

## **FERGUSON TOWNSHIP BOARD OF SUPERVISORS**

Regular Meeting

Monday, October 6, 2014

7:00 pm

### **I. ATTENDANCE**

The Board of Supervisors held its second regular meeting of the month on Monday, October 6, 2014 at the Ferguson Township Municipal Building. In attendance were:

**Board:** Richard Mascolo, Chairman  
Drew Clemson, Vice Chairman  
Elliott Killian  
Steve Miller

**Staff:** Mark Kunkle, Township Manager  
David Pribulka, Assistant Township Manager  
David Modricker, Director of Public Works  
Maria Tranguch, Director of Planning and Zoning

*Others in attendance included:* Heather Bird, Recording Secretary; Dan Jones, Teener League Field; Jeanne Fudrow; Richard Keyser, Toll Brothers; John Williams, Williams & Associates; Roxie Nestlerode, resident; R. J. Woodhead, CRPR; Dan Sieminski; John Sepp, PennTerra; Bob Smith, Tussey View resident; Rachel Fawcett, Affordable Housing; Tom Corman, Tussey View resident; R. Barrow, Tussey View resident; D.J. Liggett, CRPA; Ron Beyer, Teener League; Dave Palmer, S & A; George Pytel, resident, Bill Keough, resident; Duke Gastiger, Farm Café; Jon LeClair, Farm Café; Sophie Penney, resident, John Gondack, resident

### **II. CALL TO ORDER**

Mr. Mascolo called the Monday, October 6, 2014, regular meeting to order at 7:00 pm.

### **III. CITIZENS INPUT**

Mr. George Pytel discussed the need for a truck ramp in Pine Grove Mills due to the recent accident at the bottom of the mountain; he would like the Board to make a motion to prohibit heavy trucks on the mountain until a solution is decided. Mr. Killian stated this should be a future agenda item. Mr. Miller stated that currently the Township does not have anything on the Long Range Transportation Plan or Transportation Improvement Plan priority list and now would be the time to make a recommendation for future improvements. Mr. Clemson questioned what would be involved in implementing a no heavy truck restriction, which would be like the mountain in Centre Hall. The Township would not have the authority to place that restriction. Mr. Modricker stated this would need to be discussed at a District level, but further research with the Metropolitan Planning Organization (MPO) would be needed. Mr. Miller will look into this further with the MPO.

### **IV. PUBLIC HEARINGS – ORDINANCES**

### **V. PUBLIC HEARINGS – RESOLUTIONS**

### **VI. COMMUNICATIONS TO THE BOARD**

Mr. Mascolo stated the Board received a petition request for a no parking zone on East Clinton Avenue. Mr. Kunkle stated the Board would need to decide if this should be looked at further. If the Board would decide to research it an engineering study would need to be completed to determine if no parking on both sides of the roadway could be restricted. Mr. Mascolo stated this should be added to a future agenda with more information.

### **VII. ACTION ITEMS**

#### **1. THISTLEWOOD LOT 17 LAND DEVELOPMENT PLAN**

Ms. Tranguch stated Thistlewood Lot 17 is a proposal to build a 4,211 square foot home in the approved Thistlewood subdivision. A condition of the Thistlewood subdivision is that each lot in the

subdivision must submit a separate land development plan. The remaining planning, zoning and engineering comments are mainly administrative.

Mr. Killian made a motion to APPROVE the Thistlewood Lot 17 Land Development Plan subject to the completion of the outstanding conditions as set forth in the Director of Planning and Zoning memorandum dated September 29, 2014. Mr. Clemson seconded the motion.

The motion passed unanimously.

