

TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801
Telephone: 814-238-4651 • Fax: 814-238-3454
www.twp.ferguson.pa.us

FERGUSON TOWNSHIP PLANNING COMMISSION ORGANIZATIONAL & REGULAR MEETING AGENDA

Monday, January 28, 2019

6:00 PM

A. ORGANIZATIONAL MEETING:

I. CALL TO ORDER

II. WELCOME AND INTRODUCTION OF NEW MEMBERS

On January 7, 2019, the Board of Supervisors appointed Township resident Jerry Binney as a Core Member of the Planning Commission.

III. ELECTION OF OFFICERS

The Chairperson will need to designate the Director of Planning & Zoning to act as temporary chairperson in order to conduct the nominations and election of the Chairperson of the Commission for the year 2019. Once the Chairperson has been elected, he/she will be responsible for conducting the remainder of the nominations and elections. The Vice-Chairperson responsibilities generally involve taking over the duties of the Chairperson when he/she is not available. The Secretary is responsible for signing the official copy of the approved minutes and providing a signature on plans duly approved by the Township.

2018 Chair: Lisa Strickland

2019 Chair:

2018 Vice-Chair: Bill Keough

2019 Vice-Chair:

2018 Secretary: Rob Crassweller

2019 Secretary:

IV. ESTABLISH MEETING DATES FOR 2019

Attached is a list of proposed 2019 meeting dates. The May 28th meeting will be held on a Tuesday due to observance of Memorial Day on Monday, May 27th. Only one meeting has been tentatively scheduled in November due to the Thanksgiving holiday and hunting season (November 11th). The December meeting date is tentatively scheduled for the first Tuesday of the month (December 3rd) because the Board of Supervisors generally schedule their last meetings of the year for the first and second Monday (December 2nd & 9th).

V. SELECTION OF THE CENTRE REGION PLANNING COMMISSION (CRPC) REPRESENTATIVE AND ALTERNATE

The Board of Supervisors is awaiting a recommendation from the Planning Commission on the selection of a representative to the Centre Region Planning Commission. In the past, the Commission has selected both a primary and alternate to represent the Township. The CRPC meets on the first Thursday of the month to review items of regional significance. Commission members should plan to provide nominations for this position which will be formally appointed by the Board at their meeting on February 4, 2019. The first CRPC meeting of the year is scheduled for Thursday, February 7, 2019 at 6:30 p.m.

2018 CRPC: Jeremie Thompson, Primary 2019 CRPC Primary:
2018 CRPC: Ralph Wheland, Alternate 2019 CRPC Alternate:

B. REGULAR MEETING:

I. FERGUSON TOWNSHIP ZONING & SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVISIONS

Environmental Planning & Design submitted a fifth draft of the Zoning and SALDO documents as staff distributed copies to the Board of Supervisors, Planning Commission and Tree Commission for further review and comment. Carolyn Yagle will be at the meeting to review and present the most recent changes to the documents so that Planning Commission members can focus their review in these areas of the ordinances. Additionally, an Open House to discuss both ordinances with property owners and staff is scheduled for February 21, 2019 from 6:00 p.m.-8:00 p.m. in the Main Meeting Room.

January 25, 2019 Zoning Ordinance: [Click here for Zoning](#)

January 25, 2019 SALDO: [Click here for SALDO](#)

Staff Recommendation: The Planning Commission provide further comment on the proposed ordinance revisions and make a recommendation to the Board of Supervisors for the adoption of the Zoning and Subdivision and Land Development Ordinances.

II. CONSENT AGENDA

III. PLANNING DIRECTOR REPORT

IV. ACTIVE PLANS UPDATE

V. CENTRE REGION PLANNING COMMISSION REPORT

VI. SOURCEWATER PROTECTION UPDATE

VII. ZONING/SALDO UPDATE

VIII. PINE GROVE MILLS – SMALL AREA PLAN

IX. APPROVAL OF MINUTES DECEMBER 4, 2018

X. ADJOURNMENT



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FERGUSON TOWNSHIP PLANNING COMMISSION 2019 MEETING DATES

All **2019** meetings are held in the Main Meeting Room at the Ferguson Township Building located at 3147 Research Drive, State College, PA 1680. All Ferguson Planning Commission meetings begin at 6:00 p.m. All meetings will be recorded and televised through C-NET.

