

**FERGUSON TOWNSHIP PLANNING COMMISSION
MEETING AGENDA
MONDAY, JULY 11, 2016
6:00 PM**

I. ATTENDANCE

The Planning Commission held its regular meeting of the month on Monday, July 11, 2016 at the Ferguson Township Municipal Building. In attendance were:

Commission:

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

Staff:

Ray Stolinis, Director of Planning & Zoning
Lindsay Schoch, Community Planner
Jeff Ressler, Zoning Administrator

II. CALL TO ORDER

Mr. Harkcom called the meeting to order since the Chairman was running late.

III. CITIZEN INPUT

IV. THE CROSSING AT STATE COLLEGE SPECIFIC IMPLEMENTATION PLAN

Mr. Stolinis stated, as a result of a recent amendment to the Township Zoning Ordinance to permit Personal Care Homes and Assisted Living Facilities within the Traditional Town Development Zoning District, ELA Group, Inc. has submitted Specific Implementation Plan to develop 93,342 square foot Personal and Memory Care Retirement Community on 14.73 acres within the Turnberry TTD. This is considered Phase 8 in the General Master Plan.

Mr. Stolinis requested the Planning Commission review the proposed plan and make comments for Staff to include in the Plan Review letter.

Mr. Scott asked if the home will meet the required setbacks. Mr. Ressler answered the applicant would be required to meet the setbacks. Mr. Scott asked if this plan would have to meet the sourcewater protection criteria. Mr. Stolinis stated this development would adhere to the new stormwater regulations. Mr. Keough was concerned that there may be some limitations of what can be infiltrated into the protected area instead of directed to the stormwater area. Mr. Wheland stated it appears the area around the parking lot would be perfect area for stormwater runoff due to the slope. There was a discussion on exactly where the stormwater drainage areas would be located.

Mr. Todd Smith, of ELA Group, Inc., explained the intentions of the plan, pointing out the first floor, and second floor, the retaining wall, existing curb, where the two story area would be located. He stated the main resident parking only has four handicap spaces because there are few residents who drive and the Personal Care Home will provide a shuttle for the residents to use for any travel needs.

Mr. Scott asked would the site require fill for the site. Mr. Smith answered that they will have to bring in fill for the site in order to balance the slope in places. Ms. Strickland asked why there were only four parking spaces it seems like very few spaces. Mr. Smith stated providing four handicap spaces meets the required number of parking spaces for this plan. He stated the stormwater needs to be collected and treated and released slowly on to the site. He added the stormwater management plan is in the Township Engineer's office and under review.

Mr. Homan asked if the residents are ambulatory or non-ambulatory. Mr. Smith answered the memory care residents are not ambulatory care units and the personal care residents do not leave at any time independently. Mr. Homan stated the court yard open space area is important for the residents and it is shown on the plan that the area will be enclosed and gated. He asked if gardens and flowers will be included in the courtyard area. Mr. Smith stated they are not shown on the plan but they will be included. Mr. Homan asked where the stormwater roof sump would run off would drain too. Mr. Smith stated the run off will be piped into the stormwater collection system which is shown on sheet 5 of the plans. Mr. Homan asked where the closest bus access. Mr. Smith stated the local transportation would not be the primary travel because they will have a shuttle service but the closest bus access is on Havershire. Mr. Homan stated in his opinion there should be a consideration that people visiting should have easier bus access. He asked where the contour lines were shown on the plan. Mr. Homan stated he is concerned about not having enough outdoor space and he questioned the functionality of the curved walkway.

Mr. McMaster arrived at 6:30 pm.

Ms. Mitchell asked what is meant by the variable width of the Conservation Easement. Mr. McMaster stated it means the widths vary throughout the easement.

