

FERGUSON TOWNSHIP PLANNING COMMISSION
Regular Meeting Agenda
Monday, July 26, 2021, 6:00 PM

Hybrid Meeting

REMOTE PARTICIPANTS:

Join Zoom Meeting:

<https://us02web.zoom.us/j/83268113138>

Meeting ID: 832 6811 3138

[Zoom Access Instructions](#)

IN-PERSON PARTICIPANTS:

**Ferguson Township Municipal Building
Main Meeting Room
3147 Research Drive
State College, PA**

I. CALL TO ORDER

II. CITIZENS INPUT

III. APPROVAL OF MINUTES

1. June 14, 2021 Regular Meeting Minutes

IV. UNFINISHED BUSINESS

1. Terraced Streetscape Zoning District Discussion

Narrative

During the April 19, 2021 Board of Supervisors meeting, Ms. Strickland requested a discussion by the Board to review the Terraced Streetscape District (TSD) to provide direction to the Planning Commission that would lead to the expected engagement of a consultant in 2022 to revise the ordinance. Comments referred to Planning Commission are listed below:

- Parking regulations;
- District boundaries;
- Incentives;
- Private streets and alleyways;
- Type of regulation (form-based, Euclidean, etc.);
- Pedestrian and vehicular mobility; and
- Uses.

Included in the agenda is a PowerPoint that was presented to the Board of Supervisors on February 18, 2020 summarizing Planning Commission's review of the TSD. This presentation identified goals, stakeholders, demographic, type of zoning regulation, and parking.

Given the COVID-19 Pandemic and the West College Student Housing Land Development Plan, Planning Commission is being asked to review the PowerPoint and identify any additional areas the consultant should focus on for the rewrite.

Recommended Motion: That the Planning Commission review the PowerPoint and identify any additional areas that should be included in the Request for Proposal (RFP) for the Terraced Streetscape District revision.

Staff Recommendation: That the Planning Commission identify any additional areas that will be presented to the Board and included in the RFP.

V. NEW BUSINESS

VI. OFFICAL REPORTS AND CORRESPONDENCE

1. Board of Supervisors
2. CRPC Report
3. Land Development Plans
4. Staff Updates

VII. ADJOURNMENT

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, JUNE 14, 2021
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, June 14, 2021, as a virtual meeting. In attendance:

Commission:

Jeremie Thompson – Chair
Jerry Binney – Vice Chair
Rob Crassweller – Secretary
Shannon Holliday
Bill Keough
Lewis Steinberg - Alternate
Qian Zhang – Alternate

Staff:

Jenna Wargo, Planning & Zoning Director
Kristina Aneckstein, Community Planner
Jeff Ressler, Zoning Administrator
Daivd Pribulka, Township Manager

Others in attendance: Rhonda Demchak, Recording Secretary; Doug Hill, Senior Engineer, Wooster and Associates; John Sepp, Penn Terra; Danielle Bleier, Development Manager, Aspen Heights; Steve Miller, Ferguson Township Board of Supervisor; Wes Glebe, Ferguson Township Resident; Daniel Koebel, Ferguson Township Resident

I. CALL TO ORDER

Mr. Thompson called the Ferguson Township Planning Commission’s regular meeting to order on Monday, June 14, 2021 at 6:00 p.m. Mr. Thompson noted that the Planning Commission meeting had been advertised in accordance with the PA Sunshine Act as a virtual meeting via Zoom. There was also an audio conference bridge that was accessible by dialing the Ferguson Township’s main line at 814-238-4651 and then dialing extension 3799. Persons attending the meeting as members of the public and wanted to participate were asked to enter their name, municipality, and topic by utilizing the Q&A bubble at the bottom of the screen. C-NET is recording the meeting.

Ms. Wargo took roll call, and the Planning Commission had a quorum.

II. APPROVAL OF REGULAR MEETING MINUTES MAY 24, 2021

Mr. Binney moved that the Planning Commission **approve** the minutes of May 24, 2021. Mr. Crassweller seconded the motion. The motion passed unanimously.

III. CITIZEN INPUT

None.

IV. LAND DEVELOPMENT PLANS

A. West College Avenue Student Housing Final Land Development Plan

Ms. Aneckstein presented the land development plan that proposes a 6-story multi-family residential apartment building with commercial/retail space on the first floor. The building will consist of two subsurface floors of underground parking, with the ground floor containing commercial/retail space and 5 floors of multi-family residential apartments. There will be 96 residential units with 268 beds and 5,976 square feet of non-residential spaces proposed. The ground floor area is 29,571 square feet with 28,483 in Ferguson

Township and 1,088 square feet in the Borough of State College. The plan was approved by the Borough.

