

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
Monday, June 24, 2019
6:00 PM**

ATTENDANCE

The Planning Commission held its second meeting of the month on Monday, June 24, 2019 at the Ferguson Township Municipal Building. In attendance were:

Commission:

Bill Keough, Vice Chair
Ralph Wheland
Erik Scott
Jeremie Thompson
Jerry Binney-Absent
Shannon Holliday, Alternate
Rob Crassweller, Secretary

Staff:

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

Others in attendance were: Summer Krape, Recording Secretary; Wes Glebe Ferguson Township Resident, Joe Waters representative from Waters group, and Alex Piel a representative from RGS Associates.

I. CALL TO ORDER

Mr. Keough called the second Planning Commission meeting of the month to order on Monday, June 24, 2019 at 6:01 pm.

II. RE-ELECTION OF OFFICERS

Mrs. Schoch stated that without any action tonight Mr. Keough will be appointed chairman until the reorganizational meeting in 2020. The Commission would need a motion to declare the chair position vacant and a second and a majority vote and then nominations would be open for a reorganization. No action was made and Mr. Keough will remain chairman until the reorganizational meeting in January.

III. CITIZEN INPUT

**IV. WHITEHALL ROAD REGIONAL PARK PHASE 1 LAND DEVELOPMENT PLAND –
INITIAL REVIEW & COMMENT**

Mrs. Schoch wanted to note that staff removed item three off the original agenda since the Board of Supervisors will appoint alternates at the July 1, 2019 Board meeting. Mrs. Schoch stated that Whitehall Road Regional Park was submitted to staff late last week. A few weeks ago the Commission had a pre-application conference/joint meeting with the Parks and Recreation Committee. Since then, Phase 1 Land Development Plan has been submitted. The park is located off of Whitehall Road at the bottom of the future extension of Blue Course Drive next to the Cottages at State College. The plan includes about 500 parking spaces, rectangle fields for sports, a playground, concession stand and some green infrastructure. This is the Commission's opportunity to initially review and comment on this plan. Mr. Keough stated that he will be recusing himself from the discussion and any future discussion of this item as he is a member of the Centre Region Park and Recreation Authority. Mr. Keough appointed Mr. Crassweller to take over as Chair for this item. There was discussion on the large amount of parking and possible traffic congestion, Mr. Wheland

asked if there will be additional parking in other phases. Mr. Crassweller noted there needs to be trash receptacles at the pavilion and there needs to be parking at the office building. Mrs. Schoch will take note and send these comments back to the developer. Mrs. Schoch stated that the park was included in the Toll Brothers traffic study. Mr. Wheland stated that there is no school bus/charter bus parking and suggested that be implemented into the plan. There was some discussion on the handicap parking, location, and if it should be moved. The Commission discussed the pavilion and bathrooms. Mrs. Schoch stated that it is a year round pavilion and that the bathrooms will be locked at night. Mr. Glebe took the stand regarding the automatic locking doors and stated that there will need to be a sign somewhere stating the door will be locked.

V. NORTH ATHERTON SITE – PRE-APPLICATION CONFERENCE

Mrs. Schoch stated that in early June staff met with the property owners to discuss the options they have for the Ferguson Township side of the development. This plan is split with seven acres in Patton Township and 6.5 acres in Ferguson Township. Mr. Joe Waters from Water Retail Group and Mr. Alex Piel from RGS Associates were present to speak to the Commission. Mr. Piel stated that the Ferguson Township piece is zoned R3 and the developers are proposing 45 townhomes which is a permitted use within that zoning district. Mr. Piel also stated that there is a small commercial space but there is no plan to develop that at this time as it really isn't developable. There will be a total of three access points to the site. One of the items the developer received feedback on from staff was parking, there is a requirement for an additional one parking space per unit beyond what is included at the driveway so developers have added a parking lot. Moving along, Drive A is the site of the proposed four story hotel with one hundred and fifteen rooms. Continuing North there will be 7500 sq. ft. restaurant and at the intersection of North Atherton they are showing a 2,000 sq. ft. potential restaurant/retail pad. Throughout the development another item the developer and staff discussed was the Northland Area Mobility Study they have looked at it and they believe the study area hits right at the corner of the property but developers did see notes to add sidewalks and trails for connectivity so they will be looking at this throughout the whole development. Mr. Piel stated that at this stage of the design they leave landscaping off but did want to note that landscaping is a big part and the Waters Group goes above and beyond on landscaping. As far as infrastructure there is existing water and sewer access to the site. At this point developers have not designed the water or sewer systems. Traffic will definitely be looked at in detail as part of the land development process. Right now about five stormwater facilities are scattered across the site and are conceptual at this point but will be addressed. This project will be a single phase project.

