

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, MAY 24, 2021
6:00 PM**

ATTENDANCE

The Planning Commission held its second meeting of the month on Monday, May 24, 2021, as a virtual meeting. In attendance:

Commission:

Jeremie Thompson – Chair
Jerry Binney – Vice Chair
Rob Crassweller - Secretary
Shannon Holliday
Bill Keough
Dr. Ellen Taricani
Lewis Steinberg - Alternate
Qian Zhang - Alternate

Staff:

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

Others in attendance: Rhonda Demchak, Recording Secretary; Steve Seltzer, Project Coordinator, BTJM Orchard View LLC., Craig LeCrone, President, LeCrone Properties

I. CALL TO ORDER

Mr. Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, May 24, 2021 at 6:00 p.m. 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.

II. APPROVAL OF REGULAR MEETING MINUTES MAY 10, 2021

Mr. Keough noted that his motion for the Centre Animal Conditional Use Application was incorrect and asked the Recording Secretary to review the language via the C-Net recording.

Mr. Binney moved that the Planning Commission **approve** the minutes of May 10, 2021. Mr. Keough seconded the motion. The motion passed unanimously.

III. CITIZEN INPUT

None.

IV. LAND DEVELOPMENT PLANS

A. BTJM Orchard View LLC Conditional Use Application

Ms. Aneckstein presented the application and noted that it is included in the agenda is a Conditional Use Application from BTJM Orchard View LLC located at 179 Apple View Drive (24-004-,067G,0000-), submitted to the Planning and Zoning Department on May

6, 2021. The property is located in the Single-Family Residential (R1) Zoning District and a Model Home is a Principal Use by Conditional Use in this district on lots with a minimum lot size of 10,000SQFT. 179 Apple View Drive is approximately 0.460 acres (20,037 SQFT). Upon review by Township Staff, the proposed Model Home is meeting the conditional use criterion provided in §27-502.24. Therefore, approval of the conditional use permit is being recommended. Staff is also recommending placing the following conditions on the permit:

- Approval of a model home sales office shall be before a two-year period. Upon the expiration of the two-year period, the model home sales office shall be terminated, and the structure shall be converted to a residential home. Extensions may be granted by the Zoning Officer in one-year increments and up to a maximum of three additional years or until 90-percent of the development is sold, whichever is less.
- The model home sales office is to be used only for transactions involving the sale, rental, or lease of lots or structures within the subdivision or tract in which the model home sales office is located.
- Flags, pennants, or other on-site advertising shall be regulated in accordance with the Township's Sign Ordinance. The use of signs shall require a separate exhibit accompanied by the appropriate fees and application for review and approval by the Sign Officer prior to installation.

A Conditional Use Hearing has been scheduled for the Board of Supervisor's Meeting on June 7, 2021.

Mr. Thompson reminded the Commission that they are only discussing the Conditional Use Application for the parcel of land.

Mr. Crassweller questioned the 90% rule and asked if it is for the sale of the lots or houses. Also, inquired about the garage and if it will be utilized as an office or an actual garage to park two cars. Mr. Steve Seltzer, Project Coordinator, BTJM Orchard View LLC, stated that they do not sell lots, but sell houses. With regards to parking, Mr. Seltzer noted that they don't anticipate a problem with parking and indicated that there will be one employee in the model home at a time.

Ms. Aneckstein stated that since the plan was approved, she has received a lot of calls about availability. Ms. Aneckstein noted that they will be under contract to build and will not be able to hold onto the lots.

Mr. Keough inquired about the two-year expiration date and when did the two-years first start. Ms. Wargo indicated that it would be when occupancy is issued. Mr. Ressler concurred, and the expiration date will start when the occupancy is issued. Mr. Keough asked if there has been any thought on utilizing solar energy. Mr. Seltzer stated that solar will be permitted and will have a solar package available for homeowners to purchase.

Mr. Crassweller moved that the Planning Commission **recommend** to the Board of Supervisors approval of the Conditional Use Application for BTJM Orchard View LLC to operate as a Model Home at 179 Apple View Drive with the conditions outlined in Township Staff's Exhibit #1 as included in the agenda packet. Ms. Holliday seconded the motion.

Mr. Keough suggested adding to the motion the language about the expiration date and

the lots.

Mr. Crassweller modified the motion that the Planning Commission **recommend** to the Board of Supervisors approval of the Conditional Use Application for BTJM Orchard View LLC to operate as a Model Home at 179 Apple View Drive with the conditions outlined in Township Staff's Exhibit #1, also include that once occupancy is issued the expiration date starts and that lots are not permitted to be held. The motion passed unanimously.

V. COMMUNITY PLANNING

A. Zoning Ordinance Amendment Request

Ms. Aneckstein presented the request and noted that on April 30, 2021, Craig W LeCrone submitted an Application for a Proposed Ordinance Amendment. The proposed change is to §27-205-13, General Commercial Zoning District to allow Self-Service Storage Facilities as a permitted use. The applicant states that Self-storage facilities are a commercial-oriented use and would fit in the General Commercial zone. Ms. Aneckstein noted that there has not been a plan submitted yet.

Dr. Taricani noted that the Township needs more self-storage units.

Mr. Thompson stated that it would be more aesthetically pleasing in another district and is not sure he would support the request. Mr. Keough also shared the same concern as Mr. Thompson and would be interested in learning more of the vision from the developer.

Mr. LeCrone noted that he plans on single story buildings with landscaping.

Mr. Keough inquired about landscaping requirements within the commercial area. Mr. Ressler stated that there are Corridor Overlay District Requirements. Mr. Keough would like to see developers get more creative with regards to lot appeal.

Mr. Thompson clarified his stance and noted that he trusts that the design would be good, but he is concerned with the placement.

Mr. Keough questioned the staff if 10,000 square feet is an adequate amount. Ms. Wargo noted that there was a typo and it should be 20,000 square feet as the minimum.

Mr. Binney moved that the Planning Commission **recommend** to the Board of Supervisors approval of the Application for a Proposed Ordinance Amendment to §27-205.13 to allow Self-Storage Facilities as a Permitted Use within Area and Bulk Category 4. Dr. Taricani seconded the motion. The motion passed 5-1 with Mr. Thompson opposing.

VI. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo noted that report is included in the agenda for the May 17, 2021 meeting. The Centre Animal Hospital Conditional Use was presented. The Board reviewed the Self-Service Storage Facilities request.

With regards to hours, Mr. Keough asked what the final outcome was from the Board

of Supervisors with the animal hospital. Ms. Wargo stated that the Board agreed and approved that the hospital would not be run as a 24/7 facility.

B. CRPC Report

Dr. Taricani reported that they did not have a meeting.

C. Land Development Plans

Ms. Aneckstein reported that they are reviewing the second submission of the Final West College Student Housing Plan. They are also reviewing a recent submission for cemetery and place of assembly structure on West College Avenue.

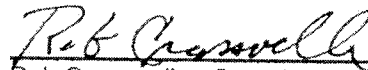
D. Staff Updates

Ms. Wargo noted there was nothing new to report.

VII. Adjournment

Mr. Binney made a motion to adjourn the May 24, 2021 Planning Commission meeting at 7:48 p.m. Mr. Keough seconded the motion. The motion passed unanimously.

Respectfully Submitted,

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

Rob Crassweller, Secretary
For the Planning Commission