

**FERGUSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MONDAY, APRIL 23, 2018
6:00 PM**

I. ATTENDANCE

The Planning Commission held its 2nd regular meeting of the month on Monday, April 23, 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
Cristin Mitchell
Jeremie Thompson, alternate

Staff:

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

Others in attendance were: Marcella Bell, Recording Secretary; Justin Mandel (Aspen Hill Partners LLC), Harner Farm Rezoning; Michelle Spiering, Harner Farm Rezoning; Wes Glebe, Harner Farm Rezoning; Chad Stafford, PennTerra Engineering; Karen Mitchell, Owens Drive Park Naming; Ray Clevenger, Owens Drive Park Naming; Bob Rolos, Pinehurst Homes; Dave and Laura Gibbons, Thistlewood Lot #20; Thompson Harner, Harner Farm Rezoning; Dan Harner, Harner Farm Rezoning; and Joni Arrington, resident

II. CALL TO ORDER

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

III. CITIZEN INPUT

There was no input.

IV. PUBLIC HEARING ON OWENS DRIVE PARK NAMING RECOMMENDATION

Mr. Stolinis stated that prior to making a name recommendation to the Board of Township Supervisors for final adoption or amendment, the Township Planning Commission will conduct a public hearing on a proposed park name recommendation for what is currently identified as Owens Drive Park at tax parcel 24-019-,073E,0000-. The Planning Commission will consider naming criteria set forth in the Park Naming Policy and hear public comment on suggested names. Staff has also provided a submitted list of submissions from the Centre Region Parks and Recreation Director, Pam Salokangas and Ferguson Township Communications Coordinator, Diana Griffith.

Mr. Keough felt that if the Planning Commission were to recommend that the park be named after a person, that person should be or have been a part of the Ferguson Township community. Ms. Strickland and Ms. Mitchell both stated that they were hesitant to use a person's name for the park name.

There was a brief discussion regarding the Planning Commission member's ideas on park name recommendations to the Board of Supervisors.

A Ferguson Township resident stated that he submitted former State College Mayor, Elizabeth Goreham's name as a recommendation for the park name; however, he has changed his mind. He believes that having a nature theme for the park is better suited.

Ms. Karen Mitchell, a resident of Owens Drive stated that she would rather see the word "aviary" be used instead of "Bird's Nest".

The Planning Commission members gave the following recommendations for the Owens Drive Park name for the Board of Supervisors to consider:

- Westerly Woods
- Birds Nest
- Kunkle Grove/Woods/Nature Area
- The Birds Nest at Kunkle Grove/Woods/Nature Area

The Planning Commission would like to see a bird theme for this passive park.

A motion was made by Mr. Wheland and seconded by Mr. Crassweller to close the public hearing for the Owens Drive Park Naming Recommendations to the Board of Supervisors. The motion carried 6-0 (Mr. Scott was not in attendance for this meeting).

V. THISTLEWOOD LOT #20 LAND DEVELOPMENT PLAN

Mr. Stolas stated that the September 24, 2004 Final Thistlewood Subdivision Plan indicates that certain individual land development plans shall be prepared for approval by the Ferguson Township Board of Supervisors and must be in conformance with the provisions of Chapter 27, Section 702.c.1-7 of the Ferguson Township Subdivision and Land Development Ordinance (SALDO). Lot # 20 is identified as such a lot and contains 1.449 acres at 170 Treetops Drive. A proposed single-family dwelling on the lot will contain a building area of 2,794 square foot with a 2,810 square foot parking area and driveway. Drainage easement areas and an existing wetland have been delineated on the record plan along with all utility connections. A 10' shade tree easement runs along the front property line along with a 10' utility easement. On April 4, 2018, a request for modification of the requirements of the SALDO was submitted for review. The request is for relief of Section 22-510.2B: No excavation shall be made resulting in a steeper slope than one to three vertical-horizontal.

Mrs. Schoch stated that outlined in the memo that the Planning Commission received in its packet is the request for modification. During its initial review, the Planning Commission's major concern was the slope behind the proposed house. The applicants submitted a Geotechnical Report to the Township indicating that the slope would not cause any harm to the property because of it. Stahl Shaffer Engineering also reviewed the Geotechnical Report on behalf of the Township and agreed with the analysis that CMT Laboratories provided. The Township Engineer feels that the Geotechnical Report

is sufficient enough for the plan to move forward. Planning and Zoning staff also feel that the plan can move forward since there are only administrative comments remaining.

In response to a question from Mr. Crassweller, Mrs. Schoch explained that the Thistlewood Lot #18 plan was submitted with the modification request to show that there have been other lots in Thistlewood that have approved Land Development plans with a 2 to 1 slope. In response to a question from Mr. Crasweller, Mr. Stolinis stated that he is not aware of any restrictions regarding a driveway being placed too close to the adjacent easement owned by the Thistlewood Homeowner's Association.