## **2. TOLL BROTHERS CAMPUS LIVING CONCEPT PLAN**

Mr. John Sepp, PennTerra Engineering, presented the Cottages at State College. The Toll Brothers Project plan has changed from an apartment style development to a cottage style development. The location of the project is on a 38 acre tract on Whitehall Road and the future Blue Course Drive Extension. Blue Course Drive will serve as the main access to the site as well as the future Whitehall Road Regional Park. The plan includes a second access to the site on Whitehall Road onto an unopened State College Borough Street. The plan showed the cottage type development. The plan was submitted as a Planned Residential Development (PRD) and includes 268 units. This is significantly less than what would be allowed in the project. The density of the project is under seven units per acre, which is less than a typical student housing project. The plan proposed impervious coverage of 46.7% having a much smaller environmental footprint. The area is zoned R4. Building height may go up to 42 feet with the average height closer to 34-35 feet. The housing design meets the community demands of a student oriented population. That includes units that accommodate more than three unrelated people living in a dwelling unit. The parking demands for a student community are significantly different than a single family community. The parking study has shown that .8 stalls per bed would be typical demand; this project will include a little over 1 stall per bed. The Whitehall Road Regional Park adjacent to the project will provide many opportunities for the project residents. The plan will provide access to the park. The project grading and structures has been pulled further away from the drainage area on the site than the previous plan. A comparison to the previously submitted plan shows the number of units reduced from 492 to 268, the bedrooms have been reduced from 1,544 to 1,093, density has been decreased substantially, the impervious coverage has gone down, the open space has gone up by 3 acres, the contiguous open space has been enlarged by one and half acres, the parking has been increased and the building height has been lowered.

Mr. John Williams, Williams and Associates, stated his company has done more of the cottage style student housing than anyone throughout the country. Their projects have been award winning throughout the country. They provide positive benefits and have proved that these communities draw the student population out of the single family residential areas. This allows these students to be in an onsite management facility which helps control the frequency and gathering hours. One property manager will live on site and one property manager will be on call 24 hours. The project will use high quality building materials. The specific project elements include over one parking stall per bed. Through meeting with CATA three bus stops will be constructed on the site. Riparian buffer plan will far exceed a normal plan. Williams and Associates believe in walkable connection between residences, transit, parks and amenities. Significant open space is included with the cottage style plan. The open space coupled with the club house and other amenities will make a successful project. This project will also include sprinkler systems throughout all the units. Acoustical fencing will be used to block the noise from surrounding properties along with buffering including trees and plantings. The Cottages at State College team will bring a collaboration of sustainable land development, quality construction and exceptional property management to this site. The project is on the upper end of student housing. Incentives are offered to local police officers to live on site. The amenities on the site would include a variation of a club house, pool area, fitness area, volleyball, basketball court, bocce ball, outdoor grilling, golf simulator and movie theater.

Mr. Miller stated the increased parking and green space is good and he likes this plan much more than the previous plan.

Mr. Clemson stated he is impressed with the plan being more towards a neighborhood environment.

Mr. Mascolo questioned how many bus stops will be on the site. Mr. Williams stated there will be three stops with pull offs included. Mr. Mascolo questioned the dead end parking lots. Mr. Sepp stated they include plenty of room to turn around and these plans have been shared with Steve Bair for safety exits.

Mr. Miller asked if the second access onto Whitehall will be full use. Mr. Sepp stated that unlike the previous plan this will be a fully operational second access to the site.

Mr. Killian asked if the project will be phased and what is an estimated completion date? Mr. Williams stated the plan is currently scheduled to be completed in one phase beginning in May of 2015 and completed within one year.

Mr. Bill Keough, resident, stated he had commented on the previous plan about dedicated handicap units, will this project include any handicap accessible amenities? Mr. Williams stated that yes a percentage of the units must be ADA accessible and convertible. Allow with the units, all of the amenities will be handicap accessible.

Ms. Sophie Penney, resident 113 Meadowhawk Lane, asked how many of the six-plex cottages will be included and what will the general responsibilities of the onsite management be? Mr. Williams stated the plan will include five or six of the six-plex cottages. The property management team will be there from 8-5 and one of the managers will be onsite living, with an on call manager available every night.

Carl, Another resident stated the new plan look fits much better with a rural environment. He questioned the grading of the buildings down through the valley. Mr. Williams stated at this time they do not have that information available. The property buildings will drop down as the land slopes down. Was the plan changed because of the community feedback or internally within Toll Brothers? Mr. Williams stated Toll Brothers felt this plan worked better and was the best case for everyone.

Ms. Roxie Nestlerode, resident, asked for a further description on the buffering of the neighboring properties and will the old growth trees be removed. Mr. Williams stated that only the trees on their property would be removed and may need to be for grading. The plan will include a vegetative buffer and the sound proof fence and then more vegetation. 25 feet is the closet they are located to the neighboring property.

Mr. Richard Barbrow, resident, asked for a landmark for the second entrance. Mr. Sepp stated it would be by a driveway to an existing apartment. Mr. Barbrow confirmed the maximum building height will be three stories. He also questioned the possibility of adding additional units in the future. Mr. Sepp stated that would not happen because this plan will be a full build out on the site.

Mr. John Gondack, resident, asked for clarification on where the acoustic fencing will be installed.

