TOWNSHIP OF FERGUSON
3147 Research Drive • State College, Pennsylvania 16801
Telephone: 814-238-4651 • Fax: 814-238-3454
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FERGUSON TOWNSHIP PLANNING COMMISSION
MEETING AGENDA
JOINT WORK SESSION WITH THE BOARD OF SUPERVISORS
Monday, March 13, 2017
6:00 PM

I. CALL TO ORDER

II. CITIZEN INPUT

III. PINE HALL TRADITIONAL TOWN DEVELOPMENT CONCEPT PLAN

On February 2, 2017, Ferguson Township Supervisors hosted a design workshop to gather further input from participants through a visual survey, a group breakout discussion on challenges and solutions and participant input on future opportunities in order to incorporate key elements into the Concept Plan. Land Design, the workshop facilitator and consultant team, compiled workshop information and participant input. As a continuation of the Concept Plan discussion, Land Design will conduct a presentation to the Planning Commission and Board of Supervisors through this Joint Work Session and reflect their findings through the revised Concept Plan. If acceptable, a critical element of the revised Concept Plan will include a Zoning Ordinance text amendment that will essentially implement the Concept Plan.

STAFF RECOMMENDATION: The Planning Commission review materials presented, evaluate input and revisions to the Concept Plan and recommend to the Board of Supervisors that a Zoning Ordinance text amendment be prepared by the applicant for their consideration to implement the Pine Hall Traditional Town Development Concept Plan.

IV. PLANNING DIRECTOR REPORT

V. ACTIVE PLANS UPDATE

VI. CENTRE REGION PLANNING COMMISSION REPORT

VII. SOURCEWATER PROTECTION WORK GROUP UPDATE

VIII. ZONING/SALDO UPDATE STEERING COMMITTEE

IX. APPROVAL OF THE REGULAR MEETING MINUTES FEBRUARY 27TH, 2017

X. ADJOURNMENT

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TO: Planning Commission

FROM: Raymond J. Stolinas Jr., AICP, Director of Planning & Zoning
Lindsay K. Schoch, Community Planner

DATE: March 10, 2017

SUBJECT: Pine Hall Concept Plan – Planning Commission/BOS Joint Work Session

Included in the Agenda Packet is the Design Workshop Summary from Thursday, February 2, 2017 created by Land Design. The Summary outlines key takeaways, an assessment of the developer's ability to incorporate elements into the master plan, a Sketch Plan of the Revisions following the Work Session (pg. 7), visual survey, challenges and solutions and opportunity input. The Land Design team along with Derek Anderson, the applicant, will be present at the Joint Work Session to review the revised Concept Plan and discuss a time table for future action which includes a zoning ordinance text amendment that will be integral for Concept Plan implementation.

Staff Recommendation: The Planning Commission review materials presented, evaluate input and revisions to the Concept Plan and recommend to the Board of Supervisors that a Zoning Ordinance text amendment be prepared by the applicant for their consideration to implement the Pine Hall Traditional Town Development Concept Plan.

Pine Hall Traditional Town Development (TTD)

Work Session

Summary

Meeting held Thursday February 2, 2017

Main Meeting Room

Ferguson Township Municipal Building

3147 Research Drive

Report Date

March 9, 2017

LandDesign.
CREATING PLACES
THAT MATTER.

Purpose of the meeting was a request by the township to discuss the Pine Hall TTD master plan that was presented in April 2016 and then again a revised version in October 2016, in order to gather input on key elements of the plan that should be addressed before approval.

Work session participants: 31 total; (5) of whom were elected officials, (7) Township staff, (7) Township Planning Commission, (1) Regional Planner and other interested parties/residents/invited guests and (4) from the Master Planning & work session facilitation team, attended the work session. See sign-in sheet attached.

The February 2nd Ferguson Township Workshop on designs for the Pine Hall Traditional Town Development project is to view online at cnet1.org. A direct link to the online program is below:

http://vp.telvue.com/preview?id=T04959&video=302717

The 4-hour work session was a facilitated meeting with an agenda that included project background and overview of past plans presented to Township at public hearings as well as a summary of input heard to date. Additional materials such as market study highlights were presented in the initial presentation to assist with the work session participants with development program fundamentals.

