

**FERGUSON TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
MONDAY, AUGUST 27, 2018  
6:00 PM**

**I. ATTENDANCE**

The Planning Commission held its 2<sup>nd</sup> regular meeting of the month on Monday, August 27, 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  
Jeremie Thompson  
Shannon Holliday, alternate-absent

**Staff:**

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

Others in attendance were: Marcella Bell, Recording Secretary; Tony Fruchtl, PennTerra Engineering; James Morris, PSU Student; Samantha Biggs, PSU Student; Greg Geise, Ferguson Township resident; Michael Pratt, Keller Engineers; Susan Buda, Ferguson Township resident; and Rachel and Rob Johnson, Step By Step owners

**II. CALL TO ORDER**

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

**III. CITIZEN INPUT**

There was no citizens' input.

**IV. STEP BY STEP LAND DEVELOPMENT PLAN**

Mr. Stolinas stated that on June 14, 2018, PennTerra Engineering, Inc. on behalf of Cul Du Tourmalet, LLC, submitted a Land Development Plan proposing the construction of an 11,088 square foot Early Learning Center on a 2.25-acre vacant lot (Lot 4) on Sandy Drive. Since its initial submission, the plan has been revised as of August 3, 2018 in accordance with Township Staff, engineer, and agency comments. Additionally, the plan contains a Stormwater BMP Basin within the front yard, 38 total parking spaces, a dumpster pad and enclosure, a loading space, and a proposed 6,231 square foot outdoor play area. The average number of students at the school is estimated to be 144.

Mr. Stolinas referred to his PowerPoint on the projector and show the plan set for Step By Step. He then turned the floor over to Mrs. Schoch.

Mrs. Schoch stated that the remaining comments for this land development plan are mostly administrative. The developer responded to the Planning Commission's comments from the prior meeting. The parking area, the drop-off area, and the outdoor play area have been modified per the Planning Commission's comments. The developer is also adding three extra parking spaces. Staff met last week to discuss the Traffic

Impact Study (TIS) and it was determined that there will be a traffic signal on Sandy Drive north across from the S&A Homes building. The traffic signal is in the Township's 2019 Capital Improvement Projects (CIP).

In response to a question from Mr. Scott, Mr. Tony Fruchtl, PennTerra Engineering, explained that the grade behind the outdoor play area does drop from the Saybrook neighborhood. There is also a swale between the building and the play area to direct stormwater into the basin on the front of the property.

In response to a question from Mr. Keough, Mr. Rob Johnson, owner of Step by Step, stated that at the Village Drive property where Step By Step is currently located, there are 165 students and drop off time usually occurs between 7:00 AM and 9:00 AM. There is no set time for any individual group. The parents trickle in to drop off the children instead of all showing up at once. He explained that there are about 12 parking spaces on the current lot and they are never full. He stated that the current school has 30 teachers, whereas the proposed school will have 25 due to the smaller number of students.

In response to a question from Mr. Keough, Mr. Fruchtl stated that the buffer yard consists of existing trees, which are mostly honey locust and black walnut. The buffer closer to the building is mostly evergreens, honey locusts, and dogwoods. As a part of the land development plan, the existing buffer yard will be added to with understory trees, shrubs, and bushes. Mr. Fruchtl stated that the outdoor play area will be fenced in per Township requirements.

A motion was made by Mr. Wheland and seconded by Mr. McMaster to recommend approval of the Step By Step Land Development Plan to the Board of Supervisors, conditioned upon the remaining comments to be addressed. The motion carried 6-0.