January	14 th 28 th	Monday Monday
February	11 th 25 th	Monday Monday
March	11 th 25 th	Monday Monday
April	8 th 22 nd	Monday Monday
May	13 th 28 th	Monday Tuesday (due to Memorial Day Holiday)
June	10 th 24 th	Monday Monday
July	8 th 22 nd	Monday Monday
August	12 th 26 th	Monday Monday
September	9 th 23 rd	Monday Monday
October	14 th 28 th	Monday Monday
November	11 th	Monday
December	3 rd	Tuesday



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Planning & Zoning Director's Report January 28, 2019

1. December 11, 2018 and January 9, 2019, the Planning & Zoning staff participated in a meeting with the Township Manager and Public Works Department to discuss the proposed Public Works Building #5 Land Development Plan.
2. On December 11, 2018, the Planning & Zoning Director, Community Planner and Township Manager met with Ron Seybert, Township Engineer regarding the Pine Hall General Master Plan and Transportation Impact Study.
3. On December 12 and 20, 2018 and January 9, 2019, the Planning & Zoning staff met with Carolyn Yagle of EPD to discuss Tree Commission and Arborist comments on the proposed Zoning and SALDO revisions.
4. On December 12, 2018 and January 9, 2019, the Planning & Zoning Director attended the CCHLT Board of Director's meeting at the College Township Building.
5. On December 19, 2018, the Planning & Zoning Director, Community Planner and Township Manager attended the Penn State West Campus Parking Deck with State College Borough Planning and Public Works staff.
6. On December 19, 2018, the Planning & Zoning Director, Zoning Administrator and Township Manager met with representatives of the Pine Grove Mills Farmer's Market to review their end of the year progress report.
7. On December 20, 2018, the Planning & Zoning Director and Community Planner met with Jim May, CRPA Executive Director, and discussed text and meeting materials for the Pine Grove Mills Small Area Plan.
8. On January 10, 2019, the Planning & Zoning Director, Township Arborist and Zoning Administrator met with John Sepp, PennTerra Engineering regarding landscape buffers at the proposed Science Park Plaza.
9. On January 10, 2019, the Planning & Zoning Director, Township Manager, Chief of Police and Township Engineer met with representatives of Rushcliffe St. HOA and Paradigm Properties regarding parking configuration on Rushcliffe St.
10. On January 11, 2019, the Planning & Zoning Director, Community Planner and Township Manager met with Tom Zilla, Regional Transportation Planner, Mike Bloom, Deputy County Planning Director and Leslie Warriner, County Transportation Planner regarding a future Municipal MPO Workshop with Ferguson Township staff and officials.
11. On January 14, 2019, the Planning & Zoning Director and Township Manager met with Jessica Buckland, Raptor Martial Arts and Lynda Mussi, regarding a Zoning Variance decision for 3020 Research Drive.
12. On January 15, 2019, the Planning & Zoning Director and Township Manager met with Ron Rehmeyer regarding permitted uses for property within the Office Commercial and General Commercial Zoning Districts.