Participants were asked to follow specific protocols during the work session:

- *Commitment to listen to different points of view.*
- *Purpose is to discuss the planning and design of the specific mixed use land use program proposed by this builder, including the development of a town center that is for the public benefit.*
- *Off Topic subjects will be noted but may not be addressed during this work session.*
- *Encourage Full Participation in the facilitated activities and exercises.*
- *Goal is Prioritize group input and comments and provide guidance to the planning and design team.*
- *Comments will be compiled and specifically addressed following the work session, to allow time for thoughtful study.*
- *Objective is to Create a great plan for the Township that is also economically feasible to build.*

The work session consisted of three interactive exercises, with opportunities for group and individual input, both in writing and verbally.

1) Precedents Overview and Visual Survey
2) Challenges and Solutions Breakout Groups
3) Opportunities Input

Key Takeaways

Throughout the work session, these Key topics were emphasized by the majority of participants.

1) Desire for a diverse community that includes multiple housing types integrated around the town center and green, with student housing appropriately located.

   Implications –

   - Some of the student housing will need to be located further away from the town center.
   - Balance is the key objective here.

2) Preserve as much open space (mature trees) as possible and greater integration of the biking/jogging trails to provide connectivity throughout all areas of the development.

   Implications –

   - A way to achieve this could be the addition of multi-family style housing as well as some structured parking.
   - Rightsizing of the parking quantities may also be required.

3) Invite the community in, with a town center retail, outdoor dining, and public park / open space that also has a presence along Blue Course drive. Programming of the public space to accommodate free and/or public events was also a key factor heard throughout the evening.

   Implications –

   - This might require a potential re-design of the town center.
   - It might require plan consideration to relocate the private clubhouse so that it is not located in the center of the project. Instead, the center amenity would be a public park.
   - Would require year-round activities and programming at the town center.

Image: Exercise # 1 Visual Survey

There were also a number of specific items that were advocated for by individual comments, as noted below. The table below also includes an assessment of developer's ability to incorporate elements into the master plan.

	Item	Very likely to incorporate	Likely to incorporate	Will need to study
1	A desire for aging in place opportunities	X		
2	Accessible design throughout the community for multi-generational and multi-ability use	X		
3	A town center and character that reflects the Township "DNA" (unique to this location in PA), a destination point. Opening the access to the Town Center visually and mobility.	X		
4	Safety considerations	X		
5	Environmental / sustainable measures – such as solar power, geothermal, renewable energy etc.	X		
6	Community facilities such as a public safety office or public gathering space (outdoor amphitheater)		X	
7	Use of native plants (or not) in development			X
8	Salt friendly plants (for snow removal)		X	
9	Public shuttle for use by all Pine Hall residents	X		
10	Year round activities / programming - access to community center, common space programming	X		
11	Information on the phasing of the development – early phasing of retail.	X		
12	Parking considerations – rightsizing, structured, private/public partnership, narrower streets with on street parking, green parking.	X		
13	Relationship of types of housing- location of student housing to permanent residents, rental versus for sale, year round residential proximity to town center, affordable housing (rental and for sale)	X		
14	Preservation of existing woodlot - increasing proposed preservation, work to replace some of the woodlot removed	X		

Image: Exercise # 2 Breakout Groups

Next steps discussed at the close of meeting included the developer & master planning team to evaluate all comments and return with a revised plan either end of February or beginning of March, with a final schedule to be determined with the Township staff.

This meeting has been confirmed for Monday, March 13, 2017 and will be a joint Board of Supervisor and Planning Commission Meeting. The purpose of this meeting will for the design team to present revised concept plans that reflect the results of the work session.

In the hopes that the revised plans are favorably received, the follow up step would be for the Township Planning Commission to recommend to the Board of Supervisions that a zoning ordinance text amendment to implement the revised concept plan (the “Amendment”) be prepared by the Applicant and submitted to the Board of Supervisors for consideration.

Image: Sketch Plan of revisions studied following the Work Session.

EXERCISE 1 – VISUAL SURVEY

INSTRUCTIONS

From the precedent projects presented, please review the images on the exhibit poster and select the one (1) image that most resonates as an example of something you would like to see in the Town Center and place a star on any corner of the image.
Please use one star for each project.
1. *Baxter (Identified as a LandDesign project)*
2. *King of Prussia (Identified as a LandDesign project)*
3. *Freshfields Village (Identified as a relevant project by others)*

The intent is to identify certain aspects of the town center that are most important to individual participants and also for the group overall.

