and roof sump detail identifying construction that requires submission of as-built plans, certification of completion from a qualified professional, and infiltration test results prior to occupancy.

Mr. Homan stated we should contact Tom Jacobs to let him be aware that when they design the sumps the homes should have two drains and two sumps because he feels with only one on his home it is not enough.

## **VIII. CENTRE REGION PLANNING COMMISSION REPORT**

Ms. Strickland stated that Nicki Toursher from Parks and Recreation gave a presentation regarding the park budget. Ms. Strickland noted she found out the term of office is three years instead of a year and she will be on the Centre Region Planning

Commission for longer than she expected. She noted there was a discussion regarding the addition to the Verizon wireless tower in College Township. Verizon is looking at wireless facilities adding 15 feet to an existing 73 foot pole and there was a lot of input on the plan. There is a Centre County Public Improvement Program meeting to be held on Wednesday, May 11, 2016, 5:00 -7:00 pm.

## **IX. APPROVAL OF MINUTES APRIL 25, 2016**

Mr. Homan wanted to add to the Young Scholars discussion that the Planning Commission has concerns about traffic issues. Issues exist currently and they feel a second entrance would be beneficial.

Ms. Strickland added that with the Hunter's Chase Phase 7 What road will the construction vehicles use during development, especially the heavy equipment.

Mr. Keough stated with the sourcewater protection discussion: The PC feels that Mr. Lathberry is an appropriate person to be on the Committee, but he is not a local farmer and a local farmer should be placed on the committee as a representative of the local farming community. Joe Homan and Galen McWilliams are two additional suggestions the Planning Commission made.

## **X. ADJOURNMENT**

Mr. Homan made a motion to adjourn the meeting. Ms. Strickland seconded the motion. The motion passed unanimously.

With no further business, the May 9, 2016 regular Planning Commission meeting was adjourned at 7:00 pm.

RESPECTFULLY SUBMITTED,



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Scott Harkcom, Secretary  
For the Planning Commission