13. On January 16, 2019, the Community Planner attended the Centre Regional Planning Agency bi-monthly staff meeting.
14. On January 16, 2019, the Planning & Zoning Director and Community Planner attended the PSU Land Use webinar at the CRPA Offices titled "Zoning Ethics".
15. On January 17 and 18, 2019, the Planning & Zoning Director, Chief of Police and HR Director conducted interviews for the Ordinance Enforcement Officer position.
16. On January 17, 2019, the Planning & Zoning Director, Community Planner and Township Manager met with Daniel Tavis Mehan, Geodesign Program Manager, College of Arts & Architecture on a potential student workshop.
17. On January 18, 2019, the Planning & Zoning Director, Zoning Administrator and Township Manager met with Tom Jacobs and Matt Halloran, S&A Homes regarding future phases of the Landings PRD.
18. On January 23, 2019, the Planning & Zoning Director, Zoning Administrator, Community Planner, Township Engineer and Township Manager met with Pam Salokangus and representatives of Stahl Shaffer Engineering on the proposed Whitehall Road Regional Park Phase I Land Development Plan – Pre-Application.
19. On January 23, 2019, the Planning & Zoning Director and Township Manager met with Penn State representatives Charima Young, Andrew Gutberlet and Neil Sullivan regarding Penn State University comments related to the Source Water Protection Overlay District.
20. On January 23, 2019, the Planning & Zoning Director, Township Manager, Community Planner and CCHLT Executive Director met and discussed the Pine Hall Workforce Housing Agreement Fee-in-Lieu consideration.
21. On January 24, 2019, the Planning & Zoning Director and Community Planner met with the Township Communication Coordinator and Assistant to the Manager to discuss public notices for the Zoning and SALDO Open House.
22. On January 25, 2018, the Planning & Zoning Director attended the CCHLT Strategic Planning Committee meeting with Missy Schoonover, CCHLT Executive Director and Sarah Klinetob Low, CCHLT Board Member.

Upcoming Board of Supervisors Agenda Items (2/4/18):

- TBD

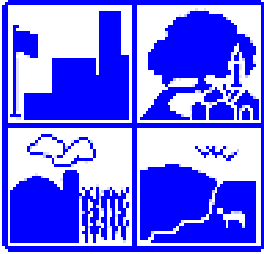
Recent BOS Actions Summary (1/21/19 Regular Meeting):

- Report from Kevin Abbey, Clearwater Conservancy, introducing the Scotia Young Forest Conservation Initiative

- Public Hearing on the Source Water Protection Overlay District Ordinance • Motion to Adopt (4-0)
- Presentation of the Harner Farm Concept Plan
- Appointment to the Ferguson Township Vacancy Board
- National Citizens Survey Contract Authorization
- Beaver Branch Gorge Discussion
- PA Cap and Trade Petition
- 2019 Donation Requests Discussion

Upcoming Zoning Hearing Board Agenda (2/26/19):

- Variance Application Request – SCBWA Nixon-Kocher Water Treatment Facility



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3147 Research Drive, State College, Pennsylvania 16801

Telephone: 814-238-4651 Fax: 814-238-3454

TO: Ferguson Township Planning Commission

FROM: Lindsay K. Schoch, Community Planner
Raymond J. Stolinas, AICP, Planning & Zoning Director

DATE: January 25, 2019

SUBJECT: Active Plans in the Township

In an effort to keep the Planning Commission and Board of Supervisors up-to-date on current developments, staff is providing a list of Active Plans and other Projects in the Township.

Currently, the Township has two (2) Active Plans and one (1) Proposed Concept Plan.

Harner Farm Proposed Concept Plan: The Planning Commission held a preapplication conference with Aspen Whitehall Partners, LLC, Aspen Route 26 Partners, LLC, Penn Terra Engineers, and representatives from Sheetz on Tuesday, December 4, 2018. The proposal is for approximately 27 acres encompassing the southeastern portion of the Harner Farm. The developer is proposing a 6,077 square foot Sheetz convenience store, a multi-use building with retail on the first floor and apartments on the second floor, and a 36 lot residential subdivision. The Planning Commission had the opportunity to make comments and ask questions, but did not have major concerns about the project as it is proposed in the Concept Plan. A Traffic Scoping Meeting was held on December 19, 2018 at which time the Township Engineer, Consulting Traffic Engineer and Community Planner met with PennDOT, PennTerra, Wooster Engineers, and Aspen Route 26 Partners to discuss the scoping application. The scoping application has been amended and resubmitted for signatures. The scoping application must be approved and signed prior to the Traffic Impact Study being conducted. ***The Concept Plan was presented to the Board of Supervisors on January 21, 2019, at which time the Board was able to give comments and feedback on the proposed Plan. Staff is meeting with the Applicant and their Agent on January 30 to discuss design ordinance requirements.***

