

**FERGUSON TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, JUNE 13, 2022  
6:00 PM**

**ATTENDANCE**

The Planning Commission held its first meeting of the month on Monday, June 13, 2022, as a hybrid meeting. In attendance:

**Commission:**

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

**Staff:**

Jenna Wargo - Planning & Zoning Director  
Jeff Ressler - Zoning Administrator

Others in attendance: Rhonda R. Demchak, Recording Secretary; Jim Maund, Ferguson Township Resident; Mark Toretto, Penn Terra Engineering, Inc.

**I. CALL TO ORDER**

Mr. Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, June 13, at 6:00 p.m. and it has been advertised in accordance with the PA Sunshine Act as a hybrid meeting. Any Planning Commission members making motions to please state your name so it can be accurately recorded on the minutes. Persons attending and wanted to participate were asked to enter their name, municipality, and topic by utilizing the Q&A bubble at the bottom of the screen.

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

**II. CITIZEN INPUT**

Mr. Jim Maund, Ferguson Township Resident, reported that the minutes from May 23, 2022, noted that Jack Orlandi was in attendance, but it was actually him who was in attendance. The minutes will be adjusted to reflect the change.

**III. APPROVAL OF MINUTES**

Mr. Crassweller moved that the Planning Commission **approve** the May 23, 2022, Regular Meeting Minutes. Mr. Wheland seconded the motion. The motion passed unanimously.

**IV. OLD BUSINESS**

None.

**V. NEW BUSINESS**

**1. Farmstead View Subdivision**

Ms. Wargo reported that on July 29, 2021, Penn Terra Engineering, Inc., submitted a Preliminary Subdivision Plan on behalf of their client, Farmstead Developer, LLC.

The parcel is located at 139 Farmstead Lane (TP: 24-022-,306-,0000-) and is zoned Single-Family Residential (R1).

The parcel is currently a 3.03-acre lot and the applicant is proposing to subdivide this lot into 7-lots. There will be one (1) stormwater retention lot and six (6) single-family residential lots. On April 19, 2022, the Board of Supervisors conducted a Conditional Use Hearing for Lot 1 (103 Farmstead Drive) to permit the creation of the flag lot. The Board denied the Modification Application request to the preservation of 20% of the existing, eligible tree canopy on site (§22-515.D.2.) at that same meeting.

As a result of the denial of the modification request, Lot 2 was amended to accommodate and protect a 27" DBH Red Pine Tree with a retaining wall. These alterations require a modification to the slope requirements of Chapter 21, Appendix A—Streets and Sidewalks. The maximum driveway grade at any point on the driveway is fifteen percent (15%). The slope of the proposed driveway for Lot 2 will not exceed eighteen percent (18%).

The administration and enforcement of Chapter 21—Streets and Sidewalks is delegated to the Director of Public Works. Upon review of the request, the Director is in favor of the modification request subject to inclusion of release from liability language on the recorded plan.

Staff has reviewed the plan and is recommending approval pending outstanding staff comments.

Mr. Keough expressed issues relating to the tree and the land development plan specifications. Mr. Keough noted that since the tree is in the land development plan the protection of the tree becomes forever. Mr. Keough stated that if the tree would happen to die, the landowner at the time is obligated to replace the tree. Mr. Keough suggested adding alternative language in the ordinance to address future owners. Mr. Ressler suggested a Sunset Clause. Ms. Wargo stated that there is a disconnect between the land development plan and the subdivision plan in relation to the ordinance. Ms. Holliday suggested revising the ordinance to address Mr. Keough's concerns. Ms. Wargo stated that it is in the Planning Commissions purview to recommend a review.

Discussion ensued regarding new trees that are added after an original plan has been submitted do not count towards the tree canopy percentage. Mr. Binney suggested reviewing a snapshot of sites to ensure compliance. Ms. Wargo stated that it is difficult to go around looking for trees that have been cut down and noted that it is complaint driven.

Mr. Keough suggested making a second motion for staff to explore alternatives to §22-515—Tree Preservation and Protection.

