

**FERGUSON TOWNSHIP PLANNING COMMISSION  
MEETING AGENDA  
Monday, August 22, 2016  
6:00 PM**

**I. ATTENDANCE**

The Planning Commission held its regular meeting of the month on Monday, August 22, 2016 at the Ferguson Township Municipal Building. In attendance were:

**Commission:**

Marc McMaster, Chairman  
Rob Crassweller, Vice Chair  
Scott Harkcom- Absent  
Lisa Strickland  
Kurt Homan  
Ralph Wheland  
Erik Scott  
Bill Keough  
Cristin Mitchell

**Staff:**

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

Others in attendance are: Tonya Jackson, Recording Secretary; Ken Gray, Team Rahal; Justin Newman, Crossings; Tory DeHaven, The Crossings; Ron Ferris, Team Rahal; Fred Henry, Dionisio; Joe Dionisio, applicant.

**II. CITIZEN INPUT**

Mr. George Pytel, member of the Zoning Hearing Board, stated he apologizes for being late, however, he stated that the Joseph D and Lois Dionisio Subdivision request, the applicant cannot own at the centerline of S.R. 45. He stated the variance request was approved for the lot size requirements only and not in the state right of way. Mr. McMaster requested Staff assure the subdivision is legal.

**III. JOSEPH D. & LOIS A. DIONISIO SUBDIVISION**

Mr. Stolas stated that the owners propose a subdivision of their 57.43-acre lot into two (2) lots along S.R. 45 that includes Lot #1 of 20.21 acres and Lot #2 consisting of 37.22 acres. The subdivision of the lot will occur at the centerline of S.R. 45. Lot #1 contains an existing home and approved septic system and Lot #2 contains a tested area for a proposed septic system. The area is zoned as Rural Agricultural (RA) as the property owners applied for and received a variance from the Zoning Hearing Board in 2015 for lot size requirements within the district. The existing lot is enrolled within the Ferguson Township Agricultural Security Area and has been noted on the plans.

Mr. Stolas stated the Staff is requesting the Planning Commission recommend approval of the proposed two-lot subdivision to the Board of Supervisors. In addition,

authorize the Planning Commission Chairman and Zoning Administrator sign "Section J. Planning Agency Review" of the Sewage Facilities Planning Module and forward to the Department of Environmental Protection.

Ms. Schoch noted that the Agricultural setbacks comment on the memorandum has been resolved. Mr. Wheland asked if approving this request with the lot lines that are through a roadway could be creating a precedent.

Mr. Ressler answered he is not sure if it would create a precedent since an applicant would have to submit their variance to the Zoning Hearing Board and they would make the decision. Ms. Schoch stated a variance request is determined on case by case basis and the lot size would be what the Board would be willing to accept. Mr. Wheland stated the lot size should be 50 acres for an Agricultural parcel especially when they are going to have animals.

Ms. Strickland asked for clarification on the use of this two lot subdivision. There was a discussion among the Commission if the variance request had been granted.

Mr. Wheland made a motion to recommend APPROVAL subject to the conditions on the August 18, 2016 memorandum. Mr. Crassweller seconded the motion. Mr. Stolinas stated the DEP Planning Module, Section J which needs to be signed by the Chairman and Zoning officer for the consistent with local ordinances also needs to be included. The vote carried unanimously.

#### **IV. ACCUWEATHER REPLOT OF TAX PARCELS 24-004-021R & 24-433-027**

Mr. Stolinas stated the purpose of the plan is to replot the property line between Tax Parcel 24-004-027, Sound Technologies, Inc., located at 401 Science Park Road and Tax Parcel 24-004-021R, Accuweather, located at 385 Science Park Road. The replot will result in a 9,000 ft.<sup>2</sup> or 0.207-acre increase to the Accuweather tax parcel for revised acreage of 6.333 acres and a resulting acreage for Sound Technologies, Inc. at 10.129 acres. Both parcels are within the Light Industry, Research and Development (IRD) zoning district. Mr. Stolinas outlined the plans setbacks front 50 side 25 and rear 50. He stated the parking requirements for Accuweather providing 206 stalls which 86 are required and Sound Technologies 308 parking stalls with 257 required. Mr. Stolinas presented an aerial photo and a survey that illustrates the 9,000 square feet being conveyed to from Accuweather to Sound Technologies.

Mr. Stolinas asked the Planning Commission to review and provide recommendation on the proposed replot of land between Accuweather and Sound Technology, Inc.

Mr. Crassweller asked if the dedicated area would be a driveway. Mr. Ressler answered it would be used for parking. Mr. McMaster stated the Planning Commission has no comments on the plan.

## **V. THE CROSSINGS AT STATE COLLEGE SPECIFIC IMPLEMENTATION PLAN**

Mr. Stolinas stated that ELA Group, Inc. on behalf of State College AL Investors, LLC submitted a proposal to develop a Personal and Memory Care Retirement Community within the Turnberry Traditional Town Development between Blue Course Drive and Havershire Boulevard. The Planning Commission initially reviewed this SIP at the July 11<sup>th</sup> meeting. The proposed facility will encompass a 93,342 ft.<sup>2</sup> building and impervious footprint on 14.73 acres. This area is considered Phase 8 on the approved Master Plan, Phasing Component – 2015 Update. A second round of agency and engineering comments were due back to staff on August 16, 2016.

