

FERGUSON TOWNSHIP PLANNING COMMISSION
Regular Meeting Agenda
Tuesday, December 7, 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. October 25, 2021 Regular Meeting Minutes

IV. OLD BUSINESS

1. Official Map Amendments

The Board of Supervisors requested staff to review bicycle and pedestrian connections shown on the Official Map. The Official Map was last updated and approved in October 2017. The Board identified amendments and potential additions that they would like to see reviewed for inclusion. Those comments are reflected in the attached spreadsheet along with staff's review comments. The Board referred these amendments to the Planning Commission for review and comment. The Planning Commission is being asked to review the proposed amendments and identify additional connections to include in the Official Map amendment.

Recommended Motion: Move to forward the Planning Commission's comments on the draft 2022 Official Map to the Board of Supervisors.

Staff Recommendation: Review the draft amendments and identify additional connections to include in the Official Map amendment.

V. NEW BUSINESS

1. **Review and Approval of the 2022 Planning Commission Work Program**
2. **Review and Approval of the 2022 Planning Commission Calendar**



3. Draft Thank You Letter to Steve Miller

Supervisor Miller will be vacating his seat on the Board of Supervisors at the end of the year. The Planning Commission Chair has requested a Thank-You Letter to be sent to Mr. Miller from the Planning Commission acknowledging and honoring Mr. Miller’s dedicated public service to the Township.

Recommended Motion: Move to forward the approved draft as a final letter to the Board of Supervisors for formal delivery to letter.

Staff Recommendation: Review the draft letter and forward to Steve Miller.

4. 2022 Meeting Format Discussion

Public Meetings are a foundational element of democracy in local government. It’s here that policy is reviewed, citizen and member’s voices are heard, and decisions are made. Running an efficient meeting means sticking to the agenda at hand, appropriate procedures are followed and ensuring that there is enough time for productive dialogue. Planning Staff and the Chair have been reviewing existing meeting formats and procedures and would like to discuss opportunities for improvements.

- (1) Community Planning Meeting and (1) Actionable Meeting every month
- Subdivision/Land Development Plan Review Process/Procedures
- Communications
- Meeting Procedures

Planning Staff and the Chair are looking for an open discussion on how to run more efficient Planning Commission meetings and ideas on improving communications between Staff and the Commission.

Staff Recommendation: Review current procedures, communications and identify areas for improvement.

VI. OFFICIAL 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, OCTOBER 25, 2021
6:00 PM**

ATTENDANCE

The Planning Commission held its second meeting of the month on Monday, October 25, 2021, as a zoom meeting. In attendance:

Commission:

Jeremie Thompson – Chair
Rob Crassweller
Shannon Holliday
Bill Keough
Lewis Steinberg - Alternate
Ralph Wheland

Staff:

Jenna Wargo, Planning & Zoning Director
Kristina Bassett, Community Planner

Others in attendance: Rhonda Demchak, Recording Secretary; Austin Boley, Ferguson Township Resident; Keelee Leyden, Ferguson Township Resident

I. CALL TO ORDER

Mr. Thompson called the Ferguson Township Planning Commission’s regular meeting to order on Monday, October 25, 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 zoom meeting. Persons attending 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.

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

II. CITIZEN INPUT

There were none.

III. APPROVAL OF REGULAR MEETING MINUTES OCTOBER 11, 2021

Mr. Keough moved that the Planning Commission **approve** the minutes of October 11, 2021. Mr. Wheland seconded the motion. The motion passed unanimously.

IV. NEW BUSINESS

A. Land Development

i. Application for Consideration of a Modification/Waiver

Ms. Wargo reported that Limitless PCS, Inc (DBA Metro by T-Mobile) submitted an Application for Consideration of a Modification/waiver. The applicant is looking for relief from Section 22-306.2 – Minor Alteration Plan. Current regulation limits the number of Minor Alterations Plans per property to one. Pet Supplies Plus completed a Minor Alteration Plan in October 2020.

The applicant is looking to open a retail space that was previously a business office use. Since this is a change of use, a minor alteration plan is required. The space is located at 237 Northland Center, T.P. 24-004-067F,0000-. The parcel is located within the General Commercial (C) Zoning District. The applicant has signed lease, applied for a sign and zoning permit and approving this waiver would allow the applicant to proceed with the minor alteration plan approval process for approval of the retail business.

