

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
Monday, NOVEMBER 11, 2019
6:00 PM**

ATTENDANCE

The Planning Commission held its second meeting of the month on Monday, November 11, 2019 at the Ferguson Township Municipal Building. In attendance were:

Commission:

Bill Keough, Chair-person
Ralph Wheland
Erik Scott
Jeremie Thompson
Jerry Binney
Shannon Holliday
Rob Crassweller, Secretary
Dr. Ellen Taricani-Alternate

Staff:

Jenna Wargo, Planning & Zoning Director
Jeff Ressler, Zoning Administrator
Kristina Aneckstein, Community Planner-Absent
Ron Seybert, Professional Engineer

Others in attendance were: Summer Krape, Recording Secretary; Briana Loslo, Penn State Student; Elizabeth Barber, Penn State Student; Tyler Diwozmets, Penn State Student.

I. CALL TO ORDER

Mr. Keough called the Planning Commission meeting to order on Monday, November 11, 2019 at 6:00 pm.

II. CITIZEN INPUT

- III.** Mr. Dan Mulan stated that he is a Penn State student and is a part of the bike implementation plan. The plan has been coordinated and they are looking for community input. He asked the Commission and audience to go to online and fill the survey out. Ms. Wargo stated that staff will attach the information to the minutes.

https://pennstate.qualtrics.com/jfe/form/SV_a5ICFLe9GDM5qa9

IV. HARPSTER LOT ADDITION

Mr. Bill Keough stated that he would like to reverse the order of the agenda and discuss the Harpster lot addition second. Ms. Jenna Wargo stated that this property is located at 2873 Tadpole Road and is currently 1.04 acres. The purpose of this plan is to take .96 acres and add it to the 1.04 acres to get a total of 2 acres. Ms. Wargo explained that the property is located in the RR district and there is a conservation easement however where the lot line is being moved is not in the easement. The applicant is present to answer any questions, and there is a memo from Ms. Kristina Aneckstein on where it is in the process. Mr. Bill Keough stated that the Commission has seen this plan before and staff is asking to move it to the Board of Supervisors. Mr. Keough stated that with the adding to the existing lot and combining and getting rid of the lot line in between them why is there a difference in the rear set back. Mr. Jeffrey Ressler stated that the setbacks changed over the years it's now 50 feet. Mr. Keough stated that he's concerned about the future owners not knowing that there are two different setbacks on the lot. Mr. Erik Scott also agreed with Mr. Keough. Ms. Wargo stated that at some point the setbacks were changed because one lot was non-conforming and by going through this process it triggered them to go through the new setbacks.

Mr. Keough stated that he would prefer this not go forward with two different setbacks it's confusing and will open up future issues. Ms. Wargo stated that right now there is not a mechanism for staff to change this. Mr. Keough asked if the BOS has the authority to make a change and waive the variance fees. Mr. Rob Crassweller made a motion to approve this plan based on the memo from Ms. Aneckstein with the exception of number one and we recommend the BOS grant a variance fee waived. Mr. Erik Scott seconded the motion. The motion passed unanimously.

V. SUBDIVISION AND LAND USE DEVELOPMENT TRAFFIC IMPACT REFRESHER

Mr. Bill Keough stated that the Township engineer Mr. Ron Seybert is present to answer any traffic related questions and explain traffic impact studies the Township has had over the last couple of years. Mr. Seybert stated that there are several things that trigger a TIS and not all developments require them. Reasons that would require a TIS would be 75 or more peak hour trips or known traffic deficiencies. Developers can waive a TIS if the area has already been studied. Requirements of a TIS would be: Scoping which would be the distribution of traffic and where they are going to and from. Methodology is what the developer needs to provide the Township. Such as capacity of an intersection/levels of service and queuing which is the number of vehicles that will be stopped while waiting to be serviced through the intersection. Mr. Seybert stated that they study the condition with and without the proposed development, they look at a horizon year and look five years into the future and then compare the results to Township standards. Mr. Keough asked about football traffic. Mr. Seybert stated that the studies only study normal traffic on a random day, they don't study anomalies like football weekends that only happen 7 times a year. Mr. Seybert explained to the Commission that the developer is not responsible for any offsite traffic work.

Mr. Seybert picked some examples of current developments and their traffic studies. The first example is Toll Brothers and Whitehall Road Regional Park. These two developments did a TIS together and broke the study up between each other. Mr. Seybert stated that this study studied multiple intersections that would be impacted. Mr. Seybert stated that the AM trip generation is 194, PM is 390, and Saturday is 492. Mr. Seybert stated that what came out of the study was that the intersection of Blue Course and Whitehall needs to be improved, the developer has also made pedestrian upgrades, and will make changes to the detection. Bristol Ave and Blue Course will require a traffic signal. The developer also has to make improvements on Westerly Parkway by adding a right turn light and some timing changes. The developer will be paying for all of these improvements. Mr. Keough stated that the reason the Commission asked him to come and speak is because there are different developments hitting the same intersections.

