

**FERGUSON TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, APRIL 10, 2023  
6:00 PM**

**ATTENDANCE**

The Planning Commission held its first meeting of the month on Monday, April 10, 2023, as a hybrid meeting. In attendance:

**Commission:**

Jerry Binney – Chair  
Dr. Ellen Taricani – Vice Chair  
Jennifer Eccleston  
Shannon Holliday  
Bill Keough  
Lisa Rittenhouse  
Lewis Steinberg  
Ralph Wheland

**Staff:**

Jenna Wargo – Director of Planning  
Kristina Bassett – Community Planner

Others in attendance: Rhonda R. Demchak, Recording Secretary; Roxanne Corson, Ferguson Township Resident; Nevin Grove, Ferguson Township Resident

**I. CALL TO ORDER**

Mr. Binney called the Ferguson Township Planning Commission's regular meeting to order on Monday, April 10, 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 March 27, 2023, Regular Meeting Minutes. Dr. Taricani seconded the motion. The motion passed unanimously.

**IV. NEW BUSINESS**

**1. REQUEST FOR CONSIDERATION OF A MODIFICATION/WAIVER**

Ms. Wargo stated that on April 5, 2023, Penn Terra Engineering, on behalf of their client, Martha Carothers, requested a waiver from Chapter 22-512 – Sidewalks for the 180 Science Park Court Minor Subdivision Plan. This Minor Subdivision Plan is proposing a 2-lot subdivision located at 180 Science Park Court (24-001A-054-0000). The existing lot is approximately 0.903 acres. The lot is zoned Single-Family Residential (R1).

The applicant is requesting a waiver from providing sidewalks. The lot is located in an established neighborhood with no sidewalks on either side of the street.

Included in the agenda is the application, and staff has reviewed the request and is recommending approval of the waiver from §22-512—Sidewalks for the 180 Science Park Court Minor Subdivision Plan to the Planning Commission.

Mr. Steinberg moved that the Planning Commission **recommend approval** of the Application for a waiver from §22-512—Sidewalks for 180 Science Park Court Minor Subdivision Plan to the Board of Supervisors. Mr. Keough seconded the motion. The motion passed unanimously.

## V. COMMUNICATIONS TO THE COMMISSION

There were none.

## VI. OFFICIAL REPORTS AND CORRESPONDENCES

### 1. Board of Supervisors

Ms. Wargo reported that the waiver request for 1647 West Gatesburg Road was granted, granted a time extension for the IMBT Subdivision, heard a zoning request for 3189 West Pine Grove Road, and heard a zoning appeal for 1004 West College Avenue.

### 2. CRPC Meeting

Dr. Taricani reported that there was no meeting.

### 3. 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     | May 16, 2023    |
| Peace Center and Cemetery Preliminary Land Development Plan | May 18, 2021       | Second Review comments returned October 12, 2022      | May 16, 2023    |
| IMBT Preliminary Subdivision Plan                           | January 31, 2022   | Conditionally Approved September 6, 2022              | October 1, 2023 |
| 1004 West College Ave Vertical Mixed-Use Building           | March 14, 2022     | Third Submission Received                             | May 3, 2023     |
| Salvation Baptist Church Preliminary Land Development Plan  | June 1, 2022       | Conditionally Approved November 1, 2022               | June 28, 2023   |
| 165 Volos Lane Minor Land Development Plan                  | June 3, 2022       | Conditionally Approved September 20, 2022             | May 16, 2023    |
| LeCrone Minor Subdivision Plan                              | October 21, 2022   | Conditionally Approved January 17, 2023               | June 26, 2023   |
| 1900 Circleville Road                                       | January 3, 2023    | Staff First Review Comments returned January 20, 2023 | June 11, 2023   |
| LeCrone Preliminary Land Development Plan                   | February 1, 2023   | First Review comments returned February 24, 2023      | May 2, 2023     |
| 125 East Pine Grove Road Preliminary Land Development Plan  | October 12, 2022   | 4 <sup>th</sup> Review—Comments due April 11, 2023    | June 25, 2023   |
| 180 Science Park Court Minor Subdivision Plan               | April 5, 2023      | First Review—Comments April 20, 2023                  | July 4, 2023    |

#### 4. Staff Updates

Ms. Wargo reported that the consultant Mackin is working on the draft ordinance for internal review and there will be a joint Planning Commission and Board of Supervisors meeting to review.

Mr. Keough reported that work is moving along at the Whitehall Road Regional Park.

#### VII. Adjournment

Mr. Steinberg made a motion to **adjourn** the April 10, 2023, Planning Commission meeting at 6:18 p.m. Mr. Keough seconded the motion. The motion passed unanimously.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "R. Crassweller", is written over a horizontal line.

Rob Crassweller, Secretary  
For the Planning Commission