

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, JANUARY 9, 2023
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, January 9, 2023, as a hybrid meeting. In attendance:

| Commission: | Staff: |
|---------------------------------|--|
| Jerry Binney – Chair | Jenna Wargo – Planning and Zoning Director |
| Dr. Ellen Taricani – Vice Chair | Kristina Bassett – Community Planner |
| Rob Crassweller – Secretary | Jeff Ressler – Zoning Administrator |
| Jennifer Eccleston | |
| Shannon Holliday | |
| Bill Keough | |
| Lisa Rittenhouse | |
| Lewis Steinberg | |
| Ralph Wheland | |
| Qian Zhang | |

Others in attendance included: Rhonda Demchak, Recording Secretary; Craig LeCrone, Owner of LeCrone West College Avenue Replot; Geoff Rushton, Ferguson Township Resident; Liz Grove, Ferguson Township Resident; Mike Vaow, Stahl Sheaffer Engineering; Mark Torretti, PennTerra Engineering

I. CALL TO ORDER

Mr. Binney called the Ferguson Township Planning Commission's regular meeting to order on Monday, January 9, 2023, at 6:09 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 welcomed the new Planning Commission member, Jennifer Eccleston.

II. CITIZEN INPUT

There were no comments.

III. APPROVAL OF MINUTES

Dr. Taricani moved that the Planning Commission **approve** the December 12, 2022, Regular Meeting Minutes. Ms. Rittenhouse seconded the motion. The motion passed unanimously

IV. NEW BUSINESS

1. 'LECRONE-WEST COLLEGE AVENUE REPLOT' MINOR SUBDIVISION PLAN

Ms. Bassett noted that provided with the agenda is the 'LeCrone-West College Avenue Replot' of tax parcels 24-004-079H-0000 (3490 West College Ave) and 24-004-079I-0000 (3510 West College Ave), submitted on October 21, 2022, and last revised December 21, 2022. The parcels are located within the General Commercial (C) and Corridor Overlay (COD) zoning districts.

This plan proposes a lot line adjustment to TP: 24-004-079H-000 (2.986 acres) and 24-004-079I (2.991 acres) to add an additional 1.456 acres (63,417 SF) to TP: 24-004-079H, for a total lot size of 4.442 acres. Sidewalks are proposed to be added along West College Avenue in front of 3490 West College Avenue connecting to the existing sidewalks at 3510 West College Avenue.

Mr. Mark Torretti, PennTerra Engineering, reviewed the map that was included in the agenda packet.

Mr. Keough asked if the circle on the map will encroach onto the new addition and will it be problematic. Mr. Torretti stated that it wouldn't.

Dr. Taricani asked if they will be responsible for snow removal from the sidewalks. Mr. Torretti stated that they will be responsible.

Mr. Keough moved that the Planning Commission recommend **approval** to the Board of Supervisors of the 'LeCrone-West College Avenue Replot' Minor Subdivision Plan. Mr. Wheland seconded the motion. The motion passed unanimously.

2. REQUEST FOR MODIFICATION/WAIVER

a. 125 EAST PINE GROVE ROAD

Ms. Wargo stated that on November 14, 2022, PGH Real Estate Holdings, LLC requested a waiver from Chapter 22-512 – Sidewalks. The 125 East Pine Grove Road Preliminary Land Development Plan proposes the conversion of a single-family home into a restaurant with indoor and outdoor dining areas. The property is located at 125 East Pine Grove Road (24-009A-030-0000) and is zoned Village (V). It is approximately 0.496 acres.

The applicant is requesting a waiver from providing a sidewalk along Sparrow Alley. Sparrow Alley terminates at the end of applicant's property and a sidewalk along the alley would not provide a complete connection.

Mr. Crassweller pointed out that it is not an alley but it's Sparrow Street. Ms. Bassett reported that it is not a Township Road.

Mr. Steinberg moved that the Planning Commission recommend **granting** of the Request for Waiver from §22-512—Sidewalks to the Board of Supervisors. Mr. Keough seconded the motion.

Mr. Crassweller asked about the living fence. Ms. Wargo reported that the landscaping modification was removed.

The motion passed unanimously.

b. 125 EAST PINE GROVE ROAD

Ms. Wargo stated that on November 14, 2022, PGH Real Estate Holdings, LLC requested a waiver from Chapter 22-5C01.1.B – Off-Street Parking and Loading. The 125 East Pine Grove Road Preliminary Land Development Plan proposes the conversion of a single family home into a restaurant with indoor and outdoor dining areas. The property is located at 125 East Pine Grove Road (24-009A-030-0000) and is zoned Village (V). It is approximately 0.496 acres.