Mrs. Schoch explained that as part of the plan approval, the Township is requiring the applicant to hire an independent Geotechnical Engineer to observe the property during construction to ensure the slope remains intact. Mr. Stafford went on to explained that the Geotechnical Engineer will most likely only need to be on the property for one day or so.

A motion was made by Mr. Keough and seconded by Mr. Crassweller to recommend approval of the requested modification to Chapter 22-510.2.A and approval of the Thistlewood Lot #20 Land Development Plan, condition upon the modification request being approved and the outstanding comments being met. The motion carried 6-0.

VI. HUMMEL SUBDIVISION AND LOT CONSOLIDATION PLAN

Mr. Stolinis stated that the Hummel subdivision, located on Ridge Road, approximately 260' east of Plainfield Drive off West Pine Grove Road, tax parcel 24-007-,014E,0000- of 3.85 acres, consists of a three-lot subdivision plan. This plan is first proposing the consolidation of a portion of tax parcel 24-007-014E with 24-007-014C which will create the revised tax parcels of 24-007-014E (1.181 acres) and 24-007-024C (3.350 acres) and create the residual Lot 1 (1.208 acres) along West Pine Grove Road. Subdivision plans have been submitted by Penn Terra Engineering, Inc., on behalf of the applicant, Philip Mandzik. Three (3) requests for modifications from requirements of the Subdivision and Land Development Ordinance have been made. They are as follows: 1. Chapter 22.512.1: Sidewalks, 2. Chapter 22-513.2.1.2: Public Use and Service Areas, and 3. Chapter 22-506.3.B: Paved cartway width for all public streets shall meet municipal standards. Additionally, the applicant has submitted a Sewage Facilities Planning Module for Lot 1 lateral connection into the UAJA system. Tax parcel 24-007-014C is serviced by UAJA and is only a lot addition. A reserve backup system has been identified for tax parcel. 24-007-014E.

Mrs. Schoch explained that modifications are something that the Board of Supervisors approve, however, staff is asking the Planning Commission for their input on the requested modifications. She went on to explain that the closest sidewalks to this property are in Pine Grove Mills on Deepwood Drive which is about .25 miles away. The applicants are requesting relief from being required to install sidewalks. When the Planning Commission reviewed this plan initially, there were comments regarding whether or not this subdivision would require a fee-in-lieu for parkland. Mrs. Schoch stated that the ordinance does require a fee-in-lieu for parkland and the applicant is requesting relief from that requirement. Mrs. Schoch stated that staff received a letter

from Centre Region Fire Director, Steve Bair, regarding the required cartway width that the applicants are requesting relief from.

Mr. Stafford spoke to the intentions of the property owner of lot 2. There are no plans to build a dwelling unit across the right-of-way. There was a lengthy discussion about the details of the subdivision and lot consolidation. The discussion centered on whether or not lot 2 could be one lot and still be conforming since the right-of-way runs through the middle of the property. It was also discovered that if lot 2 was consolidated, it would be a non-conforming lot if the property owner wanted to build an additional housing unit since the consolidated lot would be just over three acres in size. There was also discussion regarding correspondence from the Township Solicitor on whether the 30' and 50' right-of-way is in fact a right-of-way or a fee simple.

Because there were many outstanding issues, and because the applicant would like to have their attorney give a legal opinion on the right-of-way/fee simple issue, the Planning Commission tabled the discussion until the next meeting.

VII. PINE HALL GENERAL MASTER PLAN SUBMISSION

Mr. Stolas stated that on February 21, 2018, Residential Housing Development, LLC submitted a General Master Plan for the Pine Hall TTD. The General Master Plan includes a retail core containing a town center with commercial retail, live/work units, a central public plaza, and on the commercial fringe, hotel, supermarket, drug store and parking structure. The residential areas provide a wide variety of options including single-family, multi-family, townhomes, and a planned eco-village. Planning and Zoning staff have provided the plans to Board and Planning Commission members along with multiple county and regional agencies for their initial review and input. Planning and Zoning staff have provided Keller Engineering, Inc. and Land Design with preliminary comments. On Monday, April 16, 2018, the Board of Supervisors authorized scheduling a future work session between the applicant, Board of Supervisors, Planning Commission, and staff for the end of May. Staff has provided the Planning Commission with initial comments and a memo containing the intent of the Traditional Town Development District and items to consider reviewing the Master Plan's overall vision.

Mr. Stolas provided the Planning Commission with other items to consider while reviewing and providing comments on the plan:

- Street layout and circulation within the site.
- The Plan proposes three phases, and as currently proposed, each Phase will be one Specific Implementation Plan. This is different from other TTD and PRDs in the Township, as they are broken up into many phases, some have even changed from what was originally submitted. This could have a positive effect on the Plan, since we would see Commercial development, work force housing, student rentals, and for sale units all within one phase. Do you have any comments or concerns on this proposal?
- How do you feel the Workforce Housing is integrated into the development, with being noncontiguous, as required by the ordinance?

