TOWNSHIP OF FERGUSON
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**FERGUSON TOWNSHIP PLANNING COMMISSION**
**MEETING AGENDA**
**Tuesday, December 4, 2018**
**6:00 PM**

**I. CALL TO ORDER**

**II. CITIZEN INPUT**

**III. HARNER FARM CONCEPT PLAN**

Aspen Whitehall Partners, LLC and Aspen Route 26 Partners, LLC are proposing the development of the 27-acre portion of the Harner Farm south of Whitehall Road. The proposed development includes 36 single-family lots ranging in size from 0.25 acres to 0.50 acres and two commercial lots. Two public roads will be constructed to serve the project. Under Chapter 22-302, Preapplication Conference, a potential applicant for a subdivision or land development can request a conference with the Planning Commission for the purpose of discussing or reviewing such proposed subdivision or land development. The preapplication conference is not mandatory and does not constitute a formal application submission. The Planning Commission, at its sole discretion, make, or refuse to make, recommendations as the result of the preapplication conference.

**Staff Recommendation:** The Planning Commission examine the Concept Plan and make a recommendation to Aspen Whitehall Partners, LLC and Aspen Route 26 Partners, LLC on the proposed Harner Farm Concept Plan prior to formal submission of subdivision and land development plans.

**IV. FERGUSON TOWNSHIP DRAFT SOURCE WATER PROTECTION OVERLAY DISTRICT ORDINANCE**

Earlier this summer, staff met with the Ad Hoc Source Water Advisory Board on four occasions and developed a list of twenty-seven recommendations to the Board of Supervisors that were presented at a Joint Work Session on October 9, 2018. The Board of Supervisors have further discussed the proposed Source Water Ordinance in relation to language within the adopted Stormwater Management Ordinance. The Board of Supervisors are considering authorizing advertisement for public hearing in January 2019.

**Staff Recommendation:** The Planning Commission make a recommendation to the Board of Supervisors for the adoption of the Draft Source Water Protection Overlay District Ordinance.

**V. CONSENT AGENDA**

**VI. PLANNING DIRECTOR REPORT**

**VII. ACTIVE PLANS UPDATE**

**VIII. CENTRE REGION PLANNING COMMISSION REPORT**

**IX. SOURCE WATER PROTECTION AD HOC COMMITTEE UPDATE**

**X. ZONING/SALDO UPDATE**

**XI. PINE GROVE MILLS – SMALL AREA PLAN**

http://www.twp.ferguson.pa.us/Pine-Grove-Mills-Small-Area-Plan/

**XII. APPROVAL OF THE REGULAR MEETING MINUTES ▪ NOVEMBER 12, 2018**

**XIII. ADJOURNMENT**