**V. PINE HALL TRADITIONAL TOWN DEVELOPMENT GENERAL MASTER PLAN SUBMISSION**

Mr. Stolinas stated that on February 21, 2018, Residential Housing Development, LLC initially submitted a General Master Plan for the Pine Hall TTD. The General Master Plan includes a retail core containing a town center with commercial retail, live/work units, a central public plaza, and on the commercial fringe, a hotel, supermarket, drug store and parking structure. The residential areas provide a wide variety of options including single-family, multi-family, townhomes, and a planned eco-village, including required workforce housing units. On June 5, 2018, the Board of Supervisors and Planning Commission conducted a public Work Session with Residential Housing Development, LLC and their design team to gain further input related to the transportation network, bike and pedestrian connections, access, public transit, Recreational and Open Space Components of the Plan, Housing Distribution, Commercial Component, and the Town Center. On August 1, 2018, Township Staff provided the revised Master Plan to Board and Planning Commission members along with multiple county and regional agencies for their further review and input.

In response to a question from Mr. Keough, Mr. Michael Pratt, Keller Engineering, reviewed the differences of the February 2018 and the August 2018 plan submission.

The differences are mainly in the commercial area and the eco-village. The August 2018 submission shows a street adjustment in the town center due to the intersections along Blue Course Drive being closer than 1,000 feet apart. The developer also reworked the eco-village to obtain sufficient solar implementation. Mr. Pratt referred to the Power Point and zoomed in on the eco-village. He explained that the inside circle are proposed townhomes and the external circle contains proposed single-family detached units and duplex units that are for sale. There is also a community garden proposed as a possibility. Mr. Pratt stated that shared driveways for the eco-village were mentioned in previous comments and the developer has included that into the August 2018 submission.

In response to a question from Mr. Keough, Mr. Pratt explained that there are public sidewalk connections on every proposed public street. There is also a proposed shared use path network in the greenway. If necessary, due to the waterway, there will be a foot bridge constructed.

In response to a question from Mr. Keough, Mr. Pratt explained that the housing arrangement is identical aside from street 11, related to the street adjustment. The parking garage was also moved for this reason.

In response to a question from Mr. Scott, Mr. Stolinas stated that if a resident bought a workforce house, they could not turn around and rent it out due to deed restrictions. Ferguson Township will be working with the Centre County Housing and Land Trust (CCHLT) to regulate this.

Mrs. Schoch noted that staff has been going through the comments that have been submitted by Steve Bair, Alpha Fire Director; Lance King, Township Arborist; the Centre Area Transportation Authority (CATA); the Centre Regional Planning Agency (CRPA), and Rob Crassweller, Planning Commission member. Staff will be meeting tomorrow to have more discussion on submitted comments.

Mr. Keough stated that the developer should consider proposing a multi-use venue in place of building seven, the proposed movie theater. He stated that it was his opinion that the Centre Region did not need another movie theater and that the life span of a movie theater is not great. Proposing a multi-use venue where presentations, shows, and even movies can be shown would be more beneficial to the Centre Region than a movie theater. Mr. Scott agreed and stated that the Centre Region is hurting for indoor practice fields and indoor swimming pools. Mr. Thompson also agreed.

In response to a question from Ms. Strickland, Mr. Pratt stated that when the Specific Implementation Plans (SIPs) are submitted, the Planning Commission will see the architectural plan for the proposed building seven. Ms. Strickland stated that she appreciated the realignment of the retail center—it is user friendly and the layout works better for connectivity. In response to her question, Mr. Pratt clarified that the pharmacy is separated from the rest of the retail area due to the drive through and visibility.

In response to a question from Mr. Stolinas, Mr. Pratt stated that buildings 17, 18, 19, and 20 are all related to a private clubhouse for the rental units.

In response to a question from Mr. Keough, Mr. Pratt explained that the developer is considering canopy parking in more places than just the student housing section.

Mrs. Schoch stated that the TIS was a part of the latest master plan submission and Ron Seybert, Township Engineer, and McCormick Taylor, the Township Traffic Study consultant are currently reviewing it. She stated that the expiration date for this plan is October 30, 2018.

Mr. Keough thanked the developer for their willingness and responsiveness to concerns and opportunities in this development. He appreciates the time the developer took to interact with the Township and the level of cooperation was time well spent.