Reporting Back

Together as a group we will review the image boards and discuss which images received the most stars or "likes" and why.

As time permits we can also discuss those images that received a few or no stars and why.

Image: Exercise # 1 Visual Survey

Images: Exercise # 1 Visual Survey

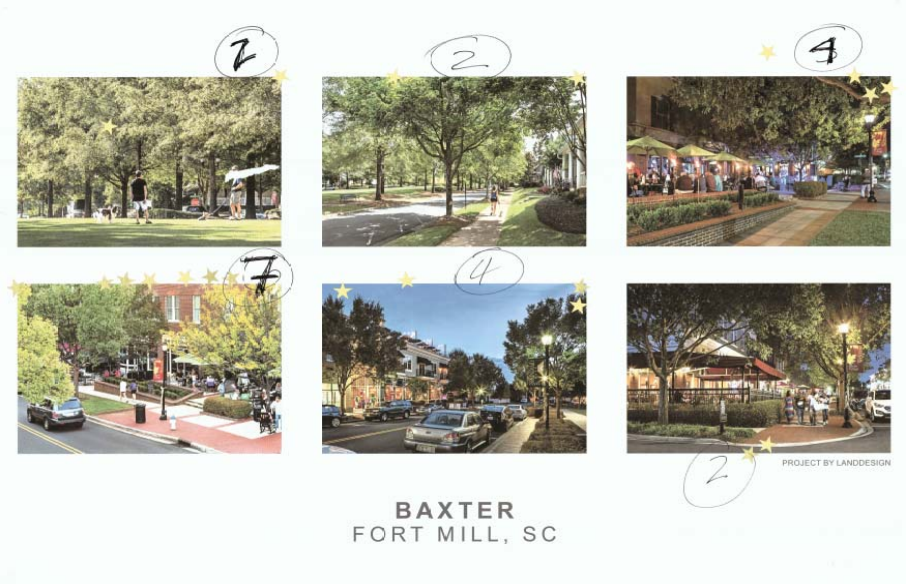
COMPILED NOTES

King of Prussia – reasons given as to why some images received stars

- outdoor dining
- relationship + character of landscape in streetscape
- Streetscape
- community seating that is open and free (i.e. not tied to retail)
- open space

Baxter - reasons given as to why some images received stars

- intersection of residential with retail (integration)
- scale + setback relationship
- varied textures
- new version of a traditional streetscape
- richness of landscape + size of street trees
- form of res. streetscape
- mature trees in a continuous, connected form
- second level dining
- well lit, safe environment
- tree canopy impact (size, variety, species mix, layers)
- distinct character is nice (but not right for Pine Hall)



Freshfields Village - reasons given as to why some images received stars

- space encourages users from broader area
- inviting
- community open space
- gathering space
- programming

EXERCISE 2 – CHALLENGES & SOLUTIONS

INSTRUCTIONS

As a group, you will be asked to consider the following topics.

1. *Location & Phasing of all types of housing in relationship to the town center (rental, for sale, senior housing)*
2. *Town Center – purpose & calibration – size, scale, adjacent uses, seasonality*
3. *Types of Commercial and non-Residential uses*
4. *Parking (quantity, location, etc.)*
5. *Wildcard challenge (table determines additional topic)*

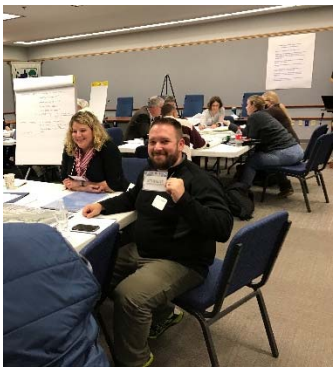
In an effort to maximize the time spent together during the exercise, the group can prioritize certain items over others, each table does not have to address all topics.

Each individual participant will also be asked to "represent" a specific or unique constituent, as they consider overall challenges and solutions. Constituents may include "Parent Visitor", "Retail Employee", "Park User", "Retail Tenant", "Township Economic Development", Student-Undergrad", "Student-Graduate", "Public Safety Officer", "Resident-Retired", "Resident-Non-University", "Penn State Staff". A few blank cards will be provided for write-in roles.

The intent is that as group, specific challenges will be identified and together the team will work to find a path to solutions that can be studied for inclusion in the master plan.

Reporting Back
Each table will have one assigned recorder. This person will be asked record a few simple bullets on a white note pad that can be shared with the entire work session group at the end of the exercise.
The work session facilitator will also be available to assist any table on topics.

