

**FERGUSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MONDAY, JANUARY 22, 2018
6:00 PM**

I. ATTENDANCE

The Planning Commission held its regular meeting of the month on Monday, January 22, 2018 at the Ferguson Township Municipal Building. In attendance were:

Commission:

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

Staff:

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

Others in attendance were: Marcella Bell, Recording Secretary; Lance Cooper, Wheland and Cooper Estate Subdivision; Janice Keough, Wheland and Cooper Estate Subdivision

II. CALL TO ORDER

Ms. Strickland called the meeting to order at 6:00 p.m.

III. CITIZEN INPUT

Mr. Scott stated that his comment concerns C-NET coverage. When the idea of Planning Commission being on C-NET was brought to the Planning Commission for discussion, it was voted down due to the cost and lack of viewership. He stated that when the Board of Supervisors voted for it, the Board stated that they were appalled that the Planning Commission did not want that kind of transparency. Mr. Scott explained that there is nothing further from the truth regarding transparency. He stated the Planning Commission wants more transparency. During the Planning Commission's initial discussion regarding C-NET coverage, many alternate options were suggested: create a Ferguson Township Facebook page, film the meeting in-house and post it on the Facebook page, and the Township could spend money on targeted ads to Ferguson Township residents.

IV. WHELAND AND COOPER ESTATE SUBDIVISION AND LOT CONSOLIDATION PLAN

Mr. Wheland and Mr. Keough removed themselves from the discussion as Planning Commission members and sat at the applicant's table to answer any questions.

Mr. Stolinias stated that the proposed subdivision, located on Tadpole Road, is approximately 1.8 miles west of the intersection of Tadpole Road and West Gatesburg Road. The proposal intends to consolidate tracts of parcels 24-06-7A, 24-06-7B, and 24-06-08 to create a 1.00-acre tract (Tract 1R), a 1.89-acre tract (Tract 2-BR), a 109.02-acre tract (Tract 3R), and a 233.50 acre tract (Tract 4R). The consolidations are a result

of residual land from the original alignment of Tadpole Road and lands from the former Lewisburg and Tyrone Railroad.

Ms. Schoch stated that this plan has been resubmitted three times and at this time, staff is asking the Planning Commission to recommend approval to the Board of Supervisors. There are six remaining comments that are mostly administrative.

In response to a question from Mr. Crassweller, Mr. Wheland stated that as a result of some surveying that he had done, he discovered that back in the 1940s, Tadpole Road was a state road and at one point, the state improved and actually moved Tadpole Road.; however, the property lines were never adjusted. On the south side of Tadpole Road, there is a sliver of his property that affects the Cooper frontage and on the north side of Tadpole Road there is a sliver of the Cooper property that affects his property. Mr. Wheland explained that the lot that his house sits on is a non-conforming lot because it is less than one acre, so he consolidated some land to the lot so that it equals one acre and is now conforming.

A motion was made by Mr. Crasweller and seconded by Mr. McMaster to recommend approval of the Wheland and Cooper Estate Subdivision and Lot Consolidation Plan, conditioned upon the completion of the remaining comments. The motion carried 4-0, with Mr. Keough and Mr. Wheland abstaining.

V. CONSENT AGENDA

- DEP Non-Building Waiver (Wheland and Cooper Estate)

A motion was made by Mr. McMaster and seconded by Mr. Crassweller to recommend approval of the Consent Agenda. The motion carried 4-0, with Mr. Keough and Mr. Wheland abstaining.

VI. PLANNING DIRECTOR'S REPORT

Mr. Stolas reviewed his report. On January 8, 2018, the Planning & Zoning Director and Community Planner attended the Transportation & Land Use (TLU) Committee organizational and regular meeting.

On January 10, 2018, the Planning & Zoning Director and Zoning Administrator met with John Youngmark to discuss potential plans to expand outdoor seating at 1305 West College Avenue (HiWay Pizza) considering the Terraced Streetscape District (TS) and Floodplain regulations. Also on January 10, 2018, the Planning & Zoning Director attended the monthly Centre County Housing and Land Trust Strategic Planning meeting at the College Township Building.

On January 12, 2018, Planning & Zoning staff, Carolyn Yeagle with EPD, and members of both the Ferguson Township Planning Commission (Ralph Wheland, Bill Keough and Lisa Strickland) and Zoning/SALDO Steering Committee (Tommy Songer, Jennifer Myers and Lewis Steinburg) attended an all-day work session to discuss topics pertinent to the Subdivision and Land Development Ordinance revisions, Zoning Districts, Definitions and Administrative/Enforcement components of the working draft ordinance.

The Township Engineer and Arborist attended to give input on the documents as well. One of the new CRPA senior planners, Michael Petroski, also attended the work session.

On January 15, 2018, the Planning & Zoning Director and Zoning Administrator met with Chuck, Dave, and Jules Loesch regarding a possible variance application for property at 2542 Circleville Road.

On January 16, 2018, the Planning & Zoning Director, Community Planner, and Township Manager attended a tour of the Young Scholars Charter School at 1530 Westerly Parkway. Principal, Levant Kaya; Assistant Principal, Baris Yilmaz; and Lynn Herman lead the tour and discussion about the school's offerings such as their language program, a curriculum emphasizing world cultures, and limited class sizes.

