

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, FEBRUARY 13, 2023
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, February 13, 2023, as a hybrid meeting. In attendance:

Commission:

Jerry Binney – Chair
Dr. Ellen Taricani – Vice Chair
Rob Crassweller - Secretary
Jennifer Eccleston
Shannon Holliday
Bill Keough
Lewis Steinberg
Ralph Wheland
Qian Zhang

Staff:

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

Others in attendance: Rhonda R. Demchak, Recording Secretary; Mark Toretti, PennTerra Engineering; Dawn Harpster, Ferguson Township Resident; Jeremie Thompson, Ferguson Township Board of Supervisors

I. CALL TO ORDER

Dr. Taricani called the Ferguson Township Planning Commission's regular meeting to order on Monday, February 13, 2023, 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.

II. CITIZEN INPUT

There were no comments.

III. APPROVAL OF MINUTES

Mr. Keough moved that the Planning Commission **approve** the January 23, 2023, Regular Meeting Minutes. Mr. Wheland seconded the motion. The motion passed unanimously.

IV. OLD BUSINESS

1. MP MACHINERY AND TESTING AT 2161 SANDY DRIVE, STATE COLLEGE FINAL LAND DEVELOPMENT PLAN

Ms. Bassett noted that provided with the agenda a is the MP Machinery and Testing Final Land Development Plan, dated January 24, 2023. The land development plan is located at 2161 Sandy Drive (TP: 24-433-007-0000). The parcel is approximately 1.436 acres and is zoned Light Industry, Research and Development (IRD).

This plan proposes the construction of an 8,088 SF addition to the existing building. On January 3, 2023, the Board of Supervisors reviewed and conditionally approved the preliminary land development plan.

Staff have reviewed the submission and is recommending approval with conditions. Provided with the agenda is a memorandum from the Planning Director dated February 8, 2023, describing the conditions.

Mr. Keough moved that the Planning Commission **approval** with conditions to the Board of Supervisors for the MP Machinery and Testing at 2161 Sandy Drive Final Land Development Plan subject to the conditions described in the Planning Director's memorandum dated February 8, 2023. Mr. Crassweller seconded the motion. The motion passed unanimously.

V. NEW BUSINESS

1. REQUEST FOR CONSIDERATION OF A MODIFICATION/WAIVER

Ms. Wargo stated that on February 2, 2023, M. Todd Giddings requested a waiver from Chapter 22- 5C01.1.B.—Off-Street Parking and Loading. This section of the ordinance includes the parking calculations for required parking spaces on a site.

Mr. Giddings has requested a change in use zoning permit at the building located at 3049 Enterprise Drive (TP: 24-004-070Q-0000) for his tenant, Integrated Bodywork School of Massage Therapy. This change in use results in the need for one additional parking space on site. The approved land development plan for this site includes 34 parking spaces and the change in use would require Mr. Giddings to provide 35 parking spaces.

Mr. Giddings operates his business out of this building and Bodywork School of Massage Therapy has been operating at this site for the last 7 years. Mr. Giddings hasn't experienced the parking lot full at any point in time during those 7 years and is requesting a waiver from the one additional parking space to be provided.

Staff have reviewed the request and is recommending approval to the Planning Commission.

Ms. Wargo reported that for the last 7 years they have been operating with a no change in use permit or sign permit.

Mr. Ressler noted that under Chapter 27 Section 902 of the zoning ordinance is where the Change in Use can be located. Mr. Ressler reported that there is a zoning permit fee.

Mr. Keough discussed the Change in Use versus the Change in Tenant and expressed concerns regarding the differences.

Mr. Keough moved that the Planning Commission recommend **approval** of the Application for a Waiver to the Board of Supervisors for 3049 Enterprise Drive. Mr. Wheland seconded the motion.

Ms. Eccleston asked if a tenant changed their business slightly would it be considered a change in use. Mr. Ressler stated they wouldn't be concerned since it is the same tenant changing for something minor.