King Wealth Strategies Land Development Plan: This Plan, submitted on June 26, 2018 by Penn Terra Engineering, Inc. on behalf of the owners/applicants, Laura and Thomas King, is proposing a conversion of the existing residential rental property located at 222 Blue Course Drive to their financial planning business office. Tax Parcel 24-12-12 contains .369 acres and is zoned General Commercial and lies within the Corridor Overlay. The existing building is 2,800 square feet with 1,400 on both the first floor and the basement. Prior to the submission of the plan, five (5) variances were approved by the Zoning Hearing Board. They are as follows: Reduction of the required parking spaces by 2 spaces; Reduction of the 50' front parking setback by 34'; Reduction of the 15' flexible buffer yard by 7.5'; Reduction of the 75' required minimum distance between driveway entrances by 15'; and Reduction of the 18' required parking stall length by 2'. The Planning Commission made its initial review and comment on the Plan at its July 9, 2018 meeting. The applicant is requesting a variance and two appeals. The Variance (granted) for relief from Section 27-206, Yard Requirements and the Appeals (***withdrawn***) for the interpretation of Section 27-206 and Chapter 26, Stormwater. The Plan was resubmitted to staff for review along with a request for consideration of a modification from Chapter 22, Subdivision and Land Development. The request for modification is relief from Chapter 22, Part 5, Section 22-510.2.C Grading, which states: "in all

cases, the bottom of the excavations or fills shall be a minimum of five feet from the property line of developed lots. The Request for Modification is on the January 21, 2019 Board Agenda for Consideration. ***Plan Expiration: April 2, 2019. The applicant requested the request for modification be tabled until further notice.***

Pine Hall Traditional Town Development General Master Plan: On February 21, 2018 Residential Housing Development, LLC submitted a General Master Plan for the Pine Hall TTD. A Master Plan currently exists for Pine Hall, but Residential Housing Development, LLC has a different vision, therefore is proposing a new General Master Plan. The Plan was at a stay until decisions were made from both the Zoning Hearing Board concerning the validity challenge and the Court of Common Pleas concerning the procedural challenge—both decisions have been denied and since, appealed by Circleville Partners. Staff submitted initial plan comments to the developer on Friday, March 30, 2018. The Board of Supervisors reviewed the Plan and made initial comments at its April 16, 2018 meeting and the Planning Commission reviewed and made initial comments at its April 23, 2018 meeting. Staff met with the Pine Hall Development Team to discuss initial comments. A Joint Public Work Session with the Board of Supervisors and Planning Commission was held on June 5, 2018. The Pine Hall Design Team submitted a summary of the meeting to staff. Trans Associates submitted the Traffic Impact Study to staff on Monday, July 30, 2018 for review. The General Master Plan was formally submitted to staff for review on August 1, 2018, which started the 90-day review period for the Board of Supervisors to consider approval of the Plan. The Planning Commission reviewed the proposed plan on Monday, August 27, 2018 and had minimal comments and some public comment. Staff has prepared a schedule to move the Plan forward. The traffic study is under review, terms and conditions and agreements are being prepared in preparation for a Public Hearing. Circleville Partners appealed the decision of the Zoning Hearing Board (to the Court of Common Pleas) and the Court of Common Pleas decision (to the Commonwealth Court). Plan review comments were submitted to the developer on September 19, 2018. Staff had a meeting with the Design Team on October 2, 2018 to discuss the various agreements, terms and conditions, and other items. On October 30, 2018, the plan was resubmitted to staff, reviewed, and comment letter was sent to the developer and their team on November 14, 2018. The traffic impact study is still in discussions and the developer's transportation engineer is reviewing township comments. ***Traffic Impact Study is still undergoing review and staff is working on the agreements that go along with the plan. Updated Plans were submitted to staff and the response letter was sent to reviewers. At this time, the majority of the comments are addressed. Plan Expiration is April 8, 2019.***

**FERGUSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, DECEMBER 4, 2018
6:00 PM**

I. ATTENDANCE

The Planning Commission held its 1st regular meeting of the month on Tuesday, December 4, 2018 at the Ferguson Township Municipal Building. In attendance were:

Commission:

Lisa Strickland, Chairperson
Bill Keough, Vice Chairperson
Ralph Wheland
Marc McMaster
Rob Crassweller
Eric Scott
Jeremie Thompson
Shannon Holliday, alternate, absent

Staff:

Ray Stolinas, Director of Planning & Zoning
Lindsay Schoch, Community Planner
Jeff Ressler, Zoning Administrator

Others in attendance were: Marcella Bell, Recording Secretary; Mark Kunkle, Ferguson Township resident; John Sepp, PennTerra Engineering; Mark Toretti, PennTerra Engineering; Thomas Lechleitner, Harner Farm Concept Plan; Brian Dinges, Sheetz Senior Real Estate Site Selector; Justin Mandel, Aspen Whitehall Road Partners; Brent Brubaker, Sheetz Engineer Manager; Michelle Spiering, Ferguson Township resident

II. CALL TO ORDER

Ms. Strickland called the meeting to order at 6:00 p.m.

III. CITIZEN INPUT

There was no citizens' input.

IV. HARNER FARM CONCEPT PLAN

Mr. McMaster recused himself from this discussion and sat in the audience.

Mr. Stolinas stated that Aspen Whitehall Partners, LLC and Aspen Route 26 Partners, LLC are proposing the development of the 27-acre portion of the Harner Farm south of Whitehall Road. The proposed development includes 36 single-family lots ranging in size from 0.25 acres to 0.50 acres and 2 commercial lots. Two public roads will be constructed to serve the project. Under Chapter 22-302, Preapplication Conference, a potential applicant for a subdivision or land development can request a conference with the Planning Commission for the purpose of discussing or reviewing such proposed subdivision or land development. The preapplication conference is not mandatory and does not constitute a formal application submission. The Planning Commission, at its sole discretion, may make, or refuse to make, recommendations as the result of the preapplication conference. Mr. Stolinas presented the proposed plan on his PowerPoint and reviewed some of the Corridor Overlay requirements.

Mr. John Sepp, President of PennTerra Engineering, reviewed the proposal. He stated that the proposal encompasses the southwest section of Harner Farm and has two public roads—one off of Whitehall Road and one off of West College Avenue. Mr. Sepp explained that he met with Township staff earlier this year with a different version of the proposal that showed the cul-de-sac going the whole way to West College Avenue, with Sheetz having its own access road. Due to the Corridor Overlay requirements, the two public roads were changed. Mr. Sepp explained that the proposed mixed use building is only a possibility and is not definite. There could be

offices and retail on the first floor and apartments on the second floor. Mr. Sepp stated that there are designated stormwater facilities, however, they have not been designed yet. Both commercial tracts would adhere to the Corridor Overlay zoning regarding setbacks and landscaping. Mr. Sepp stated that Wooster and Associates will be conducting the Traffic Impact Study (TIS) and included in the study are the R-1 homes, Sheetz, and the mixed use building.

In response to a question from Mr. Scott, Mr. Sepp stated that the proposed plan does not show the actual size of the stormwater basins—only the potential areas for stormwater basins. Mr. Keough clarified that the stormwater area in the lower left area represents about two acres and the stormwater area in the upper portion of the plan is about 1.5 acres. He also stated that there is a 50-foot buffer requirement for the Rural Agriculture (RA) parcel.