- Do you feel the Eco District, as currently proposed, meets the outcome of the Design Charrette held in February 2017?

Mrs. Schoch noted that the traffic impact study is still being reviewed and the validity challenge by the Circleville Road Partners has not been decided.

The Planning Commission provided the following initial comments for the Pine Hall General Master Plan:

- The layout is very busy and the center of the development is not easy to see.
- There was a general consensus to the proposed phasing of the plan and the time table that is being proposed; however, the Planning Commission had concerns that the developer would not be able to follow the phasing schedule because it is very aggressive.
- The Planning Commission would not like for the developer to break it into more phases.
- Mr. Keough expressed concern about the economic viability of the phasing plan.
- The Planning Commission members would like to know which parts of the phasing plans will be started first so there is a known timeline.
- A few Planning Commission members expressed concern regarding the disturbance of the trees in the drainage field during construction.
- Mr. Keough does not want to approve the eco-village as a part of the master plan because he feels that there will need to be a lot of discussion with the developer to get the characteristic of the eco-village right.
- There was a consensus that there is a lot of parking over what is required.
- The Planning Commission noted that there are very many rental units and not very many for-sale units.
- The open space should be incorporated for cold-weather use due to the inclement weather in Pennsylvania. The developer should also consider covered parking due to the inclement weather.
- The Planning Commission would like to know which designated open spaces are not also stormwater management areas.
- For the open spaces that are stormwater management areas, how useable are the spaces?
- Which elementary school will service this area?
- If Corl Street Elementary services this development, could there be a bike path to the school for safe traveling for the students?
- Mr. Wes Glebe stated that the developers should consider a walk-over bridge from the development to the bike path on the other side of Blue Course Drive.

- It should be considered to have a “pedestrian only” signal time on the West College Avenue and Blue Course Drive intersection traffic signal.
- Are the roads on the general master plan one or two way?
- The developer should consider more alleys as to reduce to number of people backing out onto the street within the development.
- The developer should consider adding more CATA Bus stops or orient the bus stops evenly throughout the development.
- A few Planning Commission members felt that there was not enough open space or that the open space areas were too small for public use.

Mrs. Schoch thanked the Planning Commission for its comments and will incorporate them into the next comment round for Residential Housing to consider.

VIII. REZONING REQUEST—2191 WEST WHITEHALL ROAD, HARNER FARMS

Due to his relationship with this agenda item, Mr. McMaster removed himself from the discussion, sat in the audience, and abstained from any recommendations.

Mr. Stolinas stated that Aspen Whitehall Partners, LLC on behalf of Danny R. and Pamela M. Harner and Thompson P. Harner and Nancy P. Harner, submitted a new Application for Rezoning on March 20, 2018 with a modified map request for tax parcel 24-004-,067-,0000- of 71.9 acres, currently zoned RA (Rural Agricultural). The Rezoning Request Map, as resubmitted, illustrates a change from RA to General Commercial (C) (27.3 acres) and Single-Family Residential (R-1) (44.1 acres). The current application differs from the original submitted in May of 2017 as the applicant removed the request for two-family residential (R-2), reduced the size of the area designated General Commercial, and illustrated a projected street design for the development at the intersection of Cato Avenue.

As a result of the resubmission of the rezoning request, staff has updated the rezoning analysis that was first prepared in 2017.

Mrs. Schoch stated that staff updated the analysis with information that was changed from the CRPA Redcap Report as well as information from the new rezoning request. Staff also included the proposed Pine Hall development in the analysis since there is a major commercial area being proposed. Staff also gave comparisons and visuals for other areas in the Centre Region so that the Planning Commission could easily envision what commercial uses could fit on 20 acres of land.

In response to a question from Mr. Wheland, Mrs. Schoch stated that CRPC has not seen this proposed rezoning yet and since the proposed rezoning is within the Regional Growth Boundary (RGB), a Development of Regional Impact (DRI) is not required. The CRPA generally reviews a rezoning proposal upon recommendation of the local planning commission.

The Planning Commission provided the following comments on the proposed Harner Farm Rezoning and analysis:

- There was still concern regarding the sewage flow issues on the property south of Whitehall Road.
- The Planning Commission would like clarification on the last sentence under item number 23 related to the land use analysis. The sentence makes it seem like the proposed rezoning cannot move forward until the Circleville Road Partners Validity challenge with the Pine Hall Development is resolved.
- The letter from the CRPA staff indicates that the proposed rezoning to commercial and single-family housing instead of mixed-use does not comply with the Centre Region Comprehensive Plan or the Future Land Use Map.
- The Planning Commission indicated that staff should use only acreage units on tables 6 and 7 under item 23 instead of square feet.
- Staff should clarify what the 'remaining development' acres represent—buildable area or the entire lot.
- Staff should consider including the 'underdeveloped' or 'underutilized' language from the Centre Region Redcap Report for clarity.
- Mr. Keough asked staff to provide more analysis under item number 26.