Mr. Stolinas requested the Planning Commission to recommend approval to the Board of Supervisors for the Crossings at State College Specific Implementation Plan.

Mr. Stolinas stated Staff met with Todd Smith and Scott Brown to review and resolve the remaining comments. Ms. Schoch stated there were 29 comments remaining and with the discussions they are cut down to 10 comments. She explained a meeting will be held with the Township Engineer to work through some of the stormwater comments and an easement will be installed to add a sidewalk. She stated all other comments can be addressed at a staff level and recommends the Planning Commission to recommend approval.

Mr. Crassweller stated he was confused about the phasing of the project not to commence until 2026. Mr. Todd Smith of ELA Group, along with Turnberry the phasing of this project was supposed to be 2026 but they want to develop it in 2016. He stated they want to defer the side walk until the Turnberry Development is completed. He stated the curb on the property line is shallow with the construction of the side walk. He stated the developers would like to defer the sidewalk and planting of the street trees until the connection to Pinehall is complete. Mr. Smith stated they are going to get a 9-foot easement to plant the trees since the area is so shallow but wanted to deferred construction of the sidewalk for safety reasons since the sidewalk will stop and dead-end in area where pedestrian would likely cross Blue Course. Ms. Schoch stated the Township Engineer is creating a sidewalk easement agreement to be recorded with this plan. Mr. Crassweller asked why this plan needed a traffic study when the school property did not need a traffic study. Mr. Smith stated their traffic study scope were at intersections of Westerly and Bluecourse, Martin Street and Bluecourse and Science Park and Valley Vista. He stated at the same time as part of a compressive study for the Township it was noted there are a few results from the traffic study that the developer will help to contribute a fair share to the traffic improvements. Mr. Crassweller asked what would be the developer's fair share of traffic improvements. Mr. Smith stated Bluecourse and Westerly has a signal change and this improvement is already completed. He stated they are waiting on the results of the traffic study from the Township Engineer. Mr. Stolinas stated Staff cannot answer what the developer's fair share of traffic improvements would be at this time.

Ms. Strickland asked if the definitions of the fair share be in the terms and conditions. Ms. Schoch stated they would not be included. Ms. Strickland asked for the illustration



of the development. Mr. Smith reviewed the drawings. Ms. Strickland asked about any improvements for the outside livable space. Mr. Smith stated after the meeting with Staff, it was determined instead of an observation deck near the multiuse trail, they would provide a bench, plant a shade tree and create a trail head adjacent to the parking area. He stated the developer agreed to make these additions.

Mr. Homan stated he is happy to see the seating area but he does not want the residents to have to cross traffic to get to the area.

Mr. Justin Newman, Smith Packett of Roanoke, VA, stated the residents would likely not use the area alone because most of them are in their mid to the late 80's and their mobility is limited. Mr. Newman stated physical therapist is on site for exercise. Mr. Smith stated the trail is on the master plan and the area would be for the family members who want to get out and walk in the courtyard and multiuse trail.

Mr. Keough stated since this facility would be near the college residents the multiuse trail would be an access for part time workers for the Crossings. Mr. Scott stated there is sidewalk along Bluecourse that could be used and this access is redundant. Ms. Schoch stated the trail would be a privately owned and the Township would not take it over.

Mr. Homan made a motion to recommend APPROVAL of The Crossings at State College Specific Implementation Plan with Staff conditions. Mr. Wheland seconded the motion. The vote carried unanimously.

## **VI. REZONING APPLICATION TEAM RAHAL OF LEWISTOWN LLC**

Mr. Stolinas stated on August 4, 2016, Planning and Zoning staff received an Application for Rezoning from Wix, Wenger & Weidner, Harrisburg, PA on behalf of Team Rahal of Lewistown, LLC to rezone a parcel located at 3650 West College Ave. The property is currently zoned Rural Agricultural (RA), owned by James and Elizabeth Irwin. An adjacent property at 3610 West College Ave., owned by Team Rahal, is zoned Commercial (C). On August 15, 2016, the Board of Supervisors reviewed the application submission and referred it the Planning Commission for further recommendation.

Mr. Stolinas requested that the Planning Commission review and recommend to the Board of Supervisors the proposed Zoning Map Amendment. Mr. Stolinas pointed out where the water and sewage line.

Mr. Ron Ferris, owner of Team Rahal of Lewistown, purchased the site, approached the neighbors and Mr. and Mrs. Irwin sold the 3 acre parcel to develop a car dealership.