The plan proposes 165 parking spaces, 151 of which will be located in the parking structure. The remaining will be located in the rear of the building on the ground level. A variance was granted on February 25, 2020, to allow parking on first floor of the building. A private street agreement was drafted and agreed upon to ensure proper development and maintenance of Calder Alley between Buckhout Street and Butz Street.

Planning Commission is asked to review and comment on the Final Land Development Plan. Staff recommends the Planning Commission recommend to the Board of Supervisors to approve the West College Avenue Student Housing Final Land Development Plan.

Mr. Binney asked if there has been any consideration to install electronic flashing lights alerting motorist of the upcoming pedestrian crosswalks. Mr. Thompson noted that the intersection is in the State College Borough and has been addressed within the Borough. Ms. Wargo stated that all parties have accepted the crosswalks. Mr. Sepp noted that 100 feet in front of the crosswalk there is a pedestrian crosswalk ahead sign and 50 feet from the crosswalk will be painted with yield markers on the pavement. There will be a yield to pedestrian sign at the crosswalk. Mr. Hill noted that the crosswalk is Type C which refers to a piano key crosswalk.

Mr. Crassweller asked if the crosswalk could be moved to the west. Ms. Wargo noted that the crosswalk has been deemed to be the safest option.

Ms. Holliday expressed concerns with the crosswalks and the safety of pedestrians.

Mr. Keough spoke with CATA today and noted that they will be eliminating the CATA stop at the O.W. Houtz property and utilizing the intersection as their stop. Mr. Keough asked if there could be yellow reflector posts along the interior curbing of the porkchop. Mr. Keough expressed concerns with students spreading out over the porkchop.

Mr. Thompson reiterated that the area the Commission is reviewing is part of the State College Borough.

Mr. Keough questioned if pickup or delivery trucks will have to backout into the alley. Mr. Sepp noted that part of the traffic study was to restrict trucks backing out onto Buckhout Street. Mr. Keough expressed concerns with trucks backing up especially with trucks towing trailers. Ms. Aneckstein stated that the plans were sent to refuse, and recycling and they have approved. Mr. Keough asked if trash receptacles will be inside. Mr. Sepp confirmed they will be housed inside and wheeled out on trash day. Mr. Keough asked how pedestrians will be handled walking in the back of the property nearest the Butz Street intersection. Mr. Sepp stated that the vast majority of residents will utilize the College Avenue sidewalk.

Mr. Keough asked about the DEP environmental issue that the property had a few years ago and asked if the developer would consider an air monitor in the bottom section of the parking garage. Mr. Sepp noted that he was not part of the project but will relay the question to the developer.

Ms. Zhang asked for clarification with the PennDot curb ramp/sidewalk width. Mr. Sepp will get back to Ms. Zhang.

Mr. Binney asked the engineer's if there were any concerns with extraordinary queuing

going north on West College Avenue during the a.m. peak hour. Mr. Hill stated there wasn't any queuing identified.

Mr. Wheland moved that the Planning Commission **recommend** to the Board of Supervisors approval of the West College Avenue Student Housing Final Land Development Plan, pending outstanding comments. Mr. Thompson seconded the motion. The motion passed 4-2 with Mr. Crassweller and Mr. Keough opposing.

V. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo noted that the Board met on June 7, 2021 and repealed the COVID-19 Temporary Ordinance; approved the Conditional Use Application for the Centre Animal Hospital; heard 179 Apple View Drive's Conditional Use Application for the model home and the decision will be in front of the Board on June 21st for an approval; and reviewing the self-service storage facility zoning ordinance amendment on June 21st.

Mr. Keough asked if the Township will be providing any information with regards to moving from virtual meetings to in-person meetings. Ms. Wargo noted there is a meeting on Thursday to discuss. Ms. Wargo took a poll of the Commission members preference.

Mr. Thompson – zoom; Mr. Binney – in person; Mr. Crassweller – either option; Mr. Wheland – in person; Mr. Keough – in person; Ms. Holliday – zoom; Ms. Strickland – zoom; Ms. Zhang – zoom, but will go along with the preference; Mr. Steinberg – in person

B. CRPC Report

Ms. Wargo reported that they approved the zoning ordinance amendment.

C. Land Development Plans

Ms. Aneckstein reported that they are reviewing Final West College Student Housing Plan that was reviewed earlier. They received back the subdivision plan for Sycamore Drive. The Peace Center and cemetery for the Islamic Society is with the developer.

D. Staff Updates

Ms. Wargo reported that the Township hired a temporary arborist, Alan Sam.

