

**FERGUSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MONDAY, SEPTEMBER 10, 2018
6:00 PM**

I. ATTENDANCE

The Planning Commission held its 1st regular meeting of the month on Monday, September 10, 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, absent
Jeremie Thompson
Shannon Holliday, alternate

Staff:

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

Others in attendance were: Marcella Bell, Recording Secretary; Ronald Lucas, The Cottages; Mike Misewitz, The Cottages; Michael Kirby, The Cottages; John Sepp, The Cottages (PennTerra Engineering); Roxie Nestlenode, The Cottages; Janet Engeman, State College Borough Resident; Karl Mierzejewski, The Cottages; Eileen and Mark Kline, Kline Subdivision; Christine Bailey, The Cottages; Wesley Glebe, The Cottages; David Stone, The Cottages; Dorothy Blair, The Cottages; Andy McKinnon, The Cottages; Laura Dininni, The Cottages, and David Pribulka, Township Manager

II. CALL TO ORDER

Ms. Strickland called the meeting to order at 6:02 p.m.

III. CITIZEN INPUT

There was no citizens' input.

IV. MARK C. & EILEEN C. KLINE SUBDIVISION/RELOT PLAN

Mr. Stolas stated that on September 5, 2018, Hawbaker Engineering, on behalf of the applicants, Mark C. & Eileen C. Kline, submitted a subdivision/replot plan to subdivide and consolidate tax parcels 24-9A-184, 24-9A-184A, and 29-9A-185 located on the corner of Chestnut Street and S.R. 26 South Water Street in Pine Grove Mills. Tax parcel 24-9A-184 is currently 19,000 square feet (0.436 acres) and will be reduced by 7,388 square feet, making a new lot totaling 11,612 square feet (0.267 acres). Tax parcel 24-9A-184A is currently 14,518 square feet (0.333 acres) and will increase by a total of 8,837 square feet, 7,388 square feet from tax parcel 24-9A-184A and 1,449 square feet from tax parcel 24-9A-185, which is currently 15,996 square feet (0.367 acres). All three parcels contain single-family dwellings and access drives along with public water service from State College Borough Water Authority and public sewer from the University Area Joint Authority.

Mr. Stolas referred to his Power Point and showed the plan of the proposed Subdivision and Replot. In response to a question from Mr. Crassweller, Mr. Ressler clarified that the

houses on each of the lots are not outside the building envelope, they are just non-conforming.

The general consensus from the Planning Commission was that the plan is pretty straightforward and does not warrant any comments at this time.

V. THE COTTAGES FINAL PRD MASTER PLAN – POST FINAL CHANGES

Mr. Stolinas stated that the Cottages Final Planned Residential Development (PRD) Plan was submitted on March 3, 2015 and conditionally approved by the Board of Supervisors on November 17, 2015. On July 16, 2018, the Board of Supervisors granted a third 90-day time extension to the applicant in order to fulfill and complete the agreed Terms & Conditions until November 3, 2018. Prior to recording the Final Planned Residential Development Plan, PennTerra Engineering, on behalf of Toll Brothers, submitted a set of exhibits illustrating minor changes to several building unit footprints along with the clubhouse area, decreasing building coverage from 18.31% to 15.32%. § 27-407.8. Post Final stipulates that minor changes in the locating, siting, and height of buildings, structures, and re-arrangement of lots to not exceed a 10% reduction of overall dwelling units of the finally approved plan to follow the Township's lot consolidation procedure, may be approved by the Zoning Administrator after authorization by the Planning Commission.

Mr. Stolinas referred to his Power Point and showed the overlays of each of the affected buildings.

In response to a few questions from Mr. Keough, Mr. Stolinas clarified that the impervious coverage on the plan would be decreased with the proposed overlays. Mr. Sepp added that the building footprint is being reduced by 3%. Mr. Misewitz went on to explain that in the overlays, the black lines are where the original building was placed. The red lines and hatching show where the new building footprint will be.

There was a brief discussion on a number of the changes proposed.

In response to a question from Mr. Keough, Mr. Misewitz stated that the change of the building footprints is inches, not feet. In response to a question from Mr. Wheland, Mr. Sepp stated that the reason these changes are being proposed is because of architectural refinements that were not previously shown. In response to a question from Mr. Crassweller, Mr. Misewitz stated that steps were included in the last plan—this plan is just more defined regarding the building footprint. The elevation and grading have not been changed.

Ms. Strickland opened up the floor for public comment.

