

TOWNSHIP OF FERGUSON

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FERGUSON TOWNSHIP PLANNING COMMISSION REGULAR MEETING AGENDA Monday, February 25, 2019 6:00 PM

I. CALL TO ORDER

II. CITIZEN INPUT

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

Carolyn Yagle of Environmental Planning & Design has reviewed and discussed portions of the fifth draft of the Zoning and SALDO documents at the January 28th and February 11th Planning Commission meetings. Ms. Yagle will be in attendance this meeting to follow-up on comments resulting from the Open House held on February 21, 2019, review and discuss the revised “Quickview” tables, additional suggested changes to the Zoning Map and any other discussion points the Planning Commission may have regarding the draft documents.

Staff Recommendation: The Planning Commission provide further comments on the proposed Zoning/ SALDO ordinance and zoning map revisions.

IV. CONSENT AGENDA

V. PLANNING DIRECTOR REPORT

VI. ACTIVE PLANS UPDATE

VII. CENTRE REGION PLANNING COMMISSION REPORT

VIII. ZONING/SALDO UPDATE

IX. PINE GROVE MILLS – SMALL AREA PLAN

X. APPROVAL OF ORGANIZATIONAL AND REGULAR MEETING MINUTES: FEBRUARY 11, 2019

XI. ADJOURNMENT



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Planning & Zoning Director's Report February 25, 2019

1. On February 13, 2019, the Planning & Zoning Director, Community Planner and Township Manager attended an Alliance for Innovation Webinar titled "*Bringing Agri-Science & Social Entrepreneurship to the Forefront: Enhancing Community through Environmental Education*".
2. On February 13, 2019, the Planning & Zoning Director attended the monthly Centre County Housing & Land Trust Board of Directors meeting at the College Township Building.
3. On February 15, 2019, the Planning & Zoning Director met with Lisa Strickland, Ferguson Township Planning Commission Chairperson regarding the upcoming CBICC "Future's Blueprint" workshop postponed on February 20th and rescheduled for Thursday, February 28th at the CBICC Offices at 5:15 p.m.
4. On February 19, 2019, the Planning & Zoning Director, Community Planner and Zoning Administrator met with Michael Pratt, Keller Engineers regarding remaining comments for the Pine Hall Master Plan.
5. On February 19, 2019, the Community Planner met with the Suburban Park Master Plan Committee.
6. On February 21, 2019, the Planning & Zoning Director met with CCHLT Strategic Planning Committee to discuss the creation of Thompson Place with Linda Marshall.
7. On February 21, 2019, Planning & Zoning staff, in partnership with Environmental Planning & Design, conducted the Open House for the Zoning and SALDO Update. Over 50 residents attended the evening event.
8. On February 22, 2019, Planning & Zoning staff met with Matt Vidic, ProCopy, Inc. regarding the Zoning and SALDO Update.

Upcoming Board of Supervisors Agenda Items (3/5/18):

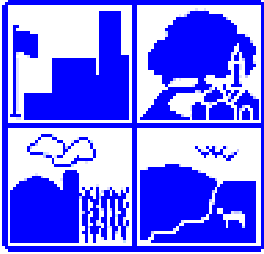
- TBD

Recent BOS Actions Summary (2/19/19 Regular Meeting):

- Public Hearing – Greenbriar UAJA Sewer Agreement Resolution
- Public Hearing – Resolution amending the conditions of the Giant Liquor License Transfer
- Public Hearing – Resolution approving settlement agreement for acquisition of property formerly owned by Stephen and Paula White
- Discussion of Plastic Bag Ban/Impact Fee Ordinance
- SCBWA Request for Variances – Proposed Nixon-Kocher Water Treatment Facility
- Discussion of Property Assessed Clean Energy Legislation

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

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



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TO: Ferguson Township Planning Commission

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

DATE: February 22, 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 three (3) 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. The Planning and Zoning Director prepared a letter to Justin Mandel, giving an overview of the input from both the Planning Commission and the Board of Supervisors. Staff met with Penn Terra and representatives from Sheetz on January 30 to discuss the proposed Plans and ordinance requirements and look forward to the submission of a subdivision plan, then land development plan. ***The Traffic Scoping Application is currently being amended to reflect comments made by staff.***

