

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, AUGUST 22, 2022
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, August 22, 2022, as a hybrid meeting. In attendance:

Commission:

Jerry Binney –Chair
Rob Crassweller - Secretary
Shannon Holliday
Bill Keough
Lisa Rittenhouse
Dr. Ellen Taricani – Vice Chair
Lewis Steinberg – Alternate
Ralph Wheland
Qian Zhang - Alternate

Staff:

Jenna Wargo - Planning & Zoning Director
Jeff Ressler - Zoning Administrator
Kristina Bassett – Community Planner

Others in attendance: Rhonda R. Demchak, Recording Secretary; Jeremie Thompson, Ferguson Township resident and Board of Supervisor; Tim Bieber, Site Development and Project Manager of Rutters; Tony Fruchtl, PennTerra; Wes Glebe, Ferguson Township Resident

I. CALL TO ORDER

Mr. Binney called the Ferguson Township Planning Commission's regular meeting to order on Monday, August 22, at 6:00 p.m. and it has been advertised in accordance with the PA Sunshine Act as a hybrid meeting.

Ms. Wargo took roll call, and the Planning Commission had a quorum.

Former Chair of the Planning Commission, Jeremie Thompson thanked the Commission for their partnership over the last four years and looks forward to further collaboration in the future. Mr. Thompson was appointed as the newest member of the Ferguson Township Board of Supervisors.

II. CITIZEN INPUT

There were no comments.

III. APPROVAL OF MINUTES

Mr. Keough moved that the Planning Commission **approve** the July 11, 2022, Regular Meeting Minutes. Mr. Crassweller seconded the motion. The motion passed unanimously.

IV. NEW BUSINESS

1. Election of Planning Commission Chair

Ms. Wargo reported that at the August 16, 2022, Board of Supervisors meeting, Jeremie Thompson was appointed to serve as a Board of Supervisor for Ward II. The Director of Planning and Zoning will serve as temporary Chair in order to

conduct the nomination for a new Chair.

Mr. Crassweller nominated Mr. Binney as the new Chair.

Mr. Wheland moved that the Planning Commission close the nominations and appoint Mr. Binney as the Chair. Mr. Crassweller seconded the motion the motion passed unanimously.

Mr. Crassweller nominated Dr. Taricani as the new Vice Chair.

Mr. Wheland moved that the Planning Commission close the nominations and appoint Dr. Taricani as the Vice Chair. Mr. Crassweller seconded the motion the motion passed unanimously.

2. IMBT Preliminary Subdivision Plan

Ms. Bassett noted that included in the agenda is the IMBT Preliminary Subdivision Plan, dated July 26, 2022, last revised August 2, 2022. The Imbt Subdivision is located along Blue Course Drive at the intersection with West College Avenue and Old Block Road. Tax Parcel 24-004-,017A,0000-, is located within the General Commercial (C) zoning district and Corridor Overlay District (COD).

The applicant is proposing to subdivide the parcel into two lots, one commercial lot and one stormwater management lot. The existing lot is 9.234 acres and includes an existing stormwater basin on the northern portion. Proposed Lot 1 will be 6.313 acres and Proposed Lot 2, the stormwater management lot, will be 2.921 acres. Sidewalks are to be added along Blue Course Drive and West College Avenue, connecting the existing sidewalks to the north.

Staff has reviewed the preliminary subdivision plan and is recommending approval subject to the outstanding staff comments as described in the Community Planner's memorandum dated August 17, 2022.

Mr. Wheland inquired about the stormwater basin and who it is serving. Mr. Tony Fruchtl, PennTerra, stated that it currently serves the Mount Nittany Medical Office Building and there is capacity left over to be utilized.

Mr. Keough asked if the sidewalks were outside of the lot lines. Mr. Fruchtl stated that they were.

Mr. Keough inquired about the lane. Ms. Bassett stated that it is a private roadway and is on the Blaise Alexander property. Mr. Fruchtl reported that it is very complicated, and they are working with the Township to clarify. Mr. Tim Bieber, Site Development and Project Manager of Rutters, stated that they are not into the land development phase yet, but should be soon. Mr. Bieber stated that they envision a signalized intersection.

Mr. Crassweller moved that the Planning Commission recommend **approval** of the IMBT Preliminary Subdivision Plan to the Board of Supervisors subject to the conditions described in the Community Planner's memorandum dated August 17, 2022. Mr. Wheland seconded the motion. The motion passed unanimously.

V. COMMUNICATIONS TO THE COMMISSION

There were no communications.

VI. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported that Mr. Thompson was appointed to the Board of Supervisors and there was a Public Hearing on Chapter 16, Parks and Recreation amendment that was approved.

Mr. Keough asked about the sidewalks that the Planning Commission recommended to the Board not to install. Ms. Wargo reported that the Board of Supervisors moved to install the sidewalks at the Dimakopoulos property.

B. CRPC Meeting

Dr. Taricani reported that there is no meeting in August.

C. Land Development Plans

Ms. Wargo reviewed the following:

- a. Farmstead View Preliminary Subdivision – Awaiting Response to fifth review
- b. Peace Center and Cemetery Preliminary Land Development Plan – Awaiting Response to first review
- c. Centre Animal Hospital Final Land Development Plan – Awaiting Recording
- d. Fusion Japanese Steakhouse Preliminary Land Development Plan – Awaiting Response to first review
- e. IMBT Preliminary Subdivision – PC Review of Subdivision
- f. West College Avenue Vertical Mixed-Use Preliminary Land Development Plan – Awaiting Response to first review.

Mr. Keough expressed concerns with the alley and asked if there are discussions being held. Mr. Wargo stated that the property owner owns the opposite side of the alley, and they will be consolidating

- g. MP Machinery Preliminary Land Development Plan– Awaiting Response to first review
- h. Salvation Baptist Church Preliminary Land Development Plan– Staff Second Review
- i. 165 Volos Ln (296 W. Pine Grove Road) Minor Land Development Plan– Awaiting Response to first review, sidewalk installation will be required

D. Staff Updates

Ms. Wargo reported that there is a Public Input meeting being held on August 31st for the Terraced Streetscape District Rewrite and there are two options to attend. There will be a zoom meeting at noon and an in-person meeting at 5:00 p.m. held at the Township Building.

Mr. Keough would like to see more green infrastructures in the Township. Ms. Wargo suggested that Mr. Keough bring his ideas to the meeting. Mr. Steinberg noted that we can't tell the developer what the building should look like.

Ms. Wargo reported that Mackin will be walking with the residents of the Terraced Streetscape District without staff present to hear their ideas/concerns.

VII. Adjournment

Dr. Taricani made a motion to **adjourn** the August 22, 2022, Planning Commission meeting at 6:50 p.m. Mr. Crassweller seconded the motion. The motion passed unanimously.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Rob Crassweller", is written over a solid horizontal line.

Rob Crassweller, Secretary
For the Planning Commission