

## **FERGUSON TOWNSHIP PLANNING COMMISSION**

Regular Meeting

Monday, September 28, 2015

6:00 pm

### **I. ATTENDANCE**

The Planning Commission held its first regular meeting of the month on Monday, September 28, 2015 at the Ferguson Township Municipal Building. In attendance were:

<b>Commission:</b>	Marc McMaster, Chairman	<b>Staff:</b>	Ray Stolas, Director of Planning and Zoning
	Scott Harkcom		Lindsay Schoch, Community Planner
	Kurt Homan		
	Richard Killian		
	Lisa Strickland		

Others in attendance included: Heather Bird, Recording Secretary; Rod Stahl, Stahl Sheaffer; Ron Strouse; John Sepp, PennTerra Engineering; Michael Marx; Laura Dininni, Marie Librizzi

### **II. CALL TO ORDER**

Mr. McMaster called the Monday, September 28, 2015 Planning Commission meeting to order at 6:00 pm.

### **III. INTRODUCTION OF RAYMOND STOLINAS, PLANNING AND ZONING DIRECTOR**

### **IV. CITIZENS INPUT**

Ms. Laura Dininni, resident, stated the Food Center Hunger Project needs backing and the Centre County Food System Summit will be occurring on November 20<sup>th</sup>.

### **V. DRAFT FOOD TRUCK ORDINANCE**

Mr. Stolas stated staff has been working with Chef Michael Marx on the amendment to the zoning ordinance. The draft ordinance was included with the Planning Commission agenda.

Ms. Schoch stated a few changes were made after a discussion with the Board of Supervisors. Those changes included allowing the food trucks to be open until 2am rather than all night long and allow food trucks in all of the zoning districts regulated by time.

Ms. Strickland asked why they have to be moved off the sites daily. Ms. Schoch stated this is to avoid being a permanent structure in a parking lot. Mr. McMaster stated this would be a way to work around a brick and mortar restaurant permitting. Mr. Killian stated this would create an issue with parking. Mr. Marx stated that hardwiring a trailer in a permanent spot would not be easy and his desire is to move it around not be in one place at all times to reach several different locations.

Ms. Strickland asked about the operation of food trucks in parks or the little league field. Ms. Schoch stated that these permissions would be through Centre Region Parks and would not be able to compete against the concession stands. Mr. Marx stated that maybe someday a vendor would make an agreement with little league to provide the concessions. Ms. Dininni stated at Oak Hall Regional Park there is a food truck which would like to maintain their exclusivity.

Mr. Killian stated he appreciated the timing in the Commercial and Residential districts. He asked when a truck would be permitted in the residential districts. Mr. McMaster stated this would be a food truck vendor hired for an event such as an auction.

Mr. Harkcom stated the wording in number 11, last sentence add the word "to" the best of their ability.

Mr. Homan asked if these are only allowed in commercial properties. Mr. Harkcom stated they would be allowed in residential for events such as an estate auction. Mr. Killian is concerned with a truck every day along an area like North Atherton Street. Mr. Homan asked if it's possible to add language stating that in a residential neighborhood it

must be only for a special event. Signs would not be permitted to provide direction to the food truck in a residential area. Mr. Marx stated he is not interested in residential districts other than an auction type event.

Ms. Marie Librizzi, resident, clarified that a truck can locate in a position for a whole day but move at night. She asked if the signs have the same boundaries as the brick and mortar signs. Ms. Schoch stated a sign is permitted on the side of the truck and one sandwich board sign is permitted to be located near the truck.

Mr. Harkcom made a motion to RECOMMEND APPROVAL of the proposed draft Food Truck Ordinance to the Board of Supervisors per the memorandum from the Township Community Planner dated September 23, 2015. Ms. Strickland seconded the motion. The motion passed unanimously.

#### **VI. PROPOSED ZONING ORDINANCE AMENDMENT-TUTORING AND STUDY CENTERS**

Mr. Stolinas stated the Board of Supervisors have accepted and are now requesting the Planning Commission to review and comment upon the proposed Amendment to the Zoning Ordinance to allow Tutoring and Study Centers as an Accessory Use to a Neighborhood Civic and Faith Based Assembly and to modify the definition of Tutoring and Study Centers to include adults.

Ms. Strickland asked if this could ever be a stand-alone facility. Mr. Stolinas stated this will be worded to be an accessory use to the existing facility.

Mr. Killian made a motion to RECOMMEND APPROVAL of the proposed Zoning Ordinance Amendment for Tutoring and Study Centers to the Board of Supervisors. Mr. Homan seconded the motion. The motion passed unanimously.