VI. Adjournment

Mr. Binney made a motion to adjourn the June 14, 2021 Planning Commission meeting at 6:55 p.m. Mr. Crassweller seconded the motion. The motion passed unanimously.

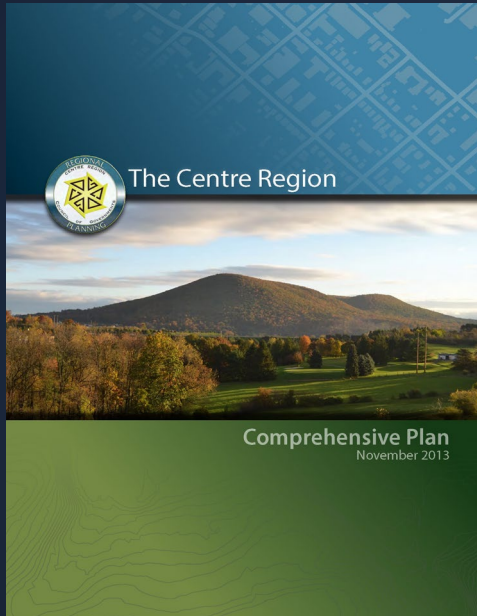
Respectfully Submitted,

Rob Crassweller, Secretary
For the Planning Commission

TERRACED STREETSCAPE DISTRICT

Community Goals & Objectives

REVIEW.



2013 Centre Region Comprehensive Plan



2017 Ferguson Township Strategic Plan



FERGUSON TOWNSHIP

WEST CAMPUS

GRASS

PATTERSON

GOLFVIEW

COLLEGE

CALDER

HARLEY

BEAVER

BUCKHOUT

THE BOROUGH OF STATE COLLEGE

ORCHARD

FOSTER

157

137

1690

370

470

223

1670 1660 1680

1028

460 480

1518 1512 1506 1500 1523 1517 1511 1505 110 107 1454 1451 1455 1438 1400 1318 1314 1308 110 114 116 136 140 148 200 144 201 1444 106 112 118 124 130 136 142 1520 1504 200 207 204 207 209 208 211 215 219 225 229 233 230 234 235 241 242 245 1245-59 1245-58 1245-56 1245-60 1245-55

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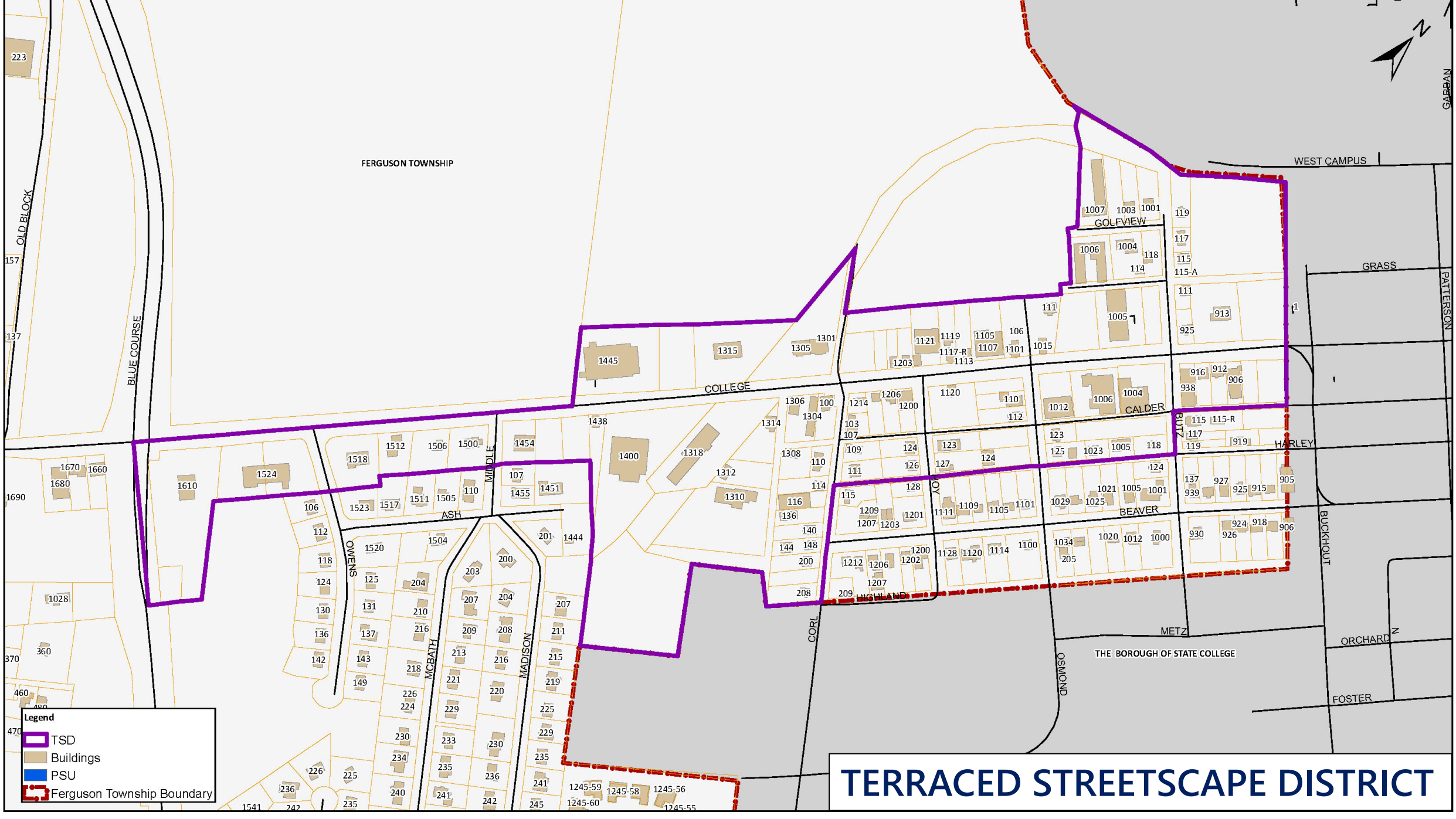
470