Mr. David Stone introduced himself as the treasurer of the Nittany Valley Environmental Coalition (NVEC) and a resident of the State College Borough. He stated that he takes planning very seriously, just as the Planning Commission did when it unanimously voted against the Cottages Plan a few years ago. He stated that this is the last step that planning at a local level can be put to use. Mr. Stone stated that many of these proposed

changes could have been negotiated at the time the plan came in for review and approval. He went on to say that the developers made a choice to stay under 10% of changes so that only the Planning Commission has to review the changes. They also made a choice to spend the 10% of changes this particular way. He stated that he views the changes as a significant reduction in the building footprint, which could help with stormwater runoff, but it also means diminishing amenities for residents such as a reduction in the size of living space. Mr. Stone stated that if the Planning Commission has the authority to authorize the Zoning Administrator to approve these changes, they could also deny authorization and put this plan back into an interactive planning process. He went on to say that the Planning Commission could deny this and sent it to the Board of Supervisors for discussion. He explained that NVEC hasn't given up on trying to improve this project as well as the adjacent project, the Whitehall Road Regional Park. He stated that NVEC would like to see this 10% in change be used for extra buffer against the adjacent project or for extra green/open space. He asks that the Planning Commission make a courageous move and deny these changes. Mr. Stone announced that there is a possibility that NVEC will put together a buy-out option for the Cottages project.

Mr. Sepp stated that he would like to respond to Mr. Stone's comments. Mr. Sepp stated that the proposed changes are not close to 10% whatsoever. It was not a strategy to change the project as much as they could to keep the plan before the Planning Commission. Mr. Sepp stated that the changes are a small percentage spread over 268 housing units. These changes are to the façade of the buildings, not to the interior spaces.

In response to a question from Ms. Dininni, Mr. Ressler stated that there is not a time limit in the ordinance to prohibit a developer from coming back over and over to request changes less than 10%. He went on to explain that the 10% number refers to a reduction of overall dwelling units on the finally approved plan.

In response to a question from Mr. Keough, Mr. Stolinas clarified that the proposed changes affect 15 unit areas out of 268 units.

In response to a question from Ms. Dininni, Mr. Ressler stated that the concrete pads and patios are not being removed from impervious coverage, just building coverage.

In response to a question from Ms. Strickland, Mr. Ressler stated that the Township Engineer, Ron Seybert, did evaluate the proposed changes in the building footprint and found that there was not an adverse effect to this plan regarding storm water run-off.

A motion was made by Mr. Crassweller and seconded by Mr. Wheland for the Planning Commission to authorize the Zoning Administrator to approve the illustrated building footprint changes within the submitted overlay exhibits. The motion carried 6-0.

VI. PLANNING DIRECTOR'S REPORT

Mr. Stolinas reviewed his director's report which included the following items:

On August 28, 2018, the Planning & Zoning staff met and performed a second overall review of the revised Pine Hall General Master Plan.

On August 29, 2018, the Planning & Zoning staff attended the Joint Work Session between the Board of Supervisors and Agricultural Ad Hoc Board to discuss the application of accessory keeping of livestock on parcels more than one acre and less than 50 acres within the Rural Agricultural (RA) and Rural Residential (RR) Zoning Districts; Permitted and Accessory Uses outlined within the amended Use Regulation Summary Tables for RA, RR, and AR Zoning Districts; minimum agricultural parcel size of 50-acres in the Rural Agricultural (RA) District; and one-acre minimum/two-acre maximum for single-family residential parcels in the Rural Agricultural (RA) District, single-family residential 2-acre maximum parcel size, and agricultural 10-acre minimum parcel size in the Rural Residential (RR) District.

On August 31, 2018, the Planning & Zoning Director, Zoning Administrator and Community Planner met to discuss "pain points" with Chapter 19 – Signs and Billboards since the ordinance revision has been adopted for one year.

On September 5, 2018, the Planning & Zoning Director, Community Planner, and Township Manager attended the Pine Grove Mills Small Area Plan Alignment meeting along with Jim May and Mike Patroski, CRPA planning staff; Jenifer McCauley, facilitator; and twenty-two interested Pine Grove Mills residents.

On September 6, 2018, the Planning & Zoning Director attended a meeting with the Centre County Housing & Land Trust Strategic Planning Committee to discuss revisions to the 2015-2017 Strategic Plan document.

