

## **FERGUSON TOWNSHIP PLANNING COMMISSION**

Special Meeting  
Tuesday, May 31, 2016  
6:00 pm

### **I. ATTENDANCE**

The Planning Commission held a special meeting on Monday, May 31, 2016 at the Ferguson Township Municipal Building. In attendance were:

#### **Commission:**

Marc McMaster, Chairman  
Rob Crassweller, Vice Chair  
Scott Harkcom-  
Lisa Strickland – absent  
Kurt Homan  
Ralph Wheland  
Erik Scott  
Bill Keough, Alternate  
Cristin Mitchell, Alternate

#### **Staff:** Ray Stolinis, Director of Planning and Zoning

Lindsay Schoch, Community Planner  
Jeff Ressler, Zoning Administrator

Others in attendance included: Tonya Jackson, Recording Secretary, Ron Seybert, Township Engineer, see attached sign in sheet.

### **II. CALL TO ORDER**

Mr. McMaster called the meeting to order.

### **III. CITIZEN INPUT**

### **IV. YOUNG SCHOLARS SCHOOL**

Mr. Stolinis stated at the regular meeting of the Ferguson Township Planning Commission held on May 23, 2016, members deferred making a recommendation on the application due to three concerns: Account for the potential 500 student occupancy at the school in the Traffic Impact Study, include the proposed intersection at Blue Course and Park Center Blvd. in the Traffic Impact Study and consideration of the Pick-Up/Drop-Off loop driveway width, which is currently proposed at fourteen (14') feet. On May 24<sup>th</sup>, Planning & Zoning staff met with representatives from Young Scholars Charter School, Robyn Froehlich, P.E., Stahl Sheaffer Engineering and Ron Seybert, P.E., Township Engineer to discuss the concerns. The applicants stressed the short window of opportunity to begin construction and requested a Special Meeting with the Planning Commission to further discuss these transportation issues and request a recommendation for the June 6<sup>th</sup> Board of Supervisors meeting. It was also discussed that the currently approved Traffic Impact Study accounts for no more than a total of 384 students, or 40 additional students under this current Land Development Application

Mr. Stolinis stated the Planning Commission make a recommendation to the Board of Supervisors, based on the remaining Traffic Impact Study items discussed at the May 23, 2016 meeting, to APPROVE the Young Scholars of Central PA Charter School - Second Story Addition Land Development Plan, submitted on April 12, 2016, last revised May 26, 2016, condition upon the remaining comments.

Mr. Homan stated he was concerned the traffic study did not include the traffic impacts to Blue Course Drive. He noted a few areas of the traffic study he did not understand the results.

Ron Seybert, Township Engineer, stated other projects with in the study area which overlapped this study area did not include Blue Course Drive. He stated the area which was included in the traffic study was the entrance on to Westerly Parkway. He stated operationally staff did not include Blue Course Drive because the number of trips does not meet the requirements during peak hours.

Mr. Crassweller stated he believes there is a problem with the number of students which creates an increased amount of traffic. He said there are safety concerns with staff and children coming and going into this entrance. He asked what the documented occupancy was the school. Mr. Ressler answered the occupancy is not a zoning concern and zoning is concerned with is parking which is based on the maximum square footage of the mulit-purpose room which is the largest space in the school.

Mr. Levant Kaya stated the school does not intend to exceed 384 students.

Mr. Harcom asked if there was an increased enrollment or who would monitor that student enrollment. Mr. Keough answered they report the enrollment to the State College Area School District.

Mr. Wheland stated the drop off lane of 14 feet seems wide since it is only one traffic lane. Ms. Schoch stated plantings will be planted to deter drivers not to pass. She added the width of the lane was determined by Rob Watts and the increased width is due to the loading and unloading of children.

Mr. Seybert stated the drop off and pick up will work well if the parents follow the rules and be patient.

Mr. Scott stated he is aware of a resident complaint that cars where turning around in their driveway after dropping off their children. He also stated he would like the parking agreement between the church and the school be increase for 10 years. Mr. McMaster asked if the school moved out of this location would the parking agreement no longer exist. Mr. Ressler answered the applicant has adequate parking for this land development plan the agreement is only for extra parking. He added the Township has no control over the parking agreement the school has with the church.