1541 242 235 226 225 234 235 241 242 245


Legend

-  TSD
-  Buildings
-  PSU
-  Ferguson Township Boundary

TERRACED STREETSCAPE DISTRICT



GOALS.

What are the intended  goals for this project?

Transportation/traffic pattern studies

Sensitive location—environmental impacts

More neighborhood involvement

Pedestrian safety

Context sensitive buildings

STAKEHOLDERS.

Who do you see as the stakeholders in this project?

Residents

Borough of State College

Penn State

Centre Region Planning Agency

PennDOT

CATA

Business owners

Realtors

Commuters



FERGUSON TOWNSHIP

WEST CAMPUS

GRASS

PATTERSON

GOLFVIEW

COLLEGE

CALDER

HARLEY

BEAVER

BUCKHOUT

THE BOROUGH OF STATE COLLEGE

ORCHARD

FOSTER

OLD BLOCK

BLUE COURSE

MIDDLE

ASH

OWENS

MCBATH

MADISON

CORL

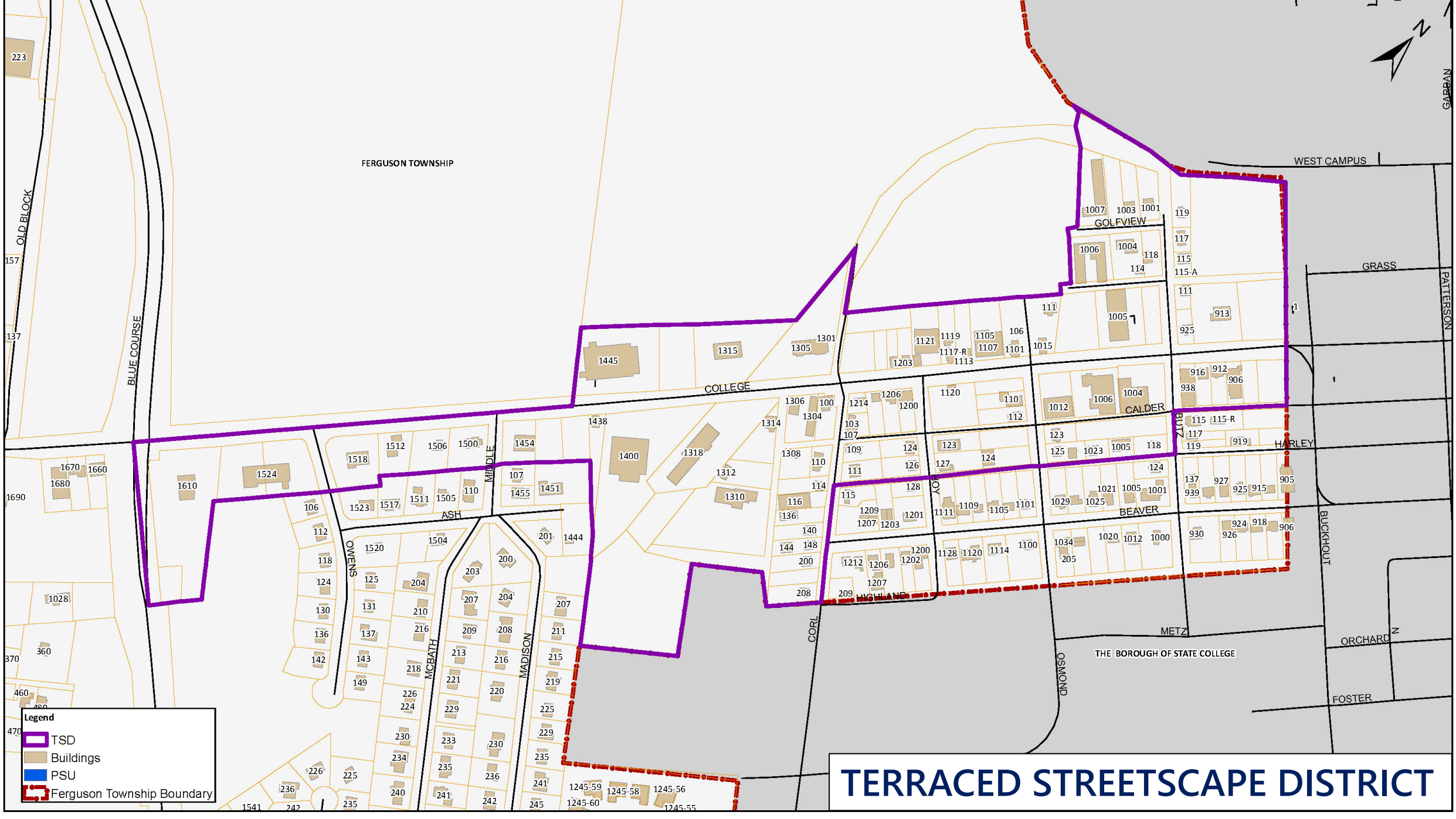
HIGHLAND