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 applicant requested the request for modification be tabled until further notice. Plan Expiration: April 2, 2019. **No Update.**

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. At this time, the majority of the comments are addressed. The proposed Terms and Conditions are being reviewed internally by staff. The developer reviewed and made comments on the proposed workforce housing agreement; staff is currently considering their comments. Plan Expiration is April 8, 2019.**

Ferguson Township Public Works Building Land Development Plan: Keller Engineers, Inc. submitted plans, on behalf of the Ferguson Township Public Works Department, on February 7, 2019. The new facility will encompass approximately 13,000 ft.² that will house offices, vehicle repair bays and vehicle fueling island with canopy. Also included with the proposed plans are paved parking and truck court, sidewalks, an employee patio and landscaping. New utility connections and stormwater management facilities will also be furnished with the new building. Access will be from the upper existing driveway off Research Drive. Stormwater will be handled through several existing swales and detention basins that will be enhanced by meadow and additional landscaping. **The Planning Commission had the opportunity to review the Plan and have their questions answered by the Public Works Director. Planning Commission comments will be incorporated into the Plan Review Comment Letter and once all plan comments are received, they will be sent to Keller Engineers. Plan Expiration is May 8, 2019.**

**FERGUSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MONDAY, FEBRUARY 11, 2019
6:00 PM**

I. ATTENDANCE

The Planning Commission held its 1st regular meeting of the month on Monday, February 11, 2019 at the Ferguson Township Municipal Building. In attendance were:

Commission:

Lisa Strickland, Chairperson
Bill Keough, Vice Chairperson
Rob Crassweller, Secretary
Ralph Wheland
Eric Scott, absent
Jeremie Thompson
Jerry Binney
Shannon Holliday, absent

Staff:

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

Others in attendance were: Marcella Bell, Recording Secretary; David Modricker, Public Works Director; Carolyn Yagle, Environmental Planning & Design; Mark Kunkle, resident; and Matt Vidic, Centre Soccer Association.

II. CALL TO ORDER

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

III. CITIZEN INPUT

Mr. Matt Vidic introduced himself as President of the Centre Soccer Association. He explained that he attended the meeting tonight to hear discussion about the proposed Public Works building at Ferguson Township and also to see if there was a possibility of including a playing field for sports due to the shortage of sports fields in the Centre Region. He went on to explain that he spoke to Mr. David Modricker before the meeting about the possible sports field at Ferguson Township. He understands that there is not enough room to include a playing field, but urges the Planning Commission to encourage other developers to include sports fields in their developments.

IV. FERGUSON TOWNSHIP PUBLIC WORKS BUILDING LAND DEVELOPMENT PLAN

Mr. Stolinas stated that Ferguson Township proposed to construct a new Public Works building on the 8.8-acre campus that will house offices, vehicle repair bays, and a vehicle fueling island with a canopy. The proposed building project will attempt to achieve LEED Gold Certification and commit to low-impact style development. Also included with the proposed plans are paved parking and a truck court, sidewalks, an employee patio, and landscaping. These new facilities shall encompass approximately 13,000 square feet. New utility connections and stormwater management facilities will also be furnished with the new building. Mr. Stolinas then referred to the projector and showed the plans and 3D renderings of the proposal. Staff is asking for initial comments to provide to the consultant, Keller Engineering.

In response to a few questions from Mr. Keough, Mr. Stolinas stated that the Planning Commission should treat this land development plan like any other land development proposal. The Planning Commission should not review or discuss the costs associated with the proposed plan. Mr. Modricker explained that the Board of Supervisors tasked the Engineering department with reviewing stormwater management for the whole site in regards to the building proposal.

Mr. Modricker explained that a rain garden has specific type of plants that help infiltrate water. Mr. Modricker went into detail about how the stormwater travels on the site. Mr. Modricker stated that the proposed fueling stations will have below ground storage tanks that are double walled and also monitored for leaks.

In response to a few questions from the Planning Commission members, Mr. Modricker explained that the proposed office space will be for personnel that are currently housed in the Public Works Building 1. He went on to state that the proposed building does not have an impact on the office space in the current Ferguson Township building. He explained that the current building will soon begin renovations based on a space study that was done a few years ago. The proposed Public Works building will support the growth for the Public Works crew. Mr. Modricker stated that an elevator is not proposed for this building.

