

**FERGUSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MONDAY, MARCH 26, 2018
6:00 PM**

I. ATTENDANCE

The Planning Commission held its 2nd regular meeting of the month on Monday, March 26, 2018 at the Ferguson Township Municipal Building. In attendance were:

Commission:

Lisa Strickland, Chairperson,
Bill Keough, Vice Chairperson
Ralph Wheland
Marc McMaster
Rob Crassweller
Eric Scott
Cristin Mitchell
Jeremie Thompson, alternate

Staff:

Ray Stolinas, Director of Planning & Zoning
Lindsay Schoch, Community Planner
Jeff Ressler, Zoning Administrator

Others in attendance were: Marcella Bell, Recording Secretary; Thomas Quinteos Amat, student; Ahmed Al Hosm, student; Khalefoh Alshayji, student; Tony Fruchtl, PennTerra Engineering; Richard Guenot, Guenot Replot; Edward Guenot, Guenot Replot

II. CALL TO ORDER

Ms. Strickland called the meeting to order at 6:00 p.m.

As a consensus, the Guenot Replot agenda item was moved to the first item on the agenda with the American Community Survey Presentation being moved to the second item.

III. CITIZEN INPUT

There was no input.

IV. GUENOT SUBDIVISION—RELOT OF TAX PARCELS 24-005-,018M,0000- INTO LOTS 1RRR, 2RR, AND 3R

Mr. Stolinas stated that the proposed subdivision is a replot of a previously approved subdivision for Edward G. & Ronald L. Guenot at tax parcel 24-005-018M-0000 of 83.381 acres on W. Gatesburg Road, now proposed as Lot 1RRR at 80.363 acres. All acreage exists within the Rural Agricultural (RA) district. A portion of the acreage extends into Halfmoon Township. The replot includes change to Lot 2RR proposing 1.902 acres from 1.012 acres and Lot 3R proposing 4.958 acres from 2.996 acres. Lot 3R has been adjusted since the Planning Commission's initial review as per the lot size requirements within the RA District. Floodplain Zone A exists on a portion of the remaining Lot 1 RRR along with a 50' floodplain buffer. At this time, staff considers key comments have been addressed, other than a few remaining conditions and the plan can move forward to the Board of Supervisors for approval. Mr. Stolinas went on to explain that this plan is also going before the Zoning Hearing Board tomorrow night. The applicant is requesting a

variance from Zoning Ordinance Chapter 27-801 that requires that the applicant determine the flood plain elevation.

There was a short discussion among the Planning Commission members regarding clean and green status and whether or not this subdivision would trigger a parkland fee-in-lieu.

A motion was made by Mr. Wheland and seconded by Mr. McMaster to recommend approval of the Guenot Subdivision—Replot conditioned upon the Zoning Hearing Board decision and the remaining comments. The motion carried unanimously.

V. AMERICAN COMMUNITY SURVEY PRESENTATION—MARK BOECKEL, PRINCIPAL LAND USE PLANNER, CRPA

Mr. Stolinis stated that at the February 12 meeting, staff provided Selected Demographic Data for the Centre Region from the 2012-2016 American Community Survey 5-Year Estimates. Planning Commission members reviewed the Ferguson Township data and raised questions related to means of collection and source. Mr. Mark Boeckel will present information on the American Community Survey and provide an overview of how the CRPA collects and utilizes this demographic data.

Mr. Boeckel's presentation revolved around demographics of the Centre Region that included socioeconomic and population data. CRPA collects and analyzes data in relation to total population and total growth, population age and structure, housing, median income, commuting characteristics, educational attainment or enrollment, and occupation. CRPA uses demographic, socioeconomic, and housing sources that include the US Decennial Census, the American Community Survey (ACS), the Population Estimates Program (PEP), the PA Department of Health, and Centre Region Code Administration (CRCA) permit data. Mr. Boeckel spoke to the differences in data between the different sources, how it is collected, and the kind of data that is collected. Mr. Boeckel stated that moving forward, CRPA will report less ACS data related to housing and occupancy, while continuing to provide ACS and comparisons for other values. CRPA would like to use as much local data as possible.

In response to questions from Mr. Keough, Mr. Boeckel explained that natural simply means birth versus death and immigration reflects people moving into the Township from other areas. Mr. Boeckel stated that there is no way to factor out Penn State University's data or a certain age group. Mr. Keough stated that it may be beneficial to address on the report with an asterisk that the data may be skewed due to the student population.

Mr. McMaster stated that the Centre County Association of Realtors has data regarding property resources and would be willing to share that data with CRPA so that the data regarding housing is accurate. Mr. McMaster went on to state that the data collected is based on real numbers via house sales.

In response to a question from Mr. Crassweller, Mr. Boeckel stated that CRPA will be looking into comparing the Centre Region data to other college towns when the 2020 US Census data comes out.

In response to a question from Ms. Mitchell, Mr. Boeckel stated that the CRPA is doing research on better population projections for each of the municipalities in the Centre Region. He went on to explain that current the Census Bureau Program is verifying addresses for the 2020 data gathering. The Population Estimates Program will come out with a new estimate in June of this year, and the American Community Survey will come out with new data in December.

There was a brief discussion regarding how students fill out the census forms. Ms. Strickland wondered if the students are supposed to fill them out with data where they currently live or with data from their permanent address. Mr. Boeckel stated that there is no standard, so some students may be filling the data out with current addresses, whereas some student may be using their permanent addresses.

