

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, DECEMBER 12, 2022
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, December 12, 2022, as a hybrid meeting. In attendance:

Commission:

Jerry Binney – Chair
Dr. Ellen Taricani – Vice Chair
Rob Crassweller - Secretary
Bill Keough
Lisa Rittenhouse
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

I. CALL TO ORDER

Mr. Binney called the Ferguson Township Planning Commission's regular meeting to order on Monday, December 12, 2022, 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 November 14, 2022, Regular Meeting Minutes. Ms. Rittenhouse seconded the motion.

Mr. Crassweller suggested adding West College Student Housing to the minutes under Dr. Taricani's communication she received regarding the close proximity of the sidewalk and road.

The motion passed unanimously

IV. NEW BUSINESS

1. MP Machinery and Testing at 2161 Sandy Drive Preliminary Land Development Plan

Ms. Bassett noted that provided in the agenda is the MP Machinery and Testing Preliminary Land Development Plan, dated May 3, 2022, and last revised December 6, 2022. This land development plan is located at 2161 Sandy Drive (TP: 24-433-007-0000). The parcel is approximately 1.436 acres and is zoned Light Industry, Research and Development (IRD).

This plan proposes the construction of an 8,088 SF addition to the existing building. On April 5, 2022, the Board of Supervisors reviewed the parking analysis submitted to the Township on February 18, 2022 and approved three (3) additional parking spaces to be required for the proposed addition, resulting in 27 spaces shown on the land development plan with one loading zone space.

Staff has reviewed the resubmission and is recommending conditional approval of the plan. Provided with the agenda is a memorandum from the Community Planner dated December 07, 2022, describing the conditions.

Mr. Keough asked why this is just a preliminary plan and not a final preliminary. Ms. Wargo answered that in order for it to be a minor land development plan the addition would have been 1,000 sq. ft. Ms. Wargo verified that the Planning Commission and the Board of Supervisors will review both the preliminary and final land development plans.

Mr. Crassweller moved that the Planning Commission recommend **conditional approval** to the Board of Supervisors for the MP Machinery Testing at 2161 Sandy Drive Preliminary Land Development Plan subject to the conditions described in the Community Planner's memorandum dated December 7, 2022. Mr. Wheland seconded the motion. The motion passed unanimously.

2. Request for Consideration of a Modification/Waiver

Ms. Wargo stated that on December 2, 2022, Judy Brooks requested a modification from Chapter 22 – 5C01.1.B.(2) – Off-Street Parking and Loading. This section of the ordinance includes the parking calculations for required parking spaces on a site.

Ms. Brooks has been operating her business, Hair Studio 111, at 111 N. Butz Street since 2008 and has experienced significant business growth. She is requesting to add an additional stylist chair to accommodate her growing business.

Currently, the parking requirement for personal service establishments is one (1) space per 200 square feet of net floor area or 2 parking spaces per customer chair, whichever is greater. With the additional chair, the applicant would be required to provide two (2) additional parking spaces on site. Ms. Brooks is proposing to utilize on-street parking that is located in front of her business to satisfy the requirements.

Staff has reviewed the request and is recommending the Planning Commission approve the request because on-street parking is provided directly in front of the business and the building footprint (occupancy) isn't changing.

Mr. Keough asked if North Butz Street is part of the parking study that Ron Seybert is conducting. Ms. Wargo reported that the study was a request by the Board of Supervisors due to concerns that residents raised. Ms. Wargo stated that the initial concerns that were brought to the Public Works Department were that people are parking on the street longer than two hours. Mr. Keough asked why the request isn't going through the Zoning Hearing Board. Ms. Wargo answered that parking is now in the Subdivision and Land Development Ordinance (SALDO). Ms. Wargo stated that she would like to change the parking requirements from chairs to net square footage of the building.

Dr. Taricani moved that the Planning Commission **recommend approval** to the Board of Supervisors of the Request for Consideration of a Modification/Waiver of §22-5C01.1.B.(2) - Off-Street Parking and Loading requirements for Hair Studio 111. Mr. Wheland seconded the motion. The motion passed unanimously.

V. COMMUNICATIONS TO THE COMMISSION

Mr. Keough received a phone call regarding the request for consideration of a Modification/Waiver of §22-5C01.1.B.(2) - Off-Street Parking and Loading requirements for Hair Studio 111.

VI. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported that the Board opened up the Public Hearing for the 2023 Budget which will be adopted on December 13, 2022, and there was a discussion on the Whitehall Regional Park.

B. CRPC Meeting

Dr. Taricani reported that they met last Thursday and discussed the Tofrees Development that will consist of tearing down the existing hotel to build a new one. They reviewed a map of the Harris Township bike paths and making new parking spaces in the Boalsburg area around the museum. Dr. Taricani stated that they talked about the new PSU Master Plan for Landscaping.

C. Land Development Plans

Ms. Bassett compiled the following plans:

PLAN NAME	SUBMISSION DATE	REVIEW PERIOD	PLAN EXPIRATION
All Washed Up Auto Spa Preliminary Land Development Plan	September 12, 2022	Comments returned September 28, 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 25, 2023
MP Machinery Preliminary Land Development Plan	April 6, 2022	PC Review on December 12, 2022	February 8, 2023
Minor Subdivision /Replot of TP 4-433-007-0000 and 24-433-008-0000 at 2151 and 2161 Sandy Drive	August 30, 2022	Conditionally Approved—October 3, 2022 RECORDED 12/7/22	
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 6, 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	Under Second Staff Review, comments due December 16, 2022	March 5, 2023

Dr. Taricani asked what happens with the construction in the winter at the Whitehall Regional Park. Mr. Keough reported that the digging of trenches, the placing of piping, covering of the pipes, etc. is nearing the end. Mr. Keough stated that work can continue if the weather cooperates. The contractor has agreed that if work needs to stop that they will not re-stage but to continue with the last parts of the underground work that needs to be done.

D. Staff Updates


Ms. Wargo reported they finished with evaluations and prepping for next year.

Mr. Keough requested at some point to have Ron Seybert update the Planning Commission of the traffic environment in Ferguson Township. Ms. Wargo will follow-up with Mr. Seybert.

VII. Adjournment

Mr. Keough made a motion to **adjourn** the December 12, 2022, Planning Commission meeting at 6:29 p.m. The motion passed unanimously.

Respectfully Submitted,



Rob Crassweller, Secretary
For the Planning Commission