



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 REGULAR MEETING AGENDA Monday, October 28, 2019 6:00 PM

- I. CALL TO ORDER
- II. CITIZEN INPUT
- III. DRAFT PINE GROVE MILLS SMALL AREA PLAN

Mr. Jim May from the Centre Region Planning Agency (CRPA) will give a brief update on the Draft Pine Grove Mills Small Area Plan. Small area plans provide a way for residents and businesses to actively engage in the planning process in a small area to determine what is important to their area, how it fits into the larger community, and how to address issues or concerns of particular importance to their place. To be successful, the small area plan process should also recognize the context of the broader goals of community-wide and regional planning efforts and should contain a series of realistic actions to implement the plan. The CRPA has been working with Pine Grove Mills residents on the Small Area Plan for over a year and have completed a draft plan that includes an implementation program. Mr. May will summarize highlights and priority implementation actions in the Plan.

A copy of the plan can be found at the link below:

[Click here for the Pine Grove Mills Small Area Plan.](#)

Staff Recommendation: The Planning Commission should review and make comments on the proposed Pine Grove Mills Small Area Plan and make a recommendation to the Board.

- IV. WHITEHALL ROAD REGIONAL PARK RESUBMISSION

Brian Stouffer from Stahl Sheaffer Engineering is here to present the Whitehall Road Regional Park – Phase One Final Land Development Plan. The proposed development plan calls for the development of approximately 55 acres of the 100 acres park property. The property will include: two lighted grass fields (alternate to synthetic turf), two unlighted grass fields, two grass practice/open space areas, accessible walking trail, All-Ability and Universally-Accessible Playground, All-Season Pavilion with attached concession stand and restrooms, and a three- bay park operations storage building. The required park infrastructure includes a paved entrance road, paved parking lots (just under 500 spaces), accessible connector sidewalks and trails, public water and sanitary sewer service, and natural gas service. There will be green stormwater management facilities such as bioswales, stormwater infiltration basins, and rain gardens, all of which connect to the storm water sewer system.

Staff Recommendation: The Planning Commission should review and make comments on the Plan.

- V. OFFICIAL REPORTS AND CORRESPONDENCES**
 - A. BOARD OF SUPERVISORS REPORT**
 - B. CRPC REPORT**
 - C. LAND DEVELOPMENT PLANS**
 - i. WATKINS SUBDIVISION- COMMENTS SENT BACK TO APPLICANT**
 - ii. HARPSTER – STAFF HAS ON SECOND REVIEW**
 - iii. W. CHERRY LANE – COMMENTS RETURNED TO APPLICANT**
 - iv. WHITEHALL REGIONAL PARK - STAFF IS CURRENTLY REVIEWING LATEST SUBMITTAL**
 - v. THE WHITEHALL RD SHEETZ LDP IS COMMENTS RETURNED TO APPLICANT**
 - vi. HARNER FARM REPLOT AND ORCHARD VIEW SUBDIVISION -COMMENTS WERE RETURNED TO APPLICANT**
 - D. STAFF UPDATES**
- VI. APPROVAL OF REGULAR MEETING MINUTES OCTOBER 14, 2019**
- VII. ADJOURNMENT**

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
Monday, OCTOBER 14 2019
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, October 14, 2019 at the Ferguson Township Municipal Building. In attendance were:

Commission:

Bill Keough, Chair-person
Ralph Wheland
Erik Scott
Jeremie Thompson
Jerry Binney
Shannon Holliday
Rob Crassweller, Secretary
Dr. Ellen Taricani-Alternate

Staff:

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

Others in attendance were: Summer Krape, Recording Secretary.

I. CALL TO ORDER

Mr. Keough called the Planning Commission meeting to order on Monday, October 14, 2019 at 6:01 pm.

II. CITIZEN INPUT

III. HARPSTER LOT ADDITION SUBDIVISON

The property is located at 2873 Tadpole Road and the purpose is to take a portion off of one lot and add it to another parcel. Mr. Ressler stated that the lot would be about 170 acres total. 150 acres is in agriculture preservation and they are looking to remove a one acre track to add to the other piece. Mr. Keough stated that the front part of this farm is not a part of the agriculture preservation easement. They are basically proposing to move a lot line that is separating the two so it will be one entire area.

IV. WEST CHERRY LANE MULTI-USE BUILDING AND HFL LOT CONSOLIDATION

Ms. Aneckstein stated that this plan was submitted in 2017, but was then withdrew. The developer has recently resubmitted. She explained that HFL owns all three lots and they plan to consolidate them. The zoning for two of the properties is commercial and one is residential. The remaining buildings will be demolished for the new proposed building. The property is located at 114 West Cherry Lane. The new building will be 9,954 SQ. FT. the first floor will be office space, and second and third floor will be work force housing. Mr. Keough asked how this work force housing will impact the workforce housing agreement with the county. Mr. Pribulka stated that the units identified here are not a part of the program administered by the Centre County Housing and Land Trust. These are not included as owner occupied work force housing deed restricted units which is what is considered by the Township's work force housing ordinance. Mr. Keough asked that the Commission speak to a representative from HFL. Ms. Wargo stated that she is meeting with a representative from HFL later this week and she will work on getting a representative here the next time this is on the agenda. The Commission discussed the work force housing. Ms. Taricani asked if there will be any more access to the apartments in the plan. Mr. Keough

asked if staff has looked at traffic impact studies. Ms. Aneckstein stated that this plan is under first review. Mr. Wheland stated that West Cherry Lane is a private road, and questions who would be responsible for plowing. Ms. Aneckstein stated that this will need to be clarified. Mr. Binney stated that he drove this street yesterday and his observation was that people using the road didn't know that it was a private road.

