

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, MARCH 27, 2023
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, March 27, 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

I. CALL TO ORDER

Dr. Taricani called the Ferguson Township Planning Commission's regular meeting to order on Monday, March 27, 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

Mr. Crassweller noted that under the CRPC report it should be Geisinger Gray's Woods.

Mr. Steinberg moved that the Planning Commission **approve** the March 13, 2023, Regular Meeting Minutes. Mr. Keough seconded the motion. The motion passed unanimously.

IV. NEW BUSINESS

1. REQUEST FOR CONSIDERATION OF A MODIFICATION/WAIVER

Ms. Wargo stated that on March 17, 2023, Douglas Schaffer requested a modification from Chapter 22- 306.3 – Minor Land Development Plan. Mr. Schaffer is proposing to convert an existing second-floor garage space into an apartment. The property is located at 1647 West Gatesburg Road (24-006-001A-0000) and is zoned Rural Agriculture (RA). The property is approximately 12.84 acres.

The applicant is requesting a modification from providing a Minor Land Development Plan. The garage already exists on the lot and the conversion to an apartment will only be on the second floor. The applicant has proposed submitting a Zoning and Building Permit with required documents.

Included in the agenda are the proposed drawings from the applicant. Staff has reviewed the request and is recommending approval of the modification/waiver from §22-306—Minor Land Development Plan to the Planning Commission.

Ms. Wargo reviewed the plans that were included in the agenda packet.

Mr. Steinberg moved that the Planning Commission **recommend approval** of the Application for a Modification from §22-306—Minor Land Development Plan to the Board of Supervisors for 1647 West Gatesburg Road. Mr. Crassweller seconded the motion. The motion passed unanimously.

V. COMMUNICATIONS TO THE COMMISSION

There were none.

VI. OFFICIAL REPORTS AND CORRESPONDENCES

1. Board of Supervisors

Ms. Wargo reported that the Board passed a resolution to support the 2023 Happy Valley Adventure Bureau Grant for the Route 45 Getaways Event that will take place in August. The Deibler Road Parking Study was discussed but there was no formal action taken. The Board approved the modification waiver for landscaping at 125 East Pine Grove Road. Ms. Wargo noted that there were complaints regarding the burning of motor oil.

2. CRPC Meeting

Dr. Taricani reported that there was no meeting this past week.

3. 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	May 16, 2023
Peace Center and Cemetery Preliminary Land Development Plan	May 18, 2021	Second Review comments returned October 12, 2022	May 16, 2023
IMBT Preliminary Subdivision Plan	January 31, 2022	Conditionally Approved September 6, 2022	April 16, 2023
1004 West College Ave Vertical Mixed-Use Building	March 14, 2022	Third Submission Received	May 3, 2023
Salvation Baptist Church Preliminary Land Development Plan	June 1, 2022	Conditionally Approved November 1, 2022	April 16, 2023
165 Volos Lane Minor Land Development Plan	June 3, 2022	Conditionally Approved September 20, 2022	May 16, 2023
LeCrone Minor Subdivision Plan	October 21, 2022	Conditionally Approved January 17, 2023	April 17, 2023
1900 Circleville Road	January 3, 2023	Staff First Review Comments returned January 20, 2023	June 11, 2023
LeCrone Preliminary Land Development Plan	February 1, 2023	First Review comments returned February 24, 2023	May 2, 2023
125 East Pine Grove Road Preliminary Land Development Plan	October 12, 2022	Third Review Comments returned March 3, 2023	May 7, 2023

Ms. Wargo discussed the Terrace Streetscape District rewrite and highlighted the items that were heard consistently such as the increase in pedestrian connectivity, increase residential preservation, flexible setback to the fronts, height limitations, etc. Ms. Wargo reviewed a map of Option 2: Expand the Boundary of the TSD that includes PSU land.

4. Staff Updates

Ms. Wargo and Ms. Bassett will be attending the National Planning Conference in Philadelphia from Friday to Tuesday.

VII. Adjournment

Mr. Crassweller made a motion to **adjourn** the March 27, 2023, Planning Commission meeting at 6:35 p.m. Mr. Keough seconded the motion. The motion passed unanimously.

Respectfully Submitted,

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

Rob Crassweller, Secretary
For the Planning Commission