

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, SEPTEMBER 26, 2022
6:00 PM**

ATTENDANCE

The Planning Commission held its second meeting of the month on Monday, September 26, 2022, as a hybrid meeting. In attendance:

Commission:

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

Staff:

Jeff Ressler - Zoning Administrator
Kristina Bassett – Community Planner

Others in attendance: Rhonda R. Demchak, Recording Secretary

I. CALL TO ORDER

Mr. Binney called the Ferguson Township Planning Commission's regular meeting to order on Monday, September 26, at 6:00 p.m. and it has been advertised in accordance with the PA Sunshine Act as a hybrid meeting.

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

II. CITIZEN INPUT

There were no comments.

III. APPROVAL OF MINUTES

Mr. Wheland moved that the Planning Commission **approve** the September 12, 2022, Regular Meeting Minutes. Dr. Taricani seconded the motion.

Mr. Keough asked if the Township should start indicating on the minutes who was present in the room and who attended virtually to ensure the minutes are being accurately recorded. Dr. Taricani suggested adding a letter beside the name of the Planning Commission members.

The motion passed unanimously.

IV. NEW BUSINESS

1. Subdivision/Replot of TP 24-433-007-0000 and 24-433-008-0000 at 2151 and 2161 Sandy Drive

Ms. Bassett reported Penn Terra Engineering, Inc. submitted on behalf of their client, the 'Subdivision/Replot of TP 24-433-007-0000 and 24-433-008-0000 at 2151 and 2161 Sandy Drive' Minor Subdivision Plan. This plan proposes the adjustment of the lot line between the two parcels to add an additional 4,800 SF to TP 24-433-007-0000. No new lots are being created with this submission.

Since this is a minor subdivision plan, it will proceed as a Preliminary/Final submission that will be reviewed once by the Planning Commission and the Board of Supervisors for approval.

Mr. Keough asked which line was being moved. Ms. Bassett and Mr. Ressler reviewed the map that was included in the agenda packet

Mr. Wheland moved that the Planning Commission recommend **approval** to the Board of Supervisors of the Subdivision/Replot of TP 24-433-007-0000 and 24-433-008-0000 at 2151 and 2161 Sandy Drive. Mr. Crassweller seconded the motion. The motion passed unanimously.

Mr. Keough suggested using laser lights to indicate a location on a map. Ms. Bassett will ensure they will be available in the future.

V. COMMUNICATIONS TO THE COMMISSION

Please let Ms. Bassett or Ms. Wargo know if you will be attending the October 11th Terraced Streetscape Zoning District Design Charrette session for the Terrace Streetscape District.

VI. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Bassett noted that 165 Volos Lane Minor Land Development Plan was approved by the Board of Supervisors and ACT 50 was approved for a public hearing.

B. CRPC Meeting

Dr. Taricani reported that they did not meet.

C. Land Development Plans

Ms. Bassett reviewed the following:

- a. Farmstead All Washed Up Carwash – First Staff Review
- b. Farmstead View Preliminary Subdivision – Awaiting Response to fifth review
- c. Peace Center and Cemetery Preliminary Land Development Plan – Second Submission under staff review
- d. Fusion Japanese Steakhouse – Awaiting Response to first review
- e. IMBT Preliminary Subdivision Plan– Conditionally approved on September 6, 2022
- f. West College Avenue Vertical Mixed-Use Preliminary Land Development Plan – Second Submission under staff review
- g. MP Machinery Preliminary Land Development Plan –Second staff review
- h. Minor Subdivision of 2161 and 2151 Sandy Drive – PC review on September 26, 2022
- i. Salvation Baptist Church – Second Submission under staff review
- j. 165 Volos Lane (296 W. Pine Grove Road) Minor Land Development Plan– Approved by the BOS on September 20, 2022

Mr. Keough expressed concerns with the alley situation on the IMBT Preliminary Subdivision Plan. Ms. Bassett stated that it won't be addressed until the Land Development Plan is submitted. Mr. Keough suggested adding

expiration dates to the plans. Ms. Bassett will start adding the dates to future agendas.

D. Staff Updates

Ms. Bassett reported that on October 11th from 6:00 a.m. – 8:00 p.m. there will be a Terraced Streetscape Zoning District Design Charrette session for the Terrace Streetscape District.

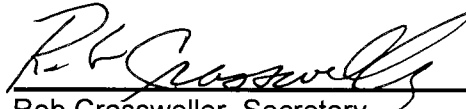
Ms. Bassett reported that the new Ordinance Enforcement Officer will start on October 3rd.

Mr. Binney asked for an update on the Whitehall Road Regional Park. Mr. Keough reported as a member of the Park Authority that it is moving along but with a few problems. The problems are related to digging because of rain, permitting issues, and big rocks. Mr. Keough will get an update soon to be shared.

VII. Adjournment

Mr. Crassweller made a motion to **adjourn** the September 26, 2022, Planning Commission meeting at 6:25 p.m. Mr. Keough seconded the motion. The motion passed unanimously.

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