Mr. Wheland suggested changing the Minor Alteration Plan because it isn't practical that a request can't be made in the future for a different use. Ms. Wargo stated that if approved, the modification/waiver would revert back to the older ordinance to allow for a number of unlimited changes in use as long as it doesn't result in additional parking, transportation issues, etc.

Mr. Keough asked if there is a fee attached for the request. Ms. Wargo stated that it is a \$50 fee, but since the Township made an error in the SALDO update they will be refunded.

Mr. Keough moved that the Planning Commission make a recommendation to the Board of Supervisors to approve the Application for Consideration of a Modification/Waiver and that the Township waive the fee that is normally charged due to an error in the SALDO update. Ms. Holliday seconded the motion. The motion passed unanimously.

V. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported that the Board met on October 18, 2021. The Board adopted the Sidewalk Snow Removal Map Resolution and approved the Orchard Square Preliminary Land Development Plan.

B. CRPC Report

No report.

C. Land Development Plans

Ms. Bassett reported that there's been no new plans submitted. Ms. Bassett stated that the Nittany Dental Building and Farmstead View Subdivision hasn't been resubmitted. Comments were sent back to the Centre Animal Hospital. JL Cidery is pending resubmission, and the Peace Center is on hold.

D. Staff Updates

Ms. Wargo reported that a new Administrative Assistant will be starting November 1st, pending background checks.

If anyone is interested in volunteering at the election polls on November 2nd, please contact Ms. Holliday.

Ms. Bassett reported that she has been working with Nicole Pollock on the Patton Township Affordable Housing Advisory Committee. Ms. Bassett lives in Patton Township and the Committee has been meeting once a month since the beginning of the year. The Committee will be presenting their report to the Patton Township Board of Supervisors on October 27th at 5:00 p.m.

VI. Adjournment

Mr. Wheland made a motion to adjourn the October 25, 2021, Planning Commission meeting at 6:20 p.m.

Respectfully Submitted,

Rob Crassweller, Secretary
For the Planning Commission

	Question	Staff Response	Action	12/7 PC Comments
	Proposed Amendments			
1	Condemned lot in Pine Grove Mills - pocket park, parking?	Noted.	None.	
2	Songer lot in Park Forest - parkland/active transit	Noted. This lot had been offered for dedication to FT at one time and the offer was declined. The lot is not appropriate for open space and would be passive open space. The management stormwater drainage of this lot would be similar to that of the PF drainage way.	None.	
3	Other Lot in Park Forest - parkland/active transit	More clarification on lot location will be needed.	None.	
4	Check to see if OM includes PGM connection from last OM revision	Yes there is a connection included on the OM.	None.	
5	The shared use path on official map goes the entire way to FT Elementary. It is PRIVATE on the last leg and crossing the alley could get you in big trouble. Put alley crossing on OM to connect path to school.	The approved land development plan shows a bike access easement to the Ferguson Township Elementary School property and Township staff has confirmed that bike and pedestrian access to the school is permitted. The alley is not an alley, but an undedicated access easement from the end of Reed Alley to tax parcel 24-007-,017A.	Add Sports Road to the map as a private drive.	
6	Path to Cecil Irvin along Nixon-One house lot length has yet to be finished to get to Cecil Irvin Park. Add single lot length and rest of path along Nixon.	The connection is proposed under the Cecil Irvin Phase 2.1R.	It will be added to the OM as a proposed Shared Use Path.	
7	Add 26 "corridor"/ shared use path	Noted.	This is on the existing OM as a proposed bike facility. Changing the symbology will make it stand out visually.	

