

## **FERGUSON TOWNSHIP PLANNING COMMISSION**

Regular Meeting

Monday, November 14, 2016

6:00 pm

### **I. ATTENDANCE**

The Planning Commission held its regular meeting on Monday, November 14, 2016 at the Ferguson Township Municipal Building. In attendance were:

#### **Commission:**

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

#### **Staff:**

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

Others in attendance included: Marcella Bell, Recording Secretary; five Pennsylvania State University Geography students; Tony Fruchtl, Penn Terra Engineering

### **II. CALL TO ORDER**

Mr. McMaster called the Monday, November 14, 2016 Planning Commission meeting to order at 6:00 pm.

### **III. GUENOT SUBDIVISION**

Ray Stolinis stated that the Ferguson Township Planning Commission originally reviewed the proposed plan on October 24, 2016. The proposed subdivision, which straddles both Ferguson and Halfmoon Townships, would subdivide Lot 2 of 1.012 acres from the existing Lot 1R of 84.393 acres at 2245 West Gatesburg Road. Lot 2, which fronts West Gatesburg Road, contains soil testing for a proposed in-ground septic system and a 30' drainage easement which will be relocated from Lot 2 to the remaining lot frontage area on Lot 1R. Mr. Stolinis then turned the floor over to Lindsay Schoch to address the Planning Commission comments made on October 24, 2016.

Ms. Schoch stated that the Township received a letter from PennTerra Engineers on November, 3, 2016 addressing the comments from the Planning Commission, including clarification on the Pennsylvania Natural Diversity Inventory (PNDI) Study. Halfmoon Township reviewed the proposed plan and requested that future land use be shown on the proposed plan map. Ms. Schoch explained that CRPA Senior Planner, Erica Ehly, is the regional planner for Ferguson Township, as well as the local planner for Halfmoon Township. Ms. Schoch said that there is still some discussion with the Engineering Department about whether the driveways on both properties will be noted, and if the drainage easements will be noted or recorded.

Ms. Schoch explained that she called Christopher Urban of the Pennsylvania Fish & Boat Commission last week, but did not hear back. There was some discussion between the Planning Commission members and Tony Fruchtl, Pennterra Engineering, Inc. representing the Guenot Subdivision on the letter received by Christopher Urban back in September. The

Planning Commission would like Mr. Fruchtl to find out which species were identified in the PNDI Study.

Ms. Schoch added that the Planning Commission had previous concerns of the parcel being subdivided even further, and Mr. Stolinas clarified that there is a limit on further subdivision of the parcel. A note has been placed on the Plan indicating so.

A motion was made by Mr. Wheland and seconded by Mr. Crassweller to recommend approval of the proposed Guenot Subdivision to the Board of Supervisors. The motion carried unanimously.

#### **IV. PLANNING DIRECTOR REPORT**

Mr. Stolinas reviewed the Planning & Zoning Director's Report. On October 24, the Planning & Zoning Director, Township Manager, Assistant Township Manager, and Community Planner met with Andy Haines and Robert Poole regarding the Workforce Housing requirements in the Turnberry Development within in the Traditional Town Development (TTD). In the Workforce Housing Ordinance requirements, 90 houses would have to be built within the TTD. The developer has offered the property to Robert Poole to purchase.

On October 25, the Planning & Zoning Director, Township Manager, Assistant Township Manager, and Finance Director met to discuss the Planning & Zoning proposed budget for 2017. There will be budget meetings on November 16 and 17 with the Ferguson Township Board of Supervisors, and the meetings will be televised on C-Net. Also on October 25, the Planning & Zoning Director, Zoning Administrator, and Community Planner attended a conference call with the Township Manager, Assistant Township Manager, Township Solicitor, and the attorneys/representatives of the Pinehall Development to discuss a potential zoning ordinance amendment related to the review of modifications with a concept plan. In response to a question from Ms. Strickland, Mr. Stolinas explained that the developers are requesting that the Board of Supervisors consider modifications to the master plan as a concept plan versus a preliminary plan. Mr. Ressler stated that he and Mr. Stolinas will have more information after their conference call tomorrow.

On October 27, the Planning & Zoning Director attended the CBICC Economic Development Summit at the Mountain View Country Club. It was an informative session on the economic development opportunities that businesses have taken advantage of. The CBICC was also looking for financial support from Centre Region municipalities as well as municipalities outside of the Region.

On October 31, the Planning & Zoning Director and Zoning Administrator met with Eric Orient regarding allowed uses at 360 West Pine Grove Road. Mr. Orient was looking at potential uses such as a bed and breakfast or a special event venue for this property.

On November 1, the Planning & Zoning Director, Zoning Administrator, and Community Planner met with Tim Lockard regarding 2873 Tadpole Road (Harold Harpster Minor Lot Addition).

On November 2, the Planning & Zoning Director, Zoning Administrator, and Community Planner met with the Centre Region COG Executive Director Jim Steff and the Centre Region Parks & Rec (CRPR) Director Pam Salokongas to discuss the Whitehall Road Regional Park status. Ms. Salokongas is the new CRPR Director, and the meeting provided her with an overview of what has been discussed and decided at previous meetings. After some discussion about a potential revised resubmission, it was agreed upon that the revised plan should go to the Ferguson

Township Planning Commission to review the changes. Ms. Schoch stated that she will respond to Mr. Steff's questions about the timing of the proposed plan and which entities would have the chance to review it later this week. She clarified that any resubmission would have to meet the requirements of the newly adopted Stormwater Ordinance. Also on November 2, the Planning & Zoning Director, Zoning Administrator, and Community Planner met with Centre Regional Planning Agency (CRPA) Senior Planner Erica Ehly to discuss the subdivision, land development, and minor alteration regional review process.

