

FERGUSON TOWNSHIP PLANNING COMMISSION

Regular Meeting
Monday, August 24, 2015
6:00 pm

I. ATTENDANCE

The Planning Commission held its second regular meeting of the month on Monday, August 24, 2015 at the Ferguson Township Municipal Building. In attendance were:

Commission:	Marc McMaster, Chairman	Staff:	David Pribulka, Assistant Township Manager
	Rob Crassweller		Jeff Ressler, Zoning Administrator
	Scott Harkcom		Lindsay Schoch, Community Planner
	Kurt Homan		Mark Kunkle, Township Manager
	Ralph Wheland		Ron Seybert, Township Engineer
	Lisa Strickland		

Others in attendance included: Heather Bird, Recording Secretary; Mike Twomley, Laura Dininni, John Sepp

II. CALL TO ORDER

Mr. McMaster called the Monday, August 24, 2015 Planning Commission meeting to order at 6:00 pm.

III. CITIZENS INPUT

Mr. Jim Kurtz, 164 Harvest Run Rd North, stated would like the Board of Supervisors to rescind their directive to install a half hard court in the Hunters Chase subdivision. He asked the advice and assistance of the Planning Commission. He understands this must be acted on quickly because S & A Homes has put this project out to bid for installation. His major motivation to oppose this court is that he doesn't want the court to be located so close to their home. There are other reasons to object to this project such as the court being located by a seven foot hill into a retention basin which could provide danger to users of the court. This court does not have a parking area proposed for it and includes a gravel walkway as the entrance to the court. This does not make sense to install a court that may affect the future stormwater management facilities.

Mr. Pribulka stated the newest Terms and Conditions for Hunters Chase were readopted on June 15, 2015 and they require the construction of this hard court by December 31, 2015 as part of Hunters Chase Phase 10. Requesting the modification to this plan would require the reopening of the Terms and Conditions.

Mr. McMaster stated the Commission would not be able to take action on this unless it was recommended by the Board for review or if an amended plan was submitted for review.

Mr. Kurtz asked the Commission to support the request to the Board of Supervisors to reopen the Terms and Conditions for this purpose.

Mr. Homan stated that he understands that S & A Homes cannot modify the plan because it is a requirement included in the Terms and Conditions and those were agreed upon by both S & A Homes and the Township. Mr. Homan does not support the location of the hard court and questioned how if a stormwater basin was required in the future, how would that work located by the basketball court.

Mr. Kurtz asked if there is a way to isolate this single issue without putting the full Terms and Conditions at risk. Mr. Pribulka stated that the full Terms and Conditions would need to be opened to make any modifications.

IV. WATKINS SUBDIVISION – CORRECTIVE PLAN

Mr. Pribulka stated the Watkins subdivision plan was conditionally approved by the Board of Supervisors on June 15, 2015. The plan was to consolidate two lots into one lot and subsequently divide that one lot into a total of three lots. The conditionally approved plan did not account for 17 feet of right-of-way that was acquired by the Township. The corrective plan addresses that issue and includes the additional right-of-way.

Mr. Wheland made a motion to RECOMMEND APPROVAL of the Watkins Subdivision Corrective Plan subject to the conditions set forth in the Township Community Planner memorandum dated August 19, 2015. Mr. Harkcom seconded the motion. The motion passed unanimously.

V. FIRE SAFETY TRAILER STORAGE FACILITY – LAND DEVELOPMENT PLAN

Mr. Seybert stated the Township is proposing to build a fabric structure to house the fire training trailers that the Council of Governments own. The structure is 40 feet by 60 feet with a concrete block foundation. There will be a lease agreement in place between the Township and COG for use of this structure. The structure will be located in the upper right hand corner of the Township lot. The existing stormwater facilities will accommodate the structure. The project cost is approximately \$95,000.

Mr. Homan commented that he has seen PENNDOT have structural issues with these types of structures in the past. Mr. Seybert stated the cost is best for a non-permanent structure and the Township has looked into the PENNDOT issues and those would not affect this facility.

Mr. Wheland made a motion to RECOMMEND APPROVAL of the Fire Safety Trailer Storage Facility Land Development Plan subject to the conditions as set forth in the Township Community Planner memorandum dated August 20, 2015. Mr. Crassweller seconded the motion. The motion passed unanimously.

VI. AUGUST 17, 2015 BOARD OF SUPERVISORS MEETING UPDATE

Mr. Pribulka reviewed the items discussed at the last Board of Supervisors meeting including the rezoning at 1900 Circleville Road, the Township Capital Improvement Budget and a discussion on an open space referendum.

VII. APPROVAL OF THE AUGUST 10, 2015 MEETING MINUTES

Mr. Crassweller made a motion to APPROVE the Planning Commission Regular Meeting Minutes from August 10, 2015. Mr. Homan seconded the motion. The motion passed unanimously.

VIII. ADJOURNMENT

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

With no further business, the August 24, 2015 regular Planning Commission meeting was adjourned at 6:29 p.m.

RESPECTFULLY SUBMITTED,



Scott Harkcom, Secretary
For the Planning Commission