

**FERGUSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MONDAY, MARCH 12, 2018
6:00 PM**

I. ATTENDANCE

The Planning Commission held its 1st regular meeting of the month on Monday, March 12, 2018 at the Ferguson Township Municipal Building. In attendance were:

Commission:

Lisa Strickland, Chairperson,
Bill Keough, Vice Chairperson
Ralph Wheland
Marc McMaster
Rob Crassweller
Eric Scott
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; David Pike, Accuweather Land Development Plan; Randy Brachbill, Accuweather Land Development Plan; Barry Meyers, Accuweather Land Development Plan

II. CALL TO ORDER

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

III. CITIZEN INPUT

There was no input.

IV. CATA PRESENTATION—GREG KAUSCH, SENIOR TRANSPORTATION PLANNER, CRPA

Mr. Stolinas stated that Greg Kausch, CRPA Senior Transportation Planner, is at the meeting tonight to give a presentation on Student Housing and Transit in the Centre Region. Mr. Stolinas then turned the floor over to Mr. Kausch.

Mr. Kausch introduced himself and gave a presentation that focused mainly on community impacts of Public Transportation, the apartment pass program history, CATA apartment service by the numbers, planned or proposed developments, and future service considerations. After his presentation, the Planning Commission members asked a few questions.

In response to a question from Mr. Keough, Mr. Kausch stated that the primary challenge for CATA in terms of operation is vehicle replacement and fleet expansion. Every three years, CATA looks at the current plan to see if there is a need to expand the number of buses. Replacing buses is not as much of a challenge because there are local, state, and federal funds to help support that. Mr. Kausch explained that CATA is wrapping up its construction project across the street that will have enough room to store all of the current buses, as well as room to expand the fleet. Included in the construction is a better maintenance facility that will service the buses more efficiently. The biggest challenge

now is enough vehicles to meet the current demand as well as enough workforce (bus drivers and maintenance personnel).

Mr. Keough mentioned that serving the western end of the Township has been an economic challenge for ridership and the return on trips. He hopes that as CATA looks at alternative partnerships such as Uber and Lyft, that the western end of the Township is factored into the plan. Mr. Kausch stated that CATA is getting ready to hire a consultant to conduct a study that will look at ridership and how to efficiently and effectively provide service to the Centre Region.

In response to a question from Mr. McMaster, Mr. Kausch stated that the cost of a 40-foot CNG replacement bus is about 500,000 dollars or more. The lead time for acquiring a replacement bus is around 12 to 18 months.

In response to a question from Mr. Wheland, Mr. Kausch stated that regarding CATA's operational budget, between 40-50% of the budget is funded with income from ridership. Mr. Kausch clarified that 10% or less of ridership pays cash at the time of service.

There was a brief discussion regarding partnerships between CATA and large businesses in the Centre Region to provide rider pass programs for the business employees. Mr. Kausch stated that CATA already has agreements in place with the State College Borough employees and the Justice and Safety Institute at Penn State. He stated that CATA would be willing to partner with any employer for rider pass programs if there was an interest.

V. THISTLEWOOD LOT #30 LAND DEVELOPMENT PLAN

Mr. Stolinas stated that the September 24, 2004 Final Thistlewood Subdivision Plan indicates that certain individual land development plans shall be prepared for approval by the Ferguson Township Board of Supervisors and must be in conformance with the provisions of Chapter 27, Section 702.c.1-7 of the Ferguson Township SALDO. Lot # 20 is identified as such a lot and contains 1.449 acres at 170 Treetops Drive. A proposed single-family dwelling on the lot will contain a building area of 2,794 ft.² with a 2,810 ft.² parking area and driveway. Drainage easement areas and an existing wetland have been delineated on the record plan along with all utility connections. A 10' shade tree easement runs along the front property line along with a 10' utility easement. Mr. Stolinas then turned the floor over to Mrs. Schoch.

Mrs. Schoch stated that staff is waiting on comments back from Ron Seybert, Township Engineer, and the Planning Commission comments. So far there have not been any major comments.

In response to a question from Mr. Keough, Mr. Stolinas stated that the 10-foot tree easement and 10-foot utility easement run parallel to each other, so they are separate.

There was a brief discussion regarding the steep bank behind the proposed house. There was concern that the bank might not be stable enough. Mrs. Schoch stated that if there are any issues, Mr. Seybert or Scott Brown of NTM Engineering would address

those issues. Mrs. Schoch also mentioned that there are specifications in the geotechnical report in terms of what types of grass to plant to stabilize the bank. Mrs. Schoch stated that she will provide that report to the Planning Commission before it gives its recommendation of the plan to the Board of Supervisors.

