

## FERGUSON TOWNSHIP PLANNING COMMISSION

Regular Meeting  
MONDAY, SEPTEMBER 12, 2016  
6:00 PM

### I. ATTENDANCE

The Planning Commission held its regular meeting of the month on Monday, September 12, 2016 at the Ferguson Township Municipal Building. In attendance were:

#### **Commission:**

Marc McMaster, Chairman  
Rob Crassweller, Vice Chair  
Vacant  
Lisa Strickland, Secretary  
Kurt Homan  
Ralph Wheland  
Erik Scott  
Bill Keough  
Cristin Mitchell

#### **Staff:**

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

### II. CALL TO ORDER

### III. CITIZEN INPUT

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

Mr. Stolas 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). The Planning Commission initially reviewed these plans on June 27, 2016. Weis Markets, Inc. intends to develop the 2.31-acre parcel containing a 2,539 ft<sup>2</sup>. Dunkin Donuts with drive-thru and an adjacent, 6-pump fueling island for the Weis Gas-N-Go. Plans have undergone two iterations of engineering review with several remaining comments.

Mr. Stolas requested the Planning Commission recommend approval of the Weis Gas-N-Go/Dunkin Donuts Land Development Plan to the Board of Supervisors.

Ms. Schoch stated that Staff met with Steve Lyncha, from HRG Engineering and most of the comments have been taken care of, however, most of the remaining comments are administrative.

Mr. Crassweller wanted more explanation of the infiltration testing.

Mr. Lyncha stated that all the infiltration testing is efficient enough for the Township to accept, demonstrating a variety of depths and locations with similar results.

Mr. Crassweller stated this was the detention basin. Mr. Lyncha answered yes.

Mr. Homan asked if the geometry is the same as the original plan. Mr. Lyncha answered the lay out is consistent with the original plan the only change is the side walk to the Weis grocery store.

Mr. Wheland asked if there will be any changes to the access of the light at North Hills Place.

Mr. Alex Ororbia representative of Weis, answered there is not plan at this time.

Ms. Strickland asked if the sidewalk would run into up to W. North Hills Place. Mr. Lyncha stated the sidewalk would run up to W. North Hills Place and that was a suggestion from CATA. Ms. Strickland wonders why the escape lane was necessary to exit the order lane. Mr. Lyncha stated it is an option at several of their other locations so they decided to incorporate here. Ms. Strickland asked if there would be a sign for Dunkin Donuts. Ms. Strickland also asked if there would be any color renderings submitted for the Planning Commission to review. Mr. Ressler stated that the Commission could ask to review, but the Staff and Commission do not regulate the colors of the building. Mr. Ressler stated that facades are usually reviewed through the Corridor Overlay District. Ms. Strickland asked if the entrance to the bank is entrance only. Ms. Schoch stated the bank manager also asked about this situation and she said it is exit and entrance only.

Mr. Scott stated he would like to see a better quality donut place to be built such as Weis donuts.

Mr. Keough stated he has an issue with driving when two businesses are on one large sign is a problem. He stated he wanted to make sure that this type of issue is addressed through the sign ordinance revisions. Mr. Ressler stated that there was a variance request filed in August for the location of the old Mattress World and their request was denied for two ground signs on one lot. Mr. Ressler stated the applicant has further requested a zoning map amendment to allow a second sign on one lot and it will be coming before the Commission next month. Mr. Keough asked if the change is made to the sign ordinance then could the Weis property have two signs. Mr. Ressler answered they would have to submit an amendment to their plan for the sign change.

Mr. Crassweller made a motion to recommend APPROVAL of the Weis Gas-N-Go /Dunkin Donuts Land Development Plan with the conditions noted on memorandum dated September 8, 2016. Mr. Homan seconded the motion. The vote carried unanimously.

**V. TOWNSHIP PLANNING COMMISSION VACANCY**

Mr. Stolinas stated on August 22, 2016, Scott Harkcom resigned from the Township Planning Commission effective immediately. Upon notification, the Planning Commission Chairman promptly notified the Board of Township Supervisors of the vacancy and the need to fill Mr. Harkcom's unexpired term until December 31, 2018. Chapter 1. Administrative and Government, Part 4. Boards and Commissions, B. Planning Commission sets forth membership parameters for the Board of Supervisors. The Board of Supervisors shall fill a vacancy within a period of 60 days after the vacancy occurs. Mr. Stolinas stated Ward III needed to be represented.

There was a discussion on who would be a candidate. Mr. McMaster suggested the Commission think about residents in the Overlook Heights and Park Hills area residents if they knew of anyone who might be interested in the position.

**VI. PLANNING DIRECTOR REPORT**

Mr. Stolinas reviewed the Directors report. There was brief discussion as to the Regional Growth Boundary and Sewer Services area location in relation to the Islamic Society property. The Planning & Zoning Director and Zoning Administrator were approached by a member of the Islamic Society regarding a proposed activity center, which would necessitate a DRI application to extend both the RGB and SSA. At this point, the owners do not have interest in establishing a septic system on the property. A letter from the UAJA issued in 2009 indicated that a tap in is available for Lot #2 of the Rolling Hills subdivision.

**VII. ACTIVE PLANS UPDATE**

Ms. Schoch reviewed the active plans.

**VIII. CENTRE REGION PLANNING COMMISSION REPORT**

Ms. Strickland stated that there was a discussion of College Township allowing duplexes and parking considerations may create a problem as created on Rushcliffe with residents parking on both sides of the road. Erica Ehly, Senior Planner, CRPA presented a state housing report which is both extensive and impressive. The report provides a lot of information, as she is going to provide a report annually along with the detailed Centre Regional Tapestry Segmentation Chart. Ms. Strickland stated there was a discussion for a beneficial reuse water system. She stated they were looking for hopeful customers. Mr. McMaster stated when purple fire hydrants are seen that water is reuse water but this water cannot be drinking water.

**IX. SOURCEWATER PROTECTION COMMISSION REPORT**

Ms. Schoch stated that they reviewed the use table ordinance and they decided to combined zones two and three. There was a discussion on what the sourcewater



protection ordinance would prohibit or protect. The Commission still feels a farmer should have had input in this ordinance. Ms. Strickland suggested that the agenda including the ordinance be sent out to the public, et al. It was decided that receiving the document before is not going to make much difference in the review of the document. Mr. Stolinis stated they will make the document available to the planning commission once the document is revised.

Mr. Keough stated he would hate to see once this report is released to the public there might be an uproar in the Agricultural community. He stated it is a bigger issue to leave Toll Brothers out. Ms. Strickland asked if the Planning Commission could get the final version prior the approval or a work session. Mr. Stolinis stated that a work session could be planned. Mr. Keough shared a desire that the PA Farm Bureau will need to review this document.

**X. APPROVAL OF MINUTES AUGUST 22, 2016**

Mr. McMaster stated in Section X, second sentence the word "prison" should be stricken. Mr. Homan stated that he voted against item VI. Rezoning Application Team Rahal. to noted the minutes as such. Mr. Wheland stated on page 5, third sentence Farrell should be changed to Pharo. Ms. Mitchell stated on page 5, delete "to this because she doesn't like growth and change and change "he" to "she".

Mr. Crasswiler made a motion to approve the June 27, 2016 meeting minutes. Mr. Wheland seconded the motion. The vote carried unanimously.

**XI. ADJOURNMENT**

Mr. Scott made a motion to approve the meeting at 8:20 p.m. Mr. Homan seconded the motion. The vote carried unanimously.

RESPECTFULLY SUBMITTED,

  
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LISA STRICKLAND, SECRETARY  
For the Planning Commission