

FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, May 28, 2019
6:00 PM

ATTENDANCE

The Planning Commission held its second meeting of the month on Tuesday, May 28, 2019 at the Ferguson Township Municipal Building. In attendance were:

Commission:

Lisa Strickland, Chairperson
Ralph Wheland
Erik Scott
Jeremie Thompson
Jerry Binney
Shannon Holliday, Alternate
Rob Crassweller, Secretary
Bill Keough, Vice Chairperson

Staff:

Lindsay Schoch, Interim Planning Zoning Director
Jeff Ressler, Zoning Administrator

Others in attendance were: Summer Krape, Recording Secretary; Chad Stafford Penn Terra Engineering, John Sepp Penn Terra Engineering, Mark Torretti Penn Terra Engineering, Justin Mandel Aspen Whitehall Partner, Carolyn Yagle Environmental Planning and Design.

I. CALL TO ORDER

Mrs. Lisa Strickland called the Ferguson Township Planning Commission meeting to order on Tuesday May 28, 2019 at 6:02 pm.

II. CITIZENS INPUT

III. HUMMEL SUBDIVISION

Mrs. Lindsay Schoch stated that the Board of Supervisors granted two modifications for the Hummel Subdivision. A modification for the relief of payment of Fee in Lieu and relief to not widen the private Ridge Road to the required eighteen feet. The Board also determined that sidewalks will not need to be installed and built at this time. Chad Stafford from Penn Terra Engineering is present to answer any questions. Staff is asking the commission to recommend the approval of the Hummel Subdivision plan to the Board of Supervisors conditioned upon the remaining comments. Mrs. Schoch would like to note that earlier today the plan was resubmitted and all comments are administrative. Mr. Ralph Wheland asked what is going on with the sewer service. Mrs. Schoch stated that there was a letter sent stating that UAJA acknowledges that they will serve the lot. Mr. Jeremie Thompson asked how far back Ridge Road lot 3 is located. Chad Stafford stated it is about 700 feet back from intersection with route 45. Mr. Rob Crassweller made a motion to approve per the comments listed on the May 23rd memo from Lindsay. Mr. Jerry Binney seconded the motion.

IV. ORCHARD VIEW PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

Mrs. Schoch stated that the Orchard View subdivision was part of the Harner Farm concept plan and was reviewed at the December 2018 pre-application conference. It is a 36 lot subdivision zoned single family residential with corridor overlay. It is approximately 16.5 acres. The owner/applicant is Aspen Whitehall Partners the same as the Sheetz land

development plan. Mrs. Schoch stated we are asking the commission for their initial comments on this plan. Justin Mandel a representative from Aspen Whitehall Partners, John Sepp and Mark Torretti from Penn Terra Engineering are here to answer questions. Mr. Wheland asked if all the boarder trees in the west/southwest side by the road will be removed. Mr. John Sepp stated that the trees along lots 1-5 will stay and some trees in the lower southwest corner will stay but the rest will be removed. Mr. Crassweller asked if there is any concerns that Apple View Drive will be used as a cut through road. John Sepp stated when they met with staff there were recommendations made to put an island/median at both entrances and the road now has more curves to discourage cut through traffic. Mr. Binney asked if there is any concern regarding going left out the subdivision on W College during am/pm peak hours. John Sepp stated that this was analyzed in the traffic study which they received their reviews last week from PennDot and the Township and to his knowledge this was not an issue in the study. John Sepp stated that they will have the traffic consultants here to answer questions during the final presentation. Mr. Thompson asked if Apple View Drive will be dedicated to the Township. John stated it would be. He also stated some concerns about cut through traffic but noted that it seems effort has been made to address it. Mr. Thompson also asked about how street parking will be laid out and asked for consideration on adequate room in the case of people parking on the street and emergency personnel. John stated this is the same street geometry and width that you would see in other developments such as Foxpoint and Hunters Ridge and the lots will have 2 car garages. Ms. Shannon Holliday asked what the likelihood of traffic backup on Apple View drive is. John stated that he doesn't think that that will be likely because the only people using the drive would be the residents.

Mrs. Strickland stated that she is also concerned about Apple View Drive being used as a cut through road. She asked if there are plans for any stop signs to be placed and John stated there will only be stop signs at the intersections. She asked that there be consideration for other deterrents or traffic calming devices. A suggestion of speed bumps being placed were made. She also asked if there will be an access to the Sheetz from Apple View Drive. John stated that there will not be because not a lot of traffic will be coming through there and it could be a potential cut through. This also goes along with how the corridor overlay ordinance is written it would limit the access to the development. Mrs. Strickland also asked if sidewalks will be placed on both sides of Apple View Drive and the whole way around the property. John stated yes there will be sidewalks on both sides and around the property.

Mr. Wheland asked about lighting and if the Sheetz is doing anything to subdue it. John stated that Sheetz will be submitting schematics of their lighting plan and how they plan to subdue the light. The overall comment from the commission was that more consideration needs to be made on traffic calming devices along Apple View Drive.

V. CONSENT AGENDA

VI. INTERIM PLANNING DIRECTOR REPORT

Mrs. Schoch combined the Active Plans Report and the Interim Planning Director Report together. Mrs. Schoch thanked the commission for their comments on Orchard View, Sheetz, and their comments on the Hummel subdivision.

