

**FERGUSON TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, OCTOBER 25, 2021  
6:00 PM**

**ATTENDANCE**

The Planning Commission held its second meeting of the month on Monday, October 25, 2021, as a zoom meeting. In attendance:

**Commission:**

Jeremie Thompson – Chair  
Rob Crassweller  
Shannon Holliday  
Bill Keough  
Lewis Steinberg - Alternate  
Ralph Wheland

**Staff:**

Jenna Wargo, Planning & Zoning Director  
Kristina Bassett, Community Planner

Others in attendance: Rhonda Demchak, Recording Secretary; Austin Boley, Ferguson Township Resident; Keelee Leyden, Ferguson Township Resident

**I. CALL TO ORDER**

Mr. Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, October 25, 2021, at 6:00 p.m. Mr. Thompson noted that the Planning Commission meeting had been advertised in accordance with the PA Sunshine Act as a virtual zoom meeting. Persons attending 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.

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

**II. CITIZEN INPUT**

There were none.

**III. APPROVAL OF REGULAR MEETING MINUTES OCTOBER 11, 2021**

Mr. Keough moved that the Planning Commission **approve** the minutes of October 11, 2021. Mr. Wheland seconded the motion. The motion passed unanimously.

**IV. NEW BUSINESS**

**A. Land Development**

**i. Application for Consideration of a Modification/Waiver**

Ms. Wargo reported that Limitless PCS, Inc (DBA Metro by T-Mobile) submitted an Application for Consideration of a Modification/waiver. The applicant is looking for relief from Section 22-306.2 – Minor Alteration Plan. Current regulation limits the number of Minor Alterations Plans per property to one. Pet Supplies Plus completed a Minor Alteration Plan in October 2020.

The applicant is looking to open a retail space that was previously a business office use. Since this is a change of use, a minor alteration plan is required. The space is located at 237 Northland Center, T.P. 24-004-067F,0000-. The parcel is located within the General Commercial (C) Zoning District. The applicant has signed lease, applied for a sign and zoning permit and approving this waiver would allow the applicant to proceed with the minor alteration plan approval process for approval of the retail business.

Mr. Wheland suggested changing the Minor Alteration Plan because it isn't practical that a request can't be made in the future for a different use. Ms. Wargo stated that if approved, the modification/waiver would revert back to the older ordinance to allow for a number of unlimited changes in use as long as it doesn't result in additional parking, transportation issues, etc.

Mr. Keough asked if there is a fee attached for the request. Ms. Wargo stated that it is a \$50 fee, but since the Township made an error in the SALDO update they will be refunded.

Mr. Keough moved that the Planning Commission make a recommendation to the Board of Supervisors to approve the Application for Consideration of a Modification/Waiver and that the Township waive the fee that is normally charged due to an error in the SALDO update. Ms. Holliday seconded the motion. The motion passed unanimously.

## **V. OFFICIAL REPORTS AND CORRESPONDENCES**

### **A. Board of Supervisors**

Ms. Wargo reported that the Board met on October 18, 2021. The Board adopted the Sidewalk Snow Removal Map Resolution and approved the Orchard Square Preliminary Land Development Plan.

### **B. CRPC Report**

No report.

### **C. Land Development Plans**

Ms. Bassett reported that there's been no new plans submitted. Ms. Bassett stated that the Nittany Dental Building and Farmstead View Subdivision hasn't been resubmitted. Comments were sent back to the Centre Animal Hospital. JL Cidery is pending resubmission, and the Peace Center is on hold.

### **D. Staff Updates**

Ms. Wargo reported that a new Administrative Assistant will be starting November 1<sup>st</sup>, pending background checks.

If anyone is interested in volunteering at the election polls on November 2<sup>nd</sup>, please contact Ms. Holliday.

Ms. Bassett reported that she has been working with Nicole Pollock on the Patton Township Affordable Housing Advisory Committee. Ms. Bassett lives in Patton Township and the Committee has been meeting once a month since the beginning of the year. The Committee will be presenting their report to the Patton Township Board of Supervisors on October 27<sup>th</sup> at 5:00 p.m.

## **VI. Adjournment**

Mr. Wheland made a motion to adjourn the October 25, 2021, Planning Commission meeting at 6:20 p.m.

Respectfully Submitted,

---

Rob Crassweller, Secretary  
For the Planning Commission

Mr. Wheland suggested changing the Minor Alteration Plan because it isn't practical that a request can't be made in the future for a different use. Ms. Wargo stated that if approved, the modification/waiver would revert back to the older ordinance to allow for a number of unlimited changes in use as long as it doesn't result in additional parking, transportation issues, etc.

Mr. Keough asked if there is a fee attached for the request. Ms. Wargo stated that it is a \$50 fee, but since the Township made an error in the SALDO update they will be refunded.

Mr. Keough moved that the Planning Commission make a recommendation to the Board of Supervisors to approve the Application for Consideration of a Modification/Waiver and that the Township waive the fee that is normally charged due to an error in the SALDO update. Ms. Holliday seconded the motion. The motion passed unanimously.

## **V. OFFICIAL REPORTS AND CORRESPONDENCES**

### **A. Board of Supervisors**

Ms. Wargo reported that the Board met on October 18, 2021. The Board adopted the Sidewalk Snow Removal Map Resolution and approved the Orchard Square Preliminary Land Development Plan.

### **B. CRPC Report**

No report.

### **C. Land Development Plans**

Ms. Bassett reported that there's been no new plans submitted. Ms. Bassett stated that the Nittany Dental Building and Farmstead View Subdivision hasn't been resubmitted. Comments were sent back to the Centre Animal Hospital. JL Cidery is pending resubmission, and the Peace Center is on hold.

### **D. Staff Updates**

Ms. Wargo reported that a new Administrative Assistant will be starting November 1<sup>st</sup>, pending background checks.

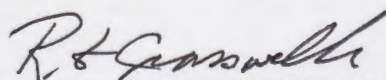
If anyone is interested in volunteering at the election polls on November 2<sup>nd</sup>, please contact Ms. Holliday.

Ms. Bassett reported that she has been working with Nicole Pollock on the Patton Township Affordable Housing Advisory Committee. Ms. Bassett lives in Patton Township and the Committee has been meeting once a month since the beginning of the year. The Committee will be presenting their report to the Patton Township Board of Supervisors on October 27<sup>th</sup> at 5:00 p.m.

## **VI. Adjournment**

Mr. Wheland made a motion to adjourn the October 25, 2021, Planning Commission meeting at 6:20 p.m.

Respectfully Submitted,



Rob Crassweller, Secretary  
For the Planning Commission