Mr. Keough stated he believes two "No passing" signs are needed because of the width of the lane in the drop off area a small car could pass a parked car. Mr. Wheland stated he would like to see the area to be wider so a car could pass if necessary or make it narrow enough so they cannot pass.

Mr. Harkcom asked what the primary use was for the seven parking spaces in the unloading area.

Robin Froehlich of Stahl Sheaffer Engineering, LLC, stated they are for parking of staff because the parents drop off is closer to the multipurpose room at the back of the building.

Mr. Keough stated what will happen if the forth arm gets developed will there be a need for changes this intersection when that happens.

Mr. Seybert explained when the last Comprehensive Study was completed it was determined because of the land use that was projected when that happens there will be three lanes and it will have a dedicate turn left and right. Mr. Seybert at the intersection of Blue Course Drive and Westerly Parkway there are acceptable levels of service when it was studied two years ago. There was a discussion as to what criteria requires a traffic study noting specific criteria in the Township ordinance which triggers a traffic study.

Ms. Mitchell asked if a dummy sign such as the signal they have down town in front of the Alpha Fire Department. Mr. Seybert answered that signal at that location because it is a fire department was approved by Penn Dot and a school would not fit that criteria.

Mr. Scott asked if there would be parking issues if the school had a special event where all parent attended. Mr. Kaya, CEO of Young Scholars School, answered the school staggers the special events to different nights so not all parents are there at one time.

Mr. Kaya stated the school did everything they could to abide by all the Township rules and requirements. He also stated he would like be meet the construction deadline of June 10, 2016 and get a permit for this project.

Mr. Crassweller made a motion to recommend **APPROVAL** of the Young Scholars School with all conditions to the Board of Supervisors. Mr. Scott seconded the motion. The motion carried.

V.                    **ADJOURNMENT**

Mr. Crassweller made a motion to adjourn the meeting.    Ms. Homan   seconded the motion.   The motion passed unanimously.

With no further business, the May 31, 2016 special Planning Commission meeting was adjourned at 7:00 pm.

RESPECTFULLY SUBMITTED,

  
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Scott Harkcom, Secretary  
For the Planning Commission



Planning Commission Meeting May 31, 2016 - 6:00 pm - Sign Up sheet  
Please sign in.

NAME	ADDRESS
Charity Wheeland	110 Cooper St. Spring Mills, PA
Leslie West + Daryl West	104 Ramblerwood rd PA Furnace PA
Angela Howard	661B Waupelani Dr. State College
Kristen Reep	1325 Keppeler Dr. Pleasant Gap, PA
Natalie Wortman	237 East Pine Grove Rd Pine Grove
Christine Zalaguet	219 Morningside dr. State college PA 16803
Leslie Adams	Lemont, PA
Ayla Pedeogh	Lemont, PA
Carlos Zalaguet	219 Morningside Er.
Jenifer Zalaguet	" " "
Suzy Hanes	1504 Ash Ave SC 16801
Angela Simparosa	4585 McAleny's Fort Rd. Petersburg PA 16809
James Simparosa	" "
Kelly Houk	Julian, PA
Katharine Adams	228 Val Vardar Dr PA Furnace PA
Paul Krumer	430 Canterbury Drive, State College, PA
MARK BILLOTT	743 CORNWALL RD 16803
Melissa Landrau	101 Lingwood Ct. Bellefonte 16823
Olga Ayala	3158 Carnegie Dr. State College, PA 16803
Rachel Paulhamus	948 Stratford Ct. State College, PA 16801
Aydin Aptekeinglu	1061 Ballybunion Rd =
COSME CORREA	207 Mc Bath ST
Carla Loage	207 Mebath ST " 16801-PA
David Monardo M. D. B. Monardo	207 Mc Bath ST " 16801-PA
Enzo Mescheri	207 mc Bath St " 16801-PA
Sarah Alavon	120 Meadowview Dr " 16801
Grace Hakizimana	913 Southgate Dr " 16801
Yannick Habiyaremye	913 " " " 16801
Terri L. Parker	1378 Penfield Rd. SC PA 16801
Dana Galinsky	1947 Lauck St. SC PA 16803



NameAddress

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Uriel Rusique  
Susana Rusique

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SCA

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