

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
Monday, FEBRUARY 10, 2020
6:00 PM**

ATTENDANCE

The Planning Commission held its Regular meeting of the month on Monday, February 10, 2020 at the Ferguson Township Municipal Building. In attendance were:

Commission:

Jeremie Thompson- Chair Person
Jerry Binney- Vice Chair
Rob Crassweller- Secretary
Bill Keough
Ralph Wheland
Shannon Holliday
Dr. Ellen Taricani
Lisa Rittenhouse-Alternate

Staff:

Jenna Wargo, Planning & Zoning Director
Jeff Ressler, Zoning Administrator
Kristina Aneckstein, Community Planner

Others in attendance were: Summer Krape, Recording Secretary; Laura Dinnini, Ferguson Township Resident & Board of Supervisors member; Susan Venegoni, State College Borough Resident/Ferguson Township rental property owner; Wes Glebe, Ferguson Township Resident; Christine Bailey, Ferguson Township Resident; Bill Heckinger Ferguson Township Resident; Chris Summers, Ferguson Township Resident.

I. CALL TO ORDER

II. Mr. Jeremie Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, February 10, 2020 at 6:01 pm.

III.

IV. APPROVAL OF REGULAR MEETING MINUTES FROM JANUARY 13, 2020

Mr. Thompson called for a motion to approve the regular meeting minutes from January 13, 2020. Mr. Crassweller made a correction under "Adjournment" needs to be changed to "call for the motion". Mr. Bill Keough made a motion to approve, Mr. Ralph Wheland seconded the motion, and the motion passed unanimously. Mr. Thompson also called for a motion to approve the meeting minutes for the organizational meeting. Mr. Wheland made a motion to approve, Mr. Keough seconded, and the motion passed unanimously.

V. CITIZEN INPUT

VI. COMMUNITY PLANNING

a. TERRACED STREETSCAPE DISTRICT DISCUSSION

Ms. Wargo stated that the Township is looking to get a 30,000 foot level for the Terraced Streetscape District. Staff is asking the Planning Commission for direction so staff knows how to draft the Request for Proposal (RFP) to get out to consultants. Ms. Wargo stated that the Commission should've looked at both the CRPA Comprehensive Plan and the CRPA Strategic Plan as they both play a key role in this decision. Ms. Wargo stated that she will be asking the Commission a set of questions to get direction for the RFP. Ms. Wargo asked the Commission what is the overall goal for this process an entire rewrite, are there parts that we should maintain? Mr. Wheland asked if anyone has tried to do anything in the Terraced Streetscape District. Ms. Wargo and Mr. Jeff

Ressler stated that there has been four submissions, three minor alteration plans, and one land development plan. The Commission stated that building height and parking access were some of the issues that were discussed previously. The Commission also discussed the Penn State properties and the possible right of ways, and the critical stormwater basin that is located in the center of the district. It was decided to get more overall neighborhood involvement, contact sensitive buildings, and transportation in the entire area. Mr. Thompson suggested testing on the environmental/stormwater and how new development would impact that.

Stakeholders in that area, Penn State, the Borough CRPA, PennDOT, and CATA. The Commission stated that business owners, property owners, realtors, commuters should all be included in this discussion. Mr. Keough voiced his concern about the connector piece between the Borough and Ferguson Township. The Commission discussed traffic pattern and traffic is a big stakeholder issue. Ms. Holliday asked if this would impact Ferguson Township tax payers in a positive or negative manner. What is the target demographic for this district is it homeownership, rentals, a retirement community? Mr. Keough stated that there was discussion of rental apartments and condos, single and family graduate students. Professional office space, such as a doctor or dentist offices but also service industry, restaurant environment on the first floor or top floor of a building.

Ms. Wargo asked the Commission what type of zoning would best work for the area. She suggested Euclidean or Form-Based. Ms. Wargo explained what both types of zoning are and shared a video of Ms. Mary Madden who is a State College Borough resident highlighting Form-Based zoning. Ms. Wargo noted that currently the Township has a hybrid zoning which is some Euclidean zoning and some Form-Based we have some incentive programs for certain districts. Mr. Crassweller stated that he thought the previous overall goal was mix used/walkable. Ms. Wargo stated that staff has sat with business owners and discussed this area and business is a major economic driver. Ms. Wargo also noted that most of the parking permits for this area are for owner occupied properties and not rental properties. Which brings the question of are students using their cars or just walking.

Lastly Ms. Wargo asked if the Commission have visited other places like this. Ms. Wargo stated that in Athens, Georgia there is a street comprised of old warehouses that were transformed into shops, restaurants, and apartments. The Commission decided that a full rewrite would work best. Ms. Wargo stated that the next steps will be to discuss this with the Board of Supervisors on February 18th and get some direction from them, Staff will begin drafting/requesting RFP's, and Ms. Wargo will be attending a conference in Houston and would like to take the RFP with her to get her colleagues point of views.

b. FERGUSON TOWNSHIP ZONING MAP AMENDMENTS

Ms. Wargo stated that staff completed textual amendments, and phase 2 would to make amendments to the zoning map. Certain areas that have been highlighted in the textual amendments, staff driven, and variance requests to be rezoned. These districts include the Pine Grove Mills Village, Meadows, Rock Springs, Penn State Ag land, Ridge overlay, and Industrial districts. Mr. Keough wants the PGM small area plan Committee

to be up and running so they can help on how to best handle the village district since they have put so much time and work into this. Ms. Wargo stated suggested that if the Commission has a light agenda we will adjourn to a work session to work on these topics. It was decided that the Pine Grove Mills Village and Industrial would be discussed on their own nights. The Commission would combine the Meadows, Rock Spring, and Harner together and the Ridge Overlay and Penn State Ag land would be discussed together.

VII. OFFICIAL REPORTS AND CORRESPONDENCE

a. BOARD OF SUPERVISORS

Ms. Wargo stated that the BOS made a motion to come up with a PGM village committee, they also discussed the crosswalks in the village which was send to staff to review.

b. CRPC REPORT

Ms. Taricani stated that she attended the CRPC meeting and they discussed the new Patton Crossing. She stated that an Aldi's will be put in. They also discussed Penn State's new west campus building Ms. Taricani stated that they are planning a nice area. She also told the Commission that there will be a special winter bike ride held Friday, February 14th.

c. LAND DEVELOPMENT PLANS

Ms. Aneckstein stated that no new land development plans have been submitted. Staff received the Sheetz, Orchard View, and Harner Farm Replot and are currently reviewing the plans. She stated that staff is hoping to have on the next Commission agenda for approval to the BOS. Mr. Binney asked if it would be possible to have the applicant's traffic engineer and staff engineer present to discuss the traffic aspect of the plans.

d. STAFF UPDATES

Ms. Wargo stated that on April 25th CRPA is planning a Commission training session. She also noted that the ABC email policy was included in the agenda and she asked the Commission members to review, sign, and return it to staff.

X. ADJOURNMENT

Mr. Thompson made a motion to adjourn the February 10, 2020 Planning Commission meeting at 8:00 pm.

Respectfully Submitted,



Rob Crassweller, Secretary
For the Planning Commission