

FERGUSON TOWNSHIP PLANNING COMMISSION

Regular Meeting

Monday, February 10, 2014

7:05 pm

I. ATTENDANCE

The Planning Commission held its first regular meeting of the month on Monday, February 10, 2014 at the Ferguson Township Municipal Building. In attendance were:

Commission:

Rob Crassweller, Chairman
Marc McMaster, Vice Chair
Kurt Homan
Scott Harkcom
Ralph Wheland

Staff:

Mark Kunkle, Township Manager
Jeffrey Ressler, Zoning Officer

Others in attendance included: Heather Bird, Recording Secretary; Mike Siggins, Greg Shufan, Micahel Pratt, Rich Shore and John Sepp

II. CALL TO ORDER

Mr. Crassweller called the Monday, February 10, 2014 Ferguson Township Planning Commission meeting to order at 7:00 pm.

III. HMS MEDICAL BUILDING SPECIFIC IMPLEMENTATION PLAN REVISION #2

Mr. Michael Pratt stated that they are proposing a revision to the driveway to improve site distance.

Mr. Wheland made a motion to AUTHORIZE the Zoning Administrator to sign the HMS Medical Building Specific Implementation Plan, Revision #2. Mr. Harkcom seconded.

The motion passed unanimously.

IV. DOLBIN TO BERRENA REPLOT

Mr. Ressler stated this is a replot plan for a .141 acre triangle sized area from Dolbin to Berrena. The driveway on the existing lot was constructed and crossed onto both lots. The replot will place the driveway fully into the correct lot.

Mr. Harkcom made a motion to RECOMMEND approval of the Dolbin/Berrena Replot to the Board of Supervisors. Mr. Wheland seconded the motion.

The motion passed unanimously.

V. TRESSLER SUBDIVISION AND SEWAGE FACILITIES PLANNING MODULE

Mr. Ressler stated this plan is for a 9.42 acre lot to be subdivided into four lots, three new and one residual lot. Lot 2 does not meet the current depth and width ratio where residential lots should not be less than 1 nor more than 2 ½ times their width. This plan would include a modification for that. Also needed is relief from the requirement of sidewalks.

Mr. Wheland made a motion to RECOMMEND approval of the Tressler Subdivision sewage facilities planning module to the Board of Supervisors subject to the conditions in the February 6, 2014 memorandum from the Director of Planning and Zoning in addition relief from the requirement of sidewalks, approving the flag lots and depth/width ratio on Lot 2. Mr. McMaster seconded the motion.

The motion passed unanimously.

VI. FYE SUBDIVISION AND SEWAGE FACILITIES PLANNING MODULE

Mr. Ressler stated that this subdivision is to divide the property to settle an estate.

Mr. Greg Shufan, Fye Estate Representative, stated that the two lots will be 79 and 80 acres. He stated that Chuck Herr reviewed the plan and signed off on the sewage planning module.

Mr. Kunkle stated that the Township will be asking for an increase in right-in-way easement rather than an in-fee in order to allow the property lines to remain the same. Mr. Kunkle stated that the applicants also need a waiver for the wetlands.

Mr. Wheland made a motion to RECOMMEND approval of the Fye Subdivision sewage facilities planning to the Board of Supervisors subject to the conditions in the February 6, 2014 memorandum from the Director of Planning and Zoning and including the right-of-way easement and wetlands waiver. Mr. Harkcom seconded the motion.

The motion passed unanimously.

VII. 1386 NORTH ATHERTON LAND DEVELOPMENT PLAN

Mr. Ressler stated this plan is to convert the single family residence building into an office.

Mike Siggins, representing Rich Shore, stated the intent of the plan is so that Mr. Shore would be able to use his residence as a business. The plan proposes the addition of ten new parking stalls in the rear of the building. This is a shared driveway and a legal agreement as such has already been entered into.

Mr. Harkcom made a motion to RECOMMEND approval of the land development plan for 1386 North Atherton Street to the Board of Supervisors subject to the conditions from the Engineer and Planning and Zoning Direct. Mr. Homan seconded the motion.

The motion passed unanimously.

VIII. S&A CORPORATE HEADQUARTERS LAND DEVELOPMENT PLAN

Mr. John Sepp, stated this expansion was planned for with the original building plans. It includes an 11,117 square foot addition to the existing S & A Corporate Building.

Mr. McMaster made a motion to RECOMMEND approval of the land development plan for S&A Corporate Headquarters to the Board of Supervisors subject to the conditions in the February 6, 2014 memorandum from the Director of Planning and Zoning. Mr. Homan seconded the motion.

The motion passed unanimously.

IX. APPROVAL OF PLANNING COMMISSION ORGANIZATION MEETING MINUTES FOR JANUARY 13, 2014 AND THE REGULAR MEETING MINUTES FROM JANUARY 13, 2014

Mr. Wheland made a motion to APPROVE the Planning Commission minutes from the January 13, 2014 Organizational Meeting and Regular Meeting. Mr. McMaster seconded the motion.

The motion passed unanimously

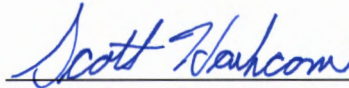
X. ADJOURNMENT

Mr. McMaster made a motion to adjourn. Mr. Wheland seconded the motion.

The motion passed unanimously.

With no further business, the February 10, 2014 regular Planning Commission meeting was adjourned at 7:55 p.m.

RESPECTFULLY SUBMITTED,



Scott Harkcom, Secretary
For the Planning Commission