Mr. Crassweller asked how many total offices and apartments will be in the building. Ms. Aneckstein stated that there will be a total of 18 apartments and 31 parking spaces. Mr. Crassweller stated that there will only be 13 parking spaces for the office space. Mr. Ressler stated he has not reviewed the plan yet but staff will make sure they meet the parking requirements. The Commission discussed their concern on the number of parking spaces for the building and the possibility of designating parking spaces for the apartments and the office space. Mr. Binney also stated that he would like more information on the parking, trip generations and the impact on the Atherton intersection. Mr. Ressler stated that there was a traffic study done when the plan was previously submitted. Ms. Holliday asked if these would be one or 2 family homes. Ms. Aneckstein stated that the apartments would be between 2-3 bedrooms.

V. ZONING AND SALDO ORDINANCE FINAL DRAFT

Ms. Wargo stated that staff received edits as of October 11, 2019 and found outstanding issues that haven't been implemented. Staff has spoken to the consultant regarding the outstanding issues. As of today staff received a new updated copy and is maintaining the public hearing for October 21st and will extend into the Nov 4th Board of Supervisors meeting for a vote. Ms. Wargo explained that there is a section in the Municipal Planning Code that allows to advertise the Zoning and SALDO ordinance again within ten days if there are substantial changes. Ms. Wargo asked the Commission for a recommendation of approval of the draft ordinance based off of staff edits.

Ms. Wargo explained that Mr. Ressler has noted that changes are minimal, some are grammar, and others are items that did not carry forward from other drafts. The updated ordinance that staff received today does have all edits. Ms. Wargo stated that staff is looking for a recommendation only. Mr. Pribulka stated that Mr. Ressler can recount some of the issues that were found. There was only about five or six matters of substance. Mr. Pribulka suggested that the Commission make a recommendation of approval with a condition that the outstanding items be addressed. The public hearing will be continued to the November 4th will come back to the Commission as a matter of record to review. Mr. Ressler went through the following items: Food Trucks, Domestic chickens, Temporary use section, Home occupations to allow two no impact occupations per house, Flood plain ordinance provisions updated, Bed & breakfast to carry over the current language, and One buffer width not several. The Commission reviewed and discussed the issues. Mr. Keough stated that at the next meeting the Commission would like to review and make sure the edits were made. Mr. Keough entertained a motion to approve and move on the Zoning and SALDO ordinance pending the edits, Mr. Crassweller moved the motion and Mr. Wheland seconded the motion passed unanimously.

X. OFFICIAL REPORTS AND CORRESPONDENCES

a. BOARD OF SUPERVISORS REPORT

Ms. Wargo stated that she will go over anything she feels would be of interest from the BOS. There was a request of wavier for Harner farms, they want to move through to the preliminary final review. The Board approved three to two. The Toll Brothers the yards at old state came back in front of the Board, they want to amend the PRD plan. This was passed four to one. The developer wanted to reconfigure the open space for better marketing.

b. CRPC REPORT

Mr. Thompson stated that he and Mrs. Strickland attended the CRPC meeting along with the transportation and Land Use Committee. The Committee discussed the comprehensive plan and implementation plan projects for 2021-2022. Things brought up were addressing parking management and communication how we can best reaching residents and all municipalities. There was discussion on the initial results of the greenhouse emissions inventory, this project will help mitigate/help with climate change studies. The next meeting will be held November 7, 2019 at 7:00 pm in the forum room at the COG offices.

c. LAND DEVELOPMENT PLANS

Ms. Aneckstein stated that Watkins subdivision has been reviewed and comments have been sent to the applicant. The Commission just saw the Harpster subdivision and West Cherry Lane subdivision, staff is currently reviewing these plans. Whitehall Road Regional Park was resubmitted, staff and consultants are reviewing. The Whitehall Road Sheetz is being reviewed by staff, Orchard View and Harner Farm subdivision was returned to the applicant.

d. STAFF UPDATES

Ms. Wargo stated a couple reminders, the Pine Grove Mills small area plan meeting will be held tomorrow, October 15th from 6:00-8:00 pm. Wednesday October 16th is the ABC appreciation dinner at the Ramada Inn from 6:00-8:00 pm. Mr. Keough explained that on Nov 12th he will be attending a meeting sponsored by the CBICC. This meeting is a follow up meeting to the one that he and Mr. Ray Stolinis attended, Mr. Keough will be representing the Planning Commission.

XI. APPROVAL OF REGULAR MEETING MINUTES SEPTEMBER, 9 2019

Mr. Keough entertained a motion to approve the meeting minutes from the September 9, 2019 Planning Commission meeting. Mr. Wheland moved the motion and Mr. Erik Scott seconded and the motion was passed unanimously.

XII. ADJOURNMENT

The Planning Commission meeting for Monday October 14, 2019 was adjourned at 8:00pm.

Respectfully Submitted,

Rob Crassweller, Secretary
For the Planning Commission