Mr. Williams stated that will be finalized later in the project. Mr. Gondack also confirmed the building height closest to Tussey View Estate.

### **3. STATE COLLEGE TEENER LEAGUE FIELD MASTER PLAN – DAN JONES**

Mr. Pribulka stated the field located off Airport Road had ownership transferred to the Township in September 2000 from Johnson Farm Associates. The State College Teener League has been utilizing and maintaining the field under a perpetual license agreement with the Township, the Landings Homeowners Association, Johnson Farm Associates and the Teener League. Over the years the field has been maintained and developed into one of the most pristine hard ball fields in Central Pennsylvania servicing youth baseball for boys from ages 13 – 16. This project will include adding field lighting and modifying the dimensions of the outfield fence to comply with PIAA standards. This will allow the field to be used for night games. These improvements are estimated to cost \$250,000. The Township has raised \$156,000.

Mr. Pribulka introduced Jolene Hindman, West Penn Power. Ms. Hindman presented \$1000 to the Township toward the project and thanked the Township for their dedication to the community. Mr. Clemson thanked Ms. Hindman for the gift on behalf of the Board of Supervisors.

Mr. Dan Jones, landscape architect, stated this is an unusual park, that has years of history and memories. Mr. Jones displayed and pointed out the master plan sketch of the field including concessions. The basis of the park is great, what can be done to renew the park not completely change it. The storm drainage of the park runs right through an existing shed and people are permitted to drive cars all through the tree areas. The six main goals of the project are to enhance this park for tournament play, restore site conditions, make the park more attractive, improve the circulation for pedestrians and cars, and inspire more involvement by the league to invest in improvements and to provide future neighborhoods with benefits. Some of the good parts of the park include the ball fields, the buildings, the infrastructure, and the park like qualities, central pedestrian space and a strong organization. The weak items include the vehicular circulation of parking is a not good, stormwater goes everywhere, no accessible pedestrian route from parking to the fields, the one field needs expanded and some of the conditions of the fences and buildings. Mr. Jones has met with Township staff, Teener League representatives and had an open house on the project all looking for feedback. The future improvements and phasing are dependent on the completion of Park Center Boulevard. Items to be improved before the new roadway is completed include improve central site conditions, simplifying circulation and patio by food, limit driving near the concessions, remove and relocate some small buildings including the storage building that is right in the way of the stormwater runoff. A few items would need to wait until Park Crest Boulevard is completed and include introducing water/sewer service to the park, the expansion of the parking lot and complete stormwater solutions. In summary this is about renewing a traditional park, taking care of it and improving it. Mr. Kunkle stated that the Township is anticipating this project being completed in 2015.

The State College Teener League stated that to make a tax deductible donation to the League mail donations to PO Box 593, State College, PA 16804. Mr. Cubby Bear, Chief Umpire, thanked the Township for all of their help.

### **4. AFFORDABLE HOUSING PRESENTATION – MS. SOPHIE PENNEY AND MS. D.J. LIGGETT**

Ms. Sophie Penney stated she is a member of the Affordable Housing Coalition and is a resident of Ferguson Township. She thanked the Board for their service to the community. She asked the Board to keep the affordable housing issue on the front burner. Progress is being made, including the senior living project on Bristol Avenue. Too many community members, elderly and young professionals, lack access to affordable housing. The Affordable Housing Coalition is a resource and their goal is education on affordable housing.

Ms. D.J. Liggett, Senior Planner, Centre Regional Planning Agency (CRPA) and Ms. Rachel Fawcett, Executive Director, Centre County Housing and Land Trust, discussed affordable housing. Each municipality in their own way has adopted an ordinance that requires affordable housing to be built. In the Township's Traditional Town Development a requirement exists that a percentage of the homes built must be for affordable housing. CRPA recognizes that as these affordable housing units come on board there is a need for the units / inventory to stay at an affordable price. Municipal staff does not always have the expertise or time to run a program that would track this information. This program will be run through the Centre County Housing and Land Trust. The Stewardship Program is not intended to create new affordable housing but it is an offer to the municipalities to partner with the Centre County Housing and Land Trust. At this time Ferguson Township's ordinance does not address a program like this. This will be an ongoing process and CRPA is working on a procedures manual that would include working with the municipality and developer on a developer agreement, once built Housing and Land Trust can income qualify individuals and monitor those residents living there and once the house goes for resale, if Township would be keeping an inventory, resale price would be established by the Housing and Land Trust.

