

**FERGUSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MONDAY, FEBRUARY 12, 2018
6:00 PM**

I. ATTENDANCE

The Planning Commission held its regular meeting of the month on Monday, February 12, 2018 at the Ferguson Township Municipal Building. In attendance were:

Commission:

Lisa Strickland, Chairperson,
Bill Keough, Vice Chairperson
Ralph Wheland
Marc McMaster
Rob Crassweller
Eric Scott
Andrea Harman, absent
Cristin Mitchell, alternate
Jeremie Thompson, alternate

Staff:

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

Others in attendance were: Marcella Bell, Recording Secretary; Jason Little; State College Area School District; Steve Watson, Penn State Office of Physical Plant; Rhonda Stern, Ferguson Resident; Nelson Hite, Ferguson Resident

II. CALL TO ORDER

Ms. Strickland called the meeting to order at 6:00 p.m.

III. CITIZEN INPUT

There was no input.

IV. THISTLEWOOD LOT #7 LAND DEVELOPMENT PLAN

Mr. Stolinis stated that the September 24, 2004 Final Thistlewood Subdivision Plan indicates that certain individual land development plans shall be prepared for approval by the Ferguson Township Board of Supervisors and must be in conformance with the provisions of Chapter 27, Section 702.c.1-7 of the Ferguson Township SALDO. Lot # 7 is identified as such a lot and contains 1.349 acres at 300 Treetops Drive. A proposed single-family dwelling on the lot will contain a building area of 2,670 square feet with a 2,151 square feet parking area and driveway. Drainage easement areas and natural flow channels have been delineated on the record plan along with all utility connections. Mr. Stolinis showed maps of the lot in question on the projector. Mr. Stolinis then turned the floor over to Mrs. Schoch.

Mrs. Schoch stated that staff has received comments back from Mr. Ressler and the Centre Regional Planning Agency. Mr. Seybert, the Township Engineer, reviewed the plan and had no comments. Scott Brown, the Township's stormwater engineer from NTM Engineering, is currently reviewing the plan for stormwater and lighting. Mrs. Schoch noted two comments. If anything is going to be constructed in the drainage way, the property owner has to get permission from the Homeowner's Association (HOA). If this

property owner plans on sharing a driveway with lot #8, the property owners must have a driveway agreement in place.

In response to a question from Mr. Keough, Mrs. Schoch explained that if the property owner wants to build in the drainage way, the approval from the HOA must be included with the plan before it is recorded.

Mr. Crassweller noted that there is almost 5,000 square feet of impervious coverage, which seems like a lot for that lot size. Mrs. Schoch stated that she had the same comments.

Mrs. Schoch stated that comments for this plan are due to staff tomorrow. She will compile all comments and send them to the applicant.

V. 120 BUCKHOUT STREET CONDITIONAL USE APPLICATION

Mr. Stolas stated that provided with the agenda is a copy of the Conditional Use application received from the State College Area School District (SCASD) for property located at 120 Buckhout Street currently owned by the Pennsylvania State University. SCASD entered into a lease agreement with the University from January 1, 2018, to August 31, 2019, to use the property for the storage of construction materials to be used in the Corl Street Elementary Renovation Project. Chapter 27, Section 7031.E. states that any use not specifically permitted with the TS District shall be reviewed through the Conditional Use approval process. Mr. Stolas reviewed the self-imposed conditions that the SCASD must follow. Mr. Stolas provided comments from residents Rhonda Stern and Nelson Hite that were made at the Board of Supervisor's meeting on February 5, 2018. Mr. Stolas also provided comments from Web Glebe, resident of Butz Street.

Ms. Stern, a property owner adjacent to the site, stated that the neighborhood surrounding the site is safe to live in. She went on to say that many students live in the neighborhood and they are always nice, polite, and respectful. She explained that she loves living in her neighborhood and does not want the laydown yard to change the characteristic of the neighborhood.

The main discussion points on this agenda item revolved around an 80-foot buffer versus a 100-foot buffer, as well as the type of materials that will be used to divide the buffer area from the rest of the lot. Commission members also discussed the issue of the gate on the State College Borough side not being locked after hours. There was a lengthy discussion about the future of this specific property. Commission members wondered how long this site would be used for a laydown yard in general. Ms. Stern spoke to that issue and asked the Commission to consider saying 'no' to this conditional use. She stated that it is disrespectful to allow this type of use to occur time and time again in a residential neighborhood. She stated that it is unsightly to look at and an inconvenience to the residents of the neighborhood. Mr. Watson, Director of Campus Planning at Penn State, stated that the University does not intend on allowing this property to be used as a laydown yard as a long term use. He stated that this is not a financial gain and eventually the use of this property will be consistent with the Terraced Streetscape District (TSD).

The Planning Commission provided the following comments:

- Keep 80-foot buffer area
- Provide a more substantial barrier of 80-foot buffer area like a fence or concrete curbs.
- Have a pre-use meeting with adjacent property owners
- Whether it is someone from the University of the school district, someone should be regularly responsible for locking and unlocking the gate
- Provide contact information for a representative at the school district that residents can contact with concerns or questions at all times of the day
- No construction should be done on the site
- No disturbing the stormwater landscaping

A motion was made by Mr. Wheland and seconded by Mr. Scott to recommend to the Board of Supervisors the approval of the conditional use for the Houtz property, taking into consideration the Planning Commission comments. The motion carried 6-0.

VI. CONSENT AGENDA

- 100 West College Avenue – Plan Withdrawal
- CRPA—Selected Demographic Data for the Centre Region
- CRPA—Pennsylvania Medical Marijuana

There was a lengthy discussion regarding the CRPA—Selected Demographic Data for the Centre Region. The discussion centered around the numbers and percentages for the median household income. There was concern regarding the data that CRPA used to create the demographic data versus the US Census data. Many Commissioners had concern about the numbers and percentages on the provided data sheet as it relates to the Legacy Program regarding affordable housing. Mr. Stolinis stated that he will verify information with Missy Schoonover of the Centre County Housing and Land Trust Program to bring back to the Planning Commission.