The applicant is requesting to provide 19 parking spaces on-site instead of 21 spaces as required by ordinance. The applicant noted that 21 parking spaces does not make sense with the intended use of the building and the property is not large enough to provide two additional spaces.

Mr. Wheland asked about access off Route 26 and if there will be a problem obtaining a Highway Occupancy Permit (HOP). Ms. Wargo reported that the applicant has applied for the HOP. Mr. Mike Vaow, Stahl Sheaffer Engineering reported that they will get through the preliminary land development plan with the Township and will start the HOP process with PennDot.

Mr. Wheland moved that the Planning Commission recommend **granting** of the Request for Waiver from §22-5C01.B.—Off-Street Parking and Loading to the Board of Supervisors. Dr. Taricani seconded the motion. The motion passed unanimously.

3. 2022 STATE OF PLANNING REPORT

Ms. Bassett stated that the Pennsylvania Municipalities Planning Code (MPC) (§207.a) requires the Planning Commission keep a full record of its business and annually make a written report to the governing body by March 1 of each year. This is an opportunity to provide the community and elected officials with a review of the activities and achievements from the previous year. Included in the agenda is the draft 2022 State of Planning Report for review.

Ms. Bassett noted that she updated the report with a few additional permits; a few subdivisions plans; minor alterations; and added Mr. Keough suggestion of other items that the Planning Commission is looking at but has not been approved.

Mr. Keough moved that the Planning Commission recommend **approval** of the 2022 State of Planning Report to the Board of Supervisors. Mr. Crassweller seconded the motion. The motion passed unanimously.

V. COMMUNICATIONS TO THE COMMISSION

Mr. Keough stated that there was a hiccup with garbage pick-up recently within Ferguson Township. Mr. Keough met with the COG Committee that is responsible for garbage pick-up and reported that they will be investigating further. Mr. Keough reported that there were significant problems with trash pickup in Pine Grove Mills.

VI. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported that she presented the Draft Text Amendment for the Telecommunications Ordinance. The Board of Supervisors had additional questions and tabled unit January 17th. Ms. Bassett and Ms. Wargo are working on a GSI project. The Board had concerns with permitting in the Rural Residential District with the smaller lots.

The Board reviewed and conditionally approved the MP Machinery Preliminary Land Development Plan.

Dave Modricker provided an update on the parking study for Butz Street.

B. CRPC Meeting

Dr. Taricani reported that they didn't have a meeting.

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 29, 2022 | February 26, 2023 |
| Farmstead View Preliminary Subdivision Plan | July 30, 2021 | Conditionally Approved— June 21, 2022 | February 25, 2023 |
| Peace Center and Cemetery Preliminary Land Development Plan | May 18, 2021 | Second Review comments returned October 12, 2022 | March 7, 2023 |
| IMBT Preliminary Subdivision Plan | January 31, 2022 | Conditionally Approved— September 6, 2022 | February 6, 2023 |
| 1004 West College Ave Vertical Mixed-Use Building | March 14, 2022 | Second Review comments returned October 5, 2022 | February 27, 2023 |
| MP Machinery Preliminary Land Development Plan | April 6, 2022 | Conditionally Approved -- January 3, 2023 | February 8, 2023 |
| Minor Subdivision /Replot of TP 4-433-007-0000 and 24-433-008-0000 at 2151 and 2161 Sandy Drive | August 30, 2022 | Conditionally Approved— October 3, 2022 | February 8, 2023 |
| Salvation Baptist Church Preliminary Land Development Plan | June 1, 2022 | Conditionally Approved— November 1, 2022 | January 30, 2023 |
| 125 East Pine Grove Road Preliminary Land Development Plan | October 12, 2022 | Second Review Comments returned December 5, 2022 | February 12, 2023 |

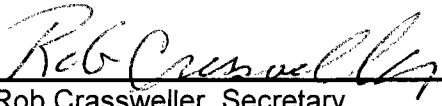
D. Staff Updates

There were no staff updates.

VII. Adjournment

Mr. Keough made a motion to **adjourn** the January 9, 2023, Planning Commission meeting at 6:50 p.m. The motion passed unanimously.

Respectfully Submitted,



Rob Crassweller, Secretary
For the Planning Commission