The motion passed unanimously.

VI. COMMUNICATIONS TO THE COMMISSION

Mr. Keough received a phone call regarding the new signs on North Butz Street. Mr. Keough drove to the location and asked if all the new signs were placed. Ms. Wargo stated that she would need to find out from the Public Works Director. Mr. Keough felt that all the signs should be put up at the same time. Ms. Wargo reviewed a map of the location.

Dr. Taricani reported that at the CRPC meeting they discussed the traffic going around the curve and how dangerous the section is.

Mr. Keough expressed disappointment that there was not a joint conversation with the State College Borough Planning Commission that Ferguson Township requested. Ms. Holliday concurred with Mr. Keough's statement and noted that the road is very narrow.

Ms. Eccleston reported that she is a CATA bus operator and is able to negotiate that turn since the island was removed.

Mr. Keough discussed where the new CATA bus stop will be located when the building is finished. Ms. Eccleston stated that a stop on Buckhout would be problematic.

VII. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported that the Board authorized a public hearing for the new Recreation, Parks and Open Space (RPOS Plan) and received authorization from the Board to amend the Subdivision and Land Development Ordinance specifically for submission requirements and procedures. Ms. Wargo stated that the SALDO amendment will be a big project that will include various people.

Mr. Keough stated that there are some plans that come in that are significantly out of compliance and it places a lot of pressure on staff and consultants. Further discussion ensued regarding plans that come in that are not acceptable from the beginning.

Ms. Wargo reported that the Board discussed the workplans of the ABC's.

B. CRPC Meeting

Dr. Taricani reported that Penn State is trying to redevelop some bicycle paths; discussed artificial grass at the Whitehall Road Regional Park; and viewed a slide show on the population in State College and how it is declining.

C. Land Development Plans

Ms. Bassett reviewed the following plans:

PLAN NAME	SUBMISSION DATE	REVIEW PERIOD	PLAN EXPIRATION
All Washed Up Auto Spa Preliminary Land Development Plan	September 12, 2022	First Review Comments returned September 29, 2022	February 26, 2023
Farmstead View Preliminary Subdivision Plan	July 30, 2021	Conditionally Approved—June 21, 2022	June 21, 2027
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	September 6, 2027
1004 West College Ave Vertical Mixed-Use Building	March 14, 2022	Third Submission Received	May 3, 2023
MP Machinery Final Land Development Plan	January 26, 2023	First Review comments returned February 8, 2023	April 26, 2023
Salvation Baptist Church Preliminary Land Development Plan	June 1, 2022	Conditionally Approved—November 1, 2022	November 1, 2027
125 East Pine Grove Road Preliminary Land Development Plan	October 12, 2022	Second Review Comments returned December 5, 2022	May 7, 2023
165 Volos Lane Minor Land Development Plan	June 3, 2022	Conditionally Approved—September 20, 2022	September 20, 2027
LeCrone Minor Subdivision Plan		Recorded	
1900 Circleville Road	January 3, 2023	Staff First Review Comments returned January 20, 2023	April 3, 2023
LeCrone Preliminary Land Development Plan	February 1, 2023	First Review comments due February 16, 2023	May 2, 2023

Mr. Keough asked if Ferguson Township purchased land on Whitehall Road because he saw it in the newspaper. Mr. Wheland stated that it was Ferguson Township's share of Ag Preservation.

D. Staff Updates

Ms. Wargo reported that they are working internally on how to streamline the process for the land development plans.

Ms. Wargo reported that on March 15th at 6:00 p.m. at the municipal building there will be a 2nd public meeting on the Terraced Streetscape District Rewrite. There will be a zoom option available as well.

Mr. Binney thanked Dr. Taricani for chairing the meeting.

VIII. Adjournment

Mr. Keough made a motion to **adjourn** the February 13, 2023, Planning Commission meeting at 6:57 p.m. The motion passed unanimously.

Respectfully Submitted,



Rob Crassweller, Secretary
For the Planning Commission