VI. CONSENT AGENDA

There was no consent agenda.

VII. PLANNING DIRECTOR'S REPORT

Mr. Stolinas reviewed his report. On March 12, 2018, the Planning & Zoning Director, Zoning Administrator, Community Planner, and Township Manager met with Justin Mandel of Aspen Hill Partners to review the preliminary Harner Farm rezoning map.

On March 14, 2018, the Planning & Zoning Director attended the monthly Board of Director's meeting of the Centre County Housing and Land Trust at the College Township Building.

On March 15, 2018, the Planning & Zoning Director and Zoning Administrator attended a hearing at the Magisterial District Justice 49-2-01, Judge Casey McClain in regard to a violation of the Domestic Chicken Ordinance at 170 Circleville Road.

On March 16, 2018, the Planning & Zoning Director had been requested by Teaching Assistant Zachary Goldberg to attend two Geography 301 classes at Walker Building for a second year. Professionals, who are previous graduates of the Penn State Geography program, have been asked to come back and discuss the transition from the world of college to the worlds of work and life. Also on March 16, 2018, the Planning & Zoning Director and Community Planner met with Jim May, CRPA Planning Director, and Michael Patroski, CRPA Senior Planner, regarding the scoping and development of a Small Area Plan for Pine Grove Mills. At this point, staff will be responsible for gathering interested parties to initially meet and discuss the scope of the plan.

On March 20th & 21st, 2018, the Planning & Zoning staff conducted a review of the Pine Hall General Master Plan and generated preliminary comments for the applicant's engineering and design team.

On March 22, 2018, the Planning & Zoning Director attended a meeting with Centre Regional Planners, Bob Jacobs, Centre County Planning Director, Adam Brumbaugh, College Township Manager and Missy Schoonover, CCHLT and discussed the research and development of an affordable housing fee-in-lieu model ordinance.

On March 23, 2018, the Planning & Zoning Director and Zoning Administrator met with Mark Kline regarding a proposed subdivision/lot line adjustment of tax parcel 24-009A-184A-0000 at 180 South Water St. in Pine Grove Mills.

Mr. Stolinas reviewed the recent Board of Supervisor actions:

- Removal of Andrea Harman from the Ferguson Township Planning Commission
- Appointment to Ad Hoc Board for Source Water Protection Overlay: Motion to appoint Erik Scott, Larry Harpster, Ron Connelly, Charles Driscoll, Bard Christ, James Hynes, David Hughes, Gary Peterson, and Todd Giddings, passed unanimously. Staff will set up and schedule initial kick-off meeting.
- Accuweather Land Development Plan: Motion to conditionally approve carried unanimously.
- Request for Variance – 2245 W. Gatesburg Road: Motion to remain neutral carried unanimously.

Mr. Stolinas reviewed the tentative upcoming Board of Supervisor items for the April 2, 2018 meeting:

- Guenot Subdivision – Replot
- Harner Farm Rezoning Resubmission
- Pine Hall General Master Plan

Recent Zoning Hearing Board Actions:

- Request for Variance – 2245 W. Gatesburg Road (Guenot): A variance request Chapter 27, Zoning, Section 801.1 which requires a comprehensive study of the floodplain on the subject property when subdivision or development is proposed.

VIII. ACTIVE PLANS UPDATE

Ms. Schoch provided the active plans update, which included the following active plans: Thistlewood Lot 20 Land Development Plan, Pine Hall Traditional Town Development General Master Plan, Thistlewood Lot 7 Land Development Plan, Guenot Subdivision, Accuweather Parking Lot Expansion Land Development Plan, Hummel Subdivision Plan, The Landings Phase 3A Final Subdivision Plan, the Cottages at State College Final PRD, and the Harner Farm Proposed Rezoning

IX. CENTRE REGIONAL PLANNING COMMISSION (CRPC) REPORT

There was no report. Ms. Mitchell stated that the Millbrook Marsh Committee is meeting this Wednesday March 28, 2018. Mr. Stolinas added that the CRPC and the Transportation and Land Use (TLU) Committee will be having a joint meeting April 2, 2018 at 12:00 p.m.

X. SOURCEWATER PROTECTION WORK GROUP UPDATE

Mr. Stolinas stated that staff is in the process of putting together a schedule for the Sourcewater Ad Hoc Committee.

XI. ZONING/SALDO STEERING COMMITTEE UPDATE

Mr. Stolinis stated that the Ag Ad Hoc Committee will meet on April 5 to discuss the Agricultural Research, Rural Agricultural, and Rural Residential zoning districts.

XII. APPROVAL OF THE REGULAR MEETING MINUTES – MARCH 12, 2018

Mr. McMaster stated that on page 2, the price of a new CNG bus is 500,000 dollars, instead of 5 million. It was also pointed out that Mr. Crassweller and Mr. Scott were present at the March 12 meeting.

A motion was made by Mr. Crassweller and seconded by Mr. Wheland to approve the corrected March 12, 2018 meeting minutes. The motion carried unanimously

XIII. ADJOURNMENT

Ms. Mitchell offered "Everyone's Park" for a park name for Owens Drive Park. She stated that the park could have passive and active activities.

There being no further business for the Planning Commission, Mr. Keough made a motion to adjourn the meeting at 7:08 p.m. The motion carried unanimously

RESPECTFULLY SUBMITTED,



ROB CRASSWELLER, SECRETARY
FOR THE PLANNING COMMISSION