Robust, lively conversation is encouraged, as well as finding areas of group consensus on topics or agreement on the priorities of the table.



Images: Exercise # 2 Breakout Groups

Notes as compiled below for each table group capture the open conversation at this table and as such might not be complete phrases or sentences.

COMPILED NOTES

Table #1

Peter Crowley*	Raymond Stolinas
Steve Miller	Bill Keough
Peter Buckland	Dave Pribulka

*Table Recorder

Table 1 Summary:

- Purpose of the Town Center. is to bring uses together
- Senior accessibility – Handicapped/Wheelchair
- Affordable
- Programming needs
- Eco Development- Must be Viable $
- Family Friendly convenient parking

Table 1 cont.…

I. Types of Uses
   a. Town center (Retail Employee)
      i. Original idea brings all uses together… Residential/Retail
      ii. Not too many kids
      iii. Res amenity for kids?
      iv. Want it to be year round
      v. Want it to be affordable
   b. Senior accessibility… wheel chair
      i. Programming for me
      ii. Not going to be able to live close
      iii. Probably want to be in a quiet place west end
      iv. Not exclusive to on site residents
   c. Economic development
      i. Core must be economical. Viable. Sustainability
      ii. Mixes feelings on core residential…
      iii. Family friendly w/ parking for mainly further away. Better for single young married students
      iv. Marketability it will not pay for itself for services… but should get it close… economies of scale
   d. Student
      i. Perfect place to live
      ii. Bike to heights
      iii. Showed path @ blue course
      iv. Town green convenient to bonds
      v. Want to have satellite library
      vi. Study space
      vii. Quiet time
      viii. Wireless everywhere
   e. Public Safety
      i. Development of this scale w/ students will have…
         1. DUI
         2. Noise
         3. Bars are a problem
         4. Traffic speed with long sight lines
      ii. On-site parking
      iii. Narrow street
      iv. Connectivity good for fire protection services
      v. There is a cloister (parcel of land) in the lower corner of elderly housing
      vi. Turnberry – cameras as security
   f. Eco
      i. Seasonality of student population
      ii. Workforce housing
      iii. Workplace/live work
   g. Public Safety
      i. Elderly driving to store
      ii. Need a shuttle
   h. Eco Development
      i. Don't over park
      ii. Park often for 3 days per year
         1. Snow plowers nightmare
         2. Snow dump area

3. Setup parking for our climate

i. 2 Votes
    i. Put as tall of buildings as you like if you build structured parking
        1. Add it to rent
    ii. Manage with leases vs number of cars
    iii. Fender benders with more cars
    iv. L/D stormwater facility that can handle the salts
    v. Roadside damage from salts
    vi. Allow for innovate design relative to development
j. Bicycles
    i. Want median breaks
k. Trail connections
l. Preserve as much of the existing wood lot as possible

Table # 2

Susan England*
Janet Whitaker
Erik Scott
Andrea Harman
Ron Seybert
Michael Pratt
Erica Ehly

*Table Recorder

Table 2 Summary:

- Centralized Parking?
    a. Allows for more parking
    b. Where do the park users park?
- City of Fort Pierce – Structured Parking
- Ensure good ADA/Accessibility to the Parks + Retail
- Road Network for Safety Access
- Can Parking be reduced or stacked?
- Factor in all modes of travel to the town center in order to minimize parking (IE Bus, Bike, Walk)
- Transit Stops
- Bike/Ped Connection From Ex. Local neighbors – draw visitors/users from Broader Community
- Bike Path Map is currently under development.
- Type of bike path – paved trail vs dirt paths.

Housing

- What is available for young professionals?
    a. Urban town homes
- The Borough – an existing neighborhood that is integrated student/non student housing that is not working – lots of conflict.
    a. Integration is important but needs to be done well
- Make it look nice – good quality
    a. Materials etc. + people will want to live there
- Community oversight – involvement, representatives
- Family programming in parks
- Meeting rooms w/in clubhouse – provide indoor community spaces as well
- Is there opportunity for the township to assume ownership/management of one of the clubhouses
- Year-round outdoor uses – ice rink for families

Phasing

- Can overflow parking happen at the adjacent businesses
- Concerned that it will only be student housing to start
- How do you build in community continuity w/ student turn-over

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Table # 3

Dan Jones*
Laura Dininni
Jeff Ressler

Mark Kunkle*
Andrew Schwartz
Chris Hazel

*Table Recorder(s)

Table 3 Summary

- Public space connection
  - Size
  - Access by who
  - Number
  - Public space
  - Visibility from Blue Course Drive
- Phasing
  - Lots of retail in 1st phase
  - Establish town center

Table # 4

Cassidy Michaux*
Rita Graf
Marc McMaster
Cristin Mitchell
Lindsay Schoch
Marcella Bell
Derek Anderson

*Table Recorder

Yellow highlights were highlighted on table notes as key items.

