

FERGUSON TOWNSHIP PLANNING COMMISSION

Regular Meeting
Monday, August 11, 2014
7:00 pm

I. ATTENDANCE

The Planning Commission held its second regular meeting of the month on Monday, August 11, 2014 at the Ferguson Township Municipal Building. In attendance were:

Commission:	Rob Crassweller, Chairman	Staff:	Maria Tranguch, Director of Planning & Zoning
	Marc McMaster, Vice Chairman		Jeffrey Ressler, Zoning Officer
	Scott Harkcom, Secretary		
	Ralph Wheland		
	Richard Killian		
	Kurt Homan		
	Lisa Strickland		

Others in attendance included: Heather Bird, Recording Secretary; Todd Smith, ELA Group

II. CALL TO ORDER

Mr. Crassweller called the Monday, August 11, 2014 Ferguson Township Planning Commission meeting to order at 7:00 pm.

III. FOXPOINTE PRD SECTION 1D, HUNTER'S CHASE PHASE 8

Ms. Tranguch stated this phase proposed to subdivide the land into 14 single family lots on 3.242 acres, which, on average will be 4.08 units per acre. This phase is a part of Foxpointe which includes single family, multi-family, neighborhood commercial and open space land uses. This plan was originally approved in 1991. The remaining conditions provided by Ms. Tranguch on her memorandum to the Commission are primarily typical administrative conditions. All of the conditions in the memorandum are still outstanding, but Township staff does not see a problem with resolving all of the conditions.

Mr. Harkcom made a motion to recommend APPROVAL of the Foxpointe PRD Section 1D, Hunter's Chase, Phase 8 planned residential plan subject to the completion of the conditions outlined in the Director of Planning and Zoning memorandum dated August 6, 2014. Mr. McMaster seconded the motion.

The motion passed unanimously.

IV. CSC NORTHLAND REZONING REQUEST AND EXPANDED SCOPE

Ms. Tranguch stated the original request submitted was to rezone the parcel located at 1308 North Atherton. After further analysis, Township staff and regional reviewers suggested the rezoning be expanded to include six additional parcels on the south side of North Atherton Street. The expanded scope would include 6.68 acres currently zoned Office Commercial. They are bound by Blue Course Drive and North Hills Place, which is private and would restrict access. The Township Engineer noted the traffic impact on the site, for a general office building versus a restaurant the traffic could be tripled. The biggest benefit to rezoning these properties would be the potential to provide more amenities to the adjacent higher density residential areas. If this were to be rezoned it would be extremely important to include pedestrian and bicyclist amenities. The impervious coverage would still be 80 % maximum on each site. The rezoning would likely increase transit service. Staff recommends rezoning the seven office commercial parcels to general commercial, the single parcel should not be rezoned due to the potential for spot zoning.

Mr. McMaster stated that rezoning all of the parcels would make sense.

Mr. Homan agreed that the rezoning makes sense.

Mr. Harkcom asked if the four northern most properties had access to North Hills Place. Ms. Tranguch stated no they do not have access.

Mr. Wheland asked if the six other parcel land owners been notified. Ms. Tranguch stated that the process would be after the Planning Commission recommended change in zoning the owners would be notified 30 days prior to a public hearing by the Board of Supervisors. Mr. Wheland would prefer to see these owners involved sooner as this rezoning would greatly change the area.

Mr. Killian stated that he is concerned with making a change that was not requested. He must look at this as a Commissioner and as a resident of Overlook Heights. The office commercial area is well known as the office commercial buffer and this was a compromise with the residents of Overlook Heights when the agricultural lands, currently Giant, were rezoned. The residents in the community feel the buffer is important to remain. He is not in support of the proposal for this zoning change. The traffic will be impacted greatly. Currently this is one of the slowest traffic areas on Atherton due to the large amount of driveway access and changing the zoning could increase the traffic speeds. He does understand that staff is following best practices but this reason is not compelling enough to make these zoning changes.

Ms. Strickland verified with Ms. Tranguch the original request.

Mr. Crassweller questioned how this rezoning would affect the property owners. He stated that this would increase property value by adding additional uses to the land. He does agree with Mr. Killian this area on Atherton Street is a slower traffic area. Mr. Crassweller would like to hear what the property owners have to say about this.