Mrs. Schoch thanked the Planning Commission members for their comments and will forward them onto the applicant for their consideration.

VI. ACCUWEATHER LAND DEVELOPMENT PLAN

Mr. Stolinas stated that the Planning Commission initially reviewed this Land Development Plan at its January 8, 2018 meeting. The land development application contains 79 new parking spaces, including 20 along the entrance drive and 59 located to the northeast of the existing building. New underground storm water storage facilities are proposed to control runoff from the new parking area. On February 27, 2018, the Zoning Hearing Board granted variances from Chapter 27-807.15 and Chapter 27-807.16.B to not install canopy and understory trees on any portion of the property. At this time, staff considers key comments have been addressed, other than a few remaining conditions and the Plan can move forward to the Board of Supervisors for approval.

Mr. Stolinas reviewed the remaining comments that the applicants still need to address. Mrs. Schoch reviewed the Planning Commissions' initial comments from the January 8, 2018 meeting.

In response to a question from Mr. Crassweller, Mr. David Pike from Sweetland Engineering stated that the trees near the parking located on the driveway are deciduous trees so the tree limbs are six to eight feet up in height and will not affect visibility.

Mr. Keough stated that he is still concerned about the parking spaces near the driveway. He wondered how a person would pull in and out of those parking spaces and still be able to see the incoming and outgoing cars.

A motion was made by Mr. Wheland and seconded by Mr. McMaster to recommend approval of the Accuweather Land Development plan to the Board of Supervisors, contingent on the remaining comments to be addressed by the applicant. The motion carried 6-0.

VII. OWENS DRIVE PARK – NAMING POLICY AND RECOMMENDATION

Mr. Stolinas stated that at the February 20, 2018 Board of Supervisors meeting, members discussed the Park Naming Policy in relation to the acquisition of nine acres of land southeast of the Waffle Shop at the intersection of Blue Course Drive and West College Avenue. Funding has been appropriated to develop a passive park at the location in 2020. At that meeting, the Board of Supervisors directed staff to solicit recommendations for the park naming from relevant agencies, including the Ferguson Township Planning Commission and the Centre Region Parks and Recreation Authority.

Mr. Stolinas provided a map of the location of the aforementioned park on his PowerPoint.

In response to a few questions from the Planning Commission members, Mr. Stolinas stated that he has not seen any plans for the park yet. He went on to say that this item was in front of the Board of Supervisors, who gave staff directive to solicit input from the Planning Commission members for a park name.

Mr. Keough stated that he spoke with Township Manager Dave Pribulka regarding this issue and learned that the Township will be seeking a grant from the PA DCNR (Pennsylvania Department of Conservation and Natural Resources) and naming the park now will make the grant process easier since the park's name will be established. He went on to say that this will be a passive park because of the wetland nature and drainage flow from across Blue Course Drive.

Two members provided suggestions:

Mr. Crassweller—Owens Drive Park
Mr. Keough—George Pytel Park

VIII. CONSENT AGENDA

Mr. Stolinas stated that Mark Boeckel, Principal Planner at the CRPA, will be attending the next Planning Commission meeting to go over the American Communities Survey (ACS) data. Missy Schoonover of the Centre County Housing and Land Trust will also be attending to review the median income and affordable housing model with the Commission.

IX. PLANNING DIRECTOR'S REPORT

Mr. Stolinas reviewed his report. On February 27, 2018, the Planning & Zoning Director and Zoning Administrator attended the Zoning Hearing Board meeting for three variance request applications, including, Edisto Partners, L.P., Science Park Road Associates, L.P. and Accuweather, Inc. and Charles Loesch.

On February 28, 2018, the Planning & Zoning Director and Community Planner met with Linda Marshall, Centre County Senior Planner/Housing Coordinator, Missy Schoonover, Executive Director of the Centre County Housing and Land Trust, the Township Manager, and the Community Planner to discuss Workforce Housing Ordinance requirements under the TTD Ordinance. Also on February 28, 2018, the Planning & Zoning Director, Zoning Administrator, and Community Planner met with Rev. Paul Tomkiel and William Keough regarding proposed provisions for Farm Markets within the Working Draft Zoning Ordinance.

On March 1, 2018, the Planning & Zoning Director attended the monthly meeting of the Centre Regional Planning Commission.

On March 2, 2018, the Planning & Zoning staff and Township Manager met with Carolyn Yeagle of Environmental Planning & Design to discuss additional use considerations under the Working Draft Zoning Ordinance. We also discussed setting a date a time for

Joint Work Session between the Planning Commission, Board of Supervisors, staff and EPD.

On March 7, 2018, the Planning & Zoning Director and Community Planner attended the bi-weekly CRPA staff meeting to discuss regional and municipal reports along with the 2019-2020 Comprehensive Plan Implementation Program.

