

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, MAY 22, 2023
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, May 22, 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
Rob Crassweller

Staff:

Jenna Wargo – Director of Planning
Kristina Bassett – Community Planner

Others in attendance: Rhonda R. Demchak, Recording Secretary; Mike Vaow, Stahl Sheaffer Engineering

I. CALL TO ORDER

Mr. Binney called the Ferguson Township Planning Commission's regular meeting to order on Monday, May 22, 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 April 10, 2023, Regular Meeting Minutes. Mr. Wheland seconded the motion. The motion passed unanimously.

IV. NEW BUSINESS

1. 125 East Pine Grove Road Preliminary Land Development Plan

Ms. Bassett stated that Stahl Sheaffer Engineering has submitted, on behalf of their client, the 125 East Pine Grove Road Preliminary Land Development Plan, dated October 7, 2022, and last revised May 3, 2023. The 125 East Pine Grove Road Preliminary Land Development Plan proposed 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-30-0000) and is zoned Village (V). The property is approximately 0.537 acres.

Staff has reviewed the proposed plan and is recommending approval with conditions outlined in the Community Planner's memorandum, dated May 18, 2023.

Mr. Keough asked where the sensitive area applies and does not apply. Ms. Wargo stated that the Township Engineer would be able to get that information.

Mr. Binney asked what a sumped inlet was. Mike Vaow, Stahl Sheaffer Engineering, explained that it is a typical inlet with the ground around it being higher.

Mr. Keough addressed the sidewalks comments/issues listed throughout the report. Mr. Vaow noted that the issues were worked out.

Mr. Crassweller moved that the Planning Commission **recommend** approval with conditions of the 125 East Pine Grove Road Preliminary Land Development Plan to the Board of Supervisors as outlined in the Community Planner's memorandum, dated May 18, 2023. Mr. Wheland seconded the motion. The motion passed unanimously.

V. COMMUNICATIONS TO THE COMMISSION

Ms. Wargo reminded the Planning Commission that on June 14, 2023, from 12:15 p.m. – 2:00 p.m. there will be a joint Board of Supervisors meeting and Planning Commission meeting. The first draft of the Terraced Streetscape District (TSD) rewrite will be reviewed. Ms. Wargo will provide the Planning Commission with the draft prior to the joint meeting. Ms. Bassett stated that the TSD will need to be renamed and are open to ideas.

VI. OFFICIAL REPORTS AND CORRESPONDENCES

1. Board of Supervisors

Ms. Wargo reported that the Board remained neutral on the Zoning Variance at 2616 Tadpole Road. The property owner was requesting a variance from the Rural Residential setback requirements to add an addition to a 20' x 30' existing structure. The Zoning Hearing Board will take place on May 23rd to hear this case along with the 1004 West College Avenue Land Development appeal and validity challenge of the Workforce Housing Ordinance. Ms. Wargo stated that the Township Solicitor will be attending.

2. CRPC Meeting

Dr. Taricani reported that they met on May 4, 2023, and discussed the vacant residential lots that are available in the region.

Mr. Keough discussed the swath of land at the Thompson Woods Nature Preserve that is partially owned by the Borough and College Township. Mr. Keough stated that there is the issue of managing the preserve and discussed the committees that were created. Mr. Keough was appointed to the Governance Committee since he is a non-resident of the Borough and College Township.

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	July 24, 2023
Peace Center and Cemetery Preliminary Land Development Plan	May 18, 2021	Second Review comments returned October 12, 2022	July 24, 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 Review Comments returned March 6, 2023	July 28, 2023
Salvation Baptist Church Preliminary Land Development Plan	June 1, 2022	Conditionally Approved November 1, 2022	June 28 2023
125 East Pine Grove Road Preliminary Land Development Plan	October 12, 2022	Fifth Review Comments returned May 18, 2023/PC Review May 22, 2023	June 25, 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	Second Review comments returned April 13, 2023	July 10, 2023

4. Staff Updates

Ms. Wargo reported that Mr. Jeff Ressler has been out attending conferences.

Ms. Holliday reported that there will be community wide events on Allen Street for Juneteenth from June 15-21, 2023.

Mr. Keough asked about Rutter's. Ms. Wargo stated that it may be postponed a bit longer.

Ms. Rittenhouse reported that Fourth Fest has returned since the pandemic. There will be a 5K Walk/Run, parade, several events, and fireworks.

Mr. Keough reported that on June 8-10, 2023, the Centre Region and PSU will be hosting the Special Olympics Summer Games and they need volunteers.

Ms. Holliday added that for Juneteenth there will be an arts and crafts exhibition for children of all ages.

VII. Adjournment

Mr. Steinberg made a motion to **adjourn** the May 22, 2023, Planning Commission meeting at 6:45 p.m. Mr. Keough seconded the motion. The motion passed unanimously.

Respectfully Submitted,



Rob Crassweller, Secretary
For the Planning Commission