Mr. Mascolo asked how the sales of the properties be controlled. Ms. Liggett stated that at this time this would be established through deed restrictions and would be explained to the buyer upfront along with financial counseling. This program will not be suitable for everyone, the housing will have restrictions.

Mr. Miller asked if the trust got involved with rental properties. Ms. Liggett stated at this time College Township does have a program that would include rentals.

Mr. Kunkle asked how the land trust will be funded. Ms. Liggett stated they have had numerous discussions about the funding. At this time it is not fully in place, they are working on determining the amount of funds that will be needed. At this time no funding has been placed towards this program.

Mr. George Pytel asked what incentive would a resident have of buying a home and maintaining and updating the home when the future price is fixed. Mr. Clemson stated that part of the incentive is the ownership of a home. Ms. Fawcett stated the homeowner would see an increase in the value of their home. A lot of these homeowners would not be able to own without a program like this.

## **5. PRESENTATION AND DISCUSSION OF FARM CAFÉ USE IN THE RA ZONING DISTRICT – DUKE GASTIGER AND JOHN LECLAIR**

Ms. Tranguch stated that Mr. and Mrs. Duke Gastiger and Mr. John LeClair would like to present their idea for a Farm Café for feedback before officially submitting an ordinance change application.

Mr. Duke Gastiger began by introducing himself and his wife, Monica and Dr. John LeClair. Mr. Gastiger stated they are here for help in finding a way for this viable and sustainable agricultural business endeavor to become a reality. The unique project, a sustainable range resource, is a new multi-functional farm building housing, a cidery and farm café. As a design team, Township staff was presented the idea in April and staff was invited to a late May public presentation that was very well attended throughout the community including several people from Penn State Agricultural, Engineering and Health and Human Development Departments. The information gathered at the workshop was used for design and planning. They had a meeting with Township staff again in August to discuss the limitations within the Rural Agricultural (RA) District. The presentation was given to the Planning Commission on September 8<sup>th</sup> and was well received. Even a strict interpretation of this ordinance recognizes the farmer's inherent right to market and sell farm products. John can build and operate a cidery and a market for JL Farm produce. Allowing the addition of a Farm Café, whether by ordinance amendment, unique Route 45 agricultural overlay

district or an updated interpretation of existing rules makes good sense. As partners we can craft language to exclude development not in the best interest of the farming community and Ferguson Township.

Mr. John LeClair stated he lives on Shingletown Road in Ferguson Townships and raises a variety of vegetable and fruits but over the years it has not been sustainable. With the help of Duke and Monica, Mr. LeClair can create a sustainable business. He is trying to create a cidery and after talking with the liquor control board, he would need a store front and this will provide that. Mr. Mascolo asked if he raises any animals. Mr. LeClair stated yes, he has raised chickens and pigs and will get a few cows. He also raises bees. Mr. Kunkle asked if the cidery would be licensed by the liquor control board. Yes it would be. He would like to have it open several hours throughout the week and would not be serving the hard cider there.

Mr. Killian stated the purpose of the Township is in the Mission Statement which states to manage resources to allow planned sustainable growth while preserving the quality of life and its unique characteristics. To Mr. Killian, this project fits this and he supports the project but not a Route 45 overlay.

Mr. Gastiger stated that the new facility would be positioned on JL Farm where from Route 45 only a glimpse would be seen. The solar panels are hidden from view on the pitched roof with southern exposure; the framing would be reclaimed barn timber and the exterior rough cut Hemlock. As you enter the access road a focal point will be a reclaimed farm silo that will serve as an entrance and the adjacent solar greenhouse provides fresh herbs for the café. Rain barrels irrigate the garden areas surrounding the building. The main floor would be the working / teaching open kitchen. Two days a week the cooks would work for JL Farm. The cidery and storage areas would occupy a lower level. All programming would be seasonal.

