

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, JANUARY 23, 2023
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, January 23, 2023, as a hybrid meeting. In attendance:

Commission:

Jerry Binney – Chair
Dr. Ellen Taricani – Vice Chair
Rob Crassweller - Secretary
Jennifer Eccleston
Bill Keough
Lewis Steinberg
Ralph Wheland
Qian Zhang

Staff:

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

Others in attendance: Rhonda R. Demchak, Recording Secretary; Christine Bailey, Ferguson Township Resident; Wes Glebe, Ferguson Township Resident; Jimmy Chiomento, Ferguson Township Resident; Collin Wildstein, Ferguson Township Resident

I. CALL TO ORDER

Mr. Binney called the Ferguson Township Planning Commission's regular meeting to order on Monday, January 23, 2023, 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.

II. CITIZEN INPUT

There were no comments.

III. APPROVAL OF MINUTES

Dr. Taricani moved that the Planning Commission **approve** the January 9, 2023, Organizational Meeting Minutes. Mr. Crassweller seconded the motion. The motion passed unanimously.

Mr. Keough moved that the Planning Commission **approve** the January 9, 2023, Regular Meeting Minutes. Mr. Steinberg seconded the motion. The motion passed unanimously.

IV. OLD BUSINESS

1. ORDINANCE AMENDMENT – WIRELESS COMMUNICATION FACILITIES

Ms. Wargo noted that provided in the agenda is a draft amendment to §22-5B01—Design Standards, §27- 303—Traditional Town Development, §27-710—Wireless Communication Facilities, and District Quicks for the Rural Agricultural (RA), Rural Residential (RR), Agricultural Research (AR), Forest/Game Lands (FG), General Commercial (C), Industrial (I) and Light, Industry, Research and Development (IRD) zoning districts.

At the January 17, 2023, regular meeting of the Ferguson Township Board of Supervisors, the Board authorized staff to advertise a public hearing to adopt the ordinance amendment.

Staff was able to determine the feasibility of building a tower greater than 200FT and due to costs and additional Federal Aviation Administration (FAA) requirements for towers over 200FT, the draft amendment has been updated to only permit wireless communication towers up to 200FT. Additionally, after further review with the Zoning Officer, staff updated the quickviews to include this use as an accessory use in these zoning districts. Staff is prepared to review the updated draft with the Planning Commission and answer any questions the Commission may have.

Ms. Wargo reviewed D.4 of the ordinance that started on page 11 of the agenda packet.

Mr. Keough asked if there are any towers in the Township that are over 200 feet. Ms. Wargo reviewed slides of all existing towers in Ferguson Township.

Ms. Wargo reported that they will not overbuild on the height if they do not need to because the cost is not worth it. Mr. Ressler stated he hasn't seen a tower on a building yet but has seen antennas.

Mr. Keough expressed concerns about the western end of the Township because there needs to be service. Mr. Keough would be flexible to the idea of higher towers in the RR and RA in the western end. Mr. Ressler reviewed the Design Regulations that discuss the non-tower-based WCF.

Mr. Keough moved that the Planning Commission **recommend** adoption of the ordinance amendments to the Board of Supervisors for the Wireless Communication Facilities a presented on January 23, 2023. Mr. Wheland seconded the motion. The motion passed unanimously.

V. COMMUNICATIONS TO THE COMMISSION

Mr. Keough reported that a citizen emailed him regarding the reduction of parking in Pine Grove Mills through the Township email system prior to the last meeting, but he never received it until a few days ago. Mr. Keough is going to meet with the Assistant Township Manager regarding the delay.

VI. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported Chair Binney presented the State of Planning Report, the Board conditionally approved the LeCrone-West College Avenue Replot, approved two minor Modification/Waiver for 125 East Pine Grove Road and Mackin Engineering presented to the Board the Terraced Streetscape District (TSD) Rewrite Update. The public sessions for the TSD Rewrite will be held on February 22nd, March 9, and March 15th.

B. CRPC Meeting

Dr. Taricani reported that their meeting will be in February.

C. Land Development Plans

Ms. Bassett reviewed the following plans:

PLAN NAME	SUBMISSION DATE	REVIEW PERIOD	PLAN EXPIRATION
All Washed Up Auto Spa Preliminary Land Development Plan	September 12, 2022	First Review Comments returned September 29, 2022	February 26, 2023
Farmstead View Preliminary Subdivision Plan	July 30, 2021	Conditionally Approved—June 21, 2022	February 25, 2023
Peace Center and Cemetery Preliminary Land Development Plan	May 18, 2021	Second Review comments returned October 12, 2022	March 7, 2023
IMBT Preliminary Subdivision Plan	January 31, 2022	Conditionally Approved—September 6, 2022	February 6, 2023
1004 West College Ave Vertical Mixed-Use Building	March 14, 2022	Second Review comments returned October 5, 2022	February 27, 2023
MP Machinery Preliminary Land Development Plan	April 6, 2022	Conditionally Approved -- January 3, 2023	February 8, 2023
Minor Subdivision /Replot of TP 4-433-007-0000 and 24-433-008-0000 at 2151 and 2161 Sandy Drive		Recorded	
Salvation Baptist Church Preliminary Land Development Plan	June 1, 2022	Conditionally Approved—November 1, 2022	January 30, 2023
125 East Pine Grove Road Preliminary Land Development Plan	October 12, 2022	Second Review Comments returned December 5, 2022	February 12, 2023
165 Volos Lane Minor Land Development Plan	June 3, 2022	Conditionally Approved—September 20, 2022	March 6, 2023
LeCrone Minor Subdivision Plan	October 21, 2022	Conditionally Approved—January 17, 2023	March 5, 2023
1900 Circleville Road	January 3, 2023	Staff First Review Comments returned January 20, 2023	April 3, 2023

D. Staff Updates

There were no updates.

Mr. Keough discussed the article called Zoning Practice that was included in the agenda packet. Mr. Keough expressed concerns about private student housing after the buildings age out. Mr. Keough suggested adding language to existing ordinances to allow for conversions in living space.

VII. Adjournment

Mr. Keough made a motion to **adjourn** the January 23, 2023, Planning Commission meeting at 6:50 p.m. Mr. Crassweller seconded the motion. The motion passed unanimously.

Respectfully Submitted,



Rob Crassweller, Secretary
For the Planning Commission