Mr. Keough stated that is not concerned about having another gas station in the Township because Sheetz is much more than just a gas station. He stated that Sheetz has a good product and is very successful. Mr. Keough spoke to his concern about the gas pumps at Sheetz in regard to the draft Sourcewater Protection Ordinance. He explained that the Sourcewater Protection Ordinance has not been tested with anything in the Township yet and he is concerned about unintended consequences.

In response to a question from Mr. Keough, Mr. Stolinas stated that during the rezoning of this property, there was some discussion about changing the zoning of the RA parcels to match what surrounds it, R-1.

In response to a question from Mr. Crassweller regarding public sewage, Mr. Sepp explained that his firm is still researching different options. The property is in the Sewer Service Area (SSA) and there are a couple of different options for that development, including the installation of a pump station.

In response to a question from Mr. Thompson, Mr. Brent Brubaker, Sheetz Engineer Manager, explained that there is a drive-thru lane for Sheetz. Mr. Brubaker went on to explain that the drive-thru lane is a convenience for a certain margin of Sheetz customers. Sheetz only does about 10% of its business through the drive-thru, compared to McDonald's, which does about 70% of its business through its drive-thru. Mr. Brubaker referred to the proposed plan on the PowerPoint and explained how the drive-thru would work in that location. In response to a question from Mr. Keough, Mr. Brubaker stated that Sheetz will be looking at getting an alcohol license for beer and wine.

In response to a question from Mr. Scott, Mr. Brian Dinges, Sheetz Real Estate Department, clarified that the proposed Sheetz building is 6,077 square feet, which is the largest building that Sheetz builds currently. In response to a question from Mr. Wheland, Mr. Dinges stated that there are about 50-70 Sheetz stores with drive-thrus. There was a brief discussion about the Planning Commission's concern regarding traffic issues with the proposed drive-thru. Mr. Dinges stated that the drive-thru is usually geared towards those who can't or don't want to park to come into the building—for instance, a mother with young children in car seats. Mr. Dinges explained that there are two windows in the drive-thru for customers to pick up food and there is also an escape lane if there were a car at the first window waiting for their items so that the second car at the second window could drive around the first car to leave. In response to a question from Ms. Strickland, Mr. Dinges stated that he believes that 45 parking spaces for the Sheetz building is sufficient because the customer's visit is a quick turnaround.

There was a brief discussion regarding the trail connection that was shown on the rezoning. Mr. Sepp stated that the trail will tie into the parkland discussion when a formal plan is submitted.

In response to a question from Mr. Wheland, Mr. Ressler stated that sidewalks will be required on West College Avenue and Whitehall Road, even though there are no other sidewalks on either of those roads.

Ms. Strickland expressed her concern about the Sheetz lighting affecting the neighboring residential housing. Mr. Sepp stated that Sheetz will have to meet the Township's lighting ordinance.

In response to a question from Mr. Keough, Mr. Justin Mandel, Aspen Whitehall Partners, stated that there have been preliminary discussions about the possible tenants and spaces within the proposed mixed-use building. He explained that a bank with a drive-thru is a possible tenant, as well as another food user that is not a competitor of Sheetz. The other uses would be for office space, and a possible professional medical space. He went onto explain that the second story apartments make sense for this area, but they will need to explore this option further.

Mr. Stolinas thanked the Planning Commission for its comments and stated that these comments will be passed onto the applicant for their consideration when they formally submit a plan.

V. FERGUSON TOWNSHIP DRAFT SOURCEWATER PROTECTION OVERLAY DISTRICT ORDINANCE

Mr. Stolinas stated that earlier this summer, staff met with the Ad Hoc Source Water Advisory Board on four occasions and developed a list of twenty-seven recommendations to the Board of Supervisors that were presented at a joint work session on October 9, 2018. The Board of Supervisors have further discussed the proposed Sourcewater Ordinance in relation to language within the adopted Stormwater Management Ordinance. The Board of Supervisors authorized advertisement for public hearing on January 21, 2019. Mr. Stolinas stated that staff has provided the draft ordinance to the Centre Region Planning Commission (CRPC), which will be reviewed on December 6, 2018. Staff will also send the draft ordinance to the Centre County Planning Department in the near future.