Upcoming Board of Supervisors Agenda Items (9/17/18):

- Conditional Use Application Request from Penn State Golf Courses for a "Foot Golf Course" Area

Upcoming Joint Work Sessions with the Board of Supervisors:

- Tree Commission to discuss Greening the Urban Landscape, Tree Preservation Ordinances and Tree Canopy Survey scheduled for September 11, 2018 from 6:00 p.m. to 9:00 p.m. in the main meeting room
- Source Water Protection Ad Hoc Advisory Board recommendations on the Source Water Protection Overlay Ordinance scheduled for October 9, 2018 from 6:00 p.m. to 9:00 p.m. in the main meeting room

Recent BOS Actions Summary (9/4/18 Regular Meeting):

- Board of Supervisors heard from Ralph Wheland inquiring about the increase in Public Works service costs from 2017 to 2018.
- Board of Supervisors discussed Agricultural Zoning District Amendments with the assistance of Ag. Ad Hoc Committee member Ralph Wheland.
- Board of Supervisors voted unanimously to approve the Step-by-Step School for Early Learning Land Development plan.
- Board of Supervisors voted unanimously to vacate the Right-of-Way identified as "Rec Vee Road."

Upcoming Zoning Hearing Board Agenda (9/25/18):

- Variance Request for 222 Blue Course Drive (King Wealth Strategies) for setbacks and storm water appeal

Mr. Stolinas added that there is a Peer-to-Peer Planning Seminar: "Future Comprehensive Planning Efforts in the Centre Region" on October 4, 2018, in the COG Forum Room, 5:30 Registration/6:00 p.m. Start-Time

Mr. Stolinas also stated that he and Mrs. Schoch will be attending the APA PA Annual Conference October 14th through the 16th in Erie, PA at the Bayfront Convention Center.

VII. ACTIVE PLANS UPDATE

Mr. Stolinas provided the active plans update, which included the following active plans: Kline Subdivision/Lot Consolidation, Pine Hall Traditional Town Development General Master Plan, The Cottages at State College Final PRD, Step by Step Early Learning Land Development Plan, and King Wealth Strategies Land Development Plan.

VIII. CENTRE REGIONAL PLANNING COMMISSION (CRPC) REPORT

Mr. Thompson stated that CRPC met on September 6, 2018. It was announced that Harris Township was named a Gold Certified Sustainable Community. The Commission also addressed the five year review of the Regional Growth Boundary (RGB) and the Sewer Service Area (SSA) Implementation Agreement. This was forwarded to the COG Public Services and Environmental Committee for review as well. CRPC will review this again in 2023. The CRPC had a discussion regarding establishing an affordable housing fund to offset fees for affordable housing, similar to the Agriculture Preservation program. The CRPC discussed the proposal of a program for community events related to land use planning and growth issues. The next meeting is Monday, October 1, 2018 at 12:15 with the COG Transportation and Land Use (TLU) Committee.

IX. SOURCEWATER PROTECTION AD HOC COMMITTEE UPDATE

There was no update.

X. ZONING/SALDO STEERING COMMITTEE UPDATE

Mr. Stolinas stated that staff will schedule a meeting with Environmental Planning and Design (EPD) to go over the comments captured at the joint Board of Supervisors and Ag Ad Hoc Advisory Board work session, as well as staff comments. After that, a new copy of the ordinance update will be distributed to the Planning Commission for its review.

XII. PINE GROVE MILLS—SMALL AREA PLAN

Ms. Strickland stated that the steering committee met and had an alignment meeting where steering committee members brought a friend to evaluate whether or not the steering committee is on the right track. The group went over the survey results and then divided into groups to have smaller discussions on themes that can be identified, things that were liked about the village, things that needed to be improved, and what language should be included in the vision statement. Everything that was discussed was also a main topic out of the survey results—more neighborhood businesses, preserving the history of Pine Grove Mills, keeping the neighborhood vibrant, and supporting community

events. There was also a large discussion about traffic issues in all directions on the main roads—cars, bikers, and pedestrians. The main steering committee will meet again in October and again in November to hold a Town Hall meeting.

XIII. APPROVAL OF THE REGULAR MEETING MINUTES – AUGUST 27, 2018

A motion was made by Mr. Keough and seconded by Mr. McMaster to approve the August 27, 2018 meeting minutes as presented. The motion carried 6-0.

XIII. ADJOURNMENT

There being no further business for the Planning Commission, the meeting adjourned at 7:10 p.m.

RESPECTFULLY SUBMITTED,

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

ROB CRASSWELLER, SECRETARY
FOR THE PLANNING COMMISSION