

## FERGUSON TOWNSHIP PLANNING COMMISSION

Regular Meeting

Monday, April 27, 2015

6:00 pm

### I. ATTENDANCE

The Planning Commission held its second regular meeting of the month on Monday, April 27, 2015 at the Ferguson Township Municipal Building. In attendance were:

<b>Commission:</b>	Marc McMaster, Chairman	<b>Staff:</b>	Jeff Ressler, Zoning Administrator
	Rob Crassweller, Vice Chair		Lindsay Schoch, Community Planner
	Ralph Wheland		
	Scott Harkcom		
	Kurt Homan		
	Lisa Strickland		
	Richard Killian		

Others in attendance included: Heather Bird, Recording Secretary; Chad Stafford, PennTerra Engineering

### II. CALL TO ORDER

Mr. McMaster called the Monday, April 27, 2015 Planning Commission meeting to order at 6:00 pm.

### III. TRESSLER SUBDIVISION

Mr. Ressler stated the subdivision proposed to divide a 9.24 acre parcel into two parcels; a 3 acre parcel and a 6.24 acre parcel on North Nixon Road. The proposed new lot will be served by private sewer and water as it is outside of the Regional Growth Boundary and Sewer Service Area. The remaining plan comments are mainly standard administrative comments. One comment relates to the request for relief from having sidewalks. The Commission was in agreement that sidewalks were not necessary. Mr. Homan questioned fee-in-lieu. Mr. Ressler stated as part of the development you would provide parkland or provide the Township with a fee with the money being used toward park improvements.

Mr. Crassweller made a motion to RECOMMEND APPROVAL to the Board of supervisors on the Tressler Subdivision including relief from showing sidewalks on the plan. Mr. Wheland seconded the motion. The motion passed unanimously.

### IV. CONFER BMW LAND DEVELOPMENT PLAN

Mr. Ressler stated the plan submitted by Corey Confer proposed to build a 6,570 square foot expansion on the existing building located on parcel number 24-025-099 and to place parking in the rear of the building currently located at 24-15-029. A lot consolidation plan was also submitted for these parcels.

Mr. Chad Stafford, PennTerra Engineering, displayed the plan and reviewed the proposed plan with the Commission.

Mr. Killian asked if there will be any additional lighting with the expansion especially involving signage. Mr. Stafford stated no additional lighting is planned at this time.

Mr. Crassweller questioned the infiltration trench inspections. Mr. Stafford stated the Township has a right to inspect the trench but ultimately the responsibility for inspections lies with the owner. Mr. Crassweller is concerned that problems may occur because there are no set inspections. He recommended an annual inspection on the trench.

Mr. Homan confirmed the lighting for the new building will be reviewed and meet Township regulations. He also recommended the color of the building be reviewed to show low reflection.

Mr. Homan made a motion to RECOMMEND APPROVAL to the Board of Supervisors for the Confer BMW Land Development Plan. Mr. Harkcom seconded the motion. The motion passed unanimously.

**V. APPROVAL OF THE APRIL 13, 2015 MEETING MINUTES**

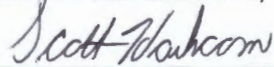
Mr. Wheland made a motion to APPROVE the Planning Commission Regular Meeting Minutes from April 13, 2015.  
Ms. Strickland seconded the motion. The motion passed unanimously.

**VI. ADJOURNMENT**

Mr. Crassweller made a motion to adjourn the meeting. Mr. Killian seconded the motion.

With no further business, the April 27, 2015 regular Planning Commission meeting was adjourned at 6:28 p.m.

RESPECTFULLY SUBMITTED,



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Scott Harkcom, Secretary  
For the Planning Commission