

FERGUSON TOWNSHIP PLANNING COMMISSION

Regular Meeting
Tuesday, December 6, 2016
6:00 pm

I. ATTENDANCE

The Planning Commission held its regular meeting on Tuesday, November 6, 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

Staff:

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

Others in attendance included: Marcella Bell, Recording Secretary; Benjamin Shuff, 120 North Buckhout Street

II. CALL TO ORDER

Mr. McMaster called the Tuesday, December 6, 2016 Planning Commission meeting to order at 6:00 pm.

III. JERROLD G. CONDO SUBDIVISION

Mr. Stolinis stated that this is the Planning Commission's initial review of the proposed subdivision. This proposed subdivision is located at 577 Johnson Road. The parcel is located both in Franklin Township, Huntingdon County and Ferguson Township, Centre County. The proposed subdivision would subdivide the 5.37-acre parcel into tract 1R of 3.29 acres and 3R of 1.88 acres. The proposed 1.88-acre parcel is situated partially in Ferguson Township and partially in Franklin Township. The portion of the new parcel in Ferguson Township is zoned Rural Residential (RR). Mr. Stolinis explained that there is an on-lot sewer system and a well. The front, side, and back setbacks for the new lot are 20, 30, and 35 feet respectively. Both lots would be residential in use after the subdivision. There is also a shared access road off of Johnson Road in Franklin Township. Mr. Stolinis showed an aerial view on the projector to show the Huntingdon and Centre County boundaries, as well as the structures on the property and the access lane in Franklin Township.

In response to a question from Mr. Scott, Mr. Stolinis stated that the parcel is considered a Centre County parcel. Mr. Ressler stated that in the past, Ferguson Township has issued permits for that parcel to build additions because there wasn't exact knowledge of where the boundary line was for Huntingdon and Centre County. There was some discussion about which Township would provide permits to the specific subdivided parcels, and Mr. Ressler clarified that he would not issue permits to the Huntingdon County parcel.

After some discussion, it was noted that the 18-foot wide Johnson Road is in fact a Township road but that it would be Huntingdon County's responsibility to widen it if it was requested. In response to a question from Mr. Crassweller, Mrs. Schoch stated that because lots 1R and 3R would share a driveway, a shared entrance agreement is required.

Mr. McMaster noted that "survey" is misspelled in Note 8 of the proposed plan.

IV. 120 NORTH BUCKHOUT STREET – CONDITIONAL USE

Ferguson Township received an extension request from Landmark Construction for the continued use of 120 North Buckhout Street as a laydown yard for construction materials to be stored in relation to the construction of the Metropolitan Building within State College Borough. The Board of Supervisors originally granted a Temporary Conditional Use on the property at its regular January 19, 2015 meeting. The Planning Commission originally reviewed this request two years ago. The applicant intends to request to extend the existing Temporary Conditional Use status until November 30, 2017. Mr. Stolinas introduced Ben Shuff, a representative from Landmark Construction and showed photos of the laydown yard, as well as an aerial photo. The hearing for this extension request has been advertised and will be on December 12, 2016 at the Ferguson Township Board of Supervisor's meeting.

Mr. Stolinas explained that this property is located in the Terraced Streetscape District (TSD) and totals one acre, therefore following the requirements for conditional uses. Mr. Stolinas reviewed the continued self-imposed restrictions that Landmark Construction included as a part of the extension request.

Mr. Stolinas stated that one property owner has responded to the hearing notice for the extension request. Wes and Christine Glebe had concerns that all materials be removed from the site no later than the end of November 2017 and that the site be regularly overseen for garbage cleanup, especially along the fence. Mr. and Mrs. Glebe have only had to contact Terry Getz, the Landmark Construction contact for the site, about five or six times within the last two years, and he has been very polite and did what they requested.

Mr. Homan stated that the gate to the laydown yard has been wide open when he's driven by in the past. Mr. Wheland asked when the original conditional use ended, and Mr. McMaster stated that it was supposed to end in January 2017.

A motion was made by Mr. Wheland and seconded by Mr. Crassweller to recommend approval of the extension request to the Board of Supervisors for the December 12, 2016 hearing. The motion carried 6-0 (Andrea Harman was not in attendance).

V. PLANNING DIRECTOR'S REPORT

Mr. Stolinas reviewed the Planning Director's Report. On November 15, 2016, the Planning & Zoning Director, Township Manager, Assistant Township Manager, Zoning Administrator and Community Planner participated in a conference call with Attorney Ron Lucas, Michael Pratt, and Derek Anderson to discuss a proposed zoning ordinance text amendment within the Traditional Town Development (TTD) chapter, authorizing modifications to design standards versus terms and conditions. Additionally, the text amendment includes language related to the number of family and unrelated people per dwelling unit. Since that time, Ferguson Township received an official application for the text amendment. The text amendment has not been referred to the Planning Commission because Ron Lucas (Attorney for Pine Hall), Dwight Ferguson (Attorney for Circleville Partners), and Joe Green (Solicitor for Ferguson Township) are discussing the amendment. Mr. Stolinas stated that in the Municipal Planning Code (MPC), municipalities can regulate a Traditional Town Development (TTD) regarding design standards. The difficult part is that the text amendment is asking for modification to the concept plan.

