

FERGUSON TOWNSHIP PLANNING COMMISSION
And
FERGUSON TOWNSHIP PARKS & RECREATION COMMITTEE
JOINT WORK SESSION *And* REGULAR MEETING MINUTES
MONDAY, APRIL 22, 2019
6:00 PM

I. ATTENDANCE - JOINT WORK SESSION

Commission:

Lisa Strickland, Chair
Bill Keough, Vice Chair
Ralph Wheland
Jeremie Thompson
Jerry Binney
Shannon Holliday, Alternate
Erik Scott, absent
Rob Crassweller, Secretary, absent

Staff:

Ray Stolas, Director of Zoning & Planning
Lindsay Schoch, Community Planner
Jeff Ressler, Zoning Administrator
David Pribulka, Township Manager
Centrice Martin, Assistant to the Manager

Parks & Rec:

Niki Tourscher, Chair
Denise Meyer
Andrew McKinnon
Shawna Doerksen, Vice-Chair, absent
Kathie Vondracek, Secretary, absent
Connie Puckett, absent
Norris Muth, absent

Others in attendance: Faith Norris, Recording Secretary; Robyn Froehlich (Stahl Sheaffer Engineering); Brian Auman (BSA/LA); Brian Heiser (SCBWA); Kathy Matason (CRPR Authority); Pam Salokangas (CRPR); Laura Dininni; Tom King and Laura King (King Wealth Strategies); Mark Torretti (Penn Terra Engineering); Matt Vidic (Centre Soccer); Summer Krape (Ferguson Township Administrative Assistant).

II. (A) CALL TO ORDER – JOINT WORK SESSION WITH PLANNING COMMISSION AND PARKS AND RECREATION COMMITTEE

Mses. Strickland and Tourscher called the joint work session to order at 6:07 p.m.

III. CITIZENS INPUT FOR ITEMS ON THE AGENDA

None.

IV. INTRODUCTIONS

Introductions were made of the Ferguson Township Planning Commission, Parks & Recreation Committee and Township staff.

V. WHITEHALL ROAD REGIONAL PARK (WRRP) PRE-APPLICATION CONFERENCE

Mr. Stolas introduced the WRRP pre-application conference. Stahl Sheaffer Engineering and Centre Region Parks & Recreation Authority had requested the pre-application meeting. It was an opportune time to have a joint meeting with the Parks and Recreation Committee for public comment prior to the submission of a formal land development plan to gather recommendations from both bodies.

The pre-application is not considered a land development plan submission at this point. A review was done on WRRP's prior history as provided with the Project Narrative. The use was previously approved as a "Place of Assembly" under a Conditional Use. In 2013, a LDP was submitted, reviewed and Planning Commission recommended approval, but the Plan was officially withdrawn in 2017. The property of approximately 100 acres is jointly owned by Ferguson Township and Centre Region Council of Governments. Currently, the plan will require a new application review process for a future land development submission.

Ms. Froehlich and Mr. Auman reviewed the Preliminary Review phasing plan that illustrated map views that included first phase park amenities and landscaping along with pavilion and maintenance facility renderings. Following the presentations, questions were answered on various aspects of the pre-application process and the phases of the plan. Topics discussed included park amenities, site classification, buffers, drainage and native and future growth. Specific concerns discussed were types of pollinators; event use; turf and seating; potential for educational areas; lighting and setbacks; pavilion space; canopy structures and parking; restroom and ADA facilities; trails; impact on environment; mitigation and the potential for undeveloped areas. A concern was noted regarding an area school's access to a side road that is used heavily at times by through traffic; however, the road is not for that purpose and this may cause more traffic congestion for the area surrounding the school.

Mr. Auman discussed grant assistance programs that can help in funding efforts with the park's plan.

Ms. Salokangas responded to questions regarding the Master Plan review, phases of the plan, future connections/considerations and scheduled and unbudgeted costs. She noted there is support for solar installation and heating.

A discussion was held on off-site improvements for peak times. Mr. Pribulka noted that the Township's Right-of-Way has been secured for a new signal at Bristol Ave. and Blue Course Dr. is currently under the PA Department of Transportation permit process.

Mr. Stolinis stated the typical process following a work session such as this one will be to follow-up with a letter to the applicant along with comments received this evening for consideration of a land development submission. Details followed on process and zoning in regards to "Place of Assembly".

A citizen inquired about the process of Phases 1 & 2 approval of plans that are not complete at this time and the fund raising efforts. Ms. Salokangas discussed the items in more detail with the group on determination of plan needs and long-range planning on costs.

A citizen representing Centre Soccer spoke on the need for use of the park for organized sporting events and noted other aspects along with a survey that was completed and shared with Centre Region COG.

VI. ADJOURN PUBLIC WORK SESSION

The joint Pre-Application work session was adjourned by Mses. Strickland and Tourscher at 7:32 p.m.

A five-minute recess was called prior to the start of the Planning Commission Meeting.

I. (B) CALL TO ORDER - PLANNING COMMISSION REGULAR MEETING

Ms. Strickland called the regular Planning Commission Meeting to order at 7:43 p.m.

II. CITIZENS INPUT

III. KING WEALTH STRATEGIES LAND DEVELOPMENT PLAN

Mr. Stolinis reviewed the plan. Comments were reviewed by Ms. Schoch as outlined in the memo. Next steps will be to recommend approval of the plan to the Board of Supervisors for final approval. The Planning Commission had no further comments on the plan.

Mr. Keough moved that the Planning Commission make a recommendation to the Board of Supervisors to approve the King Wealth Strategies Preliminary/Final Land Development Plan, submitted on June 26, 2018, and last revised on April 9, 2019, condition upon all outstanding items referenced in the memo.

