

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, OCTOBER 24, 2022
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, October 24, 2022, as a hybrid meeting. In attendance:

Commission:

Jerry Binney – Chair
Dr. Ellen Taricani – Vice Chair
Rob Crassweller - Secretary
Shannon Holliday
Bill Keough
Lisa Rittenhouse
Lewis Steinberg - Alternate

Staff:

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

Others in attendance: Rhonda R. Demchak, Recording Secretary; Tobey Field, PSU Student; Joe Lichty, Lichty Engineering

I. CALL TO ORDER

Mr. Binney called the Ferguson Township Planning Commission's regular meeting to order on Monday, October 24, at 6:00 p.m. and it has been advertised in accordance with the PA Sunshine Act as a hybrid meeting.

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

Mr. Binney congratulated Ms. Rittenhouse as a member of the Planning Commission instead of an alternate.

II. CITIZEN INPUT

There were no comments.

III. APPROVAL OF MINUTES

Dr. Taricani moved that the Planning Commission **approve** the September 26, 2022, Regular Meeting Minutes. Mr. Keough seconded the motion. The motion passed unanimously

Mr. Keough expressed his concerns with not recording the attendees who are in person and hybrid on the meeting minutes.

IV. NEW BUSINESS

1. Salvation Baptist Church Preliminary Land Development Plan

Ms. Bassett reported that on June 1, 2022, Lichty Engineering submitted, a Preliminary Land Development Plan on behalf of their client, The Salvation Baptist Church. Salvation Baptist Church, formerly known as The Russian Church of Christ, is located at 3645 West College Avenue (TP: 24-004-,078-,0000-). This parcel is approximately 60.61 acres and is zoned Rural Agricultural (RA) and Corridor Overlay (COD).

This land development plan proposes a fellowship hall and garage, totaling 13,626 SF. At the time of the original land development plan, a fellowship hall and garage were proposed adjacent to the church and was never constructed. Since it has been more than five (5) years since the last approved land development plan, a new plan is required.

Staff has reviewed the 4th resubmission of the preliminary land development plan and is recommending conditional approval subject to the conditions described in the Community Planner memorandum, dated October 20, 2022.

Mr. Joe Lichty, Lichty Engineering, fielded questions regarding the land development plan. Mr. Crassweller asked about the volleyball court with regards to the flood plain. Mr. Lichty reported that in 2017 they had to do a land development plan for the volleyball court and the stream crossing. Mr. Lichty noted that the 100-year flood calculation is very low, and that the watershed is only 1-square mile. Mr. Crassweller asked since the flood plain was changed, will the Township be liable. Ms. Wargo and Mr. Ressler reported that the Township would not be liable because they were granted a variance. Mr. Lichty reported that DEP determined that the stream is not regulatable.

Mr. Keough asked about the recommendation of a study being completed to determine the actual floodplain limits. Mr. Ressler noted that it is zoned A now, but a study should be done because it is actually zoned AE. Mr. Lichty presented a map that showed the FEMA boundaries. Mr. Lichty stated that he didn't see the value of going to FEMA since the plan could go back to the original FEMA boundaries. Ms. Wargo reported that it is determined by the Zoning Officer because the regulation is in the Zoning Ordinance. Mr. Ressler stated that he stands by his recommendation of a study being conducted. Ms. Wargo noted that the Planning Commission can table the plan until the outstanding conditions that are in the comment letters. Mr. Ressler stated that it isn't uncommon for the Township to ask for a study because it is done on all plans that are zoned A Floodplain. Mr. Ressler noted that the plan could be approved with the condition that it is taken care of prior to the final plan. Mr. Lichty will contact Mr. Ressler tomorrow regarding the study/zoning.

Mr. Crassweller moved that the Planning Commission **recommend** conditional approval of the Salvation Baptist Preliminary Land Development Plan to the Board of Supervisors subject to the conditions described in the Community Planner memorandum dated October 20, 2022, and the comments from Mr. Ressler's memo on October 18, 2022. Dr. Taricani seconded the motion. The motion passed unanimously.

2. College Township Pedestrian Facilities Master Plan Review

Ms. Bassett stated that College Township has submitted Walkable College Township, a Pedestrian Facilities Master Plan for Ferguson Township's review and comment.

Included in the agenda is a memorandum from Lindsay Schoch, AICP, College Township Principal Planner, that includes a [link](#) to review the master plan and survey to submit comments.

