

FERGUSON TOWNSHIP PLANNING COMMISSION

Regular Meeting
Monday, August 25, 2014
7:00 pm

I. ATTENDANCE

The Planning Commission held its second regular meeting of the month on Monday, August 25, 2014 at the Ferguson Township Municipal Building. In attendance were:

Commission:	Rob Crassweller, Chairman	Staff:	Maria Tranguch, Director of Planning & Zoning
	Ralph Wheland		Jeffrey Ressler, Zoning Officer
	Kurt Homan		
	Marc McMaster		
	Scott Harkcom		
	Lisa Strickland		

Others in attendance included: Heather Bird, Recording Secretary

II. CALL TO ORDER

Mr. Crassweller called the Monday, August 25, 2014 Ferguson Township Planning Commission meeting to order at 7:00 pm.

III. PINE HALL PHASE 2A REVISION

Ms. Tranguch stated that as a part of the overall Pine Hall Master Plan a Specific Implementation Plan, Phase 2A, was submitted for ten townhomes. On the original Specific Implementation Plan for Phase 2A, the developer approached staff and stated that they did not want to complete everything that was submitted with the Specific Implementation Plan. Now the builder is submitting for the items that were not originally completed by the developer. Based on this situation staff will not be allowing this process to occur again because it is a very difficult process determining which party is responsible for which item.

Mr. McMaster asked if the developer has to submit the Specific Implementation Plan? Ms. Tranguch stated it could be done either way but in this case the developer did not want to complete the work.

Ms. Tranguch showed the general plan and the layout of the ten townhomes, including the rear location of the garages. The middle homes have detached garages and the end units have attached garages.

Ms. Tranguch stated that of the remaining comments the lighting comments have been resolved. A few stormwater comments remained, which Scott Brown was confident that they will be resolved quickly.

Mr. McMaster asked if these drain into the same detention basin as the medical building. Ms. Tranguch stated she will look into this.

Mr. Wheland made a motion to recommend APPROVAL to the Board of Supervisors based upon the completion of the outstanding conditions as indicated in the memorandum from the Director of Planning and Zoning dated August 21, 2014. Mr. McMaster seconded.

The motion passed unanimously.

IV. NEXT CRPC MEETING SEPTEMBER 4, 2104

The items to be discusses include conditional uses, College Township chicken issues, Harris Township will be looking into making major ordinance changes for uses at places such as Tussey Mountain and Mountain View Country Club and the comprehensive plan.

V. APPROVAL OF MINUTES AUGUST 11, 2014

Mr. Harkcom made a motion to APPROVE the Planning Commission Regular Meeting Minutes from August 11, 2014 with the change to Mr. Crassweller's vote on the Turnberry TTD. Mr. Wheland seconded the motion.

The motion passed unanimously.

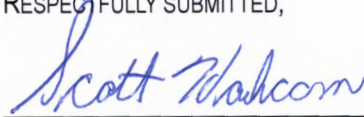
VI. ADJOURNMENT

Mr. Wheland made a motion to adjourn the meeting. Mr. Harkcom seconded the motion.

The motion passed unanimously.

With no further business, the August 25, 2014 regular Planning Commission meeting was adjourned at 7:43 p.m.

RESPECTFULLY SUBMITTED,



Scott Harkcom, Secretary
For the Planning Commission