Ms. Susan Buda, Ferguson Township resident and Zoning Hearing Board member, stated that the Zoning Hearing Board looked at the Traditional Town Development (TTD) ordinance as a part of a substantive validity challenge recently. She stated that she is concerned with the walkability of the development and believes that drive throughs do not encourage walkability. They are also a source of pollution when cars idle while waiting in the drive through. Drive throughs also create traffic issues. She asked that the developer reconsider the use of drive throughs in the development. Another suggestion is to consider signage in the drive through for cars to turn their engines off while waiting. Ms. Buda went on to say that she is concerned about the high percentage of impervious coverage allowed in the development while bigger cities are attempting to create more green or open spaces. She asked that the developer consider proposing a community garden plot for each zero lot line unit. She is also concerned about the percent of median income for workforce housing. Lastly, she stated that she likes the idea of canopy parking and hopes the developer could install solar panels as a double use.

Mr. Stolinas stated that the Township's legacy ordinance adopted in 2016 targets 80%-120% of the Centre County Median income.

Mr. Pratt explained that there will be a drive through for the pharmacy and another drive through for a possible coffee shop. The TIS does account for the drive throughs. He went on to explain that there is 85% impervious coverage allowed in the TTD, however, the plan shows 25% open space and 55% impervious coverage.

Mr. Stolinas stated that staff is putting together a timeline for the Planning Commission and the Board of Supervisors for the process of getting the plan approved. He explained that the Planning Commission will see this plan again for a recommendation to the Board of Supervisors.

## **VI. CONSENT AGENDA**

- a. Pine Hall TTD Board of Supervisors and Planning Commission Joint Work Session Meeting Minutes**
- b. Pine Hall TTD Board of Supervisors and Planning Commission Joint Work Session Table Summary**
- c. Source Water Protection Ad Hoc Advisory Committee Meetings #4**
- d. Source Water Protection Ad Hoc Advisory Committee Recommendations to the Board of Supervisors**

In response to a question from Mr. Keough, Mr. Stolinas stated that the Sourcewater Protection Ordinance has not been redrafted because the Board of Supervisors has not approved the recommendations. The proposed ordinance will be redrafted after the joint work session in October.

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

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

Mr. Stolinas reviewed his director's report which included the following items:

On August 13, 2018, the Planning & Zoning Director and Community Planner attended the Ferguson Township Parks and Recreation Committee meeting held at the Saybrook/Greenbriar Park. Agenda items included discussion on the Whitehall Road Regional Park and the Suburan Park Master Plan consultant recommendation to the Board of Supervisors.

On August 15, 2018, the Planning & Zoning Director attended the meeting of the Centre County Affordable Housing Coalition with Missy Schoonover, Executive Director of CCHLT to discuss workforce housing requirements within the Ferguson Township Zoning Ordinance and the MOU with CCHLT.

On August 16, 2018, the Planning & Zoning Director, Zoning Administrator, and Township Manager met with CATA representative, Louwana Oliva regarding construction items and improvements that remain on the campus along Research Drive.

On August 20, 2018, the Planning & Zoning Director and Township Manager participated in a conference call with Steve Watson, Director of Planning, and Neil Sullivan, University Planner on the West Campus Master Plan. Also on August 20, 2018, the Planning & Zoning Director, Community Planner, and Township Manager met with Jim May, CRPA Planning Director, Colleen Ritter, SCCLT Executive Director, and Missy Schoonover, CCHLT Executive Director regarding a future Workforce Housing Summit for the Spring of 2019.

On August 21, 2018, the Planning & Zoning staff met and performed an initial review of the revised Pine Hall General Master Plan.

On August 22, 2018, Planning & Zoning Director and Community Planner attended the Pine Grove Mills Small Area Plan Survey Tabulation meeting with CRPA staff and members of the Steering Committee. Almost 200 surveys were collected through Survey Monkey or on paper.