Mr. Seybert agreed and explained that he will be addressing that concern. The next development is the Pine Hall development and this development is much bigger and it does overlap with intersections that are already impacted by other developments. The trip generation for the Pine Hall develop is double that of the Toll Brothers and Whitehall Road Regional park. The trip generations for Pine Hall is: 1,134 AM, 1,165 PM, and 1,991 Saturday. If a development comes in and has overlapping intersections, a developer can use an already approved developments TIS. Mr. Keough asked where and when does the responsibility lay when upgrades need to be made. Mr. Seybert stated that that upgrades are decided during mitigation. However, not all upgrades will be taken care of by the

developer. Mr. Keough stated that two intersections that have gotten a lot of attention is Westerly Parkway and Blue Course Drive, between the developments and the schools. Mr. Keough asked how and when any improvement actually happens. Mr. Seybert stated that developers don't pay for the relative impact they pay when the intersection goes into failure. Mr. Keough asked if Mr. Seybert has any suggestions for the Commission when they see plans that would contribute to an intersection failure. Mr. Seybert stated if the Commission wants to have it explained at a meeting it can be brought and explained.

Mr. Keough asked that between Ms. Wargo and Mr. Seybert they set up a system to get a report that once a TIS is completed the Commission is able to see it. Mr. Binney asked Mr. Seybert if he ever gets a microsimulation model of the intersections, Mr. Binney stated that he feels that is what the Commission would like to see. Mr. Seybert stated that he does see them occasionally but a simulation is not required. Mr. Binney asked if there are any intersections that Mr. Seybert fears will fail. Mr. Seybert stated that Blue Course corridor and Science Park corridors is concerning, West College and Blue Course are close to being at capacity. Mr. Seybert stated that the Township realizes its responsibilities to monitor all of the critical intersections. There has been two comprehensive studies done, one a long time ago and the last one was done in 2009 and improvements were made after each study. A lot has changed since and another comprehensive study will be done in 2022.

X. OFFICIAL REPORTS AND CORRESPONDENCES

a. BOARD OF SUPERVISORS REPORT

Ms. Wargo stated that there are still some outstanding issues with the new ordinance and because of that there will be a new public hearing on November 18th. The BOS adopted the Pine Grove Mills small area plan. Mr. Wheland asked when the bond issue for the new building will be discussed, Ms. Wargo stated that it will also be discussed at the meeting on the 18th.

b. CRPC REPORT

Mr. Thompson stated they met last Thursday talked about 2020 census coming up, unlike previous years they won't be sending a paper form out you will now be able to do it on line, call it in, or get a form. Mr. Thompson stated that the census is very important it is needed for funding.

c. LAND DEVELOPMENT PLANS

- i. **WATKINS SUBDIVISION** – Comments sent back to applicant
- ii. **HARPSTER** – Staff is currently reviewing for the second time
- iii. **W. CHERRY LANE** – Comments were returned to the applicant
- iv. **WHITEHALL ROAD REGIONAL PARK** – Comments returned to applicant will be looked at on December 2nd
- v. **HARNER FARM REPLOT AND ORCHARD VIEW SUBDIVISION** – Comments were returned to applicant
- vi. **ORCHARD VIEW SUBDIVISION** – Comments with applicant, applicant working out TIS.

d. STAFF UPDATES

Ms. Wargo stated week staff will be having special meetings with the Board for the 2020 budget. The Township had an intern start last week and her role is to set up a process and work plan for future interns. Any input from the Commission is appreciated. Mr. Keough's thought is once the Township has a layout ready bring it to the Commission for discussion. Ms. Wargo will have the tentative schedule for 2020 ready for the next meeting. Ms. Wargo will also have a set of guidelines/rules

of engagement, for students and developers so they know what is expected of them. Ms. Wargo also stated that CNET produced a Zoning 101 video that explains the basics of land use regulations and provides information to residents for land use planning in their community. Mr. Keough stated that the next meeting will be December 3rd that is a Tuesday if you unable to meet that night please get that information to Jenna. Mr. Crassweller stated that he won't be present for the meeting and Mr. Keough's presence will be questionable as well.

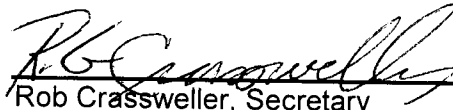
XI. APPROVAL OF REGULAR MEETING MINUTES OCTOBER 28, 2019

Mr. Keough entertained a motion to approve the meeting minutes from the October 28, 2019 Planning Commission meeting. Mr. Wheland moved the motion and Mr. Binney seconded and the motion passed unanimously.

XII. ADJOURNMENT

The Planning Commission meeting for Monday November 11, 2019 was adjourned at 7:50pm.

Respectfully Submitted,



Rob Crassweller, Secretary
For the Planning Commission