

**FERGUSON TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
MONDAY, FEBRUARY 26, 2018  
6:00 PM**

**I. ATTENDANCE**

The Planning Commission held its 2<sup>nd</sup> regular meeting of the month on Monday, February 26, 2018 at the Ferguson Township Municipal Building. In attendance were:

**Commission:**

Lisa Strickland, Chairperson,  
Bill Keough, Vice Chairperson  
Ralph Wheland  
Marc McMaster  
Rob Crassweller, absent  
Eric Scott, absent  
Andrea Harman, absent  
Cristin Mitchell, alternate  
Jeremie Thompson, alternate

**Staff:**

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

Others in attendance were: Marcella Bell, Recording Secretary; Richard Burkett, Thistlewood Lot 7; Sepi Burkett, Thistlewood Lot 7; Joseph Evans, Thistlewood Lot 7; John Sepp, Penn Terra Engineering; and David Pribulka, Township Manager

**II. CALL TO ORDER**

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

**III. CITIZEN INPUT**

There was no input.

**IV. THISTLEWOOD LOT #7 LAND DEVELOPMENT PLAN**

Mr. Stolinas stated that the Ferguson Township Planning Commission reviewed and made initial comment on this proposed Land Development Plan at its meeting on February 12. Staff prepared a revised comment letter and submitted it to Penn Terra Engineering, Inc. At this time, very few comments remain, but it was the opinion of staff and consulting engineers, that the plan is ready to be in front of the Planning Commission for its recommendation to the Board of Supervisors. Mr. Stolinas stated that the remaining comments to be addressed include a signed and notarized statement by the owners certifying ownership of the property, proof that the Home Owner's Association (HOA) has reviewed the proposal for work in the drainage way or conservation easement, the property owner must demonstrate that the flows leaving the rear yard channel as an entrance to the conservation easement will not be erosive, and a few administrative-related comments.

Mrs. Schoch stated that since the memo was sent to Planning Commission members, the stormwater comment regarding the rear yard channel has been resolved.

In response to a question from Mr. Keough, Mr. Burkett stated that in the two weeks since they have received comments back from staff, he has been working with the HOA

Board to sign a draft letter of approval for the plan. The HOA asked Mr. Burkett to review the plan with the neighbors on either side of his property to ensure that the neighbors approve of the plan. Once both of the neighbors approve of the plan, the HOA will sign the review letter. He stated that he has met with the property owner of Lot 8 and has plans to meet with the Lot 6 property owners to get their approval. Mr. Burkett explained that he does not believe there will be problem getting those approvals, therefore, he does not believe he will need a time extension. Mrs. Schoch stated that the plan expiration is in May.

A motion was made by Mr. Keough and seconded by Mr. Wheland to recommend approval of Thistlewood Lot 7 Land Development Plan to the Board of Supervisors, contingent upon the outstanding comments. The motion carried 4-0.

**V. SCIENCE PARK PLAZA LAND DEVELOPMENT PLAN**

Mr. Stolas stated that the Planning Commission initially reviewed this Land Development Plan at its August 27, 2017 meeting, at which time they provided initial comments. Since then, a traffic study has been prepared and Penn Terra Engineering resubmitted the plans in response to staff's comments. At this time, staff feels the comments have been addressed, other than a few remaining comments, and the plan can move forward to the Planning Commission and the Board of Supervisors for recommended approval.

Mrs. Schoch stated that she spoke with Rob Watts, the Township's traffic engineer consultant, and he sent the final plan to the Township Engineer, Ron Seybert, for his review. Mrs. Schoch stated that when the Planning Commission initially reviewed the plan, a major comment that came out of that meeting was about the south entrance the applicant was proposing. According to the traffic study, that south entrance is not needed.