There was a lengthy discussion about Young Scholar's enrollment number and whether or not they would be required to complete another traffic study. Mr. Keough pointed out that there are several entities looking at the intersection of Westerly Parkway and Blue Course Drive regarding traffic studies. He would like the Township to make it known to those developers or entities that they might be able to work together to complete a traffic study instead of each entity completing their own. Those involved with traffic studies at that intersection include the Cottages development, Young Scholars Charter School, the Landings Phase 3, and possibly the Pine Hall development and the Whitehall Road Regional Park.

On January 16, 2018, the Planning & Zoning Director and Zoning Administrator met with Charles Driscoll regarding a prospective land development at 3416 and 3490 West College Ave.

On January 17, 2018, the Planning & Zoning Director and Community Planner attended the first webinar of the Penn State Land Use Webinar monthly series titled "Planning to Protect Private Water Supplies" at the COG Forum.

On January 18, 2018, the Planning & Zoning Director and Zoning Administrator met with the Township Manager and Township Solicitor to discuss the TTD Validity Challenge.

Mr. Stolinis reviewed the recent Board of Supervisor items from the January 16, 2018 meeting:

- Agriculture Land Preservation Program Presentation from Sarah Walter
- Sourcewater Protection: Formation of Ad Hoc Advisory Board
- Consideration of Ad Hoc Committee for Zoning/ZALDO: Canvass interested participants
- CRPC Appointment: Cristin Mitchell, Primary and Ralph Wheland, Alternate
- DEP Component 1 Planning Module: Dreibelbis (Executed)

Mr. Stolinas reviewed the upcoming Zoning Hearing Board Actions for the January 23, 2018 hearing:

- The Substantive Validity Challenge on the TTD Ordinance Amendment will be continued for additional testimony.

VII. ACTIVE PLANS UPDATE

Ms. Schoch provided the active plans update, which included the following active plans: Guenot Subdivision – Replot of Tax Parcel 24-005-018A-0000 into lots 1RRR, 2RR, 3R, and 4R; Accuweather Parking Lot Expansion Land Development Plan; Ralph F. Wheland and Pauline E. Cooper Estate Report & Property Line Realignment Plan; Hummel Subdivision Plan; The Landings Phase 3A Final Subdivision Plan; Science Park Plaza Land Development Plan; and the Cottages at State College Final PRD.

VIII. CENTRE REGION PLANNING COMMISSION (CRPC) REPORT

Ms. Strickland stated that CRPC did not meet in January.

IX. SOURCEWATER PROTECTION WORK GROUP UPDATE

Mr. Stolinas referred to his memo included in the Planning Commission agenda. He stated that the Board of Supervisors discussed two motions at its last meeting regarding the establishment of an ad hoc advisory board. The motion was as follows, "...to establish an ad hoc advisory board that will be tasked with reviewing the current draft of the source water protection overlay ordinance, suggesting specific revisions, and providing discussion points about the suggested revisions. The committee shall be comprised of one member of the Board of Supervisors, one member of the Planning Commission, one member of the source water protection working group, two members from the farming community, two members from the business community, two members from environmental interests, and one member appointed by the State College Borough Water Authority. The ad hoc advisory board shall meet at least every two weeks and shall have two months from their initial meeting to complete its tasks."

Mr. Stolinas stated that it is most likely that the Board of Supervisors will consider applicants and those recommended at the February 20, 2018 Board of Supervisors meeting. In response to a question from Mr. McMaster, Mr. Stolinas stated that the difference in the new ad hoc advisory and the source water protection work group is that the work group was appointed by the previous Township manager while the new ad hoc advisory board will be appointed by the Board of Supervisors. The ad hoc advisory group will also be reviewing the most current source water protection overlay ordinance, instead of starting from scratch.

Mr. Stolinas asked the Planning Commission to recommend a member from the Planning Commission for the ad hoc advisory board. Since Mr. Scott was on the source water protection work group, there was consensus for him to represent the Planning Commission in the ad hoc advisory board.

X. ZONING/SALDO STEERING COMMITTEE UPDATE

Mrs. Schoch stated that there will be a special Planning Commission meeting next Monday, January 29, 2018 to review and discuss the Subdivision and Land Development Ordinance. Ms. Carolyn Yagle of Environmental Planning & Design (EPD) will have an updated document for everyone to review and discuss.

Mr. Stolinis stated that there will be joint worksession meetings for the Planning Commission and the Board of Supervisors to discuss the Zoning/SALDO in the future.

XI. APPROVAL OF THE ORGANIZATIONAL AND REGULAR MEETING MINUTES – JANUARY 8, 2018

A motion was made by Mr. Wheland and seconded by Mr. Crassweller to approve the January 8, 2018 meeting minutes. The motion carried 6-0.

XII. ADJOURNMENT

There being no further business for the Planning Commission, Mr. Crassweller made a motion to adjourn the meeting at 6:41 p.m. The motion carried 6-0.

RESPECTFULLY SUBMITTED,



ROB CRASSWELLER, SECRETARY
FOR THE PLANNING COMMISSION