Mrs. Schoch stated that they are still working on the Pine Hall plan. The applicant requested at the May 20th Board meeting that the public hearing be postponed until July 15th.

The Public Works Building was conditionally approved.

King Wealth has been recorded.

The commission will possibly be seeing the Hillside Farms Estate master plan/PRD at the June 10th meeting.

The Zoning Hearing Board will look at the deferment of sidewalks for the Orchard View subdivision plan that we saw for the Harner Farm land development plan.

Mrs. Schoch stated that the Township has advertised the Planning Zoning Director's position.

Mrs. Strickland asked about if something was already in place for the Hillside Farms Estate PRD. Mr. Jeff Ressler stated that right now Armen Sahakian has a preliminary plan for R1 single family homes but has plans to do a PRD for a portion.

VII. CENTRE REGIONAL PLANNING COMMISSION REPORT

Mr. Thompson stated that the next Centre Regional Planning Commission meeting will be Thursday, June 6th at 7:00 pm at the forum room in the COG offices.

VIII. ZONING/SALDO UPDATE

Ms. Carolyn Yagle from Environmental Planning and Design was in attendance with the 7th draft of the Zoning ordinance. Mrs. Schoch stated that we aren't asking the commission to look at it tonight and give comments as this will be on the agenda for June 10th to discuss. Carolyn is here to do a quick over view of major items that have changed. Carolyn stated that she has a meeting scheduled next Wednesday with Mrs. Schoch to go over some details. Mrs. Schoch stated that they have talked about enacting them separately but there are some issues that might arise from that such as parking. Carolyn explained that she has received input from the commission as well as the Board of Supervisors, Steering Committee, ad hoc committee, various Township depts., Tree Commission, residents and businesses. Carolyn stated each quick view has gone through revision some as recent as last week because they are looking at the relationship of the principal uses and relationship of the accessory uses. They have made updates to the dimensional criteria that are located in the top right corner of each sheet. The dimensional criteria is also coded to a particular category. The principal uses are typically on the left hand side of the 11 x 17 if longer it will flow up to the top of the next column. The accessory uses are typically in the second column for that particular district. This code is tied to the types of dimensional criteria that are categorized at the top. The designation of permitted use and conditional use is identified for the principal uses. There is a legend in the bottom right hand corner that gives direction. Carolyn stated that after several discussions with staff and comments from the public about accessory uses there has been some refinement. The accessory uses also have the designations of the permitted by right and conditional use. Not all accessory uses are identified for each and every principal use. Carolyn stated they

have cleaned up the language and made terms consistent. They do have a catch all whereas if we have not specifically had something listed here but that use is generally one that compliments that principal use than it is covered. A quick view is listed for each district. Where this is not listed is in the TTD and TSD and PRD because those sections are specifically called out as they are in your existing ordinance. There are fifteen total quick views. Carolyn stated that the process diagrams are not included in this book because ultimately they will not be included in the book. Carolyn stated that Mrs. Schoch mentioned that parking is one of the items that moved from the Zoning to Subdivision and Land Development ordinance. This provides the opportunity for individuals/applicants to come in and evaluate what may be applicable to parking and if they would like to request some level of wavier/modification without getting into the Zoning Hearing Board variance process. Just because an applicant desires to request that type of thing does not mean the Township needs to grant it within Subdivision and Land Development but you still have the ability to evaluate the applicability of the parking. The Subdivision and Land Development ordinance has undergone other types of refinement. The Township engineer has given comments that are incorporated into this draft.

Carolyn asked if there were any question about the types of processes in sub and land development. Mrs. Schoch asked Carolyn to discuss the process of minor sub div land development process. And staffs concern over all is that were consistent with the Municipalities Planning Code. Carolyn stated that the township has the ability to distinguish different types of applications within sub division and land development something such as subdivision and lot consolidation can have a different set of requirements for that submission than for say a major land development. Carolyn stated that consistent municipalities planning code section 503. All app made to municipality will get reviewed by staff by staff planning board and supervisors.

Mr. Crassweller suggested that it may be helpful if the commission breaks down into groups to go over certain sections.

Mrs. Strickland stated that all commission members go over all the quick views and then divide the rest.

It was decided that Mrs. Schoch will email the commission with what section each person/group is assigned to go over.

Mr. Thompson suggested that since the Board of Supervisors meeting is cancelled for Monday June 3rd to have a work session. It was decided that the Planning Commission will meet to have a work session on this on Monday June 3rd.

X. PINE GROVE MILLS- SMALL AREA PLAN

Mrs. Strickland wanted to make note that the next meeting is Wednesday, June 12th.

XI. APPROVAL OF REGULAR MEETING MINUTES: May 13, 2019

Mr. Erik Scott made the motion to approve the meeting minutes from Monday May 13, 2019. Mr. Wheland seconded the motion.

XII. ADJOURNMENT

The Planning Commission meeting for Tuesday May 28, 2019 was adjourned at 7:04 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "R. G. Crassweller", is written over a horizontal line.

Rob Crassweller, Secretary
For the Planning Commission