Also on November 15, 2016, the Planning & Zoning Director and Zoning Administrator met with representatives of the State College Borough Water Authority (SCBWA) and their engineer, Gwin, Dobson & Foreman to discuss the development of a new treatment facility at 3062 Ernest Lane. Well buildings #41, #43, and #53 exist on the parcel. The proposed treatment facility would encompass approximately 18,000 ft.² with parking facilities and a new access drive. The parcel contains two constraints that include Zone A (100-Year Floodplain) and the Riparian Corridor Overlay. There was some discussion about concern for the proposed building in the flood plain. Mr. Stolinas stated that the next step for the SCBWA would be to request a variance and conditional use. After that, they could submit a proposal for a land development.

On November 16, 2016, the Planning & Zoning Director and Public Works Director met with Dan Miller, Pennoni Associates, Walt Schnieder, Centre Region Code and Todd Smith, ELA Group regarding the proposed retaining wall construction along Blue Course Drive adjacent to the Crossings Personal Care/Memory Care facility. A Township Highway Occupancy Permit (HOP) will be required with any encroachment on the right-of-way.

The Planning & Zoning Director attended and presented the Planning & Zoning Budget at the Ferguson Township 2017 Budget Meetings on November 16 and 17.

On November 17, 2016, the Planning & Zoning Director and Community Planner attended the Zoning/SALDO Update Steering Committee with our planning consultant Environmental Planning & Design.

On November 30, 2016, the Planning & Zoning Director and Community Planner were invited to attend the COG Lunch & Learn at the State College Borough Water Authority for a discussion on upcoming SCBWA capital projects.

VI. ACTIVE PLANS UPDATE

Mrs. Schoch reviewed the active plans in the Township. This included: Jerrold G. Condo Replot/Subdivision; Guenot Subdivision; Subdivision 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.

VII. CENTRE REGIONAL PLANNING COMMISSION REPORT

Ms. Strickland stated that the CRPC received the final draft of the State of Housing Report from CRPA Senior Planner Erica Ehly. There was a lot of data in the report relating to housing in the area, statistics of costs, and what people live where. CRPC suggested that there was some data that was not needed and had additional suggestions for the organization of the report. There was consensus that there should be a standard definition for affordable housing and workforce housing so that they are not used interchangeably. The original intent of the report was to get an idea of current and needed student housing and affordable housing. There were problems getting accurate data, as the data is reported as a whole for Centre County.

Ms. Strickland stated that the CRPC received a report about the Beneficial Reuse Water Expansion. The proposal has been completed, but there are issues between SCBWA, the University Area Joint Authority (UAJA), and the College Township Water Authority about losing customers to the UAJA. There was concern about the financial impact of this project as well.

There were comments from some of the CRPC members about installing beneficial reuse water pipes where there is already road construction being done.

VIII. SOURCEWATER PROTECTION WORK GROUP UPDATE

Mr. Scott stated that there is no update since the work group has not met since the last Planning Commission meeting. Mr. Stolinis stated that he will hand out the proposed Sourcewater Protection Ordinance for the Planning Commission to review for the January 9, 2017 meeting.

Mr. Keough expressed his desire for the Sourcewater Protection Work Group to review the proposed ordinance again.

IX. ZONING/SALDO UPDATE STEERING COMMITTEE

Mrs. Schoch stated that the steering committee provided a draft of an amended proposed table of contents. The terminology and graph representations were updated as well. Mr. Wheland stated that the steering committee will start to review the actual text at the next meeting on January 19, 2017.

X. APPROVAL OF MINUTES NOVEMBER 14, 2016

Mr. Crassweller noted that in the CRPC Report, the word bi-annual should be changed to biennial to reflect an every-other-year Comprehensive Plan Implementation Program review process.

A motion was made by Mr. Crassweller and seconded by Mr. Wheland to approved the corrected November 14, 2016 Planning Commission Meeting minutes.

Mr. McMaster announced that this meeting will be Kurt Homan's last meeting as a Planning Commission member. He expressed his gratitude to Mr. Homan for being a part of the Ferguson Township Planning Commission.

XI. ADJOURNMENT

There being no further business, a motion was made by Mr. Crassweller and seconded by Ms. Strickland to adjourn the December 6, 2016 Ferguson Township Planning Commission meeting. The motion carried 6-0.

RESPECTFULLY SUBMITTED,



Lisa Strickland, Secretary
For the Planning Commission