On March 8, 2018, the Planning & Zoning staff met with the Township Manager, Linda Marshall, Centre County Senior Planner/Housing Coordinator and Missy Schoonover, Executive Director of the Centre County Housing and Land Trust, Devon Warner, Berks Homes and Matt Harlow, ELA Group to discuss the process of filling proposed affordable housing units within the remaining phases at Turnberry.

On March 9, 2018, the Planning & Zoning Director and Zoning Administrator met with Andy Warner to discuss allowed uses on property located within the RA District off of W. Gatesburg Rd.

Mr. Stolinas reviewed the recent Board of Supervisor actions:

- Appointment to Ad Hoc Board for Agricultural Zoning/SALDO Amendments: Motion to appoint Bill Peters, Clay Campbell, Mike Sevick, Emily Landis, Rita Graef, Janet Schaufler and Ralph Wheland, passed unanimously. Staff will set up and schedule initial meeting.
- Thistlewood Lot #7 Land Development: Motion to conditionally approve carried unanimously.
- Science Park Plaza Land Development: Motion to conditionally approve carried 3-1.

Mr. Stolinas reviewed the upcoming Board of Supervisor items for the March 19, 2018 meeting:

- Report - UAJA
- Report - Penn State West Campus Master Plan (tentative)
- Appointments to Sourcewater Protection Ad Hoc Committee
- Removal of Andrea Harman from the Ferguson Township Planning Commission

Recent Zoning Hearing Board Actions (2/27/18):

- Substantive Validity Challenge on the TTD Ordinance Amendment: (2/20/18 ZHB Meeting) 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.
- Science Park Road Associates, L.P. and Accuweather, Inc.: A motion to grant a variance for the Accuweather property located at 385 Science Park Road from Chapter

27-807.15 and Chapter 27-807.16.B to not install canopy and understory trees on any portion of the property (Passed 4-0).

- Edisto Partners, LP: A motion to grant the variance to Chapter 27-1003.E(3) to not require Edisto Partners L.P. to submit a land development plan for the enclosure of the 88 ft.2 porch (Passed 4-0).
- Charles Loesch: A motion was made to grant the variances for 2542-2544 Circleville Road from Chapters 27-205.1.D, 27-401, 27-903.A, and 27-903.B.2 to construct a new single-family dwelling (Failed 1-3).

X. ACTIVE PLANS UPDATE

Ms. Schoch provided the active plans update, which included the following active plans: Thistlewood Lot 20 Land Development Plan, Pine Hall Traditional Town Development General Master Plan, Thistlewood Lot 7 Land Development Plan, Guenot Subdivision, Accuweather Parking Lot Expansion Land Development Plan, Hummel Subdivision Plan, The Landings Phase 3A Final Subdivision Plan, and the Cottages at State College Final PRD

XI. CENTRE REGIONAL PLANNING COMMISSION (CRPC) REPORT

Ms. Mitchell attended the Centre Regional Planning Commission on March 1, 2018. She stated that the commission discussed several items and received several presentations. They also received a report on the road and bridge construction that will be taking place in the Centre Region in 2018. There was discussion regarding the 2019 Comprehensive Plan Implementation program. Projects and timelines are decided on by the CPRC and the Transportation and Land Use (TLU) Committee. There are six specific projects in 2019 and the two bodies will plan for those projects the year before. There was a presentation regarding a Right-of-Way agreement between the University Area Joint Authority (UAJA) and Penn State regarding sewage coming from the north campus. This also ties into the ACT 537 Sewage Facilities Plan Amendment that Penn State is looking at to upgrade its wastewater treatment plant.

XII. 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. The Board will appoint these members at the Monday, March 19, 2018 meeting.

XIII. ZONING/SALDO STEERING COMMITTEE UPDATE

Mr. Stolinas stated that staff should receive updated copies of both ordinances from Environmental Planning & Design (EPD) in the near future. Staff is still working on a date for a joint worksession between the Board of Supervisors and the Planning Commission.

XII. APPROVAL OF THE REGULAR MEETING MINUTES – FEBRUARY 26, 2018

Mr. Crassweller pointed out that the motion on page 3 does not have the vote number.

A motion was made by Mr. Crassweller and seconded by Mr. Keough to approve the corrected February 26, 2018 meeting minutes. The motion carried 6-0.

XIII. ADJOURNMENT

There being no further business for the Planning Commission, Mr. Crassweller made a motion to adjourn the meeting at 8:17 p.m. The motion carried 6-0.

RESPECTFULLY SUBMITTED,



ROB CRASSWELLER, SECRETARY
FOR THE PLANNING COMMISSION