Ms. Monica Gastiger stated it is important to look at how this project would line up with what the Centre Region wants. The 2013 Centre Region Comprehensive Plan section on agriculture viability and the 2014 Ferguson Township Strategic Plan have many visions in sync. The comprehensive plan refers to shaping the heritage and unique character of the Centre Region and protecting existing agriculture and finding ways to expand future agriculture. Some of the objectives are to develop agricultural activities, encouraging new economically, socially and environmentally sustainable agricultural industries, supporting new markets for local products, identifying farm locations that have good economic potentials, supporting private and public farmer's markets, providing the connection between local farmers and consumers (including restaurants) and create municipal regulations that permit diversified farm based uses such as farm based retail and Agra tourism in agricultural zones as a means to promote economic viability while preserving the regions agricultural heritage. In the Ferguson Township Strategic Plan 2014 objection 3.22 states examine Township zoning regulations to identify areas that can be modified to promote the sustainability of agriculture as a business. They have contracted with the Seven Group, a multi-disciplinary collaboration of leading professionals who are dedicated to developing sustainable and regenerative solutions for the built environment. With the Seven Group leading them they have contracted with the Living Building Challenge, known as the world's most rigorous green building performance standard. The Living Building institute specifies all of your own energy must be generated through clean renewable resources; the building must capture and treat its own water, incorporate only non-toxic materials and operate with efficiently and for maximum beauty. To participate with this you must meet all of these requirements for a minimum of one year. Ms. Gastiger stated that they are responsible business owners in the community, owners of Spats for almost 30 years, they value the community and promoting sustainability is very important.

Mr. Gastiger discussed some definitions which were handed out to the Board of Supervisors, example Farm Café – an eating place with indoor seating for no more than 60 people and no more than 1500 feet for outdoor seating that meets the following criteria: (1) the farm café is subordinate to the farm operation in terms of overall land and structures use, not necessarily revenue. Includes only dining on the premises (no take-out or drive-thru service). The sale of non-agricultural products is prohibited. (2) One of the principal objectives is the use of products produced, but are not exclusively created from the farm. The farm associated with a farm café must have gross sales of at least \$15,000 of agricultural products per year. (3) The farm café is located on a parcel of at least 15 acres that contains one or more of the farm operation's principal structures. (4) the farm café must meet, at minimum, U.S. Green Building Council's LEED Certification Standards. The goal is a sustainable building with a positive impact on the environment and community. As far as the zoning application, the team will wait to work with staff to develop the best solution. The Planning Commission seemed eager to take the lead on this. Mr. Gastiger ended with a quote from Ferguson Township Strategic Plan: "Vision without action is merely a dream, action without vision is just passing time, vision with action can change the world" Joel Barker. This project provides Ferguson Township the opportunity to be leaders in sustainable green development, combining vision with action and possibly changing the world for good.

Mr. Mascolo would like to see them proceed with their proposal. Mr. Clemson and Mr. Killian agreed.

Mr. Kunkle confirmed that the Board is open to amendment to the RA District Ordinance and would be looking for an application for an amendment to the ordinance. The Board agreed.

#### **6. FIRE TRAINING TRAILER STORAGE STRUCTURE**

Mr. Modricker stated that at past meetings the type of structure that would be best for storage of two fire safety training trailers and a truck. During the budget process pricing was used for a wood pavilion, but metal building was also discussed as the Public Works Department may have need for this. The Township has a future Public Works building scheduled in the Capital Improvement Budget. Staff is now suggesting a metal arch building with a fabric shell. This would be a temporary type structure that could be moved or sold in the future. You could put this on various bases such as gravel or concrete. The fabric life is approximately 20 – 30 years.

Mr. Kunkle stated the Centre Region Code Administration budget has included a rental fee for the use of this building to offset the cost of the capital item.

Mr. Mascolo questioned why the Centre Region would not be expanding the proposed facility at the new park.

Mr. Killian questioned the demand for selling this building when done. Mr. Modricker stated that he asked the vendor about this and there is a market for selling these, even without the fabric.

The Board would like staff to look further into the cost of this type of building.

#### **7. APPROVAL OF CENTRE COUNTY LIQUID FUELS APPLICATION**

Mr. Kunkle stated the County Liquid Fuels grant application is for a project in 2015 to repave Circleville Road between Park Hills Avenue East and Blue Course Drive. The total project cost is for \$170,000 and the grant application is for funds in the amount of \$30,000.

Mr. Killian made a motion to AUTHORIZE SUBMISSION of a Centre County Liquid Fuels Grant Application for 2015 to repave a portion of Circleville Road in the amount of \$30,000. Mr. Miller seconded the motion.

The motion passed unanimously.

**a. APPOINTMENTS TO THE FERGUSON TOWNSHIP TREE COMMISSION**

Mr. Kunkle stated the Board adopted a tree ordinance and part of that ordinance included the appointment of a five member citizen tree commission. Mr. Killian and Ms. Whitaker completed the interview process. Mr. Killian stated that Troy Bayletts is a young professional that has a Bachelors in Urban Forestry from Penn State, Jackie Esposito works for the Penn State Library and does research, Mike Jacobson is a Professor at Penn State with expertise in the economic part of forestry and also has background in writing ordinances, Mark McDill is a former State College Borough Tree Commission Chair and is also a professor at Penn State and Darlene Weener is a master gardener and a longtime resident of Ferguson Township.

