

**FERGUSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MONDAY, JULY 9, 2018
6:00 PM**

I. ATTENDANCE

The Planning Commission held its 1st regular meeting of the month on Monday, July 9, 2018 at the Ferguson Township Municipal Building. In attendance were:

Commission:

Lisa Strickland, Chairperson, absent
Bill Keough, Vice Chairperson
Ralph Wheland
Marc McMaster
Rob Crassweller
Eric Scott
Jeremie Thompson
Shannon Holliday, alternate

Staff:

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

Others in attendance were: Marcella Bell, Recording Secretary

II. CALL TO ORDER

As Ms. Strickland was not in attendance, Mr. Keough called the meeting to order at 6:00 p.m.

III. CITIZEN INPUT

There was no input.

IV. KING WEALTH STRATEGIES LAND DEVELOPMENT PLAN

Mr. Stolinas stated that on June 26, 2018, Penn Terra Engineering, Inc. submitted, on behalf of the owners/applicants, Laura and Thomas King, a proposed conversion of the existing residential rental property located at 222 Blue Course Drive to their financial planning business office. Tax parcel 24-12-12 contains .269 acres and is zoned General Commercial and lies within the Corridor Overlay. The existing building has a total of 2,800 ft.² with 1,400 ft.² on both the first floor and the basement.

Mr. Stolinas reviewed the variances that were approved in September 2017 by the Zoning Hearing Board. The variances included a reduction of required parking spaces by two spaces, a reduction of the 50-foot front parking setback by 34 feet, a reduction of a 15-foot buffer yard by 7.5 feet, a reduction of the 75-foot required minimum distance between the driveway by 15 feet, and a reduction of the 18-foot required parking stall length by 2 feet. Mr. Stolinas then turned the floor over to Mrs. Schoch.

Mrs. Schoch stated that she has received comments back from the Township Engineer, the Township's Consulting Stormwater and Lighting Engineer, the Alpha Fire Director, and the Township Arborist. Mr. Ron Seybert, the Township Engineer, made the comment that a stormwater management plan is required for this land development plan. Comments for this proposal are due back to staff by July 11. The Planning Commission provided the following comments:

- There was concern from a few commission members regarding the logistics of a car turning left onto Blue Course Drive
- Mr. Keough would like clarification as to why the driveways are not proposed as one way
- There was concern about a possible conflict for those turning left onto Blue Course Drive and the left turn lane that leads to North Atherton Street.

Mrs. Schoch will provide the Commission's initial comments to the developer.

V. CONSENT AGENDA

- Joint Board of Supervisors and Planning Commission Zoning and Subdivision and Land Development Ordinance Work Session Minutes**
- Draft Use Regulation Summary Tables—Follow-Up to Ag Ad Hoc Summary**
Mr. Keough pulled this item off of the consent agenda for discussion.

In response to a question from Mr. Crassweller, Mr. Ressler explained that if a single-family home was destroyed 75% or more, the owners would have to apply for a variance to rebuild their structure in the Agriculture Research (AR) district. If the building had less than 75% damage, the owners could rebuild using the regular permit process. This is due to the non-conforming status.

Mr. Keough provided a few comments regarding the Use Regulation table:

- Should single-family homes be added as an accessory use in the Rural Agriculture (RA) district?
- Line 32, exhibit halls and museums should be permitted in zoning districts other than AR.
- Landscape and garden retail centers should be permitted in Rural Residential (RR) where smaller lots are allowed.
- Community garden should be permitted in RA and RR.

In response to a question from Mr. Keough, Mr. Ressler explained that a primary use on a lot is the main use for that lot. An accessory use is a use that would be in addition to the primary use.

- Source Water Protection Ad Hoc Advisory Board Meetings #1, #2, #3**

A motion was made by Mr. Wheland and seconded by Mr. Crassweller to approve the consent agenda. The motion carried 6-0.

VI. PLANNING DIRECTOR'S REPORT

Mr. Stolinas reviewed his director's report which included the following items:
On June 26, 2018, the Planning & Zoning Director and Zoning Administrator attended the Zoning Hearing Board meeting for the deliberation and decision related to the TTD

Ordinance amendment validity challenge filed by Circleville Road Partners. The Zoning Hearing Board voted 3-0 to deny the filed challenge. There was no indication whether Circleville Road Partners will file an appeal in the County Court of Common Pleas.

