

FERGUSON TOWNSHIP PLANNING COMMISSION

Regular Meeting

Monday, October 24, 2016

6:00 pm

I. ATTENDANCE

The Planning Commission held its regular meeting on Monday, October 24, 2016 at the Ferguson Township Municipal Building. In attendance were:

Commission:

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

Staff:

Ray Stolinas, Director of Planning and Zoning
Lindsay Schoch, Community Planner
Jeff Ressler, Zoning Administrator

Others in attendance included: Jendi Ammerman, Recording Secretary; Mark Torretti;

II. CALL TO ORDER

Mr. McMaster called the Monday, October 24, 2016 Planning Commission meeting to order at 6:00 pm.

Mr. Stolinas introduced the newest Planning Commission member Ms. Andrea Harman.

III. ACCUWEATHER REPLOT OF TAX PARCELS 24-004-021R & 24-433-027

Mr. Stolinas stated that the Planning Commission provided its initial review of the submission on August 22, 2016. The purpose of the plan is to replot the property line between Tax Parcel 24-004-027, Sound Technologies, Inc., located at 401 Science Park Road and Tax Parcel 24-004-021R, Accuweather, located at 385 Science Park Road parcel for revised acreage of 6.333 acres and a resulting acreage for Sound Technologies, Inc. at 10.129 acres. Both parcels are within the Light Industry, Research and Development (IRD) zoning district. A majority of staff and engineering review comments have been addressed through map revisions. Ms. Schoch stated that there are three outstanding staff comments. Those being a digital copy of the plan and completing signatures.

Mr. Scott moved that the Planning Commission recommend approval of the proposed replot to the Board of Supervisors. Mr. Crassweller seconded the motion. The motion passed unanimously.

IV. GUENOT SUBDIVISION

Mr. Stolinas stated that Ronald L. & Pearl P. Guenot propose to subdivide proposed Lot 2 of 1.012 acres from the existing Lot 1R of 84.393 acres at 2245 West Gatesburg Road., T.P. 24-005-018M-0000-, straddles both Ferguson and Halfmoon Townships. Lot 2, which fronts West Gatesburg Road, contains soil testing for a proposed in-ground septic system and a 30' drainage easement to be relocated from Lot 2 to the remaining lot frontage area on Lot 1R. On August 26, 2016, the Ferguson Township Zoning Hearing Board conducted a hearing regarding the presence of "Zone A" Floodplain on Lot 1R that is situated approximately 800' north of West Gatesburg Road. The Zoning Hearing Board approved the requested variance for the requirement that flood elevations be determined and placed on the subdivision map.

friendly. Mr. McMaster stated that it will come before the Commission to be reviewed and at that time Ms. Harman's feedback will be very beneficial.

Ms. Strickland inquired as to what the Ordinance will look like when it comes before them to review. Mr. Stolinas stated that track changes will be applied to the original so that the new language and changes can easily be seen. Additionally, an 'idea board' will be put up on line and connected through the Townships website for residential feedback on the zoning map. Ms. Strickland asked, when it's time to make changes to the official map, if the same process can be followed to receive residential feedback. Mr. Stolinas stated that it is being done via software from the consultant, so the same software wouldn't be able to be used. Ms. Schoch stated that staff could talk to the Communication Coordinator, to see what could be done on the Townships website. Mr. Wheland asked if public feedback could be given during an open house. Ms. Schoch stated that she believes a workshop/open house meeting would be beneficial to get public comment/opinion.

VI. ACTIVE PLANS UPDATE

Ms. Schoch reviewed the active plans in the township. This included: Guenot Subdivision, Subdivision/Replot of lands of Accuweather, Inc. and Sound Technology, Inc., Specific Implementation Plan – The Crossings at State College, Dunkin' Donuts/Weis Gas-N-Go Land Development Plan, CSC Northland/Proposed Commercial Development – Buffalo Wild Wings/ Corner of North Atherton and Blue Course Drive, Bowman Subdivision/486 Circleville Road, The Cottages at State College Final PRD/Whitehall Road and Blue Course Drive and Whitehall Road Regional Park.

Ms. Schoch suggested adding an Ordinance Committee update report to future agendas.

VII. CENTRE REGION PLANNING COMMISSION REPORT

Ms. Strickland stated there was no meeting to report on. They will be meeting next week.

Mr. Keough showed concern about a legal notice in the CDT in regard to Oak Wilt, particularly the townships responsibility with treatment costs for all of the RR area.

VIII. SOURCEWATER PROTECTION WORK GROUP UPDATE

Mr. Scott stated that the meeting was canceled and is scheduled to meet next on November 3rd.

IX. APPROVAL OF OCTOBER 10, 2016 MEETING MINUTES

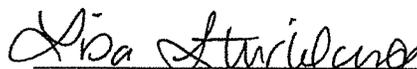
Mr. Crassweller made a motion to APPROVE the October 10, 2016 Planning Commission meeting minutes. Mr. Wheland seconded the motion. The motion carried unanimously.

X. ADJOURNMENT

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

With no further business, the October 24, 2016 Regular Planning Commission meeting was adjourned at 6:45pm.

RESPECTFULLY SUBMITTED,



Lisa Strickland, Secretary
For the Planning Commission