There was a lengthy discussion about the removal of the south entrance that the applicants once proposed. Mrs. Schoch explained that adding a traffic signal at that intersection would actually cause more conflicts. She stated that the scope of the traffic study included more than just a traffic signal and there were several entities, including PennDOT, involved in this process. A few Planning Commission members were concerned about not being able to provide input about the south entrance being removed from the plan. They felt that perhaps the scope of the traffic study did not cover what it should. It was Mr. Wheland's opinion that the Planning Commission shouldn't be looking at the traffic study if the Township has an engineer to give his approval of the study. Some Planning Commission members felt that staff should provide a little more detail to the Planning Commission regarding traffic studies to keep them in the loop. Mr. Sepp stated that the applicant has already obtained its NPDES permit and would like to break ground in April. He asked the Planning Commission to recommend its approval to the Board of Supervisors tonight and the scope of the traffic study can be discussed at a later meeting. If the Planning Commission denied its recommendation and the applicants had to come back, it would be redundant and nothing would be added to the plan.

A motion was made by Mr. Wheland and seconded by Mr. McMaster to recommend approval of the Science Park Plaza Land Development Plan to the Board of Supervisors, contingent on the remaining comments. The motion carried 4-0.

## **VI. CONSENT AGENDA**

- CRPA—Selected Demographic Data for the Centre Region

Mr. Stolinas stated that Missy Schoonover, Executive Director of the Centre County Housing and Land Trust, would be willing to come to a future Planning Commission meeting to explain how the calculation for affordable housing works. He explained that there are many factors that go into the calculation of affordable housing, and Ms. Schoonover can better explain the process. Mr. Stolinas added that Mark Boeckel of the Centre Regional Planning Agency would also be willing to come to a future meeting to explain and discuss how he coordinated the census data and the American Communities Survey (ACS) data to create the information sheet regarding the selected demographic data in the Centre Region.

A motion was made by Mr. McMaster and seconded by Mr. Keough to approve the Consent Agenda. The motion carried 4-0.

## **VII. PLANNING DIRECTOR'S REPORT**

Mr. Stolinas reviewed his report. On February 12, 2018, the Planning & Zoning Director, Community Planner, and Township Manager met with Linda Marshall, Centre County Senior Planner/Housing Coordinator and Missy Schoonover, Executive Director of the Centre County Housing and Land Trust, to discuss the administration of the Legacy Program.

On February 13, 2018, the Planning & Zoning Director attended a Board of Supervisor's Executive Session.

On February 14, 2018, the Planning & Zoning Director attended the monthly meeting of the Centre County Housing & Land Trust Board of Directors.

On February 15, 2018, the Planning & Zoning Director and Community Planner met with the Township Communication Coordinator to discuss future planning topics for the Township e-Newsletter. Also on February 15, 2018, the Planning & Zoning Director met with Joe Green, Township Solicitor regarding witness testimony at the 3rd hearing related to the TTD Validity Challenge to be held on February 20, 2018.

On February 20, 2018, the Planning & Zoning Director attended and stood as a witness at the Zoning Hearing Board's 3rd hearing related to the TTD Validity Challenge.

On February 21, 2018, the Planning & Zoning Director and Community Planner met with Linda Marshall, Centre County Senior Planner/Housing Coordinator and Missy Schoonover, Executive Director of the Centre County Housing and Land Trust, Michael Pratt, Keller-Engineers and Derek Anderson, Residential Housing Development, LLC to discuss the administration of the Legacy Program related to the Pine Hall TTD Master



Plan. On February 21, 2018, the Planning & Zoning Director, Community Planner and Zoning Administrator met with Carolyn Yeagle, EPD, to discuss and develop a process chart for Traditional Town Development Master Plans. Also on February 21, 2018, Planning & Zoning Director, Township Manager, Planning Commission member Bill Keough and Township Supervisor Laura Dininni attended a CBICC sponsored webinar at the S. Atherton Street Ramada titled "How to Build Agritourism to Trigger Economic Development" conducted by the Alliance for Innovation.

On February 23, 2018, the Planning & Zoning Director, Community Planner and Township Engineer met with John Sepp, PennTerra Engineering, Inc. to conduct an additional review of the Cottages Terms & Conditions progress.

