

## **FERGUSON TOWNSHIP PLANNING COMMISSION**

Regular Meeting  
Monday, June 27, 2016  
6:00 pm

### **I. ATTENDANCE**

The Planning Commission held its regular meeting of the month on Monday, June 27, 2016 at the Ferguson Township Municipal Building. In attendance were:

#### **Commission:**

Marc McMaster, Chairman  
Rob Crassweller, Vice Chair  
Scott Harkcom  
Lisa Strickland  
Kurt Homan  
Ralph Wheland  
Erik Scott  
Bill Keough, Alternate –absent  
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, John Sepp, Thomas Jacobs of Penn Terra Engineering Inc., Robert Poole of S&A Homes, LLC, Jeremy Tyson of CMT.

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

Mr. McMaster called the meeting to order.

### **III. CITIZEN INPUT**

### **IV. FOXPOINTE PRD SECTION 1D- HUNTER'S CHASE PHASE 6 CONDITIONAL USE/SUBDIVISION PLAN**

Mr. Stolinis stated the Ferguson Township Zoning Ordinance permits the construction on Nolin Soils as a Conditional Use. These soils have been identified on the property where the development of Hunter's Chase Phase 6 is proposed. Staff has provided a memorandum to the Planning Commission, which contains the Conditional Use Application and narrative regarding the conditions. Mr. Stolinis reviewed the map showing the Nolin soils in the Hunter's Chase Phase 6.

Mr. Stolinis recommended the Planning Commission review and make comment upon the Conditional Use Application submitted by Penn Terra Engineers, Inc. and make a recommendation to the Board of Supervisors to APPROVE the use with any additional conditions.

Mr. Homan asked why we needed to protect the Nolin soils. Mr. Sepp stated that Nolin soils are an indicator of floodplain designations, as the Penn Terra Engineering soils report from 1992 states the Nolin Soils in this area has insufficient hydric properties to

be classified as a floodplain soil. Mr. Sepp stated when the PRD plan was designed and approved, Chuck Herr, met with the soil scientist to confirm the location of Nolin soils. Mr. Sepp stated there was only evidence of Nolin soils about two feet below the top soil. Mr. Homan asked where the stormwater would be built on the Nolin soils and how would this effect the water flow. Mr. Sepp stated that the stormwater will flow into the basin and will catch the roof sump drainage. Mr. Jeremy Tyson explained how much top soil would be used and the Nolin soil effects. Mr. Homan stated it was a good plan. He pointed out the heavy flow fills into that basin during storm events. Mr. Homan pointed out an overflow of water that looks like a river and he indicated where it was located on the map. Mr. Sepp stated an inlet and a catch basin is located near that area where that water should flow into and he says he will investigate why that is not working properly.

Mr. Crassweller asked if phase 6 and phase 9 would be connected by a road. Mr. Sepp stated these roads would not be connected because the road connection is shown on the plan. Ms. Strickland asked if there was an alternate exit because this subdivision is very confusing to drive around in and it seems there is a safety issue with 911 locating houses. Mr. Sepp stated it is an effective, approved cul-de-sac and reviewed by emergency services.

Mr. Scott asked about the documentation supporting the drainage areas outside the Murata Erie Basin tributary drainage area. Mr. Sepp stated the new stormwater design addressed this, water will not be going in the tributary.

Mr. Homan stated he personally experienced a roof sump problem and asked if there is a problem in the future, who would be responsible for any issues if the stormwater needed to be addressed for failures. Mr. Sepp stated the sumps were designed considering roof area and what happen to Mr. Homan's home was unusual. Mr. Homan stated that he had a problem with his roof sumps after the vibration was done after the stormwater basin was put in Fall of 2012 and in 2013 there was a problem with the roof sumps not draining properly. Mr. Poole stated there is never a guarantee of anything happening with the roof sumps and sinkholes. Mr. Homan stated there is a lot of impervious coverage in this subdivision and now his roof sump is releasing into the basin. Mr. Sepp stated if the problem is in the Township right of way it is the Township's responsibility.

Ms. Laura Dinnini, Board of Supervisors member, stated she noticed there are no North and South markings on signs in the subdivision. Ms. Strickland stated she would like to see additional signs to be added. Mr. Sepp stated this plan was conditionally approved by 911. Ms. Schoch stated the plan will be resubmitted to 911.