#### **VII. YOUNG SCHOLARS OF CENTRAL PENNSYLVANIA CHARTER SCHOOL LAND DEVELOPMENT PLAN**

Mr. Stolinas stated Young Scholars Charter School proposed to expand their existing parking lot by adding 20 parking spaces and widen the entrance space to allow for smoother traffic entering and exiting the property.

Mr. Homan stated there should be a second access on to Blue Course Drive.

Mr. Homan made a motion to RECOMMEND APPROVAL of the Young Scholars of Central Pennsylvania Charter School Land Development Plan to the Board of Supervisors subject to the completion of the outstanding conditions as set forth in the Township Community Planner memorandum dated September 23, 2015. Mr. Harkcom seconded the motion. The motion passed unanimously.

#### **VIII. DISCUSSION OF FOXPOINTE DRIVE**

Mr. Stolinas stated staff has been having discussions with the Developer of the Foxpointe Planned Residential Development and a proposed change to that plan. The current proposal is to eliminate Sections 1A.1 and 1A.2 Multi-Family and Section 1E, Neighborhood Commercial. In place of those Sections will be approximately 55 Single Family Homes. Some of which are proposed to have direct driveway access to Foxpointe. A memorandum was received from the Township Engineer late in the day today addressing concerns with driveway access onto Foxpointe Drive.

Mr. John Sepp, PennTerra Engineering, presented the previously approved plan and the proposed changes to the plan. The new plan proposed 55 single family lots with an average frontage of approximately 80 feet. Out of the 55 proposed single family lots, 16 of those lots will front onto Foxpointe Drive with 80 foot frontages. Foxpointe Drive is currently classified as a collector road, which indicates 3,000 trips per day. This section of Foxpointe Drive will anticipate having fewer than 2,000 trips per day, not collector status but would fall under residential sub collector street. The average density on a residential sub collector should be about 50 lots per mile or have a 100 foot frontage. The portion of Foxpointe Drive in Saybrook is approximately 3,700 feet with the proposed addition of 1,100 feet. There are currently 19 driveways on either side of Foxpointe Drive in Saybrook, with a proposal to add 10 more lots for a total of 29 lots on approximately 4,800 feet which comes to approximately 32 lots per mile. He understands



that the 50 lots per mile are on one side of the road. His opinion is that this proposed plan is a safe design and meets the intent of the recommendations.

Mr. Homan asked about the other side of Foxpointe Drive. Mr. Sepp stated the Board of Supervisors was not in favor of the designed lots accessing Foxpointe Drive. In the meantime the developer would like to proceed with the north side of Foxpointe Drive.

Mr. Killian stated that it has been implied that the existing plan would have created approximately the same traffic pattern. Mr. Sepp stated the original plan traffic would be greater than the newly proposed plan.

Ms. Schoch stated staff discussed shared driveways or increased front footage.

Mr. Harkcom asked if commercial has to be provided in a planned residential district. Mr. Sepp stated that commercial space is optional. Mr. McMaster stated this plan was created 30 years ago and at that time people thought commercial property was needed.

#### **IX. PLANNING DIRECTOR REPORT**

Mr. Stolas stated the Township did receive a time extension for The Cottages extending the deadline to November 17, 2015. His report included the West End Joint Worksession was held and both the Borough and Ferguson are looking for further information about each plan to continue planning for the future.

#### **X. CENTRE REGION PLANNING COMMISSION REPORT**

Ms. Strickland stated the Ferguson Township Food Truck Ordinance was discussed and supported. They discussed the budget for CRPA activities. The Commission discussed a request by UAJA to amend the Act 37 plan and extending sewer service to Halfmoon Township. They also discussed an overhaul of Grays Woods pump station and replacing it with a new gravity line.

#### **XI. APPROVAL OF AUGUST 24, 2015 MEETING MINUTES**

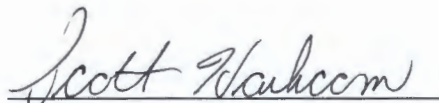
Mr. Harkcom made a motion to APPROVE the Planning Commission Regular Meeting Minutes from August 24, 2015 including a change to Citizens Input, Line 3, and change quacking to quickly. Mr. Homan seconded the motion. The motion passed unanimously.

#### **VIII. ADJOURNMENT**

Mr. Killian made a motion to adjourn the meeting. Ms. Strickland seconded the motion. The motion passed unanimously.

With no further business, the September 28, 2015 regular Planning Commission meeting was adjourned at 7:15 p.m.

RESPECTFULLY SUBMITTED,



Scott Harkcom, Secretary  
For the Planning Commission