Mr. Stolinas reviewed the recent Board of Supervisor items from the February 20, 2018 meeting:

- PENNDOT Route 26/45 Traffic Signal Report: Manager provided a concurrence letter recommending design enhanced stormwater management practices to protect the Harter & Thomas Wellfields, accommodations for electrical service to an ornamental "welcome" sign, and request to provide necessary road and bridge width for a bike bath along the route.
- Public Hearing – 120 N. Buckhout Street Conditional Use Application: The Board of Supervisors amended a few conditions, which included an addition of a 100 foot buffer with a chain link fence at least six (6) feet in height; no weekend use is permitted; and amendment to language relative to locking and unlocking the gate. It was approved unanimously with amended conditions.
- Appointment to Source Water Protection Ad Hoc Board: No appointments were made. Staff was directed to provide new recommendations for committee membership. Board members will provide suggestions for committee membership. Staff will prepare new suggestions based on Board input and include consideration for ethnic and gender diversity.
- Park Naming: Owens Drive Park – Park Naming Policy requires recommendation from the Township Planning Commission and Centre Region Parks and Recreation. This item will be on a future Planning Commission agenda for the Commission's consideration.

Recent Zoning Hearing Board Actions (2/20/18):

- Substantive Validity Challenge on the TTD Ordinance Amendment: Staff testimony. There will be the filing of briefs per a schedule to be announced by Attorney Stover which will likely be 30 days for Circleville Road Partners and the township and Pine Hall being granted 20 days after receipt of the Circleville brief to respond.
- 2/27/18 ZHB Meeting:  
Accuweather (Neutral), Edisto Partners, LP (Neutral) & Loesch (Neutral)

In response to a question from Mr. McMaster, Mr. Stolinas explained that final testimony for the TTD Validity Challenge was given on February 20, 2018. Each of the attorneys will submit briefs and the Zoning Hearing Board will publicly deliberate and make a decision. This time frame puts the next Zoning Hearing Board meeting for this subject in May.

**VIII. ACTIVE PLANS UPDATE**

Ms. Schoch provided the active plans update, which included the following active plans: Pine Hall Traditional Town Development General Master Plan; Thistlewood Lot #7 Land Development, Guenot Subdivision – Replot of Tax Parcel 24-005-018A-0000 into lots 1RRR, 2RR, 3R, and 4R; Accuweather Parking Lot Expansion Land Development Plan; Hummel Subdivision Plan; The Landings Phase 3A Final Subdivision Plan; Science Park Plaza Land Development Plan; and the Cottages at State College Final PRD.

Mrs. Schoch stated that the Planning Commission has already received digital copies of the Pine Hall Tradition Town Development General Master Plan, however, members may see or obtain physical copies at the Township building.

**IX. CENTRE REGION PLANNING COMMISSION (CRPC) REPORT**

CRPC will meet this Thursday, March 1, 2018.

**X. SOURCEWATER PROTECTION WORK GROUP UPDATE**

Mr. Stolinas stated that staff has a directive from the Board of Supervisors to consider suggesting members for the Ad Hoc Board that are of ethnic and gender diversity.

**XI. ZONING/SALDO STEERING COMMITTEE UPDATE**

Mr. Stolinas stated that staff should receive updated copies of both ordinances tomorrow from Environmental Planning & Design (EPD). Staff is also meeting with Carolyn Yeagle of EPD on Friday to go over materials for the March 12, 2018 Planning Commission meeting. Staff will also consider a date for a joint worksession between the Board of Supervisors and the Planning Commission.

**XII. APPROVAL OF THE REGULAR MEETING MINUTES – FEBRUARY 12, 2018**

A motion was made by Mr. Keough and seconded by Mr. Wheland to approve the February 12, 2018 meeting minutes. The motion carried 4-0.

**XIII. ADJOURNMENT**

There being no further business for the Planning Commission, Mr. McMaster made a motion to adjourn the meeting at 7:09 p.m. The motion carried 4-0.

RESPECTFULLY SUBMITTED,

  
ROB CRASSWELLER, SECRETARY  
FOR THE PLANNING COMMISSION