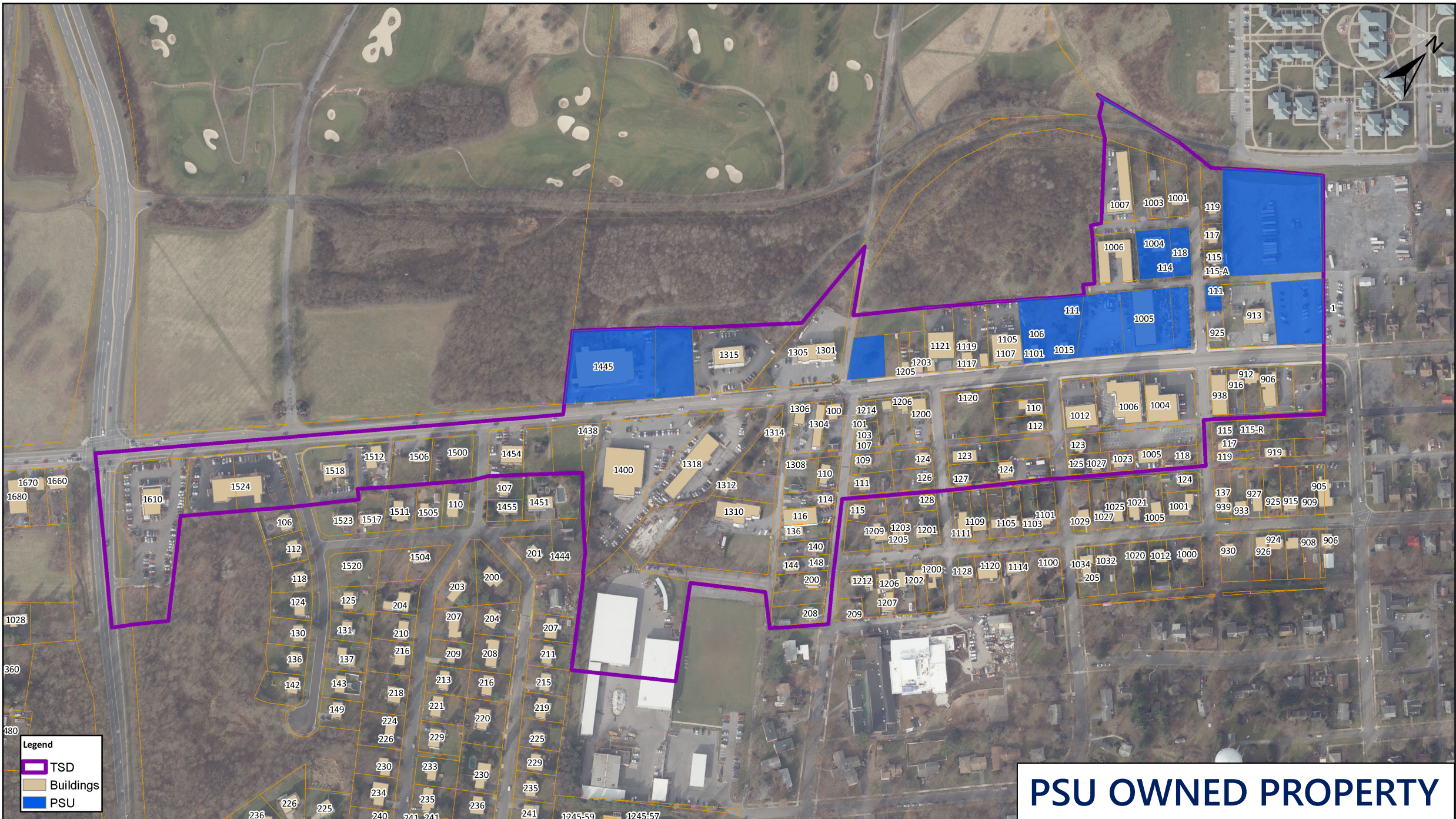
OSMOND

Legend

-  TSD
-  Buildings
-  PSU
-  Ferguson Township Boundary

TERRACED STREETSCAPE DISTRICT





Legend

- TSD
- Buildings
- PSU

PSU OWNED PROPERTY

DEMOGRAPHIC.

What is the target demographic, if there is one, for this geographic area?

Young professionals

Young families

Graduate students

Commercial

Office Space

Restaurants

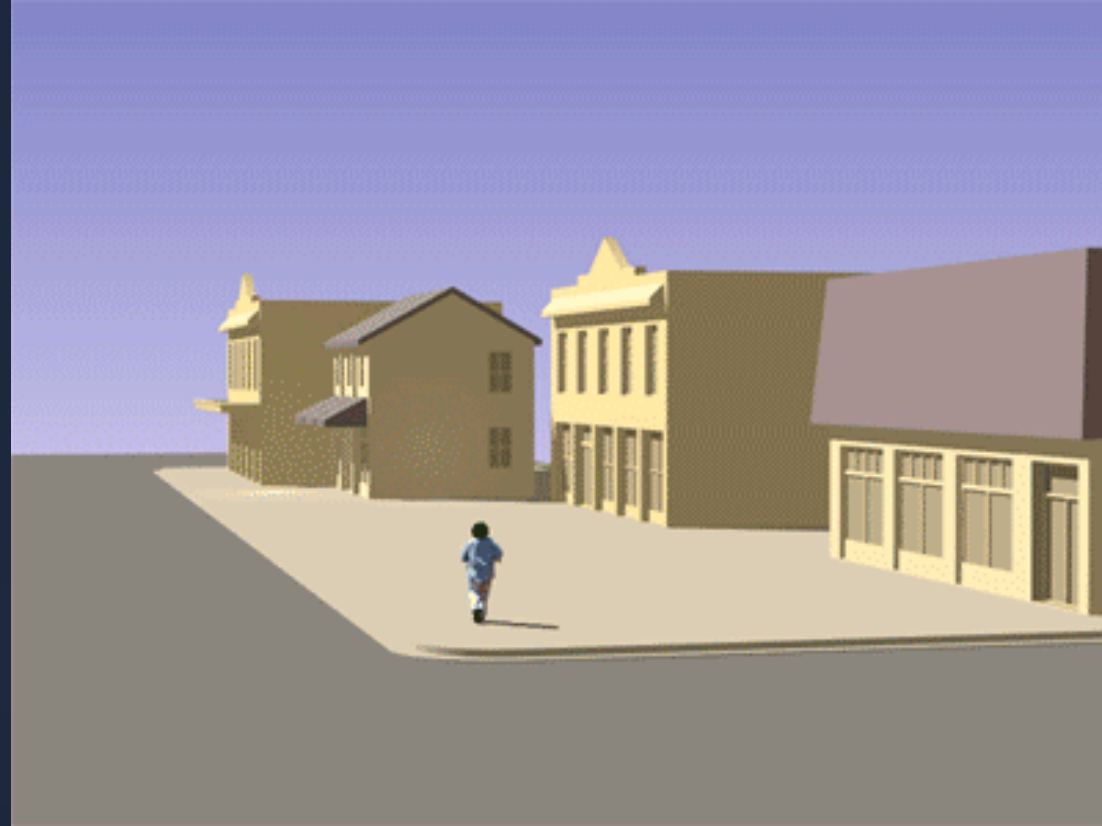
EUCLIDEAN.