8	Is shared use path along W College golf course guaranteed public access? Who has the agreement? Put on OM for easement acquisition.	The June 2001 easement between the Pennsylvania State University (Grantor) and Ferguson Township (Grantee) which is recorded in Centre County creates a permanent easement for the purpose of installing, maintaining, repairing or replacing a bike path, as well as accessory improvements. The easement is for the general purpose use of the public and the right-of-way shall be used as a public right-of-way for non-motorized vehicular or pedestrian traffic. The easement states in the event the construction of highway projects or other Grantor development require relocation of the easement, the Grantor shall have the right to relocate the bike path provided the Grantor will be responsible for all costs of relocation and construction. Grantor will in advance of relocation notify Grantee and will consult with Grantee concerning the location and configuration of such relocated easement. The easement constitutes a permanent easement running with the land, binding upon the subsequent owners of the lands.	None.
9	Bike path by West College golf course should continue as a shared use path along W Campus Drive.		
10	Add a shared use path along Corl AND/OR Shared use path on Buckhout.		
11	Add WRRP-Musser connector.	Noted.	It is currently on the OM.
12	What is the proposed facility along 45, on bike route G, right through PGM? Do we want to put it on OM? W Ferguson is a MAJOR cycling area- look for connections.	The proposed facility is identified as a recommended bike corridor in the 2015 Centre Region Bike Plan. The Plan does not distinguish the type of bicycle facility as facility type is determined as part of the project development process. It is shown on the existing Official Map as a proposed bicycle facility.	None.

13	Look at TSD for needed connections. Look at PGM for needed connections.	Noted.	Added to PC work program.
14	Look at connectors between schools and parks.	Noted.	Added to PC work program.
15	The LRTP includes a list of priority pedestrian/bicycle improvement projects and estimates of cost for these improvements. Are they all on the OM?	The Centre County Long Range Transportation Plan (LRTP) 2050, adopted in September 2020, includes a list of bicycle and pedestrian projects without costs estimates. The aspirational list of projects is not part of a fiscally constrained project list. Three of the nineteen bicycle and pedestrian projects are located in Ferguson Township: Centre Region Bike Plan, Northland Area Mobility Study, and Pine Grove Mills Small Area Plan Improvements. The Centre Region Bike Plan projects are included on the existing Official Map.	Review the Northland Area Mobility Study and Pine Grove Mills Small Area Plan to confirm all projects are shown on the Ferguson Township Official Map.
17	Please consider adding private land parcels (not for acquisition, just noting the conservation easement like we did with ag easements):	Staff needs more clarification.	
18	In the Scotia Barrens conservation Project and in the Barrens to Bald Eagle Wildlife Corridor.	The Barrens to Bald Eagle Wildlife Corridor is located in Halfmoon/Patton Townships. Staff needs more clarification. Confirm that Barrens are in State Game Lands 176. If so, the game commission has control.	None.
19	Milesburg to the Brick Town Trail and State College to the Lower Trail. These connections are crucial links in a potential larger network of rail trails and shared-use paths connecting all of Pennsylvania—with Centre County as an important intersection.	This is a critical statewide connections.	None.
20	The Lower Trail, a 16-mile rail trail, is acquiring right-of-way to extend to Hollidaysburg. Blair County has plans to continue it to its western edge, where in the future it can connect to the Ghost Town Trail, eventually extending to Pittsburgh	This is a critical statewide connection located in Blair County PA.	None.
21	The Bellefonte Central Rail Trail will connect to the Bellefonte-Milesburg Trail, which could eventually extend to the Brick Town Trail, the Bald Eagle Valley Trail, and the Pine Creek Rail Trail. A future Penns Valley Rail Trail could connect to the Buffalo Valley Rail Trail and eventually the D&L Trail in Wilkes-Barre	These are critical regional connections outside of Ferguson Township and will be referred to COG and Centre County for consideration as part of future plans.	Refer comment.