A motion was made by Mr. McMaster and seconded by Mr. Keough to approve the remaining two items on the Consent Agenda. The motion carried 6-0.

VII. PLANNING DIRECTOR'S REPORT

Mr. Stolinis reviewed his report. On January 23, 2018, the Planning & Zoning Director, Community Planner, and Zoning Administrator met with Jane Liszak, a resident of State College Borough, regarding the Pine Hall TTD Master Plan, specifically the previously approved Specific Implementation Plan for 10 townhouses. Also on January 23, 2018, the Planning & Zoning Director met with Maureen Safko, Senior Planner with State College Borough and Missy Schoonover, Executive Director of the Centre County Housing and Land Trust to discuss the update process for the CCHLT Strategic Plan.

On January 23, 2018, the Planning & Zoning Director, Zoning Administrator, and Community Planner attended the Zoning Hearing Board's 2nd hearing related to the TTD Validity Challenge.

On January 24, 2018, the Planning & Zoning Director, Zoning Administrator, and Community Planner met with Michael Pratt, Derek Anderson and representatives of the design team for the Pine Hall Master Plan anticipated submission.

On January 29, 2018, the Planning & Zoning Director attended an Executive Session with the Board of Supervisors. In addition, Planning & Zoning staff attended a special meeting of the Planning Commission that included a discussion with Ron Seybert, Township Engineer, regarding Section 5 – Design Standards within the SALDO, and a discussion with Carolyn Yeagle, EPD, regarding, parking standards along with potential uses within the Rural Residential and Rural Agricultural zoning districts.

On February 5, 2018, Planning & Zoning Director and Community Planner met with Colleen Barrett, Sustainability Planner with the Centre Regional Planning Agency to summarize community trends and land use within Ferguson Township, in addition to, her goals related to the preparation and implementation of climate action and how it relates to the region and its municipalities. Also on February 5, 2018, the Planning & Zoning Director met with Jennifer Zangrilli at 1305 W. College Ave. (HiWay Pizza) to discuss possible outdoor seating expansion under the current zoning regulations.

On February 8, 2018, the Planning & Zoning Director, Community Planner and Township Engineer met with John Sepp, PennTerra Engineering, Inc. to conduct a review of the Cottages Terms & Conditions progress.

Mr. Stolinis reviewed the recent Board of Supervisor items from the February 5, 2018 meeting:

- Closing of Source Water Public Hearing: Chairman officially closed
- Consideration of Ad Hoc Committee for Zoning/ZALDO: Staff compile a list of recommended appointments for the 3/5/18 regular meeting
- The Cottages: 90-day time extension granted until May 7, 2018
- Variance Requests: Accuweather (Neutral), Edisto Partners, LP (Neutral) & Loesch (Neutral)
- Wheland/Cooper Replot: Conditionally Approved

Mr. Stolinis reviewed the upcoming Zoning Hearing Board Actions for the January 23, 2018 hearing:

- Substantive Validity Challenge on the TTD Ordinance Amendment: Continued for Township Solicitor and Staff testimony

VIII. ACTIVE PLANS UPDATE

Ms. Schoch provided the active plans update, which included the following active plans: Thistlewood Lot #7 Land Development, Guenot Subdivision – Replot of Tax Parcel 24-005-018A-0000 into lots 1RRR, 2RR, 3R, and 4R; Accuweather Parking Lot Expansion Land Development Plan; Ralph F. Wheland and Pauline E. Cooper Estate Report & Property Line Realignment Plan; Hummel Subdivision Plan; The Landings Phase 3A Final Subdivision Plan; Science Park Plaza Land Development Plan; and the Cottages at State College Final PRD.

IX. CENTRE REGION PLANNING COMMISSION (CRPC) REPORT

Ms. Mitchell was not able to attend, so Mr. Wheland provided the report. He stated that there was a discussion regarding the Rutgers Nease partial rezoning from residential to industrial in College Township. The site had a covenant after the cleanup that it all remain industrial, but some of it remained residential. The CRPC acted on a PennDOT agreement and also discussed some of the REDCAP report.

X. SOURCEWATER PROTECTION WORK GROUP UPDATE

Mr. Stolinas stated that staff has a list of representatives for the Ad Hoc Committee for the Board of Supervisors to consider at a future meeting. Mr. Scott was recommended to be the representative for the Planning Commission. Mr. Keough has been recommended to represent the Agriculture community. A representative from the business community and the State College Borough Water Authority will also be recommended.

XI. ZONING/SALDO STEERING COMMITTEE UPDATE

Mr. Stolinas stated that staff is waiting on Ms. Yagle of Environmental Planning & Design to send revisions to the latest Zoning/SALDO.

XII. APPROVAL OF THE ORGANIZATIONAL AND REGULAR MEETING MINUTES – JANUARY 22, 2018 AND JANUARY 29, 2018.

A motion was made by Mr. Crassweller and seconded by Mr. Wheland to approve the January 22, 2018 meeting minutes. The motion carried 6-0.

A motion was made by Mr. Keough and seconded by Mr. McMaster to approve the January 29, 2018 meeting minutes. The motion carried 6-0.

XIII. ADJOURNMENT

There being no further business for the Planning Commission, Mr. Scott made a motion to adjourn the meeting at 7:29 p.m. The motion carried 6-0.

RESPECTFULLY SUBMITTED,



ROB CRASSWELLER, SECRETARY
FOR THE PLANNING COMMISSION