Mr. Modricker then explained the spill response plan for the fueling stations. There are many safeguards in place to prevent spills. A person using the fuel pumps must have a personnel token as well as a fuel token to access the fuel pump. In addition, the system is set up to only allow so many gallons in a single use. There is also a trigger for the fuel pump to stop pumping if someone drove away with the pump handle still in their gas tank. There will also be drains at the fueling station that collect any discarded fuel and contain it in a concrete tank underground.

In response to a question from Ms. Strickland, Mr. Modricker referred to the projector and explained the traffic flow around the proposed building.

Mr. Stolinas thanked the Planning Commission for its initial comments and stated that staff will forward any comments onto the consultant. Comments are due back to staff by February 22, 2019.

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

Mr. Stolinas stated that at the January 28, 2019 meeting, Environmental Planning & Design (EPD) presented the fifth draft of the Zoning and SALDO documents and staff distributed copies to the Board of Supervisors, Planning Commission, and Tree Commission for further review and comment. Carolyn Yagle is at the meeting tonight to continue reviewing the most recent changes to the proposed Zoning Ordinance. An Open House for landowners to discuss both ordinances with Township staff and our consultant is scheduled for February 21, 2019 from 6:00 p.m.-8:00 p.m. in the Main Meeting Room.

Ms. Yagle stated that at the Open House next week, staff and EPD will have featured maps and an overview table for residents to review and ask questions if they have any.

The Planning Commission and Ms. Yagle had a detailed discussion about non-conforming lots and the possibility of combining smaller non-conforming lots to bigger non-conforming lots. Mr. Wheland provided a specific example about a homeowner who owns two non-conforming properties, side-by-side. The lot line goes directly through the garage. Mr. Wheland stated that if this homeowner wanted to build an addition onto his home, he could not because of the fact that his properties are two separate, non-conforming parcels and he would not meet the setback requirements. The homeowner cannot request a lot consolidation because the lot size would still be too small to become conforming. Ms. Yagle stated that she will have to discuss this with Planning & Zoning Staff, but she believes there may be another way to accomplish this without requesting a lot consolidation. The Planning Commission is concerned that the Zoning

Ordinance will create even more non-conforming lots instead of reducing the number of non-conforming lots.

The Planning Commission then had a lengthy and detailed discussion about the Village (V) District. Mr. Keough is concerned that even though there have been several types of uses added as a use by right in the V district, the lot sizes, setbacks, and dimensions and may not allow for many of these uses. The V district has many lots that are very narrow and many of the buildings along Pine Grove Road are right up against the sidewalks. Mr. Keough is concerned about creating more non-conforming lots and opening up opportunities for growth and entrepreneurship in the V district, especially since there is a steering committee working with Township staff and Centre Regional Planning Agency staff to create a Pine Grove Mills Small Area Plan. Ms. Strickland added that she believes it would be beneficial for staff to attend the Pine Grove Mills Small Area Plan Steering Committee meeting this week to discuss lot sizes, dimensions, and uses for the V District prior to the February Open House.

Ms. Strickland stated that the quick views should be more organized so that they are easier to read for the Open House. Ms. Yagle explained that she plans on placing the quick view map on the front and the dimension criteria on the back side for the Open House. In addition, adding information for arterial and collector street lot dimensions will help organize that information.

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 January 28, 2019, the Planning & Zoning Director and Zoning Administrator met with Ron Rehmeyer regarding permitted uses for property at 1321 North Atherton St. within the Office Commercial and General Commercial Zoning Districts.

On January 30, 2019, the Planning & Zoning Director, Community Planner, Zoning Administrator, Township Engineer, and Township Manager met with representatives of Sheetz and PennTerra Engineering related to the Harner Farm Concept Plan for the first phase of development along W. Whitehall Rd. and W. College Ave.