On November 9, the Planning & Zoning Director attended the monthly meeting of the Centre County Housing & Land Trust (CCHLT) as well as the Ferguson Township Home Owners Association Open Forum. Mr. Keough stated that Patton Township had a meeting with the Centre County Housing & Land Trust, and the CCHLT is looking to generate money to be able to hire staff. Mr. Stolinas stated that the CCHLT has requested financial contributions from the Centre Region municipalities, and so far Patton Township has been the only one to make a contribution. The Ferguson Township Board of Supervisors will consider this in its budget meetings. Mr. Stolinas explained that the CCHLT has two homes for sale behind the Sheetz. Skills of Central PA is interested in one of the properties and has met with Patton Township to discuss if the zoning district allowed for a group home. Mr. McMaster explained that the use is allowed in that zoning district, but Skills of Central PA is not interested in buying the home due to the Legacy Program.

On November 10, the Planning and Zoning Director and Assistant Township Manager attended the Fall 2016 DCNR Community Conservation Partnerships Program Grant Workshop. This workshop provided discussions on opportunities for municipalities and non-profit organizations to acquire grants for trails, parks, park acquisitions, and acquisition of lands for repairing areas.

Also on November 10, the Planning and Zoning staff and Sourcewater Protection Work Group met and completed the draft Sourcewater Protection Overlay Ordinance. The draft will be submitted to the Board of Supervisors for its November 21, 2016 meeting to consider referring the draft to the Ferguson Township Planning Commission. In response to a question from Mr. Crassweller, Mr. Stolinas explained that Ferguson Township Administration directed him to send the draft to the Board of Supervisors first. Mr. Stolinas stated that he requested Todd Giddings from the Sourcewater Protection Work Group and Dr. Gary Peterson from the State College Borough Water Authority Board to attend the Planning Commission meeting to answer questions about the Sourcewater Protection Overlay Ordinance.

The next Zoning/SALDO Ordinance Revision Steering Committee will be held on Thursday, November 17, 2016 at 10:00 a.m.

## **V. ACTIVE PLANS UPDATE**

Ms. Schoch reviewed the active plans in the township. This included: Guenot Subdivision; Subdivision/Replot of lands of Accuweather, Inc. and Sound Technology, Inc.; Specific Implementation Plan – The Crossings at State College; Dunkin' Donuts/Weis Gas-N-Go Land Development Plan; CSC Northland/Proposed Commercial Development-Buffalo Wild Wings/Corner of North Atherton and Blue Course Drive; Bowman Subdivision/486 Circleville Road; The Cottages at State College Final PRD/Whitehall Road and Blue Course Drive; and the Whitehall Road Regional Park.

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

Ms. Strickland stated that the Centre Region Planning Commission met jointly with the COG Transportation & Land Use Committee on Thursday November 3, 2016. The discussion

centered around potential changes to the Comprehensive Plan Implementation Program. The general consensus was to change the annual review process to a bi-annual review process to lessen the amount of time CRPA staff uses to review and update the priority project list. There was also discussion on how the CRPC and the COG TLU Committee would add and delete projects from the priority project list. CRPA Director Jim May discussed the potential of reorganizing the COG committees that CRPA reports to. There was discussion about combining the COG Public Safety & Environmental and the COG TLU Committees, but there was not much support for that idea.

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

Mr. Scott stated that the last meeting was focused on land development design standards, including what kind of detail is involved with the plan's distance from things like ponds and sinkholes. There was also some discussion on which ordinance these standards would be a part of. The Work Group agreed that the Department of Environmental Protection (DEP) Agency's Spill Contingency Plan covered sections 12, 13, and 14 of the draft ordinance, so those sections were removed.

In response to a question from Mr. Keough, Ms. Schoch explained that the DEP has already mapped a lot of the sinkholes and depressions for Centre County. Ferguson Township Public Works also maps sinkholes as they pop up. This layer can be uploaded to the GIS mapping system.

In response to a question from Mr. Keough, Mr. Scott stated that he wasn't sure if farmers were exempt from mapping design standards to build a new barn. He explained that lot of the requirements were taken out due to it being cost prohibitive.

## **VIII. APPROVAL OF SEPTEMBER 12, 2016 MEETING MINUTES**

Mr. Stolinas introduced the new Planning Commission Recording Secretary, Marcella Bell. Ms. Bell is the new Administrative Assistant for the Planning & Zoning and Public Works Departments. Ms. Bell comes to Ferguson Township from the Centre Region Planning Agency.

Mr. McMaster stated that under roman numeral III, Science Park Road should be added to the Accuweather address "385 Science Park Road."

A motion was made by Mr. Crassweller and seconded by Mr. Wheland to APPROVE the October 24, 2016 Planning Commission meeting minutes as amended. The motion carried unanimously.

## **IX. ADJOURNMENT**

A motion was made by Ms. Strickland and seconded by Mr. Scott to adjourn the meeting. The motion passed unanimously.

With no further business, the November 14, 2016 Regular Planning Commission meeting was adjourned at 6:45pm.

RESPECTFULLY SUBMITTED,

  
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Lisa Strickland, Secretary  
For the Planning Commission