

**FERGUSON TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Monday, July 8, 2019  
6:00 PM**

**ATTENDANCE**

The Planning Commission held its regular meeting of the month on Monday, July 8, 2019 at the Ferguson Township Municipal Building. In attendance were:

**Commission:**

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

**Staff:**

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

Others in attendance were: Summer Krape, Recording Secretary; Brian Heiser, Executive Director for State College Borough Water Authority; and Carolyn Yagle, Environmental Design representative.

**I. CALL TO ORDER**

Mr. Keough called the second Planning Commission meeting of the month to order on Monday, July 8, 2019 at 6:00 pm.

**II. CITIZEN INPUT**

**III. FERGUSON TOWNSHIP ZONING AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE UPDATE:**

Mrs. Schoch stated that staff has included a five page overview of everything that has been changed in the ordinance since the last meeting. Ms. Carolyn Yagle is present to answer any questions and ensure that the ordinance is what the Commission wants to recommend to the board.

Mr. Keough stated that one thing he couldn't find easily was Fee in Lieu. Ms. Yagle stated that it is located on page 59 Subdivision and Land Development. The wording that has been changed is: "The amount of parkland to be dedicated in each development shall be determined based upon the calculation identified in the Township Fee Schedule or approved equivalent". Mr. Keough stated that it seems to him nothing has changed. Mr. Crassweller stated that this change only to language and fee schedule is a much simpler solution, than changing the whole ordinance. Mrs. Schoch stated that the fee schedule is looked at and updated every year. Mr. Keough stated that the ordinance should change who it applies to. Ms. Yagle stated that she can include a phrase at the beginning such as "For development greater than X number of lots further in distance than Y feet from a facility" she will just need to know specifically what the Commission wants. Ms. Yagle stated that the Commission wants 4 or less lots and more than a mile away. The mile will be measured on street frontage miles.

Mr. Keough stated that when he read through the changes he was surprised at the number of added comments which the Commission has never talked about related to the

Tree Ordinance. Mrs. Schoch stated that staff has worked closely with the Tree Commission. There were some changes that were made that were to simplify the wording and the process. Mr. Keough stated that he would like to have the Planning Commission meet with the Tree Commission so that the Planning Commission has a better understand of the impacts and both Commissions can work together. Mr. Wheland stated that on page one in the RA zone, emergency services as a primary use, is currently under category one which means they have to have fifty acres, it should be moved to category two. Bed and Breakfasts, they were not permitted as an accessory use in category one and he feels they should be. Group Child Care homes are permitted in category two but not in one. Mr. Ressler suggested to use the wording "the usual farm structures including barns, single family, and two family dwellings not to exceed three dwelling units on any single farm parcel." Leave in category one. Category two, keep the wording "one single family detached dwelling for every fifty acres of primary use has determined and calculated before the subdivisions" that will allow you to do one single family dwelling of at least one acre two acre max for every fifty acres of primary use. Mr. Wheland also stated that home occupations need to be a permitted use and an accessory use in category one.

Mr. Wheland asked what's going to be permitted on non-conforming lots, are we limited to what's listed under principal uses or would they be permitted on an existing lot. He also asked about a lot that's between category one and two. Mr. Ressler stated to look at the accessory use table.

Ms. Yagle wanted to go through and make sure she has all the topics that were discussed. Emergency Services moving to category two; addressing and balancing the bed and breakfast accessory and category based upon the revised residential categories; home based and home occupation also revised in accessory columns according to the revision with dwellings; reincorporating the text about usual farm and other structures, this will also assist with non-conformities. Mr. Wheland also wanted to add that in the RR he wants to have dwellings in all categories.

Mr. Keough made a motioned to approve the zoning ordinance and map as of July 8, 2019 with approved modifications from the July 8<sup>th</sup> meeting and recommend advertising for both. Mr. Crassweller seconded and all members were in favor.

#### **IV. PRELIMINARY/FINAL RELOT OF LANDS OF THE STATE COLLEGE BOROUGH WATER AUTHORITY & GARY AND CAROL MYERS- INTIAL REVIEW & COMMENT**

Mr. Brian Heiser Executive Director for the State College Borough Water Authority attended the meeting to explain and answer any questions the Commission may have. Mr. Heiser explained that they would like to build a facility that would further treat the water that SCBWA is pumping out of the Nixon and Kocher wellfields. This treatment will improve water quality as well as extend the life of the wells. Mr. Thompson stated that he knows some residents are concerned with Rock Spring Water Company and asked if this facility/SCBWA would service them if something happens to Rock Spring Water. Mr. Heiser stated that this facility will be able to provide to current customers and future customers. Mr. Binney asked what the increased capacity SCBWA is anticipating from this project. Mr. Heiser stated there will not be an increased capacity but better water quality. Mr. Crassweller asked about the Chlorine tanks on the property, are they within the 400 foot well protection zone. Mr. Heiser stated that they are located within the zone but that is no different than the facility that is there now. There are chlorine tanks in the

