

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

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, March 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
Lisa Rittenhouse
Lewis Steinberg
Ralph Wheland

Staff:

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

Others in attendance: Rhonda R. Demchak, Recording Secretary

I. CALL TO ORDER

Mr. Binney called the Ferguson Township Planning Commission's regular meeting to order on Monday, March 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. Steinberg moved that the Planning Commission **approve** the February 13, 2023, Regular Meeting Minutes. Mr. Wheland seconded the motion. The motion passed unanimously.

IV. NEW BUSINESS

1. REQUEST FOR CONSIDERATION OF A MODIFICATION/WAIVER

Ms. Wargo noted on November 14, 2022, PGH Real Estate Holdings, LLC requested a modification from Chapter 22-516 – Landscaping. 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). The property is approximately 0.496 acres.

The applicant is requesting a modification from providing the required amount of plantings in the buffer yard under the ordinance. The lot is small in size with overhead utilities that the applicant claims are not conducive to successful plantings. The applicant has proposed alternative landscaping for the buffer yard requirements.

Included in the agenda are the proposed alternatives from the applicant and two memos from the Township Arborist. The first is a memorandum with the Arborist's recommendation and the other outlines the Ferguson Township Tree Commission's recommendation on the request. Staff have reviewed the request and recognizes that §22-516 is challenging to apply to certain zoning districts and is recommending amending §22-516—Landscaping and approval to the Planning Commission.

Ms. Wargo reviewed the map that was included in the agenda packet.

Mr. Keough expressed concerns with trees that shed due to appearance as well as clogging of drains.

Mr. Crassweller pointed out that since the pollinator garden is listed as perennials, they should be listed on the plan. Ms. Wargo will ask the Township Arborist.

Mr. Keough stated that he liked this type of establishment being added to the Village District and noted that the intersection will be changing into a modified traffic circle.

Mr. Steinberg moved that the Planning Commission recommend **approval** of the Application for a Modification from §22-516—Landscaping to the Board of Supervisors for 125 East Pine Grove Road. Mr. Wheland 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 Board decided to pause the proposed map amendment and that it will be sent back to the Pine Grove Mills Small Area Plan Committee. The Fairbrook Parks Master Plan will be advertised for a public hearing on March 21st. The Board adopted the Saybrook Park Master Plan. There were a lot of discussions around the COG Budget.

2. CRPC Meeting

Dr. Taricani noted they looked at three different land rezoning proposals that included widening Struble Road, adding on to Geisinger Grays Woods, and a self-storage facility in Patton Township. The Committee reviewed the 10-year Staff Assessment and Comprehensive Plan.

Mr. Keough gave an update on the Whitehall Regional Park process as a member of the Park Authority. Mr. Keough reported that they are recruiting a new Director for Centre Region Parks due to a recent resignation. Mr. Keough gave an update on the Millbrook Marsh and reported that there are two construction projects that are currently being done. One being the addition to the Educational Building and building a Welcome Center near the marsh. Mr. Keough reported that part of the boardwalk will be shut down and noted that engineers are reviewing.

3. Land Development Plans

Ms. Bassett reviewed the Land Development Plans below:

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	DENIED February 21, 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	April 16, 2023
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	Recorded	
Salvation Baptist Church Preliminary Land Development Plan	June 1, 2022	Conditionally Approved November 1, 2022	April 16, 2023
125 East Pine Grove Road Preliminary Land Development Plan	October 12, 2022	Third Review Comments returned February 28, 2023	May 7, 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	April 17, 2023
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 returned February 20, 2023	May 2, 2023

Ms. Bassett reviewed briefly her memo regarding the Slab Cabin Run Water Quality Evaluation Report that was included in the agenda packet. Mr. Keough questioned the meaning and impact of the report. Ms. Bassett stated that the report means that the water quality is improving and is being used as a benchmark of what is being done correctly. Mr. Keough expressed fear that this will become an excuse and reason to limit further activity on properties where it runs through.

Mr. Binney encourage others to take the State Transportation Survey. Ms. Wargo reported that there will be a Q&A session held on April 12, 2023.

4. Staff Updates

Ms. Wargo reported that the Terraced Streetscape District Rewrite - 2nd Public Meeting will be held on March 15th at 6:00 p.m. at the Township Building and via zoom.

Ms. Wargo reported that Ferguson Township started using T2 Parking Software.

VII. Adjournment

Dr. Taricani made a motion to **adjourn** the March 13, 2023, Planning Commission meeting at 6:53 p.m. Mr. Keough seconded the motion. The motion passed unanimously.

Respectfully Submitted,

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

Rob Crassweller, Secretary
For the Planning Commission