

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, July 11, 2022
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, July 11, 2022, as a hybrid meeting. In attendance:

Commission:

Jeremie Thompson - Chair
Jerry Binney – Vice Chair
Rob Crassweller - Secretary
Shannon Holliday
Bill Keough
Lisa Rittenhouse
Dr. Ellen Taricani
Lewis Steinberg – Alternate
Ralph Wheland
Qian Zhang - Alternate

Staff:

Jenna Wargo - Planning & Zoning Director
Jeff Ressler - Zoning Administrator
Kristina Bassett – Community Planner

Others in attendance: Rhonda R. Demchak, Recording Secretary; Albert Drobka, Architect,

I. CALL TO ORDER

Mr. Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, July 11, at 6:00 p.m. and it has been advertised in accordance with the PA Sunshine Act as a hybrid meeting. Any Planning Commission members making motions are to please state your name so it can be accurately recorded on the minutes. Persons attending and wanted to participate were asked to enter their name, municipality, and topic by utilizing the Q&A bubble at the bottom of the screen.

Ms. Wargo took roll call, and the Planning Commission had a quorum.

II. CITIZEN INPUT

There were no comments.

III. APPROVAL OF MINUTES

Dr. Taricani moved that the Planning Commission **approve** the June 13, 2022, Regular Meeting Minutes. Mr. Binney seconded the motion. The motion passed unanimously.

IV. NEW BUSINESS

1. Drobka/Dimakopoulos Minor Land Development Plan – Sidewalk Construction

Ms. Bassett reported that on June 3, 2022, Albert Drobka submitted a Minor Land Development Plan on behalf of his client, the Dimakopoulos'. The parcel is located at 296 West Pine Grove Road (TP: 24-007-016-0000) and is zoned Rural Residential (RR).

The parcel is 19.96-acres and the applicant is proposing to construct a second residential home on the lot. Chapter 22, Section 512.1.D. requires the Board of Supervisors to determine if sidewalks are required to be installed on properties

within the RR zoning district.

Included in the agenda packet is the proposed Minor Land Development Plan, a sidewalk map of Pine Grove Mills, an aerial image of the property and neighboring properties and a Google Street View image of the property. Planning Commission is being asked to review the provided materials and make a recommendation to the Board of Supervisors on sidewalk installation along the property.

Ms. Wargo reported that there is an existing home on the lot. Mr. Ressler noted that since a second house will be added the lane will be named.

Mr. Keough questioned the note about the septic system of the existing house on page 15 of the agenda packet. Mr. Albert Drobka, Architect, stated that they looked into placing another sand mound, but the UAJA stated they needed to connect to the public sewer. They also ran a separate lateral up to the edge of the property for future connection if the existing house septic fails. DEP concurred with UAJA.

Mr. Wheland moved that the Planning Commission **recommend** to the Board of Supervisors not to require the construction of sidewalks along the property. Mr. Keough seconded the motion. The motion passed unanimously.

2. Centre Animal Hospital Final Land Development Plan

Ms. Bassett noted that on June 15, 2022, ELA Group, Inc., submitted a Final Land Development Plan on behalf of their client, Tussey Tracks, LLC. This proposal is located at 1518 West College Ave (TP: 24-019-,074-,0000-) and is zoned Terraced Streetscape (TS).

This land development plan proposes a 620 SF addition to the existing 5,551 SF building. The owner recently acquired the parcel to the east and consolidated the two lots to create a 0.937-acre lot allowing for parking to be expanded and reconfigured for better flow. At the April 5, 2022 Board of Supervisors meeting, the Board granted a modification/waiver request from §22-5A09—Streetscape Design Standards. The preliminary land development plan was approved by the Board of Supervisors at the April 19, 2022 meeting pending outstanding staff comments.

Staff has reviewed the final land development plan and is recommending approval subject to the outstanding staff comments as described in the Community Planner's memorandum dated July 6, 2022.

Mr. Binney moved that the Planning Commission recommend conditional **approval**.

Dr. Taricani stated that she didn't see any major differences from the last time the Planning Commission reviewed. Ms. Wargo noted there were minimal differences.