Mr. Clemson made a motion to APPOINT the recommended residents to the Township Tree Commission for the terms stated in the agenda. Mr. Killian seconded the motion.

The motion passed unanimously.

**b. REFUND OF REAL ESTATE TAX**

Mr. Kunkle stated that Centre County Assessment office authorized the refund of tax under the Disable Veterans Real Property Tax Exemption Certification to Joseph W. Gilbert. The 2014 Township tax amount is \$92.00

Mr. Killian made a motion to APPROVE a real estate tax refund to Joseph W. Gilbert in the amount of \$92.00. Mr. Clemson seconded the motion.

The motion passed unanimously.

**c. APPROVAL OF AUGUST 2014 VOUCHER REPORT**

Mr. Killian made a motion to APPROVE the August 2014 Voucher Report. Mr. Miller seconded the motion.

The motion passed unanimously.

**d. CONSENT AGENDA**

Mr. Killian made a motion to APPROVE the consent agenda including the August 2014 Treasurer's Report, Payment Authorizations for Asphalt Paving Systems and New Enterprise. Mr. Miller seconded the motion.

The motion passed unanimously.

**I. REPORTS**

**1. Manager**

Mr. Kunkle stated that on September 19<sup>th</sup> the Township entered into a 39-month energy contract with Constellation at the cost of \$0.0644 per KWh. This fixes the price of electric energy for the Township Building, traffic signals and street lights. Annually the Township uses approximately 500,000 KWh. This is an increase in cost per KWh that will result in an increase of approximately \$1,500 per year while insulating the Township from larger swings in energy costs on the open market.

The Township is one of two municipalities recognized by the PennPRIME Insurance Trust complying with all of the Loss Control Standards for 2014. The Township Safety Committee, Chaired by Jeff Ressler achieved a perfect score when audited by the PennPRIME Trust. The seven Loss Control Standards are: Loss Control Standard #1 – Commitment to Safety/Risk Management, Loss Control



Standard #2 – Responsibility for Loss Control, Loss Control Standard #3 – Hazard Inspections, Loss Control Standard #4 – Accident/Incident Investigations, Loss Control Standard #5 – Certificates of Insurance, Loss Control Standard #6 – Seat Belt Use Loss Control Standard, #7 – Motor Vehicle Record Review.

This past Friday, Bob Tussey, retired from the Township Public Works Department after 34 years of service as a Foreman. This vacancy in the supervisory staff of the Department was filled with the promotion of Charles Welker to Foreman effective October 4<sup>th</sup>.

## **2. Public Works Director**

Mr. Modricker stated the Township is still in progress to install the light at Martin Street and Park Crest Terrace. Rosemont Drive continues to be closed during the day while the University Area Joint Authority is working. The Authority expects the work to be done and the road closures to be lifted by mid-week, next week. Staff has been working on surveying and engineering drawing for improvements to the State College Teener League. The Homestead Park pavilion has been demolished and a new pavilion will be constructed. The traffic signal work at Blue Course Drive/ College Avenue has been completed. In October there will be a second round of brush collection beginning the week of the 20<sup>th</sup>.

## **3. Planning and Zoning Director**

Ms. Tranguch stated the Planning Commission met Monday, September 22<sup>nd</sup>. Thistlewood Lot 17 was the only item on the agenda and was approved by the Commission. Recently a number of plans have come to a close and include Burns Subdivision, Pine Hall Phase 2A, CATA, Fye Subdivision and Stonebridge 5. Ten plans are in the review process and three have been conditionally approved.

## **4. COG Committee Reports**

## **IX. MINUTES**

Mr. Clemson made a motion to APPROVE the September 15, 2014 Regular Meeting Minutes. Mr. Killian seconded the motion.

The motion passed unanimously.

## **8. ADJOURNMENT**

Mr. Killian made a motion to ADJOURN the meeting. Mr. Clemson seconded the motion. The motion passed unanimously.

With no further business to come before the Board of Supervisors, Mr. Mascolo adjourned the regular meeting at 9:32 pm.

Respectfully submitted,



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Mark Kunkle, Township Manager  
For the Board of Supervisors  
Date approved by the Board: 10/20/2014