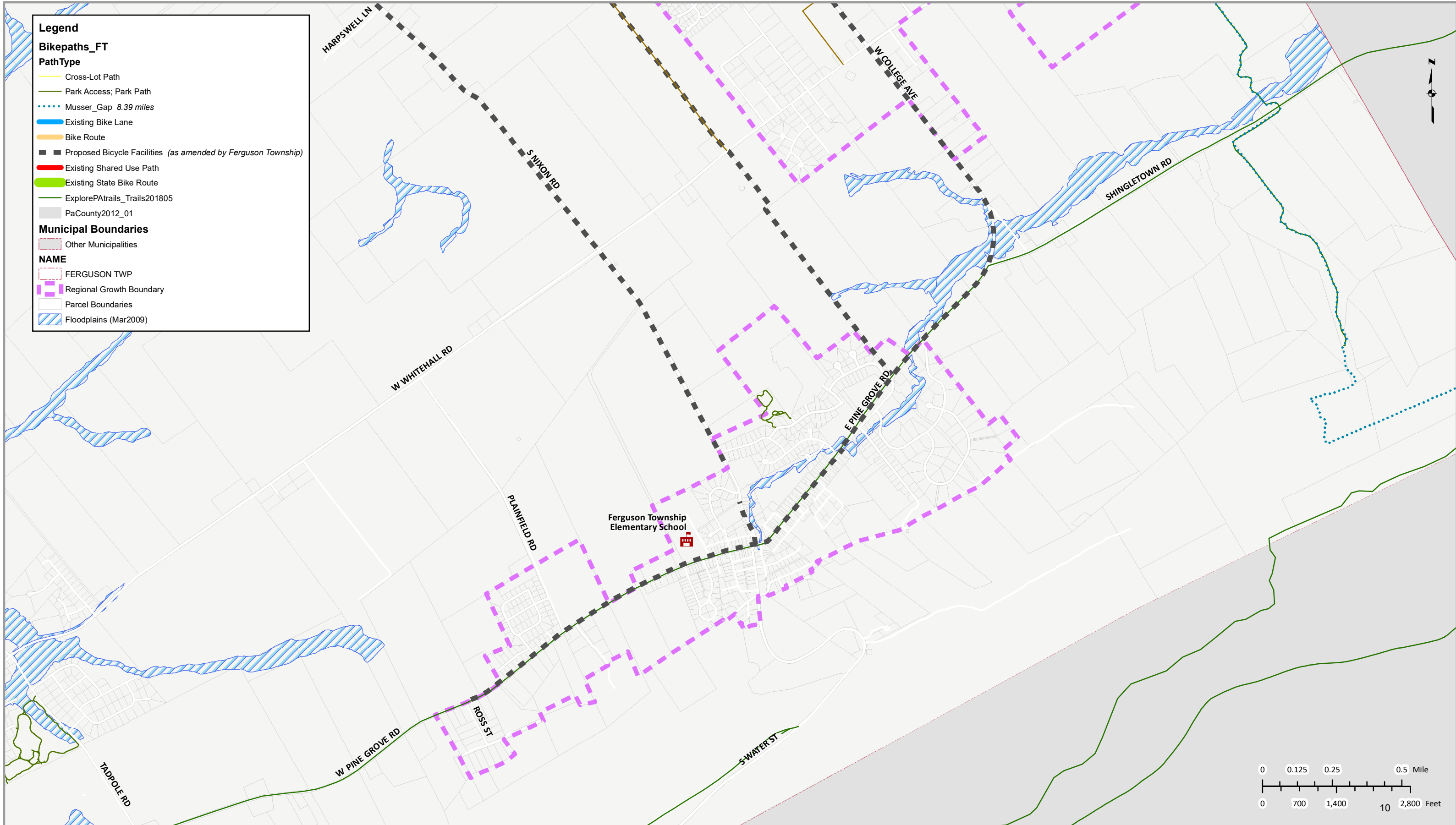
22	<p>These connections are the only two sections of trail in Centre County not yet studied which are necessary for this potential network. The connection to the Brick Town Trail could travel on Old Curtin Road until its terminus at the active Nittany and Bald Eagle Railroad, which it could follow to Curtin Village. The connection to the Lower Trail could use the Lewisburg and Tyrone Railroad from the Penn State Blue Course or from a future bike path on Old Gatesburg Rd to Pennsylvania Furnace, where it would leave Centre County.</p>	<p>The Brick Town trail is located outside of Ferguson Township. A connection from the existing Bike facility on Pine Hall Road to the Huntingdon County line.</p>	<p>Evaluate a proposed bicycle facility for the Ferguson Township Official Map.</p>
23	<p>In Huntingdon County, it could continue along Spruce Creek (preferably) or PA 45 (likely because of right-of-way) to the town of Spruce Creek. From there it could travel with PA 45 over the Juniata and under the PA mainline railroad and follow the tracks, or use Farm Rd and a new bike/pedestrian bridge across the Juniata to the disused Spruce Creek Tunnel, then through Barre and Alexandria to the Lower Trail.</p>	<p>This is a critical statewide connection located in Huntingdon County.</p>	<p>None.</p>



