

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, JUNE 12, 2023
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, June 12, 2023, as a hybrid meeting. In attendance:

Commission:

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

Staff:

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

Others in attendance: Rhonda R. Demchak, Recording Secretary; Wes Glebe, Ferguson Township Resident

I. CALL TO ORDER

Mr. Binney called the Ferguson Township Planning Commission's regular meeting to order on Monday, June 12, 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. Crassweller noted that he attended the last meeting, and the minutes should reflect that change.

Mr. Keough moved that the Planning Commission **approve** the May 22, 2023, Regular Meeting Minutes to include Mr. Crassweller's attendance. Dr. Taricani seconded the motion. The motion passed unanimously.

IV. NEW BUSINESS

1. Chapter 27, Zoning, Section 716, Workforce Housing Ordinance Draft Amendment

Ms. Wargo stated Provided in the agenda is the first draft amendment to §27-716—Workforce Housing. Staff is prepared to present the proposed amendments and answer any questions the Commission may have. Included below are summarized amendments being proposed.

- Applicability

- Area Median Income (AMI) Range for rentals and for-sale units
- Additional Workforce Housing options

Ms. Wargo reviewed the amendment that was included in the agenda packet via a PowerPoint presentation.

Ms. Wargo reported that the 2023 Area Median Income (AMI) came out a few weeks ago and there was an \$18,000 jump from 2022. A discussion ensued regarding the HUD calculation and the major jump from 2022.

Ms. Wargo reviewed the Workforce Housing Options that include the following:

- Build on site
- Build off site
- Fee-in-lieu
- Designate off site
- Land donation

Ms. Wargo stated that Building on site, Building off site, and Designating existing units are eligible for Bonus Market Rate Units. Ms. Wargo noted that 40% of units may be paid in fee-in-lieu (rental & for sale) and that 100 units = 10 workforce units.

Ms. Wargo noted that the amendment will be placed on the next Planning Commission for a motion to go to the Board of Supervisors.

V. COMMUNICATIONS TO THE COMMISSION

There were none.

VI. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported that 125 East Pine Grove Road Preliminary Land Development Plan was on the Board of Supervisors agenda on May 6th, and it was approved with conditions.

B. CRPC Meeting

Dr. Taricani reported that at their meeting they discussed affordable housing issues. Dr. Taricani stated that a neighborhood quality survey will be sent later this summer.

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	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	August 30, 2023
LeCrone Preliminary Land Development Plan	February 1, 2023	Second Review comments returned April 13, 2023	August 31, 2023
180 Science Park Court Minor Subdivision Plan	April 5, 2023	Second Review comments returned May 26, 2023	August 17, 2023

Mr. Keough asked why Rutter's was not on the list. Ms. Bassett reported that they have not submitted; however, the IMBT Preliminary Subdivision Plan is on the list. Ms. Wargo stated that Rutter's is working on their traffic study.

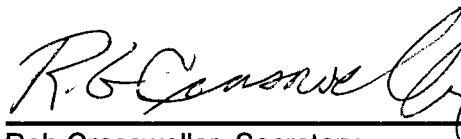
D. Staff Updates

Ms. Wargo reported that there will be a Board of Supervisors and Planning Commission worksession regarding the Terraced Streetscape District.

VII. Adjournment

Mr. Keough made a motion to **adjourn** the June 12, 2023, Planning Commission meeting at 7:25 p.m. Dr. Taricani seconded the motion passed unanimously.

Respectfully Submitted,



Rob Crassweller, Secretary
For the Planning Commission