- Most common form of land-use regulation
 - Segregates different land uses
 - Believed to be the most effective way to meet the health, safety, and welfare clause
 - Allowed cities to avoid unnecessary noise, glare, and pollution impacts
-
- Tendency to produce cities where most trips are made by vehicle
 - Mixed-use neighborhoods are discouraged

FORM-BASED.

- Regulates development by focusing on:
 - Scale, design, placement of buildings—their relationship with the street and/or public spaces
 - Focus on form influencing function
 - Promote walkability, transit-friendly development, and compact settlement patterns
-
- Highly prescriptive nature sometimes limits their effectiveness
 - Introduce new concepts that are unfamiliar to users and administrators—prompting criticism and confusion

FORM-BASED.



Input = Form
Output = Density

HYBRID.

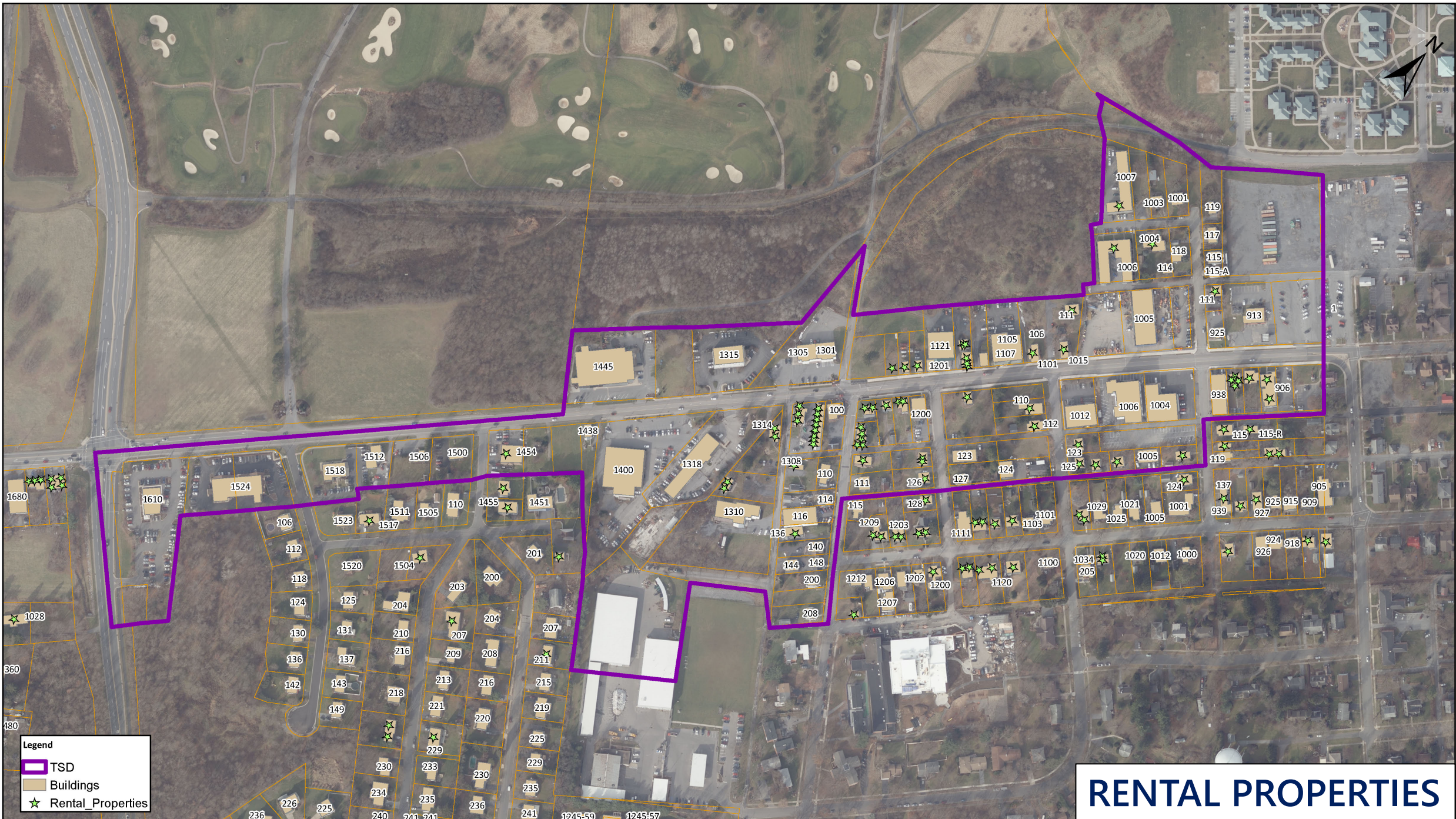
- Contains elements of various approaches
 - Euclidean, Performance/Impact, Incentive, and Form-Based
- Traditional Euclidean zoning districts (single-family residential areas)
- Performance/Impact zoning standards to more intensely-developed neighborhoods
- Incentive zoning to reduce parking and create affordable housing
- Form-Based regulations in denser downtown areas

PARKING.

