

FERGUSON TOWNSHIP PLANNING COMMISSION

Regular Meeting
Monday, May 12, 2014
7:00 pm

I. ATTENDANCE

The Planning Commission held its first regular meeting of the month on Monday, May 12, 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		
	Scott Harkcom		
	Lisa Strickland		

Others in attendance included: Heather Bird, Recording Secretary;

II. CALL TO ORDER

Mr. Crassweller called the Monday, May 12, 2014 Ferguson Township Planning Commission meeting to order at 7:00 pm.

III. PRESENTATION BY JIM MAY, CRPC ON CHIP

Mr. Jim May, Director of the Centre Regional Planning Agency (CRPA) stated the CRPA coordinates with four municipalities. Mr. May provided a summary of the most important projects completed in 2013. In 2013 the comprehensive plan was completed and adopted by all six municipalities. The comprehensive plan now includes economic development, an area on university and community, to work on strengthening the relations with the university and all the municipalities in the Centre Region and a sustainability chapter.

During 2013 amendments were made to the Regional Growth Boundary (RGB) and Sewer Service Area (SSA) Implementation Agreement. Multiple municipalities wanted to make changes to the agreement. The amendments included changing the voting for expanding the sewer service area from unanimous among the 6 municipalities to 5 municipalities affirmative and authorize municipalities to bring in 12 acres or 60 dwelling units without going to COG General Forum for approval. The 12 acres or 60 dwelling units is the maximum within a 5 year period, 2013-2018, that the agreement is valid for.

The Regional Development Capacity Report was completed during 2013. This report looked at every piece of vacant land within the RGB/SSA to determine the amount of growth available within the RGB/SSA. The report, based on the outlook for growth, indicated that there is enough room for growth within the RGB/SSA for approximately the next 20 years.

Some initial metrics were implemented to measure the success of the comprehensive plan. An example of these metrics would be looking at the decline in agricultural land development and what could be done to improve this.

Mr. May reviewed the 2014 – 2015 priority projects, which came from municipal Planning Commissions, Centre Regional Planning Commission, COG TLU committee and staff and include the following items

- economic development and redevelopment – the regional development report completed did not include land available for redevelopment. In the coming year these lands will be looked at
- Stab Cabin Run's re-designation as a high quality cold water fishery and its implications on the region
- look at stakeholder participation and communication, getting more individuals involved
- changing demographics and social economics – baby boomers and millennial
- several transportation projects

Mr. May reviewed the regional and local planning group and how they integrate. The Regional Planning Agency was established in 1960. The agency is looking at where the community should be and what should be worked on now to get to this point. This year the agency would like to improve communications with the municipalities.

IV. COLLEGE COURTS APARTMENTS

Ms. Tranguch stated that the comments for approval were included on her memorandum dated May 8, 2014. Next Wednesday, May 21st comment #3 will be addressed by a variance request at the Zoning Hearing Board meeting.

The lot consolidation has not been recorded at this time, but it is currently being stamped for approval and recording.

Mr. Wheland questioned the access route. Mr. Dreibelbis stated during the construction access from Martin Street will not be permitted.

Mr. Homan asked if there is adequate parking for the additional building. Mr. Dreibelbis stated there is adequate parking and the need for overflow parking is not necessary due to one bedroom apartments. Mr. Ressler stated this item would need a modification for parking and would need to be approved through the Board of Supervisors.

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 May 8, 2014 and recommend APPROVAL of the modifications to the Board of Supervisors. Mr. Wheland seconded the motion.

The motion passed unanimously.

V. May 1, 2014 CRPC MEETING REPORT

Mr. Homan stated that the Centre Region Planning Commission approved the agreement with Penn Dot. The CHIP program was reviewed which included Slab Cabin Run being designated as a high quality cold water fishery. Mr. Homan raised the concerns of the Township although the designation has already been made. The CRPC discussed affordable housing stewardship program and the need for a demographic study. Mr. Homan voted against this. Maria spoke about the need for a demographic study and how it is very important to the planning community and understanding the needs of the future.

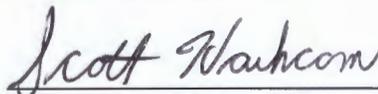
VI. ADJOURNMENT

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

The motion passed unanimously.

With no further business, the May 12, 2014 regular Planning Commission meeting was adjourned at 7:54 p.m.

RESPECTFULLY SUBMITTED,



Scott Harkcom, Secretary
For the Planning Commission