OFFICIAL MAP PGM Discussion Existing Bike Facilities

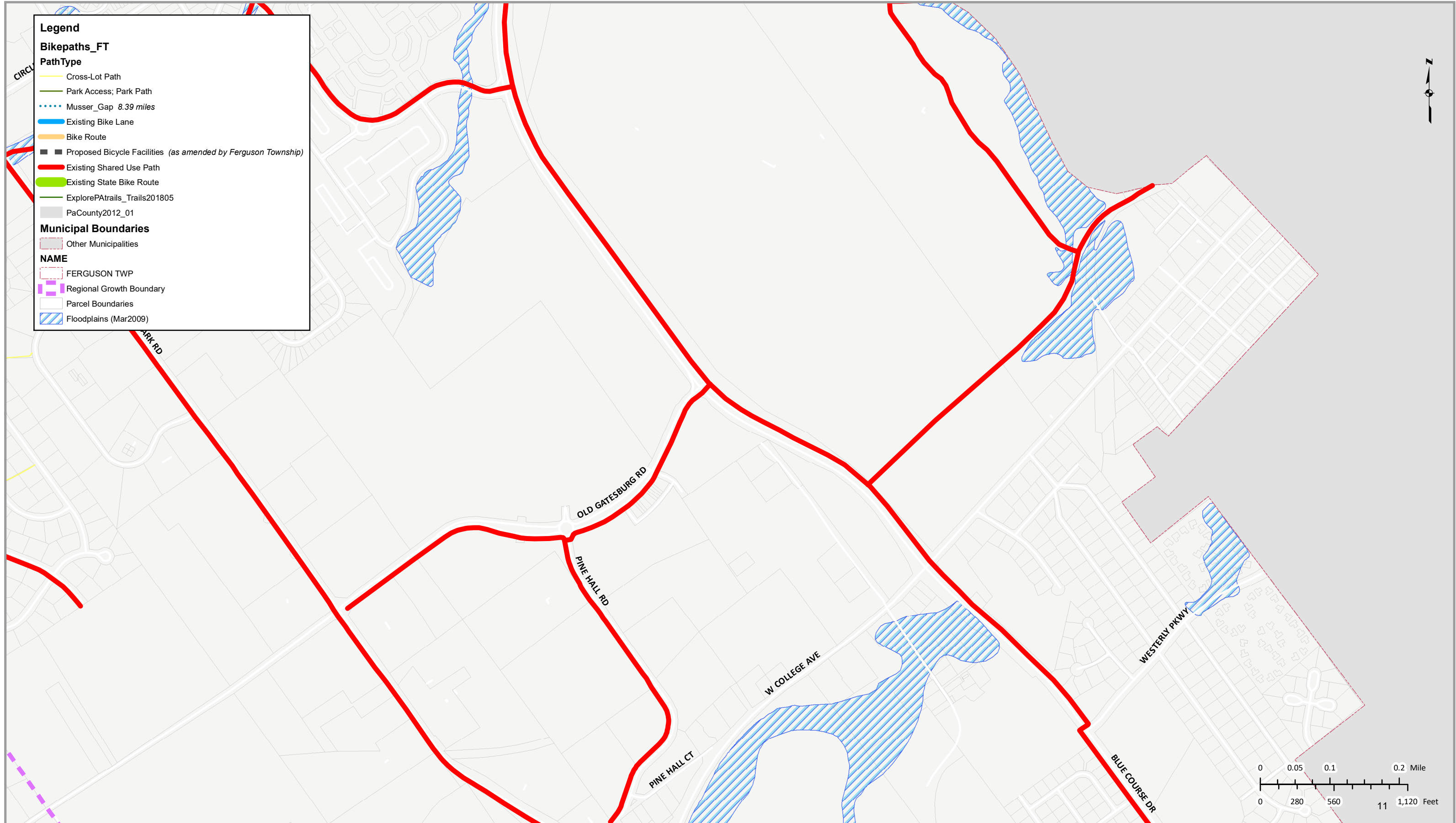


OFFICIAL MAP PGM Discussion Proposed Bike Facilities



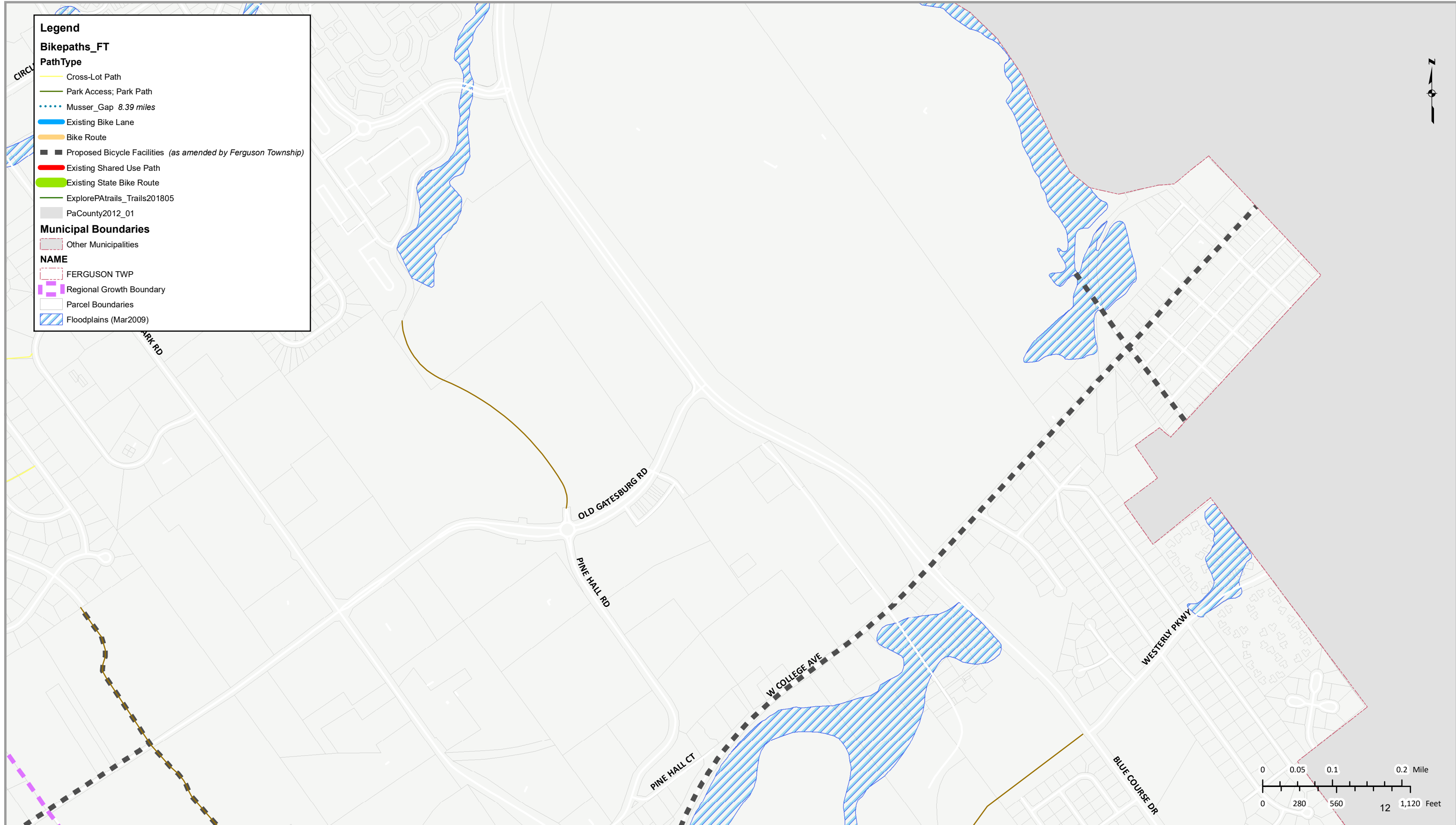


OFFICIAL MAP TSD Discussion Existing Bike Facilities