Table 4 Summary:

Access & Proximity:
TO – Amenity
- Open Space
- Transportation
- Club/Fitness

Open to Public & Welcoming, Warm!
Diversity of
affordability, type, location, housing, retail

I. Economic Dev.
   a. Access to clubhouses
   b. Access to green spaces
   c. Affordability of rentals
   d. Access to town green
   e. Who keeps up space?

i. Multiple ways:
    1. public dedication
    2. Maintenance agreements
    3. Liability

II. Retail tenant
    a. Why should I go there?
    b. How many residents live here
    c. Affordability res + tenant mix
    d. Mix of retail
    e. What is identity
    f. Diversity of housing
    g. Mix of for sale housing around the retail town center

III. Undergrad
    a. Close to green
    b. Amenity
    c. Transportation

IV. Retail employment
    a. Retail 1st phase
    b. How far away do I live
    c. For sale + market rental
    d. Proximity + availability to amenity
    e. Transportation

V. Retired resident
    a. Downsize and move here!
    b. Walkable access to grocer
    c. Bike path
    d. Access to public transit
    e. State college is not just Penn State
    f. Programming + amenity
    g. Club open to friends + family
    h. Rental event space
    i. Flexible amenities
    j. Pine Hall bucks ** (this was asterisked by the table as a unique idea)
    k. Green space vital
    l. Prove we can do it
    m. Diversity of ages + socioeconomic
    n. Meal plan
    o. Retirement interspersed
    p. Diverse house

VI. Public Safety
    a. Lighting but strategic
    b. Amenities open to public

EXERCISE 3 – OPPORTUNITIES INPUT

INSTRUCTIONS

We would like to ask for individual input on the following items:

1. Is there a priority that you believe was addressed during the work session?

2. What is a proposed plan aspect about which you learned this evening?

3. Is there a plan related topic we did not discuss that is still important to mention?

Please write a few brief notes that can be collected at the end of the session. As time permits, the group can share individual comments verbally.

The Answers provided below are from text that was transcribed from hand written response sheets and sorted by the question numbers for clarity.

Exercise 3	**Summary**
Questions	Answers
Question 1	Phasing + Housing Type; Parking should be "right-sized"; accessibility to the public
Question 1	As much as we want diversity, I am concerned that student housing will deter people (non-students) from going to the pine hall community - there is a touchy relationship between residents and students. Downtown state college has a "village- style" feeling and students have destroyed property due to football games- this is something that state college deals with all the time because the campus is so close to downtown. Limiting housing to grad students could possibly help with the "tense" situation between students & residents.
Question 1	Character of public space + retail/commercial and phase this first to define "town etc."
Question 1	Yes. The diversity of the neighborhood was brought up. Connections. Affordability. Saving the existing woods. Also opening up the town center out to blue course
Question 1	Indeed, I believe the developer and designer efficiently achieved a consensus among the participants that a sustainable development is possible for pine hall
Question 1	We did a nice job flushing out our vision for the town center. Generally, the group has similar expectations and a desire to move forward
Question 1	Vibrancy & viability of the "town center" area; timing of phasing to provide the appropriate match between residential occupancy + retail viability
Question 1	A major priority that I was glad to see discussed from a variety of viewpoints on how to successfully integrate student and family housing - a feat which hasn't necessarily been fully achieved in state college

