

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, AUGUST 23, 2021
6:00 PM**

ATTENDANCE

The Planning Commission held its second meeting of the month on Monday, August 23, 2021, as a hybrid meeting. In attendance:

Commission:

Jeremie Thompson – Chair
Bill Keough
Shannon Holliday
Lisa Rittenhouse
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; Jessica Gracie-Griffin, Ferguson Township Resident; David Archibald, Regional Survey Manager, SAS Geospatial, LLC

I. CALL TO ORDER

Mr. Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, August 23, 2021 at 6:14 p.m. Mr. Thompson noted that the Planning Commission meeting had been advertised in accordance with the PA Sunshine Act as a hybrid meeting, in person and via Zoom. Persons attending via zoom 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. Persons that were attending in person and wanted to participate were to stand at podium to address the Commission.

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

II. APPROVAL OF REGULAR MEETING MINUTES AUGUST 9, 2021

Dr. Taricani moved that the Planning Commission **approve** the minutes of August 9, 2021. Mr. Keough seconded the motion. The motion passed unanimously.

III. CITIZEN INPUT

None.

IV. NEW BUSINESS

A. Conditional Use – Griffin Flag Lot

Ms. Aneckstein noted that included in the agenda is an Application for Conditional Use submitted by Jessica Gracie-Griffin and Corey Griffin for a proposed flag lot to be created by subdividing the current lot or 1350 Greenwood Circle. The property is zoned Single Family Residential (R1). Flag lots are a conditional use in R1 zoning districts. A conditional use is a permitted use that is subject to additional zoning requirements that applicants must meet as part of the conditional use process and a necessary step in the process for subdividing a flag lot. Ms. Aneckstein noted that the conditions are included in the agenda for review.

Mr. Keough asked staff if there are two deeds to the parcel. Ms. Aneckstein reported that it is only one deed because the two lots were combined when the property was sold to the original owner. Mr. Keough asked why there was a lot line included on the plan. Ms. Aneckstein stated that the line is just a reference for the original recorded lot. Mr. Archibald confirmed that it is just a reference. Mr. Keough suggested having the plan show only one lot without the lot line down the middle. Mr. Keough questioned the utility easements on the back side of the lot and what is it comprised of. Mr. Archibald noted they are not that far yet with electric and cable. Ms. Gracie-Griffin the owner of the property stated that there is electric and cable but there has been no official survey completed.

Mr. Thompson asked if Columbia Gas installed gas lines. Ms. Gracie-Griffin stated that they did on the north side of Greenwood Circle.

Mr. Keough asked if Park Hills has a current Homeowners Association (HOA). Ms. Wargo stated that they do not. Mr. Keough asked if there should be any concerns with historic covenants. Ms. Aneckstein reported that it expired in the 1980's. Ms. Gracie-Griffin noted that they do not have an HOA but did inform the neighborhood of their plan.

Mr. Keough moved that the Planning Commission **recommend** to the Board of Supervisors approval of the Application for Conditional Use of the creation of a Flag Lot with the conditions provided in §27-732. Ms. Zhang seconded the motion. The motion passed unanimously.

V. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported that the Board met on August 16th. The Board reviewed the Conditional Use for Penn State and decided to only extend for three years. They reviewed the waiver/modification for the Campbell Land Development Plan. At the September 7th meeting they will review an Act 537 Amendment as well as the Conditional Use for the Griffin Flag Lot.

B. CRPC Report

Dr. Taricani reported that they did not meet but noted there is progress being made at the new Aspen Heights Building.

C. Land Development Plans

Ms. Aneckstein reported that they are reviewing the Farmstead View Subdivision Plan and it's the first review. After reviewing, it will return to the engineer for their comments. A new land development plan was received since the last meeting for Orchard Square. Orchard Square is a commercial lot next to Sheetz on Whitehall Road. Ms. Aneckstein noted that the Peace Center and cemetery for the Islamic Society is currently on hold.

Mr. Keough asked if staff did research regarding rules with creating a cemetery. Ms. Wargo stated that it comes down to local municipalities and the Township's Ordinance. Mr. Keough suggested corresponding with DEP to obtain any concerns with a new cemetery being established and if there is overriding legislation that would apply. Ms. Wargo will send an email but noted that DEP doesn't get involved with the regulations of cemeteries. They only get involved if there is a contamination issue and that is complaint driven. Mr. Keough asked if we should be looking at issues where there are concerns that might not be covered by the existing ordinance. Mr. Ressler reported that part of the requirement is that graves must have a concrete vault. The Islamic Center is aware and is fine with the requirement.

D. Staff Updates


No Report.

Mr. Thompson reported that he attended the groundbreaking ceremony at Orchard View and the developers complimented the Township on the process.

VI. Adjournment

Mr. Keough made a motion to adjourn the August 23, 2021 Planning Commission meeting at 6:45 p.m.

Respectfully Submitted,



Rob Crassweller, Secretary
For the Planning Commission