On August 23, 2018, Planning & Zoning Director and Township Manager attended the Jana Marie Foundation – Mokita Dialogues focused on affordable housing at the State College Borough Building New Leaf Initiative.

Mr. Stolinas reviewed the upcoming Joint Work Sessions with the Board of Supervisors:

- Ag. Ad Hoc Advisory Board recommendations on the Rural Agricultural, Rural Residential, and Agricultural Research Zoning Districts scheduled for August 29, 2018 from 6:00 p.m. to 9:00 p.m. in the Main Meeting Room
- Tree Commission to discuss Greening the Urban Landscape, Tree Preservation Ordinances, and Tree Canopy Survey scheduled for September 11, 2018 from 6:00 p.m. to 9:00 p.m.
- Source Water Ad Hoc Advisory Board recommendations on the Source Water Protection Overlay Ordinance scheduled for October 9, 2018 from 6:00 p.m. to 9:00 p.m. in the Main Meeting Room

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

- Board of Supervisors awarded the contract for the Suburban Park Master Plan Update to YSM Landscape Architects in an amount of \$33,720.

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

- Variance Request for 1224 North Atherton Street (HFL Corporation – Discovery Space)

Mr. Stolinas noted that he and Mrs. Schoch will be attending the APA PA Annual Conference in Erie, PA from October 14-16, 2018.

#### **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, the Cottages at State College Final PRD, Step by Step Early Learning Land Development Plan, and King Wealth Strategies Land Development Plan.

#### **IX. CENTRE REGIONAL PLANNING COMMISSION (CRPC) REPORT**

Mr. Thompson stated that CRPC received and discussed the comments submitted for the Harner Farm rezoning back in July. CRPC also discussed the Patton Crossings development in Patton Township. There was a lengthy discussion regarding the proposed village commercial district in Harris Township. A road diet has been discussed for this area as well. There is peer to peer training on the Centre Region Comprehensive Plan on October 4, 2018. The next CRPC meeting is the joint meeting with the

Transportation and Land Use (TLU) Committee on October 1, 2018 at 12:15 PM in the Forum Room.

**X. SOURCEWATER PROTECTION AD HOC COMMITTEE UPDATE**

There was no update.

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

Mr. Stolinas stated that staff received the 3<sup>rd</sup> working draft of the Zoning Ordinance after the joint meeting a few weeks ago. Staff is just starting to review the Zoning Ordinance and received the Subdivision and Land Development Ordinance (SALDO) last Monday and hasn't had a chance to review it yet. Once staff comments are addressed, copies will go out to the Planning Commission and Board of Supervisors to review. After the joint meeting on Wednesday August 29, staff will have a better of idea of what the updates will be to the Rural Agriculture (RA), Rural Residential (RR), and Agricultural Research (AR) districts.

**XII. PINE GROVE MILLS—SMALL AREA PLAN**

Mr. Stolinas stated that Township staff and CRPA staff received over 200 surveys, both digital and paper. Staff is preparing for the alignment meeting which will be held on September 5 at 6:30 PM at Saint Paul Lutheran Church in Pine Grove Mills. Steering Committee members will be bringing a friend to the alignment meeting to review the survey information and align the information from the surveys with goals and objectives for the plan. Mr. Stolinas stated that the majority of the respondents were from Pine Grove Mills, but there were some responses by residents from outside of the area. There will be a Town Hall meeting on November 14, 2018. CRPA staff will begin drafting sections of the plan in January of February.

**XIII. APPROVAL OF THE REGULAR MEETING MINUTES – JULY 9, 2018**

A motion was made by Mr. Keough and seconded by Mr. McMaster to approve the July 9, 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 7:12 p.m.

RESPECTFULLY SUBMITTED,



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ROB CRASSWELLER, SECRETARY  
FOR THE PLANNING COMMISSION

10/10/10