

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, OCTOBER 26, 2020
6:00 PM**

ATTENDANCE

The Planning Commission held its regular meeting on Monday, October 26, 2020, as a virtual meeting. In attendance:

Commission:

Jeremie Thompson – Chair
Rob Crassweller - Secretary
Jerry Binney
Shannon Holiday
Bill Keough
Lisa Rittenhouse
Dr. Ellen Taricani
Ralph Wheland
Qian Zhang – Alternate

Staff:

Jenna Wargo, Planning & Zoning Director
Jeff Ressler, Zoning Administrator
Kristina Aneckstein, Community Planner

Others in attendance: Rhonda Demchak, Recording Secretary

Mr. Thompson noted that the Planning Commission meeting had been advertised in accordance to the PA Sunshine Act as a virtual meeting via Zoom. There was also an audio conference bridge that was accessible by dialing the Ferguson Township's main line at 814-238-4651 and then dialing extension 3799. Persons attending the meeting as members of the public 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. C-NET is recording as well.

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

I. CALL TO ORDER

Mr. Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, October 26, 2020 at 6:00 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES SEPTEMBER 28, 2020

Mr. Thompson called for a motion to approve the minutes from September 28, 2020. Mr. Wheland made a motion to approve the minutes. Mr. Crassweller seconded the motion. The motion passed unanimously

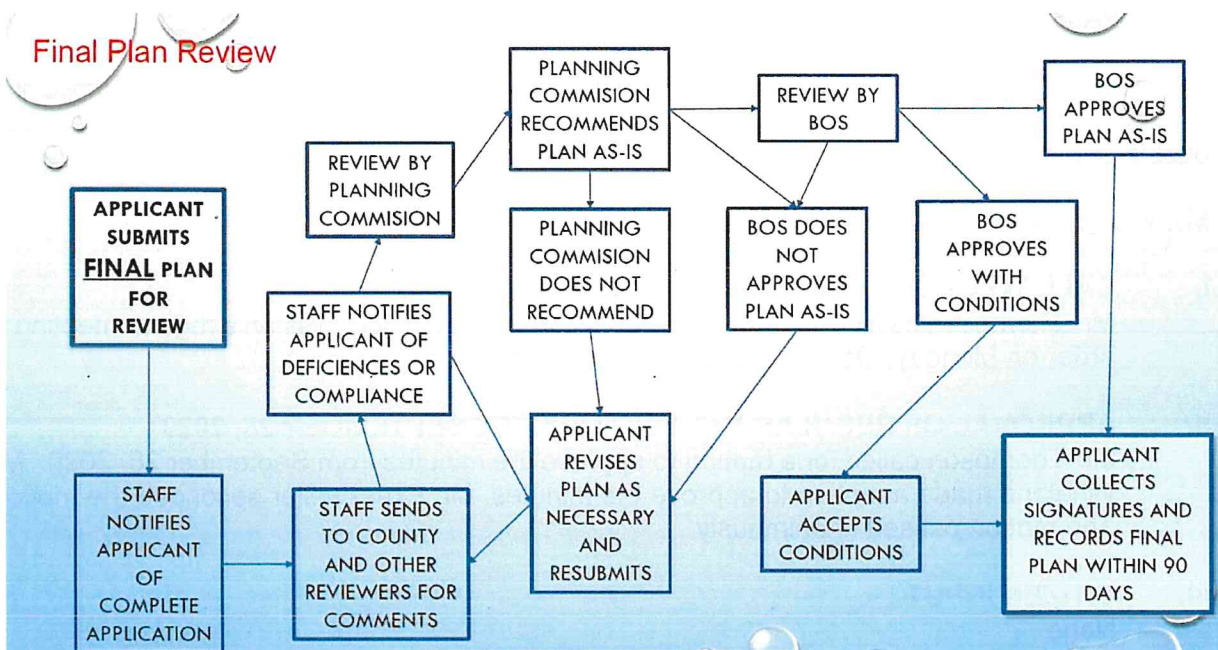
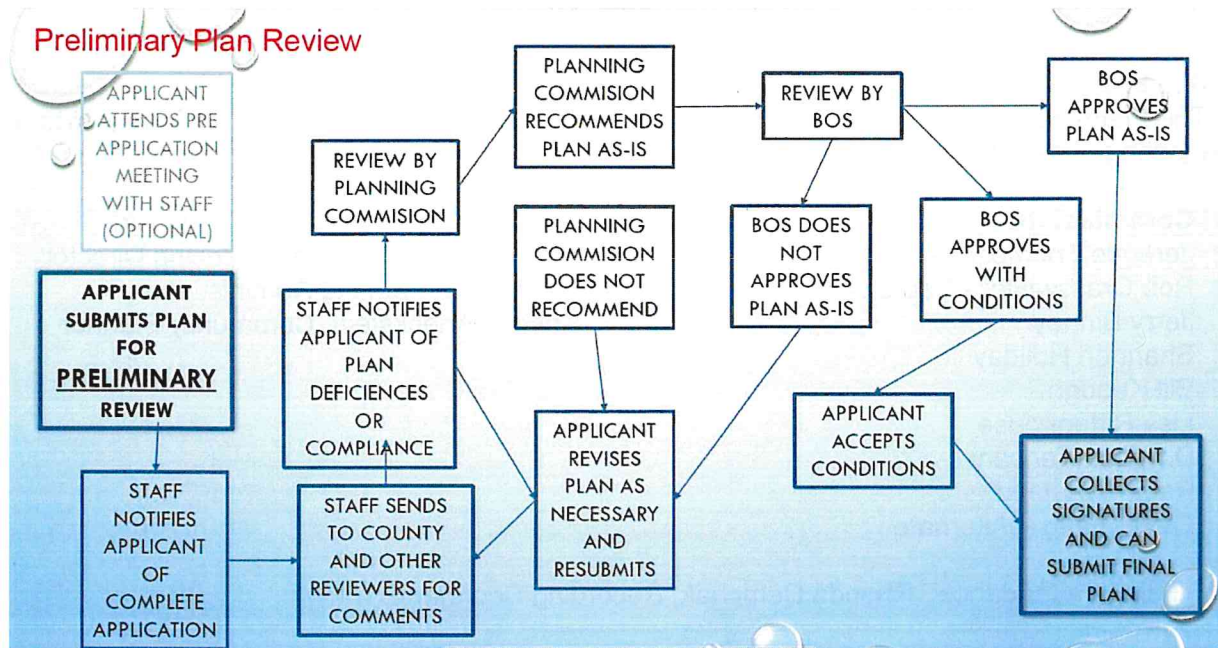
III. CITIZEN INPUT

