

**FERGUSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MONDAY, SEPTEMBER 25, 2017
6:00 PM**

I. ATTENDANCE

The Planning Commission held its regular meeting of the month on Monday, September 25, 2017 at the Ferguson Township Municipal Building. In attendance were:

Commission:

Marc McMaster, Chairman,
Rob Crassweller, Vice Chair
Ralph Wheland
Lisa Strickland
Bill Keough
Eric Scott
Andrea Harman
Cristin Mitchell, alternate, absent

Staff:

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

Others in attendance were: Marcella Bell, Recording Secretary; Ruth Cooper, Resident; Lance Cooper, Resident; and Sean Powers, Resident

II. CALL TO ORDER

Mr. McMaster called the September 25, 2017 Planning Commission meeting to order at 6:00 p.m.

III. CITIZEN INPUT

There was no citizens' input

IV. THE LANDINGS PRD SECTION 3A FINAL SUBDIVISION PLAN

Mr. Stolinis stated that on September 11, 2017, Penn Terra Engineering, Inc. on behalf of Johnson Farm Associates, submitted a Final Subdivision Plan as part of The Landings Planned Residential Development Plan (Phase 3A). This phase proposes 27 single-family lots on an extension of Park Centre Boulevard and Quail Run Road. Construction of Dovetail Drive and an extension of Park Centre Boulevard is also proposed. Mr. Stolinis referred to the projector and showed the proposed extension of Park Centre Boulevard, the proposed Dovetail Drive, and the proposed 27 single-family lots. He then turned the floor over to Ms. Schoch.

Ms. Schoch stated that the plan is currently being reviewed by Ferguson Township Planning & Zoning Department, NTM Engineering (for Stormwater), Centre County Planning Office, CRPA, CATA, COG Recycling and Refuse, Centre Region Fire Director, Township Solicitor, Township Engineer, Township Arborist, Ferguson Township Tree Commission, Ed Poprik (Director of Physical Plant at State College Area School District), and Michael Moyer (Centre County 911). So far staff has received comments back from Centre County Planning Office, the Township Engineer, the Township Arborist, Ed Poprik, and Michael Moyer. The reviewer's comments are due back to staff on September 27. Ms. Schoch stated that her biggest comment relates to the PRD Terms and Conditions. The developer negotiated terms and conditions at the beginning of the PRD process and

throughout the life of the PRD, the terms and conditions can be modified by the Board of Supervisors. Ms. Schoch stated that back in 2015, a Traffic Impact Study was started for Phase 3 and 4 of the Landings PRD. The traffic study covered two scenarios of Phase 3 and 4. One scenario proposed 57 single-family homes in Phase 3 and 42 townhomes in Phase 4. The other scenario proposed 43 single-family homes in Phase 3 and 96 townhomes in Phase 4. The Township Engineer, Ron Seybert, concluded that the intersections would not fail if Park Centre Boulevard was not extended to Blue Course Drive. Ms. Schoch explained that there is a requirement in the Landings PRD Terms and Conditions that Park Centre Boulevard be extended out to Blue Course Drive in Phase 3 of the PRD.

The Planning Commission members provided the following comments for staff:

- Many of the Commission members felt that there needs to be more discussion of the intersection of Blue Course Drive and Park Centre Boulevard
- It was of the Commission's opinion that the developers build the Park Centre Boulevard extension to Blue Course Drive during Phase 3, as the Terms and Conditions require.
- The Stormwater Engineer should look into the handling of rainwater and roof run off when reviewing the plan, since there have been issues in other developments regarding rainwater and roof run off.
- Many of the Planning Commission members felt that the Park Centre Boulevard extension to Blue Course Drive would change the dynamic of the Landings neighborhood.
- It was of the opinion of some Planning Commission members that extending Park Centre Boulevard to Blue Course Drive would impact the intersection of Westerly Parkway and Blue Course Drive.
- Many of the Planning Commission members were concerned that citizens would use the Park Centre Boulevard extension to get to Westerly Parkway, creating a lot of cut-through traffic.
- Some of the Commission members were concerned with the Park Centre Boulevard extension cutting through private property, specifically Steve White's property, since the extension runs through a large portion of the property.

In response to comments from Mr. Keough and Mr. Crassweller regarding the remaining phases, Ms. Schoch stated that Phases 7A and 7B totals 8 acres and will be used for common open space. Mr. Stolas added that Phase 8 is designated neighborhood commercial which totals 6 acres, Phase 10 is designated multifamily residential and neighborhood commercial which totals about 3 acres, and Phase 4 is designated multifamily residential (tot lot improvements) which totals 10 acres. Phase 1A and 1B are completed single-family residential lots.

In response to a question from Mr. Crassweller, Ms. Schoch explained that there is a proposed 10-foot sidewalk and utility easement. Mr. Stolinis added that the sidewalk will be on one side of Dovetail Drive, on one side of Quail Run Road, and along the Park Centre Boulevard extension.

Planning and Zoning staff will provide the Planning Commission's comments to Penn Terra Engineering, and the Planning Commission will see an updated Phase 3A Plan in the near future.

V. PLANNING DIRECTOR'S REPORT

Mr. Stolinis reviewed his report. On September 11, 2017, the Planning & Zoning staff met with Public Works staff to review the proposed location of the new Public Works building slated to be placed at the northwest corner of the property. Also on September 11, 2017, the Planning & Zoning Director attended the TLU committee at the COG Forum. The main topic for the meeting was beneficial reuse of water. Mr. Keough stated that he does not believe there is enough of a return on investment for the University Area Joint Authority (UAJA) regarding the Beneficial Reuse Water Project. It was of his opinion that the Centre Region is not in major danger regarding capacity issues compared to the amount of dollars spent on beneficial reuse water projects.