OFFICIAL MAP TSD Discussion Proposed Bike Facilities



DRAFT WORKING MAP

Ferguson Bike Plan Update



— Railways (Old Data)
CRPABike (from Ferguson OM)
TYPE

- Bike Lane; Shared Use Path; State Bike Route
- Proposed Facility

BikePathFT (from Ferguson OM)
PathType

- Cross-Lot Path
- Park Access
- Park Path
- Shared Use Path
- Trail

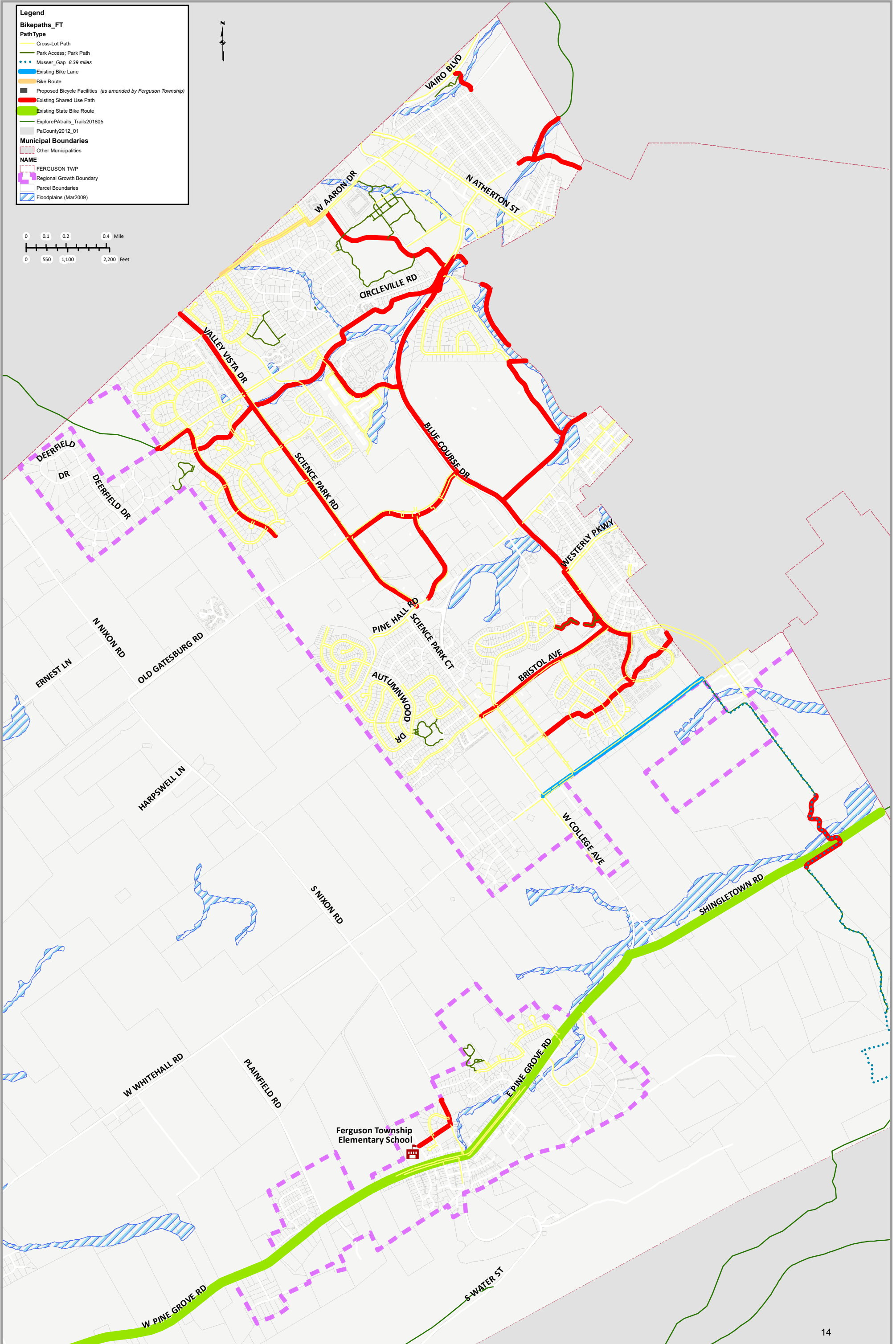
Bicycle Facilities

- Shared Use Path
- Bike Lane
- Bike Route
- BicyclePA Route G
- Proposed Facility
- Bikeway Corridors

Sources: Esri, Airbus DS, USGS, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



