

FERGUSON TOWNSHIP PLANNING COMMISSION

Regular Meeting
Monday, April 14, 2014
7:00 pm

I. ATTENDANCE

The Planning Commission held its first regular meeting of the month on Monday, April 14, 2014 at the Ferguson Township Municipal Building. In attendance were:

Commission:	Rob Crassweller, Chairman Ralph Wheland Kurt Homan Scott Harkcom 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; Mark Kunkle; Robyn Froehlich, Ron Woodhead, Dan Jones, Whitehall Regional Park, Bill Keough

II. CALL TO ORDER

Mr. Crassweller called the Monday, April 14, 2014 Ferguson Township Planning Commission meeting to order at 7:00 pm.

III. WHITEHALL ROAD REGIONAL PARK PLAN

Mr. Ron Woodhead, Centre Region Parks and Recreation, discussed the long process of planning and preparing for the park over the last several years. The new Regional Park is not only a positive addition to Ferguson Township but for the whole region.

Mr. Dan Jones, landscape architect, presented an overview of the park and went over the five goals achieved in the park creation. The park site is 100 acres with access from Whitehall Road along the future Blue Course Drive Extension. The site is mostly open farmland and fairly flat with existing trees established in the corner of the parcel. The five goals achieved during the park design process included conserving and enhancing the natural environment with green features, responding to the needs of the adjacent communities while creating a statewide destination for athletic events, accommodating a logical mix of park uses, maximizing the cost in relationship to the community, and creating a dignified and beautiful park space that gets better over time. From the beginning of the planning process this park was designed and intended to be used as an athletic use park. The primary athletic fields include soccer, football and lacrosse with the secondary athletic fields to include baseball and softball. The master plan also includes space for tennis courts. In addition to the athletic functions, the park includes space for secondary activities including areas for picnicking, playgrounds, informal field areas, a dog park, trail head for Musser Gap bike bath and a walking path circling the full park. This park will may also be a good park for winter activities such as sledding and a potential ice skating rink. The park will have two core areas with parking, restrooms and other facilities. The master plan includes the location of a central maintenance facility for Centre Region Parks and Recreation as well as the potential for a future office building for Parks and Recreation. The parking throughout the park consists of paved, compacted gravel and stabilized turf. The site includes the use of infiltration to aide in stormwater control.

Mr. Robyn Froehlich, Stahl Sheaffer Engineering, is the engineering consultant for the Regional Park plan. After nine months of review the plan has come down to few staff comments that should easily be accommodated. Of the remaining staff comments, most are dependent on the approval of the Toll Brothers Development to the northeast corner of the park. The future park's site is 100 acres that will be constructed in two phases. The first will be to develop 75 acres and provide all of the grading and earth structures for the full 100 acres of the parcel. The future site of the Toll Brothers Development will provide the main access into the park by creating Blue Course Drive Extension. Stahl Sheaffer has been working with Toll Brothers to ensure that the designs of both plans match. The Toll Brothers project will also run the utilities, public water and sewer to the future park site. In regards to the design of stormwater management, the park have moved away from large basins storing water to many areas that hold smaller amounts of water. The final staff comment regarding stormwater involves discharging water to a

neighboring property. Lastly, the plan did have one variance request that was granted for relief from raised islands every 10 spaces throughout the parking lots.

Mr. Homan asked if there is only going to be one entrance/exit for the site. Will there be an emergency exit? Will there be any street lighting and will there be any gates to prevent people from entering the park after hours? Ms. Froehlich responded that at this time there will only be the one entrance / exit and there will be very little lighting with some on the sides of the buildings. Mr. Woodhead stated that a future phase would include the installation of lighting, but the park will close at dusk and as for the gates or after hour use the solutions to this is still up for debate.

Ms. Strickland expressed concern over there only being one access through a development. She also expressed concern over security provisions for the evening to stop those neighboring development residents from accessing the park.

Mr. Harkcom confirmed that Centre Region Park and Recreation will be doing all the maintenance of the park. Mr. Harkcom also questioned if they are staffed enough to take of another large park. Mr. Woodhead responded that they will most likely need to increase staff but that should happen incrementally.

Mr. Wheland questioned who would be building the path connecting to Musser Gap. Mr. Woodhead stated that the path will be built by Clearwater Conservancy and will be located along the eastern border of the park.

Mr. Crassweller asked how long the walking path will be. Mr. Jones stated it will be two plus miles for the perimeter of the park.

Ms. Tranguch has recommended approval of this plan and reminded the Commission that after conditional approval three 90 extensions will be allowed.

Mr. Homan made a motion to CONDITIONALLY APPROVE the Whitehall Road Regional Park plan based on the completion of the outstanding conditions set forth in the memorandum from the Director of Planning and Zoning dated April 11, 2014 including the traffic study, site access, sewer, water and utilities. Mr. Wheland seconded the motion.

The motion passed unanimously.

IV. STAFF REPORT ON PLAN SUBMISSION

Ms. Tranguch reported that two submissions have been received by the Township since the last Planning Commission meeting. These two submissions include Saybrook Phase 10 where the developer is proposing changing one lot into 10 lots in an area currently zoned single family residential and 1004 West College Avenue is proposing a land development plan to remove an existing building and build a 55 foot building in its place located within the new Terraced Streetscape District.

V. CENTRE REGIONAL PLANNING COMMISSION (CRPC)

Mr. Homan reported on the CRPC meeting. Mr. Eric Vorwald reported on the Regional Development Capacity Report (REDCAP). Mr. Jim May spoke about the draft Comprehensive Implementation Program (CHIP) and the draft 2013 CRPC Annual Report.

VI. APPROVAL OF PLANNING COMMISSION REGULAR MEETING MINUTES FROM MARCH 24, 2014.

Mr. Harkcom made a motion to APPROVE the Planning Commission minutes from the March 24, 2014 Regular Meeting as corrected. Ms. Strickland seconded the motion.

The motion passed unanimously.

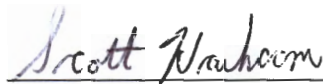
VII. ADJOURNMENT

Ms. Strickland made a motion to adjourn. Mr. Mr. Harkcom seconded the motion.

The motion passed unanimously.

With no further business, the April 14, 2014 regular Planning Commission meeting was adjourned at 7:58 p.m.

RESPECTFULLY SUBMITTED,

A handwritten signature in blue ink that reads "Scott Harkcom". The signature is written in a cursive style and is positioned above a horizontal line.

Scott Harkcom, Secretary
For the Planning Commission