On June 27, 2018, the Planning & Zoning Director met with the Township Manager and Finance Director to review planning initiatives under the proposed 2019–2023 Capital Improvements Plan. Work sessions have been scheduled for Tuesday, July 31 and Wednesday, August 1 at 6:00 p.m. in the Ferguson Township Main Meeting Room. Also on June 27, 2018, the Planning & Zoning Director and Zoning Administrator met with the Source Water Ad Hoc Advisory Board for the 4th meeting to complete discussions on recommendations to the Source Water Protection Overlay Ordinance.

On July 2, 2018, the Planning & Zoning Director attended the Transportation and Land Use Committee meeting in the COG Forum room for a discussion on Affordable Housing. Also on July 2, 2018, the Planning & Zoning Director attended the Board of Supervisors Executive Session.

On July 3, 2018, the Planning & Zoning Director met with the Township Manager and Township Solicitor to discuss a request from the solicitor for Residential Housing Development, LLC regarding the platting of 80% fee simple lots on the Pine Hall General Master Plan.

On July 5, 2018, Planning & Zoning Director and Community Planner conducted a conference call with Carolyn Yagle of EPD and Peter Buckland regarding the City of Pittsburgh Eco/Innovation District initiatives. Also on July 5, 2018, Planning & Zoning Director and Community Planner met with Michael Patroski, CRPA Senior Planner in preparation for the Pine Grove Mills Small Area Plan meeting scheduled for July 11, 2018 at 6:00 p.m. at the St. Paul's Lutheran Church.

Mr. Stolinas reviewed the upcoming public hearings and Board of Supervisor tentative discussions (7/16/18):

- Source Water Ad Hoc Advisory Committee recommendations on the Source Water Protection Overlay Ordinance

Mr. Stolinas reviewed the recent Board of Supervisor actions (7/2/18 Regular Meeting):

- Appointment of Jeremie Thompson to the Centre Regional Planning Commission as the Ferguson Township Primary Representative with Ralph Wheland as the Alternate (5-0 Affirmative).

Mr. Stolinas reviewed the upcoming Zoning Hearing Board Agenda (7/17/18):

- Variance Request for 1224 North Atherton Street (HFL Corporation – Discovery Space)
- Variance Request for 102, 114, and 120 West Cherry Lane (HFL Corporation – W. Cherry Ln. Apts.)
- Variance Request for 401 Science Park Road (Sound Technology Inc.)

VII. ACTIVE PLANS UPDATE

Ms. Schoch provided the active plans update, which included the following active plans: Pine Hall Traditional Town Development General Master Plan, the Cottages at State College Final PRD, Step by Step Early Learning Land Development Plan, and the newly submitted King Wealth Strategies Land Development Plan.

VIII. CENTRE REGIONAL PLANNING COMMISSION (CRPC) REPORT

Mr. Thompson stated that there was not a CRPC meeting in July. The next meeting will be on August 2.

IX. SOURCEWATER PROTECTION AD HOC COMMITTEE UPDATE

There was no update.

X. ZONING/SALDO STEERING COMMITTEE UPDATE

Mr. Stolinas stated that staff will receive the third draft of the Zoning and SALDO on July 17 and will meet with Environmental Planning & Design (EPD) on July 27 to review the changes. The Board of Supervisors and Planning Commission will receive the third draft shortly after July 27.

XII. PINE GROVE MILLS—SMALL AREA PLAN

Mr. Stolinas stated that this is a new agenda item. He explained that there has been discussions regarding a survey that the Centre Regional Planning Agency will create and send to the Pine Grove Mills (PGM) residents. A draft survey was created in May and will be presented to the PGM Committee. There is a group called Community in Action (CIA) that has been providing input to the PGM Small Area Plan Committee. The Committee is working with the PA Historic Museum Commission and the Township Manager to make Pine Grove Mills a historic designation. The scope of the PMG Small Area Plan lies within the Regional Growth Boundary (RGB) but also extends up the ridge due to the Rothrock recreation area. Mr. Stolinas will continue to provide updates to the Planning Commission.

XIII. APPROVAL OF THE REGULAR MEETING MINUTES – JUNE 25, 2018

A motion was made by Mr. Crassweller and seconded by Mr. Wheland to approve the June 25, 2018 meeting minutes as presented. The motion carried 6-0.

XIII. ADJOURNMENT

There being no further business for the Planning Commission, the meeting adjourned at 7:26 p.m.

RESPECTFULLY SUBMITTED,



ROB CRASSWELLER, SECRETARY
FOR THE PLANNING COMMISSION