Ms. Holliday asked if the townhomes that are proposed are going to be single family, Mr. Waters stated that the developers are undecided at this point. There was discussion on how big the road will be and if it will have medians or not. Mr. Piel stated that Drive A will be a private drive that will be maintained by the developer and will be a twenty five foot drive. This will be a narrow road, they don't want to make it too wide to help discourage speeding. Mr. Piel also stated the potential of putting a stop sign at Drive A and B to help control speed along Drive A because that is a connector. There was discussion regarding bus stops and both Mr. Waters and Mr. Piel stated they will be speaking with CATA. Mr. Keough suggested that the developer meet with Centre Region Parks and Recreation Authority to

discuss trail connectivity. Mr. Piel thanked the Commission for their comments and feedback. The developers will be looking into all of the items that were discussed.

VI. FERGUSON TOWNSHIP ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Mrs. Schoch stated that this is the eighth draft, it hasn't changed much since the seventh draft. Tonight we have a memo from Environmental Planning and Design, we don't have a representative present but can call them if needed. Staff is asking the Commission to make a recommendation for approval to the Board of Supervisors. Mrs. Schoch stated that Mr. Ressler did look through ordinance today and picked up a few things that were missed and Ms. Carolyn Yagle has been notified. Mr. Ressler stated that one of the items was about the flood zone, some information needs to be removed. He also has some comments on the quick views especially the RR and RA parts. Also the accessory structure part was redefined and he thinks it was more than we were looking for.

Mr. Keough stated that there are still inconsistencies in the numbers/sizes of multiple things. Mr. Wheland agreed. Mr. Ressler stated that in the RA quick view the Commission needs to look at changing the single family dwelling. Mr. Wheland agreed and also stated it needs to be changed in the RR as well. Mr. Ressler stated that if the Commission agrees he thinks it should go back to the way it was before. Concerning usual farm structures, single and two family dwellings not to exceed three dwelling units on any one farm parcel. Mr. Ressler stated that on the principal use chart in the RA quick views there is the single family dwellings on fifty acres and it says single family attached dwelling, these are townhomes we have never permitted townhomes in the RA district. Mr. Ressler thinks we should remove that part. Mrs. Schoch stated that overall the commercial and IRD changes were small. The RR and RA were the ones the Commission is really focusing on. Mr. Wheland stated that we need to define both the Farm Market and Farmers Market. Mr. Wheland stated that home based businesses aren't permitted in categories one and two in the RR, it needs to be permitted to match the RA. Mr. Ressler also mentioned in the RA area and bulk categories the coverage they are both 30% for building and total impervious coverage we might want to add a change there. The Commission agreed to change it to 50%. Mr. Ressler stated that on page 28 in the zoning page 28B accessory structures. This was made strictly for the RR zone the way it reads now it would be effective in the R1, R2, and R3. This was purposely changed to limit the size of accessory structures in the R1 and other residential districts. Mr. Wheland suggested specifically reference the RR and RA in category one and two, Mr. Ressler agreed and so did the Commission. Mr. Keough asked if it was possible for Ms. Yagle to give the Commission a memo that just sites the changes that were made and where they are located. Mrs. Schoch stated that she will give Ms. Yagle her notes, Mr. Ressler's notes, and have her watch this portion of the meeting and ask her to compose a memo.

VII. CONSENT AGENDA

X. INTERIM PLANNING DIRECTOR REPORT

Mrs. Schoch stated that she has tried to capture the meetings we had. Mr. Ressler stated that this was the Young Scholars request to increase their amount of students was denied they will need to complete a traffic study.

XI. ACTIVE PLANS

Mrs. Schoch stated that the Commission saw the Whitehall Road Regional Park and gave excellent comments. Staff is still reviewing the Orchard View land development plan and that should go out this week. Penn Terra will be resubmitting the Whitehall Road Sheetz and the Harner Farm subdivision. There will be a public hearing for Pine Hall on July 15, 2019. We have the conditionally approved plans for Hummel and the Ferguson Township Public Works Building. We have a tentative schedule moving forward for the Zoning/SALDO update will be pushed back another two weeks.

XII. CENTRE REGIONAL PLANNING COMMISSION REPORT

XIII. ZONING/SALDO UPDATE

XIV. PINE GROVE MILLS – SMALL AREA PLAN

Mrs. Schoch stated that she attended there was a representative from DCNR there was a lot of public that showed up to talk about adding the parking area on West Chestnut they would prefer to have it on Kepler Road. The representative from DCNR seemed to take into consideration a lot of their comments.

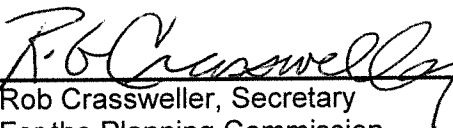
XV. APPROVAL OF REGULAR MEETING MINUTES JUNE 10, 2019

Mr. Crassweller stated the the Commission reviewed the Orchard View plan and it needs to be noted in the minutes. Mr. Keough moved to approve the June 10, 2019 minutes, Mr. Crassweller seconded the motion.

XVI. ADJOURNMENT

The Planning Commission meeting for Monday June 24, 2019 was adjourned at 8:05 pm.

Respectfully Submitted,


Rob Crassweller, Secretary
For the Planning Commission