OFFICIAL MAP TSD Discussion Existing Bike Facilities



2022 FERGUSON TOWNSHIP PLANNING COMMISSION WORK PROGRAM

Key: I= Initiate Planning, IP= In Progress

BOS=Refer to Board of Supervisors

R/C=Review and Comment, C=Complete

H = High, M = Medium, L = Low

Approved by Planning Commission on : _____

Approved by Board of Supervisors on : _____

ROUTINE ACTIVITIES		Priority	Board Goals	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Comments
1	Plan Reviews	H	These activities vary greatly in their scope and support the Strategic Plan Goals	All routine items take place on an as needed basis.				
2	Subdivision/Lot Consolidation Reviews	H						
3	Items referred by the Board	H						
4	Capital Improvements Program	H						
5	Interaction with CRPC	H						
6	FTPC Reports to the Board	H						
7	State of Planning Report	H		BOS				Ferguson Township Long Range Growth Management Plan

ORDINANCE AMENDMENTS		Priority	Board Goals	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Comments
8	Terraced Streetscape District Rewrite	H	Goal 3: Growth Management	_____	_____	_____	_____→	
9	Zoning/SALDO Ordinance Amendments	H	Goal 3: Growth Management	IP				
10	Village Zoning District	M	Goal 3: Growth Management			R/C	BOS	This will involve coordination with PGMAC and FTPW
11	Riparian Buffer Ordinance Review	M	Goal 4: Environmental Stewardship		R/C			
12	TSD/PGM Ped Mobility Connection Possibilities - Official Map Review	H	Goal 3: Growth Management	IP				
13	Act 50 Ordinance Amendment	M	Goal 3: Growth Management		R/C			
14	Minor Alteration Process Review	H	Goal 3: Growth Management	R/C				

2022 FERGUSON TOWNSHIP PLANNING COMMISSION WORK PROGRAM

2022 FERGUSON TOWNSHIP PLANNING COMMISSION WORK PROGRAM								
PLAN IMPLEMENTATION & REVISIONS		Priority	Board Goals	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Comments
15	Assist with implementation activities as identified in the Pine Grove Mills Small Area Plan	M	These activities vary greatly in their scope and support the Strategic Plan	As needed				Implementation of priority recommendations/items and identification of partnerships/resources needed.
16	Participate in revisions to the 2009 Recreation, Park, and Open Space Plan	H	Goal 4: Environmental Stewardship	As needed				This will involve coordination with Ferguson Township Parks Committee
ADDITIONAL DUTIES		Priority	Board Goals	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Comments
17	Alley and Private Streets Study	L	Goal 3: Growth Management	—	—	—	▶	This will involve coordination with FTPW
18	Elder Cottages Research	L	Goal 3: Growth Management	—	—	—	▶	
19	Recreation Economy in Ferguson Township	L	Goal 2: Economic Development	R —	—	—	▶	This will involve coordination with PGMAC
20	Provide input and technical assistance where necessary to the Ferguson Township Climate Action Ad Hoc Advisory Board	L	Goal 4: Environmental Stewardship	As needed				

2022 PLANNING COMMISSION MEETING CALENDAR

JANUARY						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	<i>New Years Day & MLK Day</i>				

FEBRUARY						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	<i>President's Day</i>				

MARCH						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

APRIL						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

MAY						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				
<i>Memorial Day</i>						

JUNE						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
25	27	28	29	30		

JULY						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	<i>Independence Day</i>					

AUGUST						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

SEPTEMBER						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	
<i>Labor Day</i>						

OCTOBER						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

NOVEMBER						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			
<i>Thanksgiving Day</i>						

DECEMBER						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
<i>Christmas Day</i>						

Holidays

Planning Commission Meeting 6 PM

TO: Ferguson Township Board of Supervisors
FROM: Ferguson Township Planning Commission
DATE: December 7, 2021
SUBJECT: Steve Miller Recognition of Service

The Ferguson Township Planning Commission would like to recognize Supervisor Steve Miller for his partnership and serve to the Planning Commission over the past 19 years. Prior to becoming an elected official, Mr. Miller served the Township on the Planning Commission and other Authorities, Boards, and Commissions. Through Mr. Miller’s partnership, the Planning Commission has worked with the Board of Supervisors to modernize our Zoning and SALDO ordinance, advance the Pine Hall TTD master plan, and establish the White Hall Road Regional Park. With countless other Planning and Zoning initiatives that have benefited the future of our Township, We thank Mr. Steve Miller for his dedicated service to the Township and wish him the best in the years to come.

DRAFT