

FERGUSON TOWNSHIP PLANNING COMMISSION

Regular Meeting
Monday, June 23, 2014
7:00 pm

I. ATTENDANCE

The Planning Commission held its second regular meeting of the month on Monday, June 23, 2014 at the Ferguson Township Municipal Building. In attendance were:

Commission:	Rob Crassweller, Chairman Richard Killian Kurt Homan Scott Harkcom Marc McMaster Lisa Strickland	Staff:	Maria Tranguch, Director of Planning & Zoning Jeffrey Ressler, Zoning Officer
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Others in attendance included: Heather Bird, Recording Secretary; John Sepp, PennTerra Engineering, Dave Palmer and Bob Poole, S & A Homes; Steve Watson, Penn State University

II. CALL TO ORDER

Mr. Crassweller called the Monday, June 23, 2014 Ferguson Township Planning Commission meeting to order at 7:00 pm.

III. PSU GOLF COURSE PAVILION

Ms. Tranguch stated the pavilion is a 5,250 square foot pavilion adjacent to the existing Walker Clubhouse and amphitheater. This will be located on the 274 acre tract that is currently zoned rural agriculture land. The land was granted a conditional use by Ferguson Township Board of Supervisors.

Ms. Strickland questioned what the pavilion would be used for?

Steve Watson, Penn State University planner, stated the golf course currently rents tents throughout the year for golf course related events. This will eliminate the need to put up tents for these events.

Mr. Homan confirmed that this plan has been through all of the required University reviews.

Mr. Crassweller questioned the total square footage. Based on the plan the dimensions show 105 feet by 48 feet which would be 5,040 square feet. Colin from Hawbaker stated that the discrepancy is the roof overhang, making it 50 feet which calculates to the 5,250 square feet. Mr. Crassweller also questioned the change in impervious coverage due to the demolition of the maintenance facility. Mr. Watson stated the long term master plan for the golf course does provide for a new maintenance facility. At the time of the construction of a new maintenance facility stormwater and impervious coverage would be reviewed at that time.

Mr. Harkcom asked if this pavilion is approximately the same size as the temporary tents previously used and are the proper restroom facilities available. Mr. Watson stated that it is similar in size and as before they would bring in temporary restroom facilities for large events.

Mr. Homan made a motion to recommend CONDITIONAL APPROVAL based on the completion of the review comments in the memorandum from the Director of Planning and Zoning dated June 23, 2014 and to modify the blue print to correct the square footage. Mr. Harkcom seconded the motion.

The motion passed unanimously.

IV. THE LANDINGS PHASE 1B

Ms. Tranguch stated that the Landings Phase 1B proposed 21 single family detached dwelling units on 5.196 acres. The units per acre in this Phase are 4.04.

Mr. Homan asked if the engineering comment have been resolved? Ms. Tranguch stated that those out of those that have not been resolved she does not anticipate any problems with resolving the issues.

Mr. Killian questioned the location of the sidewalk. Ms. Tranguch stated that sidewalk will be as located on the plan.

Mr. Crassweller stated that on Hawknest Road he does not like that all the trees are going to be one species. This is what can cause problems down the road with disease. Mr. Dave Palmer, S & A Homes, responded that he had email correspondence with Dave Modricker regarding the street trees and once they received a recommendation from Mr. Modricker, Township Director of Public Works, they will do the best they can to comply with that recommendation. Ms. Tranguch stated that she would ensure Mr. Palmer received Mr. Modricker's tree recommendation.

Mr. Crassweller asked how the two swales along the back of the lots were resolved. Mr. John Sepp, PennTerra stated that there will be two swales to eliminate the need for an enormous amount of back fill. Mr. Harkcom confirmed that the swale will be located on lots 24 and 25.

Mr. Crassweller asked how long until Park Center will connect. Mr. Bob Poole stated that at this time S & A does not own the property. At this time the roadway will not be connected.

Mr. McMaster made a motion to recommend CONDITIONAL APPROVAL based on the completion of the review comments in the memorandum from the Director of Planning and Zoning dated June 23, 2014. Ms. Strickland seconded the motion.

The motion passed unanimously.

V. SAYBROOK PHASE 10

Ms. Tranguch stated this is the final phase of the subdivision and the plan on a 7.04 acre lot proposed 10 single family detached units located along a cul-de-sac. One of the engineering comments on the memorandum from MS. Tranguch talks about k value does not currently meet the criteria and so S & A will be requesting a modification.

Mr. John Sepp stated that the site distance is the distance it takes a vehicle to stop from the time you see an object on the road at a height of two feet to the time you react to apply the brakes. This would determine the distance needed. Factors include grade of the road and speed of the vehicle. Mr. Sepp went over examples of site distance for Nantucket Circle. Mr. Sepp stated that the cul-de-sac has plenty of room for a proper site distance. The speed limit for a cul-de-sac is 25 mph. Mr. Sepp stated that a lower speed limit would increase the stopping site distance for the cul-de-sac. This would require a modification of the Township ordinance to allow for a reduced speed in the cul-de-sac and Ms. Tranguch does not believe this will be the best resolution to the problem.

Mr. Killian stated that the potential risk is the issue to be concerned with.

Mr. Crassweller stated that using documentation for a roundabout is not sufficient support.

Mr. Harkcom asked what the redesign of the roadway would look like. Mr. Sepp responded that on the plan the roadway would look no different if would change the vertical profile would be different. Mr. Harkcom questioned the meaning of a closed depression? Mr. Sepp stated that these are not sinkholes but don't drain and are therefore defined as closed depressions.

Mr. Homan agreed that the speed of the cul-de-sac is a concern. He also confirmed that lowering the cul-de-sac would make more cuts on lot 87 and 88.

Mr. Killian questioned where a reduced speed limit would be posted. Mr. Sepp stated that it would need to be posted as soon as you made the turn onto the cul-de-sac.

The Commission had some further discussion about the speed limit and site distance of the cul-de-sac. The Township engineer will address these concerns and work with Mr. Sepp to come to a resolution for the comment.

Mr. Homan made a motion to recommend CONDITIONAL APPROVAL based on the completion of the review comments in the memorandum from the Director of Planning and Zoning dated June 23, 2014 including a meeting with the Township Engineer and Mr. Sepp about the site distance on the cul-de-sac and expressing the Commission approval of a lower speed limit. Mr. McMaster seconded the motion.

The motion passed unanimously.

VI. JUNE 5, 2014 CRPC MEETING REPORT

Mr. Homan stated they had a presentation from John Lichman, State College Borough Water Authority. The commission has cancelled their next meeting. The Commission extended an agreement with the consultant. Reformatting of the agenda and staff reports will be occurring. Peer to peer training for the municipal and regional planning agencies on October 2nd.

VII. APPROVAL OF 4/28 AND 5/12 MINUTES

Mr. Harkcom made a motion to APPROVE the April 28, 2014 meeting minutes. Mr. McMaster seconded the motion.

The motion passed unanimously.

Mr. McMaster made a motion to APPROVE the May 12, 2014 meeting minutes. Ms. Strickland seconded the motion.

The motion passed unanimously.

VIII. ADJOURNMENT

Mr. Homan made a motion to adjourn. Mr. Harkcom seconded the motion.

The motion passed unanimously.

With no further business, the June 23, 2014 regular Planning Commission meeting was adjourned at 8:12 p.m.

RESPECTFULLY SUBMITTED,

Scott Harkcom, Secretary
For the Planning Commission