None

IV. COMMUNITY PLANNING

A. Plan Review Process

Ms. Aneckstein introduced and explained the review process between the Preliminary Land Development Plan and the Final Land Development Plan. Below are the flow charts:



Ms. Aneckstein noted that the applicant may request a meeting with the Planning Commission to review, obtain feedback, and be placed on the agenda, but doesn't happen very often unless it is a major plan. Staff does meet with applicants often to determine the process.

Mr. Keough asked if only the applicant can request for the Planning Commission to be included. Ms. Aneckstein stated that was correct. Mr. Thompson asked if the Planning Commission could request a review. Ms. Wargo noted that staff can

request to have a Pre-Planning Commission meeting with the applicant, but not required. Ms. Rittenhouse asked how often did staff request the Planning Commission to get involved in the last year. Ms. Aneckstein indicated there was none in the last year and there were only four submitted. With regards to the new student housing plan, Mr. Keough stated that he considered that a big plan and would have liked to have reviewed. Mr. Crassweller noted that he disagreed with Mr. Keough due to the cost that it entails. Ms. Wargo stated that the Township can't make the applicant do additional items that are not within the ordinances. A list of reviewers for a plan are listed within the agenda.

Mr. Wheland asked if the State College Area School District (SCASD) has ever responded. Ms. Aneckstein noted that not in her tenure at the Township. Ms. Wargo noted that it is a Planning Commission requirement to send to the SCASD. Mr. Keough noted that he is not clear with the process with regards to individual Planning Commission members providing comments before a meeting. Ms. Wargo stated that comments should be received at the preliminary review and noted Planning Commission is listed for informational purposes. Mr. Ressler noted that Planning Commission is listed so they are aware of upcoming plans.

Mr. Thompson noted that he feels there are plenty of opportunities with larger plans to provide comments. Mr. Keough indicated that if the Planning Commission is on the list to provide initial comments, members who choose to could provide comments. Ms. Wargo is not comfortable with members of the Planning Commission providing comments before a preliminary meeting. Mr. Keough inquired about a submission that meets the ordinance but perhaps a part of it is not ideal, where in the process is this addressed. Ms. Wargo stated that it would be addressed during the preliminary review with the Planning Commission.