same location. Mr. Crassweller asked if their tanks have secondary containment. Mr. Heiser stated yes they are in self-contained tanks. Mr. Wheland asked if SCBWA is limited to what you can take out of the wells here. Mr. Heiser stated that we are limited to the withdraw at all of well fields by the Susquehanna River Basin Commission. So this is the permit limit that is set forth by the SRBC for the Nixon wellfield. The Kocher wellfield is limited because it is in the Spruce Creek drainage basin as well, and limited to 20% of our daily production. Mr. Keough asked how much of difference between what your permitted to pump from the Kocher wellfield and what your currently pumping. Mr. Heiser stated that he can't provide those numbers off the top of his head but the Kocher wellfield is permitted for 20% of our daily demand and our daily demand 4.8 million gallons. 20% would be .8 about 900,000 gallons a day. He doesn't believe that wellfield has been used in for 8 months. SCBWA pays a consulting company to monitor wells in the western part of the Township. Mr. Crassweller asked how SCBWA is financing this. Mr. Heiser stated they hope to fund it through Penn Vest, they have an application in with them right now. If it doesn't go through Penn Vest they will finance through bonds.

**V. PRELIMINARY LAND DEVELOPMENT PLAN FOR THE NIXON-KOCHER WATER TREATMENT FACILITY**

Mrs. Schoch stated that the next plan is for the Nixon Kocher Water Treatment facility. The facility will be located where the land is being replotted. Brian Heiser is available to answer any questions the Commission may have. Mr. Heiser stated that the need is to be able to build a facility. The three buildings that are currently on the site will remain. They are to house the wells that are currently located on the Nixon site. They will remain because there are controls to start and stop the wells. The second building is a treatment area where fluoride is added. This equipment will be removed and it will be housed in the new filtration plant along with a membrane system, a granule activated carbon system, and ultraviolet disinfection. Mr. Keough stated that when we talk about the Nixon-Kocher Water Treatment Facility we're not talking about anything at the Kocher site. Mr. Heiser stated not specially for treatment no, SCBWA will be changing some equipment that is at the Kocher site to accommodate this treatment facility. Making those facilities more energy efficient but no major construction. Mr. Heiser stated there will be two little buildings built to house controls but that will be the extent of the construction at that site. Mr. Binney asked how long SCBWA will be able to handle this capacity. Mr. Heiser explained that SCBWA is designing this plant for three million gallon a day capacity expandable to five million gallons a day. Expandable means the foot print will not change but there will be additional equipment added to the inside. The three million capacity that we are going to build for current usage once its constructed is about two thirds more about 75-80% more than what we are currently pumping out of that facility. Three million gallons a day capacity that were currently building for 15-20 years if we expand to five million probably 20-30 years.

**VI. CONSENT AGENDA**

None

**VII. INTERIM PLANNING DIRECTOR REPORT**

Mrs. Schoch wanted to note that both Sheetz and Harner farm did resubmit today. Since lights were a big topic of discussion they have included a rendering of the lights. Mrs. Schoch stated that July 26<sup>th</sup> will be her last day with the Township as she has accepted another postion. Mr. Keough asked about Young Scholars. Mrs. Schoch stated

that since then they have exceeded enrollment and it keeps going up and a condition of the plan is that once enrollment goes up they will need a traffic impact study.

**X. CENTRE REGIONAL PLANNING COMMISSION REPORT**

Mr. Thompson stated that the next Centre Regional Planning Commission meeting will be this Thursday at 7:00 pm in the forum room at the COG offices. There will be a presentation by the SCBWA. The commission will be discussing the sustainable of the agriculture business in the Township, Risk of transportation funding in PA and continues the discussion on the regional bus tour.

**XI. ZONING/SALDO UPDATE**

**XII. PINE GROVE MILLS-SMALL AREA PLAN**

Mrs. Schoch stated that the next Pine Grove Mills Small Area Plan meeting will be this Wednesday, July 10, 2019 at 6:00 pm at the Saint Paul's Lutheran Church.

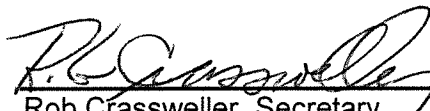
**XIII. APPROVAL OF MEETING MINUTES JUNE 24, 2019**

Mr. Keough made a motion to approve the minutes with the following corrections: add trash receptacles need to be added to the pavilion area and the parking spaces at the office. Mr. Wheland seconded the motion.

**XIV. ADJOURNMENT**

The Planning Commission meeting for Monday, July 8, 2019 was adjourned at 8:15 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Rob Crassweller', is written over a horizontal line.

Rob Crassweller, Secretary  
For the Planning Commission