

FERGUSON TOWNSHIP PLANNING COMMISSION

Regular Meeting

Monday, December 2, 2014

7:00 pm

I. ATTENDANCE

The Planning Commission held its first regular meeting of the month on Monday, December 2, 2014 at the Ferguson Township Municipal Building. In attendance were:

Commission:	Rob Crassweller, Chairman	Staff:	Maria Tranguch, Director of Planning & Zoning
	Ralph Wheland		
	Kurt Homan		
	Scott Harkcom		

Others in attendance included: Heather Bird, Recording Secretary; Mark Torretti, PennTerra Engineering; John Sepp, PennTerra Engineering; John Williams, Williams and Associates; Dan Sieminski, Penn State University; Richard Keyser, Toll Brothers; Diane Crebs

II. CALL TO ORDER

Mr. Crassweller called the Monday, December 2, 2014 Ferguson Township Planning Commission meeting to order at 7:00 pm.

III. DIX HONDA LAND DEVELOPMENT PLAN

Ms. Tranguch stated the plan proposed a 2,800 square foot service facility and two new car display areas along Cato Avenue added to the existing auto dealership site. The land is currently zoned General Commercial and is in the Corridor Overlay District. The total change in impervious surface would be 17,359 square feet.

Mr. Harkcom questioned the location of the display areas. Ms. Tranguch confirmed that the new display areas will be in the area across the access road within the parcel. Mr. Torretti, PennTerra, stated the display area will be 20 feet deep.

Mr. Homan confirmed the change in impervious coverage. Mr. Torretti confirmed the change will be from the new service area. He also stated that the original Land Development Plan submitted years ago included this additional building.

Mr. Crassweller asked if the UPS and FedEx boxes have to be indicated on the plan.

Mr. Homan made a motion to RECOMMEND conditional approval of the Dix Honda Land Development Plan to the Board of Supervisors pending satisfaction of the remaining comments noted in the Director of Planning and Zoning Memorandum dated November 26, 2014. Mr. Harkcom seconded the motion. The motion passed unanimously.

IV. THE COTTAGES AT STATE COLLEGE BY TOLL BROTHERS

Mr. Crassweller began the discussion by asking if changes have been made to the plans that the Commission has copies of. Mr. John Sepp, Penn Terra Engineering, stated changes have been made but have not been officially resubmitted to the Township.

Mr. John Williams, Williams and Associates, stated the plan will be resubmitted in the next week.

Ms. Tranguch explained that at this meeting the Commission is not expected to make any final recommendations. This presentation is for an update on where the process is. She stated that the plan has gone through the first round of reviews and a meeting occurred laying out what should be expected in the Terms and Conditions. She reviewed the highlights of her memorandum which discussed the following items.

The number of unrelated individuals per households. The zoning ordinance definition of a family permits no more than three unrelated individuals to occupy a duplex, two unit dwelling or townhome. This plan is requesting an average of 4.08 unrelated individuals per household.

Riparian buffer ordinance regulations. The drainage way on the site is located in the riparian buffer overlay. The plan proposes to do some grading within the overlay. They will be hiring Dan Jones for consultation on the best plantings for within the buffer. Mr. Homan clarified the location of the riparian buffer and questioned if the interference with buffer was due to the road. Mr. Williams commented that the grading involved with the building of the homes will encroach into the 50 foot buffer area. In order for them to encroach into the 50 foot buffer they plan to bring Dan Jones in to help provide the best benefit for the riparian buffer. Mr. Sepp added that Mr. Jones summarized the drainage way as more of a recharged drainage way than a riparian drainage way, where water is often located. Water flow may occur during extreme conditions but it is not expected to see constant water making this more of the recharged drainage way and will be reflected as so in Mr. Jones planting scheme. Ms. Tranguch added that based on the reviews the largest concern is a concentrated flow of water and the risk of sinkholes and contaminates to the well. The idea of vegetation will slow the flow of water and spread out the concentration of water. Mr. Williams stated that the water issues should be resolved by the piping that will be installed in the area. Mr. Harkcom stated that he does see a need for concern with the entire earth disturbance that will occur with the development of the parcel. Mr. Sepp stated that the plan will meet all of the stormwater requirements and Ms. Tranguch pointed out that the stormwater requirements are non-negotiable items and will not be included in terms and conditions.