Mr. Crassweller suggested that College Township remove "2000" from F.1 on page 28 of the agenda packet. Mr. Keough suggested using the word "Current" to reflect the Centre Region Comprehensive Plan.

Mr. Keough asked what the purpose of the plan is. Ms. Bassett reported that it is because there is connectivity in and amongst the regions.

Mr. Binney asked how the fee-in-lieu was calculated. Ms. Bassett stated that there is a lot of information on their website.

Mr. Keough asked if Ferguson Township has a fee-in-lieu for bike paths. Ms. Wargo reported that the Township accepts both fee-in-lieu for park land and pedestrian bike paths. Mr. Keough asked about electric scooters/bikes in the Township. Ms. Wargo reported that the Township partnered with PSU with their Spin program. Ms. Holliday stated that it is difficult to navigate on campus with scooter, bikes, and skateboards. Ms. Holliday suggested that they should take a class on how to navigate properly on campus.

V. COMMUNICATIONS TO THE COMMISSION

1. Update on Cecil Irvin Park Grant

Ms. Wargo reported that staff received a request from Planning Commission member, Qian Zhang to provide a brief update on the Cecil Irvin Park State Grant that the Township recently applied for. On September 6, 2022, the Pennsylvania Department of Conservation and Natural Resources (DCNR) opened an application period for a supplemental fall funding round. As a result of this opportunity, Staff proposed to apply for this grant for the construction of Cecil Irvin Park—Phase II, a vital, urgent need providing connectivity throughout the Pine Grove Mills Village area. Additionally, this park features climate action affirmative Green Infrastructure via native seed mixes and pervious paving, additional walking paths and alternative amenities suggested as a result of a 2021 review process by the Pine Grove Mills Small Area Plan Committee. Amenities include dual walking loops, ADA accessible pathways, bunches, parking, and a pavilion providing access to recreation of all.

VI. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported that Supervisor Tierra Williams resigned from the Board.

B. CRPC Meeting

Dr. Taricani reported that they talked about the Connector Project and how it will impact Townships.

C. Land Development Plans

Ms. Bassett compiled the following plans:

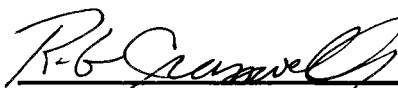
PLAN NAME	SUBMISSION DATE	REVIEW PERIOD	PLAN EXPIRATION
All Washed Up Auto Spa Preliminary Land Development Plan	September 12, 2022	Comments returned September 28, 2022	December 11, 2022
Farmstead View Preliminary Subdivision Plan	July, 30, 2021	Conditions of approval returned June 27, 2022	August 24, 2022 (Conditional Approval by BOS on June 21, 2022)
Peace Center and Cemetery Preliminary Land Development Plan	May 18, 2021	Second Review comments returned October 12, 2022	January 31, 2023
Fusion Japanese Steakhouse IMBT Preliminary Subdivision Plan	January 31, 2022	WITHDRAWN Conditions of approval returned September 7, 2022	November 2, 2022 (Conditional Approval by BOS on September 6, 2022)
1004 West College Ave Vertical Mixed-Use Building	March 14, 2022	Second Review comments returned October 5, 2022	December 12, 2022
MP Machinery Preliminary Land Development Plan	April 6, 2022	Under Staff's Third Review. Comments due October 27, 2022	November 30, 2022
Minor Subdivision /Replot of TP 4-433-007-0000 and 24-433-008-0000 at 2151 and 2161 Sandy Drive	August 30, 2022	Conditions of approval returned October 5, 2022	November 29, 2022 (Conditional Approval by BOS on October 3, 2022)
Salvation Baptist Church Preliminary Land Development Plan	June 1, 2022	PC Review 10/24/2022 (BOS 11/1/2022)	November 7, 2022
125 East Pine Grove Road Preliminary Land Development Plan	October 12, 2022	Under Staff's First Review. Comments due October 26, 2022	January 10, 2023

D. Staff Updates

VII. Adjournment

Mr. Crassweller made a motion to **adjourn** the October 24, 2022, Planning Commission meeting at 7:17 p.m. Dr. Taricani seconded the motion. The motion passed unanimously.

Respectfully Submitted,



Rob Crassweller, Secretary
For the Planning Commission