Ms. Aneckstein noted that once the conditions are accepted, signatures will be collected from the appropriate authorities and then the plan will be submitted as a final plan. Mr. Keough stated that he has never seen the process depicted like this before and commended the staff for their efforts. Ms. Aneckstein will send the two slides to the Planning Commission.

B. Looking Through the Kaleidoscope

Ms. Aneckstein reviewed the blog "[Looking Through the Kaleidoscope – Land Use in Pennsylvania](#)". The blog was also included with the agenda. Mr. Keough noted that the chart system that was adopted in the zoning ordinance was a great improvement with regards to communicating with the developer.

C. Amendments to Chapter 27, Zoning, District Regulations

Ms. Wargo presented the amendments. The Township sent a business needs survey to all businesses in Ferguson Township. Staff reviewed the survey in September and determined that a key concern was with childcare facilities within single-family residential homes. There are two types of conditional uses, a Family Child-Care Home and a Group Child-Care Home.

Staff recommended to amend the Family Child-Care Home within, R1, R1B, R2, R3, R4 and Village to allow for conditional use for Family Child-Care Home to a permitted use for Single-family Detached Dwellings in these zoning districts and amend the conditional use for Group Child-Care Homes to a permitted use for Single-Family Detached Dwellings in the Single Family Residential (R1) and Suburban Single Family Residential (R1B) zoning districts. The Board reviewed and agreed with staff

recommendations, provided comments, and authorized a public hearing for November 16, 2020. Ms. Wargo will provide a memo to the Board based on the Commission's review from tonight's meeting. Mr. Crassweller and Mr. Binney both agreed this is a good idea. Mr. Crassweller made a motion.

Mr. Keough noted he had no problems with changing the zoning charts, but noted these facilities are highly regulated. Mr. Keough felt this is not the best solution and businesses should be allowed to have a room designated for childcare within their worksites for children of employees.

Mr. Binney seconded the motion.

Mr. Keough encouraged staff to send the survey results that relate to childcare to the Chamber of Business and Industry of Centre County. Ms. Wargo will have Centrice Martin send the information.

The motion passed unanimously.

V. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo noted that at the October 19, 2020, meeting the Board reviewed the Workforce Housing Ordinance, the Childcare Amendments, and Zoning and Map Amendments. Ms. Wargo is working with Public Works and Lance King, the Township's Arborist on the Tree Preservation Ordinance. The Planning Commission will review the tree ordinance in the near future.

B. CRPC Report

Dr. Taricani reported that there was a joint meeting with the Transportation and Land Use Committee and discussed various agenda items, but most importantly they discussed land consumption and issues. There was a presentation on solar use in the region and discussed different types and development of solar use. Dr. Taricani noted that it would be beneficial for the Planning Commission to view the presentation. Ms. Rittenhouse warned the Commission about companies renting solar energy to homeowners because when the house is sold the solar energy is not owned. Ms. Wargo noted that the biggest obstacle for the Township will be that the Stormwater Ordinance considers solar energy panels to be pervious surfaces. Mr. Keough stated that there are concerns with residents in the agricultural community.

C. Land Development Plans

Ms. Aneckstein noted that she is still waiting to hear comments from the consultant on the West College Student Housing project. Mr. Keough expressed concerns with the Microbrewing Project being qualified as minor alterations and being introduced to the Township as two separate projects.

D. Staff Updates

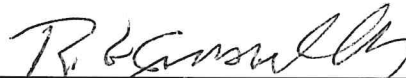
Ms. Wargo reported that the Township building is closed because an employee tested positive of COVID-19, but the Police Station remains open. Ms. Holiday noted that she will be working the election polls on November 3, 2020 and if anyone

would like to volunteer, please let her know. Ms. Rittenhouse volunteered to work the polls. Mr. Keough thanked the staff for the work that has been done with the Planning Review Process and thanked Mr. Thompson for having it on the agenda.

VI. ADJOURNMENT

Mr. Binney made a motion to adjourn the October 26, 2020 Planning Commission meeting at 7:50 p.m. The motion passed unanimously.

Respectfully Submitted,

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

Rob Crassweller, Secretary
For the Planning Commission

