

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
Monday, DECEMBER 3, 2019
6:00 PM**

ATTENDANCE

The Planning Commission held its regular meeting of the month on Monday, December 3, 2019 at the Ferguson Township Municipal Building. In attendance were:

Commission:

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

Staff:

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

Others in attendance were: Summer Krape, Recording Secretary; Robyn Froehlich, Stahl Sheaffer Engineering; Pam Salokangas, Director of Centre Region Parks and Recreation; Kathy Madison, Centre Region Parks and Recreation; Laura Dinnini, Ferguson Township Resident; Jim Carpenter, Centre Region Parks and Recreation.

I. CALL TO ORDER

Mr. Erik Scott opened the meeting and stated that Mr. Bill Keough is absent so the Planning Commission will need to nominate a pro temp chair person. Mr. Ralph Wheland nominated Mr. Scott, Mr. Jerry Binney seconded the motion, and the motion passed unanimously.

II. CITIZEN INPUT

III. WHITEHALL ROAD REGIONAL PARK RESUBMISSION

Ms. Kristina Aneckstein stated that the outstanding comments are located in the memo that she handed out at the beginning of the meeting. These comments are primarily administrative. Ms. Aneckstein stated that staff is still waiting on stormwater from NTM Engineering but other than that believes the plan is ready for Board of Supervisors. Ms. Robyn Froehlich has a presentation and can answer any questions the Commission may have. Ms. Ellen Taricani asked Ms. Froehlich to run through some of the key points that the comments addressed. Ms. Froehlich stated that the stormwater is just minor comments, no real changes, and the landscaping change was made to meet the 30 foot buffer ordinance.

Mr. Binney asked about a secondary/emergency exit. Ms. Froehlich stated that it was determined that this first phase will not have a secondary/emergency exit however, this could be possible in future phases. Ms. Froehlich stated that the other regional parks like Oak Hall do not have secondary/emergency exits. Mr. Binney stated that he would like the Board of Supervisors to discuss this with law enforcement. Ms. Salokangas stated that the CRPR staff has an internal process on holding traffic for emergency vehicles. Ms. Salokangas stated that CRPR holds tournaments at Oak Hall Regional Park and there is almost always an injury and they have to hold traffic for emergency vehicles. Ms. Laura Dinnini stated that she appreciates the emergency exit being highlighted. In the park's masterplan there is an emergency exit that cuts through the State College Borough Water

Authority property, she feels that good planning would be obtaining an access easement prior to building the future phases. Ms. Dinnini asked about the proposed heights of the sports lighting as she is concerned about the neighboring developments and public roads. Ms. Jenna Wargo stated that the higher the light the better and more direct the downward facing light would be. Ms. Salokangas stated that the fields on the southern side are over 1000 feet from Whitehall Road so the lights will not bother drivers. Ms. Salokangas stated that the lights are 75 and 90 feet high. Mr. Wheland made a motion to recommend approval of the Whitehall Road Regional Park phase 1 to the BOS subject to Ms. Aneckstein's memo dated December 2, 2019. Mr. Jeremie Thompson seconded the motion and the motion passed unanimously.

IV. REVIEW OF PLANNING COMMISSION BY-LAWS

Ms. Wargo stated that included in the Commission's agenda packets there is a copy of the by-laws and rules of procedure for the Planning Commission. Ms. Wargo stated that Mr. Keough has already reviewed and made his edits and they have been included in that copy. Ms. Wargo stated that no motion needs to be made tonight the members can review over the holidays.

V. REVIEW AND APPROVAL OF THE 2020 PLANNING COMMISSION CALENDAR

Ms. Wargo stated that this is also attached in the agenda packet. The BOS hasn't approved there schedule yet but if they maintain their normal schedule the Planning Commissions meetings will be good. Mr. Binney moved the motion to approve the calendar and Mr. Wheland seconded. The motion passed unanimously.

VI. REVIEW AND APPROVAL OF THE 2020 PLANNING COMMISSION WORK PROGRAM

Ms. Wargo stated this is also to keep the Commission on task for 2020. Ms. Wargo stated that a background work would be the zoning map, so expect more work sessions in 2020. Another big one is Terraced streetscape district and sign ordinance.

Assist with implementation activities such as the PGM small area plan. Park and recreation open space plan in coordination with Lance King and Centrice Martin.

Mr. Wheland made a motion to approve and Mr. Binney seconded the motion passed unanimously.

X. OFFICIAL REPORTS AND CORRESPONDENCES

a. BOARD OF SUPERVISORS REPORT

Ms. Wargo stated that there will be a public hearing on Dec 9th on the budget. Also note the admin office hours will be open until 12:00 pm on the 24th, closed on the 25th. Open until 12:00 pm on the 31st and closed on the 1st.

b. CRPC REPORT

Mr. Thompson stated that they will meet this Thursday at 7:00 pm in the forum room at the COG offices. They will talk about parking for the Nittany Valley Sports Center master plan. College Township will be giving a presentation on university plan district amendments. Halfmoon Township is looking at zoning ordinance amendments. They will also look at the 2050 long range transportation plan

c. LAND DEVELOPMENT PLANS

i. **WATKINS SUBDIVISION** – Has been withdrawn today.

ii. **W. CHERRY LANE** – 3RD REVIEW COMMENTS RETURNED TO APPLICANT, EXPECTED TO BE ON THE NEXT PC AGENDA

- iii. **HARNER FARM REPLOT AND ORCHARD VIEW SUBDIVISION – COMMENTS WERE RETURNED TO APPLICANT**
- iv. **ORCHARD VIEW SUBDIVISION- COMMENTS WITH APPLICANT, APPLICATN WORKING OUT TIS ITEMS.**

d. STAFF UPDATES

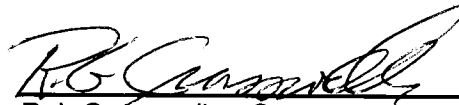
XI. APPROVAL OF REGULAR MEETING MINUTES NOVEMBER 11, 2019

Mr. Binney made a motion to approve the meeting minutes for November 11, 2019. Mr. Wheland seconded the motion and the motion passed unanimously.

XII. ADJOURNMENT

The Planning Commission meeting for Monday November 11, 2019 was adjourned at 6:40pm.

Respectfully Submitted,

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

Rob Crassweller, Secretary
For the Planning Commission