On February 6, 2019, the Planning & Zoning Director, Community Planner, and Zoning Administrator met with Carolyn Yagle, EPD, to discuss stations and room setup for the Zoning and SALDO Open House on February 21, 2019. In addition, on February 6, 2018, the Planning & Zoning Director met with Penn State student Evan Walsnovich on the status of development, planning and zoning in Ferguson Township for a class project. Also on February 6, 2018, the Community Planner attended the Northland Area Mobility Study Meeting in preparation for a future public meeting. Lastly, on February 6, 2019, the Planning & Zoning Director and Zoning Administrator gave a brief ordinance orientation to the new Ordinance Enforcement Officer, Stacey Mayes.

Mr. Stolinas stated that the Centre County Metropolitan Planning Organization (CCMPO) is in the process of updating the Long- Range Transportation Plan (LRTP), which will identify transportation needs out to the year 2050. The CCMPO is mandated to update the LRTP every five years, and the current effort is aimed at adopting a new Plan in June 2020. The CCMPO is using workshop meetings with all 35 municipalities and other key stakeholders to capture needs and issues as a workshop meeting will be held in Ferguson Township on February 25, 2019 at 4:00 p.m. with Ferguson

Township staff and the Board of Supervisors. The Planning Commission can appoint one member to attend this meeting. Ms. Strickland, Mr. Keough, and Mr. Thompson stated that they would be able to attend this meeting.

Recent BOS Actions Summary (2/4/19 Regular Meeting):

- Suzy Yetter provided a report on the Scotia Young Forest Conservation Initiative of Clearwater Conservancy.
- The Board of Supervisors discussed the Zoning and SALDO amendments.
- A letter of support for Kathy Matason was given.
- A Resolution on a Thistlewood Easement Agreement was discussed.
- The Giant Supermarket Liquor License Condition Modification was discussed.
- Comments on Spring Creek Watershed Commission Phase II Watershed Management Plan were given.
- An appointment to the Centre Region Building and Housing Board of Appeals was made.

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

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

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, Pine Hall Traditional Town Development General Master Plan, and Ferguson Township Public Works Building Land Development Plan.

IX. CENTRE REGIONAL PLANNING COMMISSION (CRPC) REPORT

Mr. Thompson stated that the Centre Regional Planning Commission (CRPC) met on February 7, 2019 and discussed the 2019 meeting schedule. The meeting time for the CRPC changed from 6:30 PM to 7:00 PM, and in April and October, the CRPC will meet jointly with the Transportation and Land Use (TLU) Committee on Mondays instead of Thursdays. The CRPC will host another peer to peer session this year, similar to the session done in October. There was also discussion regarding having a bus tour of the region and its developments and projects. The next meeting is March 7, 2019 at 7:00 P.M.

X. SOURCEWATER PROTECTION UPDATE

Mr. Stolinas stated that the ordinance goes into effect February 20, 2019, which is 30 days from the date of adoption.

XI. ZONING/SALDO UPDATE

There was no update.

XII. PINE GROVE MILLS - SMALL AREA PLAN

Mr. Stolinas stated that the steering committee will be meeting this Wednesday at the Saint John Lutheran Church from 6:00 PM to 8:00 PM with Jim May, Centre Regional Planning Agency Director. Mr. May will be presenting a progress report to the Board of Supervisors in March and will present to the Planning Commission shortly after.

XIII. APPROVAL OF THE ORGANIZATIONAL AND REGULAR MEETING MINUTES – JANUARY 28, 2019

A motion was made by Mr. Wheland and seconded by Mr. Keough to approve the organizational and regular meeting minutes as presented. The motion carried 6-0.

XIII. ADJOURNMENT

Mr. Keough announced that next Wednesday, Ms. Strickland and Mr. Stolinis will be working with the CBICC to present the Role of the Planning Commission topic for the Centre Region. The presentation starts at 5:15 PM. He encouraged the Planning Commission members to attend this presentation to support Ms. Strickland and Mr. Stolinis.

Additionally, Ms. Strickland announced that this meeting is Marcella Bell's last as the PZ/PW Administrative Assistant. Members thanked Marcella for her attention to detail and professional abilities in recording an accurate account of each meeting. Members and staff gave Marcella a round of applause for her time and wished her luck on her new position as Office Manager for the Centre Region Planning Agency.

There being no further business for the Planning Commission, the meeting adjourned at 7:46 p.m.

RESPECTFULLY SUBMITTED,

ROB CRASSWELLER, SECRETARY
FOR THE PLANNING COMMISSION