The Planning Commission provided the following comments on the proposed draft Sourcewater Protection Ordinance:

- Consider removing "private wells" from the purpose and intent statement on the first page or revise language for clarification of what a private well is.
- On page 1, last sentence, consider changing the word "farming" to "agriculture operations."
- On the second page, in the top paragraph, remove the word "scientifically."
- On page 3, agriculture operation definition, remove the last sentence within the definition.
- On page 3, "alteration, structural definition", the last line should say "the moving of a building from one location to another."
- On page 4, remove the "facility profile sheet" definition.

- On page 5, land development definition, where does the “minor subdivision” in the Subdivision and Land Development Ordinance (SALDO) come into play regarding costs incurred or approvals?
- Clarify the definition of “Zone II” versus “Township Wide Zone II” versus “Township Wide Sourcewater Protection Overlay District.”
- Consider showing the map with Zone I and another color for Zone II and another appendix that shows the Penn State University well radii and headwaters.
- Consider adding “fire-suppression storage tanks” on page 8 under the storage tank list.
- In Section 6, second paragraph, clarify “This evidence must include applicable geographic data with respect to the property and any other pertinent documentation for consideration.”
- In Section 8, under number 1, remove the reference to Section 7.
- In Section 8, under letter A, number 2, consider placing the water supplier review fee in the Township Fee Schedule as an escrow.
- Consider including a definition for “freight or truck terminals.”
- On Page 20, omit letter F as it refers to Section 7.
- Consider including a definition for “qualified professional.”
- On Page 21, number 5 omit the word “either.”

There was a lengthy discussion regarding how the above comments would be relayed to the Board of Supervisors before the Public Hearing scheduled in January 2019. The Planning Commission would like Mr. Stolinas to prepare a memo for the Board’s December 10, 2018 detailing these recommendations. There was concern that the Board of Supervisors would not be able to discuss these recommendations before the Public Hearing. Mr. Keough requested that Mr. Stolinas inquire about whether or not the recommendations could be added to the December 10, 2018 Board agenda for discussion.

A motion was made by Mr. Crassweller and seconded by Mr. Wheland to recommend approval of the draft Sourcewater Protection Ordinance, with the caveat that Mr. Stolinas prepares a memo summarizing the recommendations for the Board of Supervisors to review before the December 10, 2018 Board of Supervisors meeting. The motion carried 5-2.

VI. CONSENT AGENDA

There were no items on the consent agenda.

VII. PLANNING DIRECTOR’S REPORT

Mr. Stolinas reviewed his director’s report which included the following items:

On November 12, 2018, the Planning & Zoning Director and Township Manager met with Mark Mackenzie regarding Tax Parcel #24-003-,007E,0000- at 1000 North Nixon Road previously owned by George Novosel. Also on November 12, 2018, the Planning & Zoning, Community Planner, and Township Manager met with Ron Seybert, Township Engineer regarding the Pine Hall General Master Plan Transportation Impact Study. Lastly, on November 12, 2018, the Planning & Zoning Director, Township Manager, Public Works Director, and Township Engineer met regarding

consistency between Chapter 26, Stormwater Management and the Draft Source Water Protection Overlay Ordinance.

On November 13, 2018, the Planning & Zoning Director and Zoning Administrator met with Deanna Behring and Andrew Warner regarding equestrian uses under 50 acres within the RA and RR Zoning Districts.

On November 14, 2018, the Planning & Zoning Director attended the Penn State Extension Land Use Webinar Series – “Property Law Issues Involving Public Rights, Open Space Access to Private Lands” at the COG Forum. Also on November 14, 2018, the Planning & Zoning Director, Township Manager, and Community Planner attended the Pine Grove Mills Small Area Plan Town Hall meeting at St. Paul’s Lutheran Church.