Ms. Strickland asked if this site is in the source water protection area. Mr. Stolinas stated it is in zone 2 and they would look at the facility for underground uses. Ms. Strickland stated would there be car washing and gasoline uses. Mr. Ferris stated they recycle all their car wash water and they would have above ground gasoline facilities. Ms. Strickland asked how the car dealership would affect the buffer. Mr. Ferris stated the

buffer would be in the stormwater detention area would be located in the buffer. Mr. Wheland asked what about the Farrell's felt about the car dealership. Mr. Ferris stated he Mr. Farrell was only going to stay a couple of years and Mr. Ferris was going to allow him to stay. Mr. Ferris stated he offered him a settlement to move sooner and Mr. Farrell agreed. Unfortunately, Mr. Farrell past away a couple weeks ago and he isn't sure what Mrs. Farrell is doing but she was willing to sell.

Mr. Homan asked if this would create more traffic. He requested staff to look at the traffic impacts for the site.

Mr. Crassweller asked if there would be two entrances. Mr. Ferris stated they would like to two entrances. There was a discussion as to if the area was going to turn into car alley and extend in to Pine Grove. Mr. Ferris stated it was difficult to find 7 acres of land for the dealership and this acreage is the required amount by Honda. Mr. Keough stated it should be in the regional growth boundary and it seems to be a reasonable for the parcel zoning to be changed to a Commercial lot for the dealership. Ms. Mitchell stated she is concerned about making the change. Mr. McMaster asked staff what could be done on this lot RA zoning lot. Mr. Ressler stated without researching it the current zoning only use would be for the house to be on the parcel.

Mr. Wheland made a motion to recommend APPROVAL of the Zoning Map Amendment to the Board of Supervisors. Mr. Scott seconded the motion. The vote carried 5-1. Mr. Homan voted against it.

## **VII. ZONING AND SALDO UPDATE STEERING COMMITTEE**

Mr. Stolas stated on July 29, 2016, the Planning and Zoning staff met with representatives from Environmental Planning & Design, LLC from Pittsburgh, PA to initiate the update to the Zoning Ordinance, Zoning Map and Subdivision and Land Development Ordinance. As part of this update, staff and the consultants will depend upon input from a small Steering Committee throughout the update process. Staff requests that two members of the Planning Commission participate with the Steering Committee. The schedule includes Steering Committee participation on a monthly basis for the next eight months.

Mr. Stolas requested Planning Commission recommends two members participate with a Steering Committee to assist Planning & Zoning staff and Environmental Planning & Design, LLC during the Zoning and SALDO update process.

Mr. Stolas asked volunteers for the committee. Ms. Mitchell and Mr. Wheland volunteered to be on the Steering Committee. There was a discussion as to the time of the meeting and if a member of the Commission would be a farmer. Mr. Stolas will recommend to the Township Manager those members that volunteered for the Zoning and SALDO Ordinance Revision Steering Committee.

#### **VIII. PLANNING DIRECTOR REPORT**

Mr. Stolinas reviewed his Director report. Mr. Stolinas stated Lindsay Schoch has stepped up to filling for GIS project while our current technician is out for health issues. Mr. Stolinas stated Scott Harkcom resigned from the Planning Commission effective immediately. Ms. Strickland volunteered to be the new Secretary of the Planning Commission. The Planning Commission Chairman sent a notification to the Board of Supervisors to begin the process of filling the vacancy.

#### **IX. ACTIVE PLANS UPDATE**

Ms. Schoch reviewed the active plans update. Ms. Mitchell stated she noticed some stormwater issues on the proposed Dunkin Donuts site. Ms. Schoch stated the plan is under our new stormwater regulations with the development of the Dunkin Donuts the stormwater issues should be resolved.

#### **X. CENTRE REGION PLANNING COMMISSION REPORT**

Ms. Strickland stated the meeting reviewed Patton Township's University Plan Districts, PC training on line, affordable housing. Ms. Strickland stated Jon Eich asked if the proposed Weis Gas and Go would have a generator to help with pumping gas if the electricity would go out. Mr. Keough stated he thinks there would be a generator with the store because of the cold products. Ms. Strickland stated she attended Millbrook Marsh advisory meeting in June and there is another one scheduled.

#### **XI. SOURCEWATER PROTECTION WORK GROUP UPDATE**

Mr. Stolinas stated the draft went out on Friday and there is meeting September 1, 2016 once they review the draft it will be submitted to the Commission for review.

#### **XII. APPROVAL OF MINUTES JULY 25<sup>TH</sup>, 2016**

Mr. McMaster asked if there are any additions or corrections to the minutes. Mr. Crassweller stated to add that he was absent. Mr. Keough stated Page 4, third paragraph to delete Tadpole Corridor and fifth paragraph the word "retirees" is spelled incorrect, seventh paragraph, it should read 220 billion. Ms. Mitchell stated on Page 4, delete Mr. Mitchell and change it to Ms. Mitchell and Page 3, 5th paragraph, third sentence revise - would not work without the retail. Also on Page 2, last line multi generation community and Ms. Strickland stated on Page 6, seventh paragraph, should read motion to adjourn

Mr. Wheland made a motion to APPROVE the July 25, 2016 minutes. Ms. Strickland seconded the motion. The vote carried unanimously.

**XIII. Adjournment**

Mr. Crassweller made a motion to adjourn the meeting at 7:45 pm. Ms. Strickland seconded the motion. The vote carried unanimously.

Respectfully submitted,

  
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Lisa Strickland, Secretary  
For the Planning Commission