Discussion followed on corrections in the memo dated April 17th by Mr. Wheland.

Mr. Wheland moved to amend the memo to state item #3 should read "Completed signature blocks must be included in the record plan: and item #4 be added to read "A signed notarized statement by the owner certifying ownership of the property." Mr. Wheland seconded the above motion with the amendment.

The motion passed unanimously.

IV. CONSENT AGENDA

- a. Subdivision and Land Development Ordinance Section 513, Public Use and Service Areas
- b. PZ Director Resignation Letter

Mr. Keough requested both items be pulled from the Consent Agenda for further explanation and discussion.

- a. Mr. Stolinis discussed Park Fee-in-Lieu requirements for the Hummel Subdivision. The purpose of distributing Section 513 information is for future Planning Commission discussion and review with Environmental Planning and Design for the sixth draft. Mr. Keough noted concern with language on page 2, section B, where it states that it applies to all developments with single or multifamily dwellings. He feels it is onerous or that everyone should not be required to pay the Park Fee-in-Lieu. Details followed with examples and suggestions of using multiple lots vs. one-lot or applying a formula for the land distance to the Park for Fee-in-Lieu.
- b. Mr. Stolinis stated his appreciation in working for Ferguson Township and with its Planning Commission, Zoning Hearing Board and Board of Supervisors and has had good professional experiences to take with him for when he starts his new position as Centre County's Planning & Community Development Director, effective May 13th. He replaces Robert Jacobs. His last day at the Township is May 10th.

Mr. Thompson moved that the Planning Commission approved the consent agenda. Mr. Wheland seconded the motion. The motion passed unanimously.

V. PLANNING DIRECTOR REPORT

Mr. Stolinis added two items to the report that was provided. Summer Krape is the Township's new administrative assistant in Planning & Zoning who replaces Marcella Bell. A training is coming up on May 16th that Mr. Stolinis will not be able to attend. A Planning Commission member expressed interest in attending in Mr. Stolinis's place. The topic at the PA Training HUB workshop is the role of a Zoning Hearing Board which will be held at Toftrees from 6:00 p.m. to 9:00 p.m.

Mr. Stolinis discussed items 1, 5 and 7 per request:

1. Update was done on the Nixon-Kocher Water Treatment Plant subdivision – Ms. Schoch had provided at the April 9th meeting escrow amounts, fees for subdivision land development and conditional use application to move forward on application submission by Gwin, Dobson & Forman of Altoona. Details followed on the ordinance and conditional use and location of property. A Commission member requested to place physical addresses rather than parcel numbers on the PZ Director reports.

5. The location of the proposed alteration is 1000 West College Avenue that was the previously proposed Scott Yocum property. A Brewpub is not currently listed as a Permitted Use within the Terraced Streetscape district.

7. Status of parcel transfers to DCNR – Will be working with EPD to rezone the parcels from Rural Residential to Forest and Gameland for the revision as a designation requirement for all state-owned properties, especially in Rothrock State Forest. Proposal will be forthcoming to the Board of Supervisors. Discussion followed on Pine Grove Mills Small Area Plan integration.

VI. ACTIVE PLANS UPDATE

Ms. Schoch provided the Active Plans update. The Hummel Subdivision comments have been sent to the engineer. The Township has received the Sheetz and Harner Farm Subdivision/Replot plans that will go out for review. Staff has met with the Pine Hall developer – review done and tentative schedule for public hearing in June. Brief update on Ferguson Public Works Building.

Discussion followed on the Pine Hall Traffic Study that will possibly be done in May. Ms. Schoch stated staff will meet and discuss off-site traffic improvements. The Planning Commission will review the Master Plan prior to the public hearing in late May or sometime in June.

VII. CENTRE REGION PLANNING COMMISSION (CRPC) REPORT

No report. The last meeting was held prior to the last Planning Commission Meeting. The next meeting is scheduled for May 2nd at the COG offices.

Mr. Thompson asked for anything to pass along to the next CRPC meeting. Ms. Schoch noted the pre-application conference held prior to this meeting on the Whitehall Road Regional Park Project should go on record at the CRPC meeting as per the Ferguson Township SALDO.

VIII. ZONING/SALDO UPDATE

Mr. Stolinis reported a meeting is scheduled with EPD this week to go over outstanding comments. Further detail was given on revisions to be made and will go before the Planning Commission for a recommendation prior to adoption.

IX. PINE GROVE MILLS – SMALL AREA PLAN

Ms. Strickland gave an update. The meeting was held on April 10th. Details followed on themes created: traffic improvements, bringing in new business, celebrating history of PGM, events, goals and objectives. The next meeting is scheduled for May 1st. Ms. Schoch discussed the

Transportation Mobility Study being prepared for the Northland Area and recommended a mobility study for the PGM SAP. The mobility study will be presented to the Board of Supervisors at their May 6th meeting. Discussion followed on the Rt. 26 & 45 interchange. Mr. Stolinis noted to follow-up with Mr. Modricker from the Township or Mr. Zilla at COG for an update on the interchange.

X. APPROVAL OF MINUTES APRIL 8, 2019

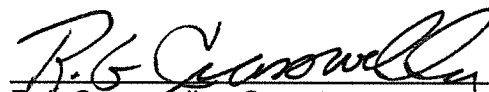
A motion was made by Mr. Wheland and seconded by Mr. Keough to approve the regular meeting minutes. The motion was passed unanimously.

The March 11th minutes were approved with two revisions noted.

XI. ADJOURNMENT

There being no business for the Planning Commission, Ms. Strickland adjourned the meeting at 8:20 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "R. Crassweller", is written over a horizontal line.

Rob Crassweller, Secretary
For the Planning Commission