

**FERGUSON TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Monday, AUGUST 26, 2019  
6:00 PM**

**ATTENDANCE**

The Planning Commission held its second meeting of the month on Monday, August 26, 2019 at the Ferguson Township Municipal Building. In attendance were:

**Commission:**

Bill Keough, Chair-person  
Ralph Wheland  
Erik Scott  
Jeremie Thompson  
Jerry Binney  
Shannon Holliday  
Rob Crassweller, Secretary  
Dr. Ellen Taricani-Alternate

**Staff:**

Kristina Aneckstein, Community Planner  
Jeff Ressler, Zoning Administrator

Others in attendance were: Summer Krape, Recording Secretary; David Pribulka, Ferguson Township Manager.

**I. CALL TO ORDER**

Mr. Keough called the Planning Commission meeting to order on Monday, August 26, 2019 at 6:05 pm.

**II. CITIZEN INPUT**

None

**III. INTRODUCTION OF NEW ALTERNATE PLANNING COMMISSION MEMBER**

Mr. Keough introduced the Planning Commission's new alternate, Dr. Ellen Taricani. Tonight will be her first meeting.

**IV. ZONING/SALDO UPDATE**

Ms. Aneckstein explained to the Commission the Zoning/SALDO updates that have been recommended by the Board of Supervisors from work session that was held on August 20, 2019. Ms. Aneckstein stated they discussed the land development process and how to make it smoother. Staff was reviewing preliminary and final plans at the same when the ordinance states that plans should be reviewed separately in a preliminary plan state and a final plan when it's ready. Mr. Keough asked if they discussed the difference between small and large land development plans and if there should be a difference in the reviewing process. Such as doing the preliminary and final review together for a smaller development plan to help the resident with costs but what would be considered a small subdivision plan. Mr. Ressler explained that in table one of the previous version of the SALDO a minor subdivision is any subdivision of land located within the adopted regional growth boundary which does not require an extension of sewer or water mains or the construction of new streets. Secondly, the subdivision of up to four lots of single family detached dwellings or farm uses in the RA and RR zone where the installation of streets, offsite or community water or waste water systems, storm water drainage. These plans will still need to go through the Planning Commission and the Board. Mr. Pribulka stated that it's not the size or complexity but is based more on the conditions of approval. Mr. Keough asked how minor

lot subdivisions are affected by what was stated. Mr. Ressler stated that with minor lot subdivisions there are about four different things that don't need to be shown on the plans that larger plan would need to have shown.

Ms. Aneckstein followed up with easements. This issue is not addressed in the SALDO, other forms of easements are addressed but off site easements such as the Cottages is not. This type of easement does not occur a lot but needs to be written into the new ordinance. The Board also discussed parking/overflow parking. A main concern with parking that was brought up was Rush Cliff Street the street was allowed for the movement of traffic and not parking and there was an issue of residents parking on the street. Ms. Aneckstein stated that this issue has not been resolved and asked the Commission if they had any comments. Mr. Pribulka stated this is a big thing as parking is normally listed in Zoning and not the SALDO. This was done with the goal of not having so many parking variances.

Ms. Aneckstein noted that the Board went over a few of the zoning districts and will be covering the rest at the Wednesday work session. Ms. Aneckstein stated that the Board discussed eliminating the industrial district, she stated this came up because there only a few parcels that are zoned industrial and the properties in this area could benefit if it was zoned commercial. However, the possible elimination this could cause legal issues. The Board discussed the possibility of an inter-municipal agreement with other townships such as College Township if they were to eliminate the industrial district. Ms. Aneckstein stated that there was discussion on chickens in the single family residential district. The Board added them in as a permitted use, child care and tutoring services were also added as permitted uses in this zone. Ms. Aneckstein stated that the Board briefly covered R1,2,3, and 4 not much changed in these zones other than the adding of chickens and a community garden was added as a permitted use in R3 for 1 acre. Mr. Keough stated that 1 acre is a large portion of land to be used for just a community garden. Ms. Aneckstein stated that this one acre would include a small building/single family home and the community garden, it would all need to occupy the one acre.

Ms. Aneckstein stated that the Board did not cover RA, RR or AR yet. Mr. Pribulka also noted that the Board has added a fair amount of what was once a prohibited use or use by right as conditional uses. Ms. Aneckstein also wanted to note to the Commission that in the village, schools were removed as a use, convenience stores were moved to a conditional use, and there was a proposal of the keeping of livestock was discussed.