Mr. Keough asked where the fire hydrants were located. Mr. Smith pointed them out on the plan and they are located off of Havershire on sheet 5 which has all the utilities on it. Mr. Keough asked if the connectible roads are extensions of the grade. Ms. Schoch asked if the trail is ADA accessible. Mr. Smith stated it is a multiuse trail following different specifications. Mr. Harkcom stated the grade is steep from the parking lot and steps could be installed. Mr. Smith stated that steps are just as challenging for residents but he could find out if they can be added to the plan. Mr. Homan asked why the grade would be so high. Mr. Smith stated the contours are shown on the plan on sheet 5. Mr. Keough suggested a handrail may need installed along the area to assist. Mr. Smith stated the AASHTO standards for the trail construction and there has been a lot of consideration to the layout of the trail. Mr. Scott stated a 12 percent grade is not that high. Mr. McMaster stated we may not be permitted to make these suggestions since it is a private multi-use trail. Mr. Keough noted this is the

purpose of this discussion. Ms. Strickland agreed with the suggestion of the handrail since residents could need this assistance in order to walk. Mr. Keough asked if sitting area would be included. Mr. Smith stated due to the conservation easement the applicants have applied and were granted a variance to cross floodplain areas. Mr. Keough suggested an observation semi-circle to create a sitting area could be constructed. Mr. Scott pointed out the connection that could be used is the side walk instead of constructing the multi-use path. Mr. Smith stated that the multi-use path is shown on the master plan and for the use of employees. Ms. Strickland asked if the front access doors are locked. Mr. Smith there is a total separation from the personal care and memory units and the memory unit care would not have the ability to leave the facility. She also asked if there would be street lights on the trail and noted no lighting is a safety issue. Mr. Smith stated it would have minimal lighting at the end of the trail there will be parking lot lights. Ms. Mitchell asked the home built are student housing neighboring the home facility. Mr. Smith stated it was built and it is student housing.

V. PLANNING DIRECTOR REPORT

Mr. Stolas reviewed his Planning Director report. Mr. Keough asked if the Planning Commission would have input in the RPOS plan. Mr. Stolas stated he expects the Planning Commission should have input since it is a planning document. Mr. Stolas stated on July 18, 2016 changes will be submitted for the Pine Hall Master plan at the Board of Supervisors meeting.

VI. ACTIVE PLANS UPDATE

Ms. Schoch gave the on the active plans update. She noted the comments give from the Planning Commission regarding the Crossing at State College Specific will be comments will be incorporated in her report.

VII. CENTRE REGION PLANNING COMMISSION REPORT

Ms. Strickland stated there is nothing to report since there was no meeting and the next meeting will be in August.

VIII. SOURCEWATER PROTECTION ORDINANCE WORK GROUP UPDATE

Mr. Scott stated Todd Giddings requesting the Township use the State and Federal Emergency Response Program but he has not reviewed the document. He stated the committee is reviewing all of our zoning districts permitted uses and other sourcewater protection ordinances. Ms. Schoch stated the industrial use will be reviewed the next meeting. Mr. Stolas noted the Board of Supervisors did not find out who be the representative from the State College Water Authority.

IX. APPROVAL OF MINUTES JUNE 13, 2016

Mr. Homan stated page 2, section IV, six paragraph the sentence should read: "Mr. Homan stated that smell is something DEP regulates for landfills, therefore smells can be regulated in residential properties." Mr. Homan stated Page 3, section VI, delete "do not" and add "on the list". Mr. Homan stated page 3, section VI, second sentence delete "and Ray Stolas".

Mr. McMaster stated on page one, III the heading should read ACT 537. Mr. McMaster stated page 2, section IV, third paragraph should be Ms. Schoch and not Mr. He noted on the vote the carried 4 and 3 and delete 6 for and 3 opposed and delete "Mr. Ralph" and add "Mr" before McMaster.

Mr. Keough stated on page 2, fifth paragraph, last sentence Mr. Keough's statement should read "has" issues and delete "he had no". Mr. Keough stated page 3, section VI, add "to" after refer.

Ms. Strickland stated page 2, section IV, eighth paragraph the name should be Mr. Ressler. Mr. Ressler stated on page 2, section IV, the reference to CDT should be CDC.

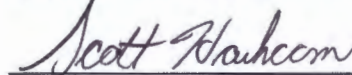
Ms. Strickland made a motion to APPROVE of minutes June 13, 2016 with the corrections. Mr. Crassweller seconded the motion. The vote carried unanimously.

X. ADJOURNMENT

Ms. Strickland made a motion to adjourn the meeting. Mr. Wheland seconded the motion. The vote carried unanimously.

With no further business, the July 11, 2016 regular Planning Commission meeting was adjourned at 8:07 pm.

RESPECTFULLY SUBMITTED,



Scott Harkcom, Secretary
For the Planning Commission