Mr. Terry Williams, Attorney representing the owner of the original request and shopping center stated that the character of the area has changed tremendously overtime so the zoning to reflect the changes. The two lower lots, the bank and the vacant lot could be combined and would not constitute spot zoning in any court. All of these properties would fall within the Corridor Overlay requirements of the Township. The difficulty his clients have is being able to develop a large site under the office commercial zone. On their application they indicated they would like the site to be used for a restaurant. The rezoning of the site from office commercial to general commercial would allow more options for the type of restaurant built which include the size of the facility, serving alcohol, hours of operation and the use of outdoor seating. He agreed with Ms. Tranguch that the full area should be rezoned but would ask the Commission to at the very least look at the rezoning of the requested site at 1308 North Atherton Street.

Mr. Homan stated the Commission should act only on the requested property. Mr. Wheland agreed.

Mr. McMaster stated that rezoning these sites would fit into what the Traditional Town Development was designed to create.

The Commission discussed the changes of the development along North Atherton Street in this area.

Ms. Tranguch stated that staff still stands by the recommendation to not rezone only the one parcel but all of them. She did agree that surrounding neighborhoods should have input on this rezoning.

Mr. Wheland made a motion to RECOMMEND to the Board of Supervisors to rezone the property located at 1308 North Atherton Street from office commercial to general commercial. Mr. Homan seconded the motion. The motion passed by a vote of 6-1, with Mr. Killian voting against the motion.

V. PROPOSED CHANGE TO TURNBERRY TTD

Mr. Ressler stated that the ELA Group has submitted a request to change the Turnberry Phase 1 and 2A Specific Implementation Plans. Staff requested feedback from the Planning Commission on the manner in which this request should be processed. The request included three changes including the addition of centralized mailboxes located along the clubhouse parking area, the addition of two townhouse units to make up for units lost between the Master Plan approval and the Specific Implementation Plans for Phase 1 and 2A and lastly the removal of a half basketball court and sand volley ball court to allocate another area for a full basketball court in an area that was previously designated open space. The Traditional Town Development allows changes to plans once approved and must be

made as set forth in the Planned Residential Development provisions 27-407-8.B(1) and (2). (1) minor changes in locating, siting and height of buildings, structures and re-arrangement of lots to not exceed 10% reduction of overall dwelling units of the finally approved plan to follow the Township's lot consolidation procedure may be approved by the Zoning Administrator after authorization from the Planning Commission (2) all other changes in use, any rearrangement of lots, clocks and building tracts, any changes in the provision of common open spaces and all other changes in the approved final development plan must be made by the Board of Supervisors. With this being stated the Commission would need to determine if the three changes listed above should be considered as (1) or (2) above.

Mr. McMaster stated that these changes are minor.

Ms. Tranguch stated that the impervious plan, stormwater, lighting and such will still be looked at it would just eliminate the step of Planning Commission to Board of Supervisors approval. She recommended these requests be considered as a minor level.

Mr. Harkcom requested clarification for the open space change. Mr. Todd Smith, ELA Group, stated that the previous land where the barn was located was going to be ½ court basketball and full court volleyball as active recreation. The area surrounding this will be developed in the next phase and this active recreation would be located in the middle of the construction. The request would be to switch the active recreation to be located within an area that will be occupied within the next few weeks. In the future a full request would be submitted to the Board to change the swapped open space to active recreation for a full volleyball court.

Mr. Killian stated that the changes proposed make sense and should be considered under option 1. Ms. Strickland agreed with Mr. Killian.

Mr. Crassweller asked if the basketball court would be fenced. Mr. Smith stated it will and he reviewed the design of the court.

Mr. McMaster made a motion to RECOMMEND this be considered a minor alteration and allow Mr. Ressler, Township Zoning Officer, to approve these modifications. Mr. Harkcom seconded the motion.
The motion passed by a vote of 6-1 with Mr. Crassweller voting against the motion.

VI. CRPC MEETING REPORT, AUGUST 7, 2014

Mr. Killian attended the meeting and stated they discussed the new proposed Township tree ordinance.

VII. APPROVAL OF THE JULY 14, 2014 MINUTES

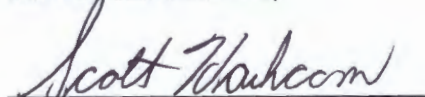
Mr. Homan made a motion to APPROVE the July 14, 2014 Regular Meeting Minutes. Mr. McMaster seconded the motion.
The motion passed unanimously.

VIII. ADJOURNMENT

Mr. McMaster made a motion to adjourn the meeting. Mr. Homan seconded the motion.
The motion passed unanimously.

With no further business, the August 11, 2014 regular Planning Commission meeting was adjourned at 8:11 p.m.

RESPECTFULLY SUBMITTED,



Scott Harkcom, Secretary
For the Planning Commission