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**V. CONSENT AGENDA**

None

**VI. ACTIVE PLANS REPORT – COMMUNITY PLANNER**

Ms. Aneckstein stated that there are no new active plans. As a refresher Ms. Aneckstein went over the status of all current plans. The State College Borough Water Authority's Gary and Carol Myers replot and Nixon-Kocher Water treatment facility will be coming in front of the Commission soon. Ms. Aneckstein stated that she has spoken with Ms. Froehlich from Stahl Sheaffer Engineering regarding the Whitehall Road Regional Park and she hopes to have another draft submitted next week. Mr. Pribulka wanted to note that he has scheduled a meeting for September 12, 2019 with CRPR, representatives from the Township, one

member of the tree commission and one member of the parks and recreation committee will be present and possibly a member of the Planning Commission. The purpose of this meeting is to discuss the landscape plan and tree planting plan.

Ms. Aneckstein stated that Harner Farm, Orchard View, and Sheetz go hand in hand and the developer would like to present them all at the same time. Staff has sent comments back to Penn Terra and they are currently addressing them and will resubmit shortly. Ms. Aneckstein stated that Pine Hall was approved at last Board meeting. The terms and conditions and transportation agreement were sent to Derek Anderson at Residential Housing, and we are currently waiting for signatures to be returned so we can proceed. Mr. Keough asked for a status update in the work force housing that is included in this project. Mr. Pribulka stated that he can give a general update. The plan has about 101 workforce housing units in the development. Mr. Keough asked if it was possible in the future for the Commission to get a detailed report on the work force housing. Mr. Pribulka stated that the Commission will see this information prior to the review and recommendation of this implementation plan.

Mr. Keough stated that he has spoken with the new Planning Director and they feel that with the hiring of a new Planning Director and the possibility of a new Commission members in the upcoming months they would like to have a skills and learning work shop. This will be a half day event and is for the new Planning Director and new Commission members to go over everything the Commission does and address any questions. Mr. Keough asked the Commission if they had any questions, issues, or discussion topics that need to be talked about at future meetings. Mr. Thompson stated that he would like to talk about transportation. Mr. Binney agreed and stated that with all the current development going on in the Township there will be some major road/transportation changes coming. Mr. Pribulka stated that in 2022 the Board has agreed to a lot \$232,000 for a Ferguson Township wide traffic study. Mr. Keough stated that it would be good to meet with staff to talk about some pinch points so they can be highlighted in the study.

Mr. Keough stated he would like the possibility of a GIS tour of Ferguson Township. He would like to discuss the primary growth area, review vacant land in the growth area, and developable land in the growth areas. Mr. Keough stated the possibility of rezoning some of these lots.

#### **X. CENTRE REGIONAL PLANNING COMMISSION REPORT**

Mr. Thompson stated that the Centre Regional Planning Commission meeting was held on Tuesday, August 1, 2019. They discussed the Zoning and SALDO update for Ferguson Township. The commission wanted to further discuss this at the September meeting since it is such a long document. The commission reviewed some of the UAJA task activity reports, Scott Road pump station report. This facility is recommended to be expanded as it is nearing capacity. There was more discussion on the regional bus tour, they would like to visit the northland area mobility study and student housing complex downtown. Possible Dates for this tour will be November 22<sup>nd</sup>, November 16<sup>th</sup>, or October 26<sup>th</sup>. This tour will be held on a Saturday from 8-9:00 am and will finish around noon and lunch will be provided. The next meeting will be held on September 5<sup>th</sup>, 2019 at 7:00 pm in the forum room in the COG Building.

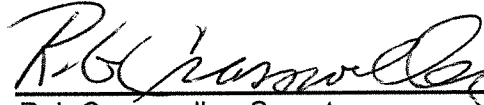
**XI. APPROVAL OF REGULAR MEETING MINUTES JULY 22, 2019**

Mr. Keough entertained a motion to approve the July 22, 2019 minutes. Mr. Crassweller moved the motion and Mr. Wheland seconded the motion. Mr. Binney stated that on page 4, second paragraph it states "any drop offs" he would like it to say "decrease in level of service on blue course road" as the exact language.

**XII. ADJOURNMENT**

The Planning Commission meeting for Monday August 26, 2019 was adjourned at 8:00 pm.

Respectfully Submitted,

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

Rob Crassweller, Secretary  
For the Planning Commission