Parking. Mr. Williams stated the plan will be removing approximately 60 parking spaces and adding a bio retention pond.

Open space. Ms. Tranguch stated that 50% will be contiguous and 50% for recreational purposes. Within the common open space, which refers to a section of the SALDO, the plan should comply with slope, size and location established by the Township. After further review this would not apply because the park will not be dedicated to the Township.

Ownership and Approvals. Typically a subdivision and final PRD approval are not granted to individuals that are not the fee simple owners of property. Toll Brothers agreement with Penn State currently would not transfer the land until after the subdivision and final PRD approval is granted.

Traffic. Ms. Tranguch stated on November 25th Township Staff met with PennDOT, Centre Region Parks and Recreation, and the applicant to discuss and clarify review comments from the Traffic Impact Study. The study will be revised to address these review comments. Although the complete impacts are unknown until the study is revised there is discussion of mitigation at a number of intersections including Bristol Avenue and Blue Course Drive, Westerly Parkway and Blue Course Drive, and College Avenue and Blue Course Drive. Mr. Sepp stated that a new traffic impact study will be submitted this week.

Parking. Ms. Tranguch stated that the original parking study submitted recommended .8 stalls per bed even though the parking study showed that less than that. Questions came up as to why the plan including parking at 1.02 stalls per bed. The future plan should include parking at .95 stalls per bed. Mr. Homan asked what the reason would be for more parking. Mr. Williams stated that in previous projects they built at 1.05 stalls per bed. They want to have enough for all the residents and for their visitors; they have agreed to lower their normal standards for this project. Mr. Homan asked if the problem involves pollution. Ms. Tranguch stated it is about the total impervious coverage.

Mr. Wheland questioned the unrelated people. Will every individual person sign an individual lease for each apartment? Mr. Sepp stated that if this project were an apartment building this relief would not be needed. The ordinance does not include student type housing as a townhouse type community. Mr. Crassweller asked if allowing this will set precedence for future Township projects. Ms. Tranguch stated it might set a precedent for PRD.

Mr. Homan question why this plan is classified a PRD. Mr. Williams stated that because they do need some relief from the zoning ordinance such as the three unrelated people. The PRD process also allows for the Township to know exactly what will be in the project in all aspects. Mr. Sepp stated that if this site was developed under R4 zoning the only way to develop the land that would make sense would be to build apartment complexes. This is a much better fit for the community. Mr. Crassweller questioned the commercial space in the PRD. Mr. Sepp stated the commercial aspect is optional. Mr. Crassweller asked how many do we see come back for modifications to the

original Terms and Conditions. Ms. Tranguch stated that it does happen with most but with this plan it may not happen because the project is planned to be completed with one phase.

Mr. Harkcom questioned the mitigation of traffic on Blue Course Drive. Mr. Sepp stated that when the traffic study is resubmitted the plans will show that a lot of the intersections will be minimally affected. The intersection of Blue Course and Bristol Avenue may be impacted the most. Mr. Wheland stated that the bulk of the student traffic will be with the CATA bus service.

Mr. Crassweller commented that the Township traffic study recommended a light at Bristol Avenue and Blue Course Drive.

V. CRPC NEXT MEETING ON DECEMBER 4, 2014 AND DISCUSSION ON 2015 REPRESENTATIVE

Ms. Tranguch stated the representative will be decided at the organizational meeting in January. Mr. Homan stated he will be attending the December meeting as his last meeting. A representative will be needed to attend the January 8th meeting.

VI. APPROVAL OF MINUTES NOVEMBER 10, 2014

Mr. Harkcom made a motion to APPROVE the Planning Commission Regular Meeting Minutes from November 10, 2014. Mr. Homan seconded the motion. The motion passed unanimously.

VII. ADJOURNMENT

Mr. Homan made a motion to adjourn the meeting. Mr. Harkcom seconded the motion. The motion passed unanimously.

With no further business, the December 2, 2014 regular Planning Commission meeting was adjourned at 8:13 p.m.

RESPECTFULLY SUBMITTED,



Scott Harkcom, Secretary
For the Planning Commission