Mr. Homan asked what route the construction vehicles would be using in the neighborhood. Thomas Jacobs explained where the machines were going to load and unload heavy equipment.



Mr. Harkcom made a motion to recommend APPROVAL of the Foxpointe PRD Section 1D- Hunter's Chase Phase 6 Conditional Use. Mr. Wheland seconded the motion. The vote carried unanimously.

Mr. Scott made the motion to APPROVAL of the Foxpointe PRD Section 1D – Hunters Chase Phase 6 subdivision plan. Mr. Crassweller seconded the motion. The motion carried unanimously.

## **V. WEIS GAS-N-GO/DUNKIN DONUTS LAND DEVELOPMENT PLAN**

Mr. Stolinas stated on June 14, 2016, Herbert, Rowland & Grubic, Inc. on behalf of Weis Markets, Inc. submitted a Land Development Plan for a proposed Weis Gas-n-Go/Dunkin Donuts located at 1400 North Atherton Street (between Hoss's and PNC Bank).

Mr. Wheland asked why the traffic would only be right in and right out. Ms. Schoch stated that was determined at the scoping meeting for safety concerns to work to limit left turns on to Atherton Street. Mr. Wheland stated he sees drivers often turning in the wrong way a lot of the time. Ms. Schoch stated hopefully they will use the entrance accordingly and exit to the right or use the access road to W. North Hills Place. Mr. Homan asked if this would be open 24 hours. Mr. Crassweller stated he noticed there is a drop-off. Ms. Schoch stated she would relay the question to the engineer and ask that hours of operation be added to the plan notes. Mr. Homan asked if this would be opened all the time, would being open late cause problems to the area and suggested the FTPD review the plan. Ms. Strickland stated it seem there would be a lot of cross traffic. Mr. Stolinas stated there would be stop bars in areas and there will be no access left bound.

Ms. Schoch stated this site has an approved traffic study. She stated the fire department recommendation would be to install a fire hydrant at the north east entrance.

Mr. Schoch noted that that plan has no access left bound. The Planning Commission will see this plan again.

## **VI. PLANNING DIRECTOR REPORT**

Mr. Stolinas read the planning director report. Mr. Stolinas stated the Board of Supervisors appointed a member of the State College Water Authority to join the Sourcewater Protection Work Group. A request was made to the Water Authority by Mark Kunkle and we are waiting to hear if they agree to attend the meetings. Mr. Scott, who attends the meetings, volunteered to report on the Sourcewater Protection Work Group sessions.

## **VII. ACTIVE PLANS UPDATED**

Ms. Schoch reported on the active plans.

## VIII. CENTRE REGION PLANNING COMMISSION REPORT

Ms. Strickland stated that the CPRC has not met since the last Ferguson Township Planning Commission meeting.

## IX. APPROVAL OF MINUTES MAY 31, 2016 & NOTES FROM MAY 9, 2016 WORKFORCE HOUSING DISCUSSION

Mr. Crassweller made a motion noting that even though the Young Scholars Land Development Plan meets the letter of the law he does not agree how the plan was handled. Mr. Scott seconded the motion. The motion carried.

There was a discussion regarding the location of well heads, the importance of a farmer being part of the work group. Mr. Ressler stated there is no movement to prevent farmers from doing anything they do now.

Mr. McMaster stated on the first page the median income range should be 80%- - 120%, and take out "and city" in the next sentence, and remove "percentages and" in the next sentence. Mr. Wheland noted the names Keogh and Grief were not spelled correct in the minutes.

Mr. Crassweller made a motion to APPROVE the May 31, 2016 minutes with the revisions. Mr. Scott seconded the motion. The vote carried unanimously.

Mr. Homan stated on the top of page 2, the second sentence should be his name and not Mr. Crassweller.

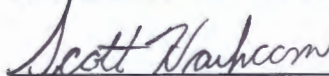
Mr. Wheland made a motion to APPROVE May 9, 2016 minutes with the revisions. Ms. Strickland seconded the motion. The vote carried unanimously.

## 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 June 27, 2016 regular Planning Commission meeting was adjourned at 7:00 pm.

RESPECTFULLY SUBMITTED,



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Scott Harkcom, Secretary  
For the Planning Commission