Mr. Keough moved that the Planning Commission recommend **approval** to the Board of Supervisors for the Farmstead View Subdivision Plan, pending outstanding staff comments as included in the Community Planner's memorandum dated June 7, 2022. Mr. Binney seconded the motion. The motion passed unanimously.

Mr. Keough moved that the Planning Commission recommend that the Board **authorize** staff to review §22-515—Tree Preservation and Protection. Mr. Wheland seconded the motion. The motion passed unanimously.

## **VI. COMMUNICATIONS TO THE COMMISSION**

Ms. Wargo received a communication from Audrey Shu that was included in the agenda packet along with Ms. Wargo's response.

## **VII. OFFICIAL REPORTS AND CORRESPONDENCES**

### **A. Board of Supervisors**

Ms. Wargo reported that they met on June 7<sup>th</sup>, and they discussed the Zoning Ordinance Text Amendment Application – TSD Zoning and Source Water Protection Overlay District Requirements. Ms. Wargo reported that the request was denied but the Board did authorize staff to look further into home burials for a future discussion. Ms. Wargo will be working on Chapter 16 Amendment – Parks and Recreation Ordinance with regards to food trucks with the Assistant Manager, Jaymes Progar.

Mr. Binney reported that the Board had a presentation on the Pine Grove Mills Mobility Study and that the Board will be looking into it more in late summer. Mr. Keough discussed how the little store and gas station in Pine Grove Mills will be a loss to the local community when the intersection is realigned. Mr. Binney stated that there was a lot of concerns expressed through the survey and by the committee.

### **B. CRPC Meeting**

Dr. Taricani reported that they discussed placing lights on the field behind the high school, Penn State construction on campus, and received training on Regional Planning and Comprehensive Plans. There will be no July meeting.

### **C. Land Development Plans**

Ms. Wargo reviewed the following:

- a. Farmstead View Subdivision – PC review
- b. CVIM – 2026 Sandy Dr – Conditional Approval, awaiting resubmission for signatures
- c. Peace Center and Cemetery – Awaiting Response to first review
- d. Centre Animal Hospital – Collecting Signatures for Approved Preliminary Plan
- e. Fusion Japanese Steakhouse – Awaiting Response to first review
- f. IMBT Subdivision - Awaiting Response to first review
- g. West College Avenue Vertical Mixed-Use Development – Awaiting Response to first review.
- h. Nittany Dental – First Review Comments sent on 6/6/2022
- i. MP Machinery – First Review Comments sent on 6/6/2022  
Ms. Wargo reported it was a parking study that was reviewed for an 8,000 square foot addition.
- j. Salvation Baptist Church – Under Staff first review  
Ms. Wargo reported the church was formerly the Russian Baptist Church.
- k. 296 W. Pine Grove Road Minor LDP– Under Staff first review  
Ms. Wargo reported that it is for an additional house on the lot.

#### **D. Staff Updates**

Ms. Wargo reported that the Ordinance Enforcement Officer gave his notice and the job will be posted.

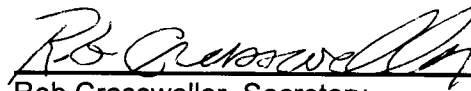
Mr. Keough reported that the Fire Safety Event was held on June 11<sup>th</sup> at the Baileyville Hall. Alpha Fire Department gave rides in their bucket truck, Fire Police conducted demonstrations, and Swartz Fire & Safety recharged a number of fire extinguisher. Mr. Keough noted that it was a successful event.

Mr. Thompson noted that the ABC Appreciation Picnic was on June 2<sup>nd</sup> in the Publics Works Building.

#### **VIII. Adjournment**

Mr. Crassweller made a motion to **adjourn** the June 13, 2022, Planning Commission meeting at 6:50 p.m. Mr. Binney seconded the motion. The motion passed unanimously.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Rob Crassweller", is written over a horizontal line.

Rob Crassweller, Secretary  
For the Planning Commission