A motion was made by Mr. Crassweller and seconded by Mr. Wheland to recommend approval to the Board of Supervisors the request to rezone 2191 West Whitehall Road (Harner Farms) to the proposed mix of Commercial and Single-Family Residential Zoning. The motion carried 3-2. Mr. McMaster abstained.

IX. CONSENT AGENDA

There was no consent agenda.

X. PLANNING DIRECTOR'S REPORT

Mr. Stolinas reviewed his report. On April 10, 2018, the Planning & Zoning Director and Zoning Administrator met with Terry Williams regarding Thistlewood Lot #47 floodplain boundary and proposed home site.

On April 11th, 18th and 23rd, the Planning & Zoning staff met with the Agricultural Ad Hoc Committee members and reviewed Rural Agricultural, Agricultural Research, and Rural Residential Zoning purpose statements; reviewed the Right to Farm Act; considered appropriate lot size in the RA district; and reviewed Principal and Accessory Uses with the three agricultural districts.

On April 11, 2018, the Planning & Zoning Director, Public Works Director, and Chief of Police attended the Neighborhood Association Open Forum in the Main Meeting Room to discuss ongoing Township projects and updates.

On April 13, 2018, the Planning & Zoning Director met with Tom Songer II to review a potential building addition at 3006 Research Drive and requirements associated with a proposed variance request.

On April 16, 2018, the Planning & Zoning Director met with the Public Works Director, Arborist, and members of the Tree Commission to discuss updates to the Zoning and Subdivision and Land Development Ordinances. The Tree Commission requested an opportunity to comment on the second Working Draft Ordinances related to tree requirements in parking areas and updating portions of the landscaping/buffer yard provisions.

On April 18, 2018, the Planning & Zoning Director and Zoning Administrator met with the Ad Hoc Committee for Source Water Protection Overlay Ordinance. Areas of discussion concerned requirements for Facility Profile Sheets, consistency with the Township Stormwater Management Ordinance, blasting, Zone I Radii, PSU Research Farms, Pesticide approval, and Educational Programs as part of the ordinance. The next meeting will be held on Wednesday, May 2 from 2:00-4:00 p.m.

The Planning & Zoning Director scheduled the Pine Grove Mills Small Area Plan kick-off meeting for May 9, 2018 from 6:00-7:30 p.m. at the St. Paul's Lutheran Church.

Upcoming Public Hearings and BOS Tentative Discussion (5/7/18):

- Modification Request for Thistlewood Lot #20 (Slope)
- Modification Request for Hummel Subdivision (Sidewalks, Parkland Fee-in-Lieu & Water Supply – Fire Apparatus Access)
- Owens Drive Park Naming

Recent BOS Actions Summary (4/16/18 Regular Meeting):

- Introduction of Centrice Martin, Assistant to the Manager
- Board of Supervisors approval of the 2nd 90-day time extension until August 5, 2018
- Discussion of the Pine Hall Master Plan

XI. 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, Guenot Subdivision, Hummel Subdivision Plan, The Landings Phase 3A Final Subdivision Plan, the Cottages at State College Final PRD, and the Harner Farm Proposed Rezoning

XII. CENTRE REGIONAL PLANNING COMMISSION (CRPC) REPORT

Ms. Mitchell stated that CRPC has not met.

XIII. SOURCEWATER PROTECTION WORK GROUP UPDATE

Mr. Stolinas stated that he provided the update with his Planning Director's Report.

XIV. ZONING/SALDO STEERING COMMITTEE UPDATE

Mr. Stolinas reminded the Planning Commission to provide their comments to staff by April 27, 2018 so the consultant has time to incorporate the comments for the Joint Board of Supervisors and Planning Commission meeting on May 8, 2018.

XII. APPROVAL OF THE REGULAR MEETING MINUTES – APRIL 9, 2018

A motion was made by Mr. Wheland and seconded by Mr. McMaster to approve the April 9, 2018 meeting minutes as presented. The motion carried 6-0

XIII. ADJOURNMENT

Ms. Mitchell announced that tonight would be her last night as a Ferguson Township Planning Commission member as she is moving to Pittsburg, PA to pursue her law degree.

There being no further business for the Planning Commission, the meeting adjourned at 9:02 p.m.

RESPECTFULLY SUBMITTED,



ROB CRASSWELLER, SECRETARY
FOR THE PLANNING COMMISSION