On September 13, 2017, the Planning & Zoning Director and Zoning Administrator met with Angela Volz of 871 N. Allen St. and further discussed options for a rental unit on the property. Also on September 13, 2017, the Planning & Zoning Director attended the CCHLT Board of Directors meeting in College Township.

On September 15, 2017, the Planning & Zoning Director and Community Planner attended a meeting with CRPA staff to discuss the upcoming update to the REDCAP Report. Planning & Zoning staff will assist in estimating total residential and non-residential development capacity inside the RGB/SSA and provide up-to-date information on the status of various plans.

On September 20, 2017, the Planning & Zoning Director and Zoning Administrator met with Charles Driscoll regarding property at 3510 W. College Ave. regarding automobile storage and previous attempts to remedy the violation. Also on September 20, 2017, the Planning & Zoning Director and Zoning Administrator attended a meeting at Schlow Library for a presentation from Nathan Rasmussen, Library IT Services, regarding the "TV White Space Project" that will Wi-Fi/Internet Access at 5 parks throughout the Centre Region, including Tom Tudek Park in Ferguson Township. The Schlow Library is partnering with Centre Region Parks and Recreation on this initiative to provide broadband access to disadvantaged school age population. Many of the Planning Commission members felt that SCHLOW and CRPR could allocate the TV White Space Project money to a better use. Some felt that their reasoning for this project was not conclusive enough to go forward.

On September 21, 2017, the Planning & Zoning Director participated in a C-NET Program titled "Around the County" with Ann Danahy along with other planners from the Centre Region and County. The program will entail a local planning discussion in

anticipation for the upcoming Pennsylvania Planning Association conference. In relation to the Conference, the Board of Supervisors adopted the "Community Planning Month" proclamation for October in Ferguson Township. A heartfelt thank you goes out to the many volunteers, both present and previous, on the Ferguson Township Planning Commission and Zoning Hearing Board for their dedicated planning service to making their community a vibrant place to live and work. The proclamation is included in the meeting packet. Also on September 21, 2017, the Planning & Zoning Director and Zoning Administrator attended a Webinar titled "From Planning to Approval: A Net Zero Solution" that covered the Borough of Forest Hills (Pittsburgh area) planning process and features of the Net Zero Energy Borough Building.

On September 22, 2017, the Planning & Zoning Director, Zoning Administrator, Community Planner met with Carolyn Yeagle of EPD to conduct a working meeting on the draft Zoning Ordinance. The Planning Commission shall receive a copy of the working draft on October 9. Also on September 22, 2017, the Planning & Zoning staff met with Matt Harlow of ELA Group and representatives of Berks Homes to discuss the remaining phases of Turnberry TTD. Lastly, on September 22, 2017, the Planning & Zoning Director attended a demo with the Sustainability Institute about a web-based civic engagement platform called "PlaceSpeak". It is a tool that can help to engage residents in our community on a variety of topics, whether it is a new action sports park or where to locate a new trail or protecting a watershed. It has applications for a wide variety of place-based topics including land-use changes, zoning, and historical preservation.

At the September 18, 2017 Board of Supervisors meeting, a motion passed unanimously to provide C-NET coverage for Planning Commission meetings starting in January 2018. Mr. Keough requested that staff schedule a meeting with Planning Commission Members, Township Planning and Zoning Staff, and C-NET staff to discuss the staging for the Planning Commission meetings starting in January. He is concerned that the current staging will be intimidating for the public because of the dynamic conversation that the Planning Commission has with public speakers during the meetings.

VI. ACTIVE PLANS UPDATE

Ms. Schoch provided the active plans update, which included the following active plans: The Landings Phase 3A Final Subdivision Plan, Science Park Plaza Land Development Plan, West Cherry Lane Multi-Use Building Lot Consolidation and Land Development Plan, J.L. Cidery at J.L. Farms, CSC Northland Buffalo Wild Wings, The Cottages at State College Final PRD, and Whitehall Road Regional Park.

Ms. Schoch stated that staff received the official plan withdrawal letter for Buffalo Wild Wings from Bohler Engineers. Ms. Schoch added that staff has been informed that Penn Terra Engineering will be submitting an official plan withdrawal letter for the West Cherry Lane Multi-Use Building Lot Consolidation Plan. Staff has also been informed that the Centre Region Council of Governments plans to withdraw the Whitehall Road Regional Park Plan as well.

VII. CENTRE REGION PLANNING COMMISSION (CRPC) REPORT

Ms. Strickland stated that CRPC has not met since the last meeting and will meet October 5, 2017.

VIII. SOURCEWATER PROTECTION WORK GROUP UPDATE

There was no update.

IX. ZONING/SALDO STEERING COMMITTEE UPDATE

Mr. Stolinis stated that the Planning Commission will receive a working draft Zoning Ordinance on October 9, 2017 to review and provide comments on at a future meeting.

X. APPROVAL OF THE REGULAR MEETING MINUTES – AUGUST 14, 2017

Mr. Wheland referred to page three, paragraph two and stated that he does not believe he said the first sentence. Mr. Crassweller added that he said the first sentence of that paragraph.

A motion was made by Mr. Wheland and seconded by Mr. Crassweller to approve the corrected September 11, 2017 meeting minutes. The motion carried unanimously.

XI. ADJOURNMENT

There being no further business for the Planning Commission, Mr. Crassweller made a motion to adjourn the meeting at 7:03 p.m. The motion carried unanimously.

RESPECTFULLY SUBMITTED,



LISA STRICKLAND, SECRETARY

FOR THE PLANNING COMMISSION