On November 19, 2018, the Planning & Zoning Director, Township Manager, and Community Planner attended the Affordable Housing Fee-in-Lieu Committee meeting. Also on November 19, 2018, the Planning & Zoning Director and Zoning Administrator attended the monthly Ferguson Township Tree Commission meeting to discuss comments related to the 4th Draft of the Zoning Ordinance and SALDO.

On November 26, 2018, the Planning & Zoning Director, Community Planner, and Township Manager met with Justin Mandel, Aspen Hill Partners, and John Sepp of PennTerra Engineering to discuss the Harner Farm Concept Plan and Preapplication Conference with Planning Commission.

On November 28, 2018, the Planning & Zoning Director attended the CCHLT Strategic Planning Committee meeting with Missy Schoonover, CCHLT Executive Director and Sarah Klinetob Low, CCHLT Board Member.

On November 29, 2018, the Planning & Zoning Director attended the Campus and Community Sustainability Expo at the State College Borough Building and sponsored by the Penn State Sustainable Communities Collaborative.

Upcoming Board of Supervisors Agenda Items (12/3/18):

- Public Hearing on the proposed 2019 Annual Operating Budget
- Continued Discussion and Authorization for Advertisement for Public Hearing on the Draft Source Water Protection Overlay District Ordinance
- Revised Phasing Schedules: Stonebridge, Foxpointe, the Landings, and Turnberry TTD
- Position on Variance Application Request – 3020 Research Dr.

Recent BOS Actions Summary (11/5/18 Regular Meeting):

- Greenbriar demonstration project Special Report
- Proposed Ordinance presentation on banning single use plastic bags
- Source Water Protection Overlay District Ordinance Continued Discussion
- Revised Sidewalk Snow Removal Map
- Foxpointe/Hunter’s Chase PRD Corrective Map
- Presentation of Environmentally Sensitive Areas Map and GIS Introduction
- Request for consideration of a cell tower at Homestead Park

Upcoming Zoning Hearing Board Agenda (12/18/18):

- Variance Application Request – 3020 Research Dr.

VIII. ACTIVE PLANS UPDATE

Ms. Schoch provided the active plans update, which included the following active plans: Harner Farm Concept Plan, King Wealth Strategies Land Development Plan, and Pine Hall Traditional Town Development General Master Plan.

IX. CENTRE REGIONAL PLANNING COMMISSION (CRPC) REPORT

Mr. Thompson stated that CRPC will meet on Thursday, December 6. Items for discussion are the Ferguson Township Sourcewater Protection Ordinance, plan amendments for the Patton Township Grey's Woods plan, and the College Township Sidewalk Master Plan.

X. SOURCEWATER PROTECTION AD HOC COMMITTEE UPDATE

There was no update.

XI. ZONING/SALDO STEERING COMMITTEE UPDATE

Mr. Stolinas stated that staff is meeting with Carolyn Yagle of Environmental Planning and Design (EPD) on December 12 to review comments received on the fourth Zoning and SALDO draft Ordinance. Mr. Stolinas stated that staff hopes to have another draft by the end of the year.

XII. PINE GROVE MILLS—SMALL AREA PLAN

Mr. Stolinas stated that the Township Community Coordinator created a page for the Pine Grove Mills Small Area Plan. The steering committee meetings are detailed on the web site as well as the Town Hall meeting from earlier in November. Staff will meet with Jim May, Director of the Centre Regional Planning Agency, to review text for the plan.

XIII. APPROVAL OF THE REGULAR MEETING MINUTES – NOVEMBER 12, 2018

Mr. Crassweller noted that he left the November 12 meeting before the Planning and Zoning Director's report.

A motion was made by Mr. Thompson and seconded by Mr. McMaster to approve the November 12, 2018 meeting minutes with corrections. The motion carried unanimously.

XIII. ADJOURNMENT

There being no further business for the Planning Commission, the meeting adjourned at 8:08 p.m.

RESPECTFULLY SUBMITTED,

ROB CRASSWELLER, SECRETARY
FOR THE PLANNING COMMISSION