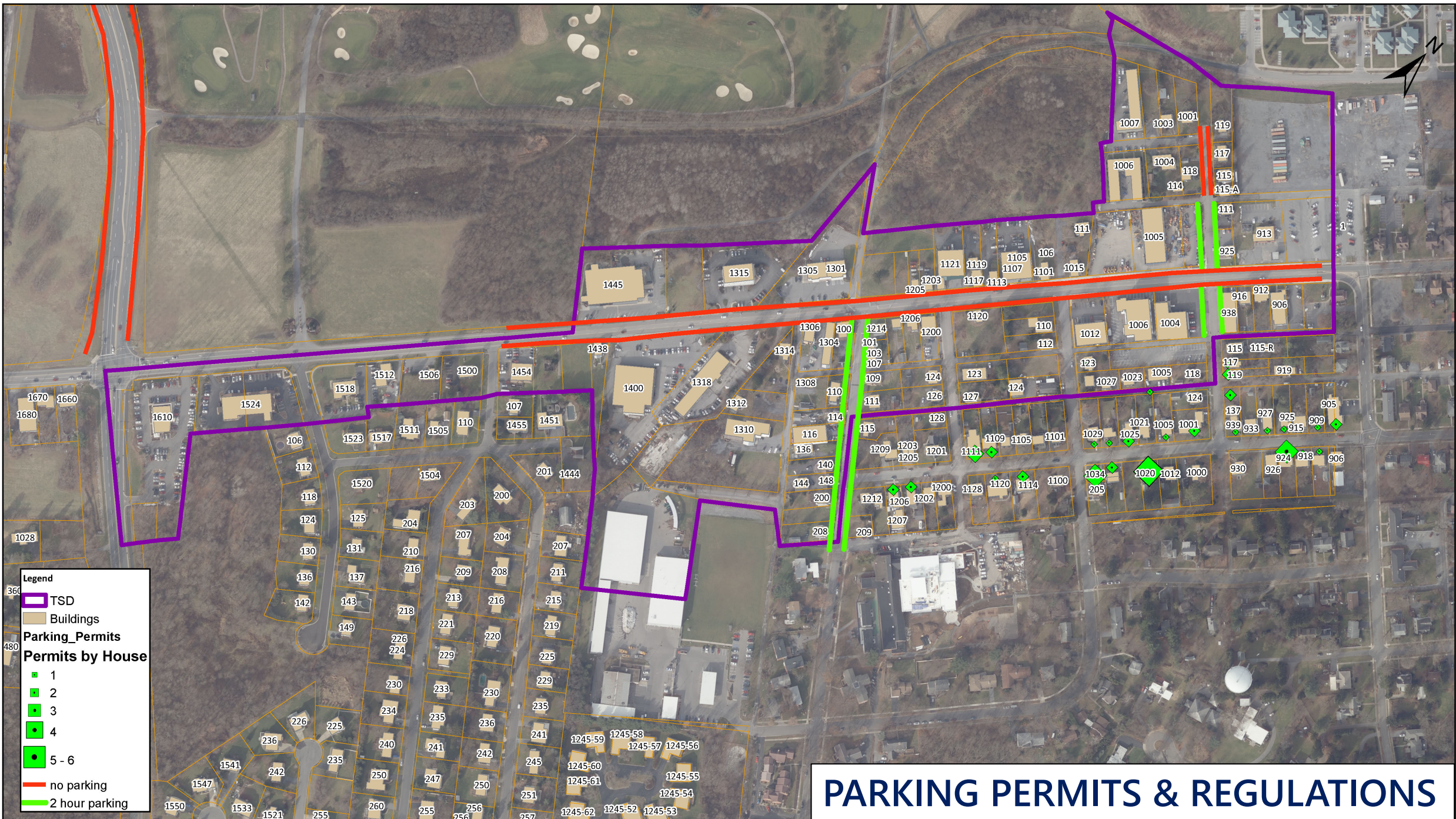
Should parking requirements be incorporated in this scope?

Municipal parking solution

Policy discussion



RENTAL PROPERTIES



PARKING PERMITS & REGULATIONS

OTHER PLACES.

Do you know of other places that could be comparable to your vision for this district?

MOVING FORWARD.

Full rewrite

Based on tonight's conversation, do you see this as a full rewrite or minor amendments?

NEXT STEPS.

- Staff will draft the RFP—April 2020
- Interview applicants
- Award a contract