Dr. Taricani seconded the motion. The motion passed unanimously.

3. Nittany Dental Minor Land Development Plan

Ms. Bassett stated that on May 18, 2022, Penn Terra Engineering, Inc., submitted a Minor Land Development Plan, on behalf of their client B&H West College Investments. This proposal is located at 2591 Park Center Boulevard (TP: 24-465-,001-,0000-) and is zoned Light Industry, Research & Development (IRD).

This minor land development plan proposes the enclosure of the three existing drive-thru lanes (1,243 SF) and enlarging that space by an additional 360 SF. The final SF for the addition would increase the building coverage from 5,124 SF to 6,727 SF. The applicant would need to provide 6 additional parking spaces for the addition and change in use equaling 27 total parking spaces required by ordinance. There are currently 44 parking spaces existing on site.

A Modification/Waiver was granted by the Board of Supervisors at the April 19, 2022 meeting, to allow this plan to be processed as a minor land development plan.

Staff has reviewed the minor land development plan and is recommending approval subject to the outstanding staff comments as described in the Community Planner's memorandum dated July 7, 2022.

Mr. Binney moved that the Planning Commission recommend conditional approval. Mr. Crassweller seconded the motion. The motion passed unanimously.

V. COMMUNICATIONS TO THE COMMISSION

There were no communications.

VI. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported that there was nothing on the agenda at the last meeting.

B. CRPC Meeting

Dr. Taricani reported that there is no meeting in July.

C. Land Development Plans

Ms. Wargo reviewed the following:

- a. Farmstead View Subdivision – Awaiting signatures
- b. CVIM – 2026 Sandy Dr – Conditional Approval, awaiting signatures
- c. Peace Center and Cemetery – Awaiting Response to first review
- d. Centre Animal Hospital – PC Review of Final Plan
- e. Fusion Japanese Steakhouse – Awaiting Response to first review
- f. IMBT Subdivision - Awaiting Response to first review
- g. West College Avenue Vertical Mixed-Use Development – Awaiting Response to first review.
- h. Nittany Dental – PC Review
- i. MP Machinery – First Review Comments sent on 6/6/2022
- j. Salvation Baptist Church – Awaiting Response to first review
- k. 296 W. Pine Grove Road Minor LDP– Awaiting Response to first review

Mr. Keough suggested including the expiration date for each plan. Ms. Wargo stated that she has a whiteboard in her office of land development plans and is considering creating an excel spreadsheet to be shared with the Planning Commission.

Mr. Binney inquired about Pine Hall. Ms. Wargo reported that it is currently closed because the master plan was approved and recorded. Met with potential investors because of the settlement going on too long and they are having financial issues.

Mr. Thompson noted that Patton Township approved Phase II of Patton Crossing and it is listed on their website.

D. Staff Updates

1. Multi-Factor Authentication (MFA)

Ms. Wargo noted that Planning Commissioners should have received an email regarding MFA Implementation. Please follow the steps to implement the Multi-Factor Authentication for your Township Office 365. Should you need assistance, please let staff know or email support@hintonassociates.com.

Ms. Angela Kalke included detailed instructions in the agenda packet.

Mr. Keough suggested that in January of each year, having a work session for any new ABC appointee regarding technology.

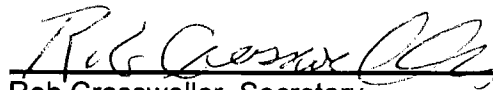
Ms. Wargo reported that they met with the Mackin Engineering Consultants regarding the Terraced Streetscape District rewrite. The first public input meeting will take place on August 31st from 5:00 p.m. – 7:00 p.m. The design charrette will be held on October 10th from 6:00 p.m. – 8:00 p.m.

Ms. Wargo reported that they are hiring a new fulltime ordinance officer. The administrative assistant is monitoring the ordinance email complaints.

VII. Adjournment

Mr. Crassweller made a motion to **adjourn** the July 11, 2022, Planning Commission meeting at 6:53 p.m. Mr. Binney seconded the motion. The motion passed unanimously.

Respectfully Submitted,



Rob Crassweller, Secretary
For the Planning Commission