Question 1	The diversity of the development & that it needs to be multifunctional - not just student housing
Question 1	The idea of "connectivity" was brought up after; not just the connectivity in the pine hall TTD; but with the adjacent neighborhoods, (heights, green leaf) and with existing bike paths. (Circleville)
Question 1	The complexity of uses was preliminarily addressed. For example, how to provide separate spaces (students/families/professionals) but also shared spaces. Still needs work.
Question 1	Access to the town center does not seem resolved. It's still unclear who is able to use the town center (all public, pine hall residents, residents adjacent to park, etc.)
Question 1	phasing of project
Question 1	yes, maintain as much mature wood lot as possible (last large stand of woods close to downtown)
Question 1	many many folks want to preserve as much wood lot as possible
Question 1	Connectivity + community development was addressed by every group. The environmental integrity through preservation and new development are really key + both stated as valuable.
Question 2	Diversity of housing: great ideas on housing types and location
Question 2	Commitment of developer to listen- Thanks! - to create a viable, dynamic, unique and sustainable place.
Question 2	The design team seems open to change.
Question 2	Public green space can be expanded to include a portion of the existing of forest.
Question 2	I was able to more fully visualize the planned integration of the town and how the different uses would complement one another. Also how the plan would be perceived by different stakeholders - great exercise!
Question 2	Town center opportunities + student housing needs
Question 2	This is my first time participating in such a large scale plan, so pretty much all the plan aspects were new to me. I was very interested in the level of detail that goes into such a large project. Especially the anticipation of community development and programming. I appreciate the level of consideration given to the minutia of day to day life in the community
Question 2	better integration of public space & commercial is a priority
Question 2	Some homes will have the integrated garages, also number of stories not a huge concern in business district. Structured parking is not feasible. Phasing plan.

Question 2	There seems to be too much impervious/parking considering that this a TTS, which should encourage multi-modal connectivity and less car-dependency. Compact/shared/structured parking should be considered.
Question 2	The phasing - concerned about student housing being built and that's it. Residential put down on back burner just like the heights
Question 2	that we aren't sure about the access and use of the "club amenities"
Question 2	The variety of textures and materials that can enable the aesthetics. Smart + beautiful (my word) designs enable economic, social, and environmental benefit
Question 3	Glad we got to discuss "collision of diversity" of housing type (rent/sale/family/workforce/ student/retired/younger/pro/duplex/multistory/apt/single unit) Want to know more about how this plays out- what + where on plan- critical to creating diversity.
Question 3	Did anyone totally say "no" to the student housing issue? - No!
Question 3	Connection at green leaf manor through a trail or shared use paths. IOD + houses of full time residents should have connection to the commercial
Question 3	I would like to have the workforce housing component integrated into the plan. Which units will be sold in the workforce category should be illustrated on the plan
Question 3	Much was said with exercise #1 about native plantings desirability along streets in commercial and in other places. My experience in central PA is that for 2 months native plants look nice but for 10 months they look like weeds. Structured parking comes with a price- entertain some height density incentives $30,000/space
Question 3	One aspect that I really encourage both LandDesign team and representatives of Ferguson township to consider is ensuring availability of truly affordable housing that even the workers in the retail stores could afford to live there. Not just established professionals but retail and service workers
Question 3	How does affordability & the requirement for work force housing fit into the plan?
Question 3	Besides shopping, dining, Town Green Center Activities, what would draw "outside" community to this plan? Public activities people could use, (fountain pond in summer; ice-skating pond in winter
Question 3	This area contains significant wooded lot. The proposed plan does not seem to respect this aspect enough. In-so-far as the impact to this natural resource. More wooded area should be preserved as part of the open space with clearing and grading occurring only in surrounding area.
Question 3	Parking for high-performing homes (passive solar design, solar panels, etc...)

Question 3	integration of student housing with for sale housing
Question 3	Universal access - visitability aging in place as a design driver. Many neighborhoods aren't designed for visitability - 3 steps up to a home is prohibitive - so our less ambulatory folks can get to the sidewalk, but not into the home. When neighborhoods are designed this way - without an eye for visibility it's exclusionary. No steps to door, bathroom on 1st floor w/doorway that accommodates wheelchair.
Question 3	**A-** Yes. Energy. I'd stress that we should maximize the passive solar orientation of all structures + the possibility of geothermal HVAC and outside solar development. If we have buy-in from a developer for renewable energy and or high efficiency tech, it gives the state gov't, PVC, etc. to adopt better energy policy including PACE (commercial + residential_ to change to the AEPS. **B-** Art spaces **C-** Driving up development of this sort requires more municipal parks. I think we need a real park.

Pine Hall Traditional Town Development (TTD) Work Session

Date: Thursday February 2, 2017

Time: 5:00 PM – 9:00 PM

Location: Main Meeting Room of the Ferguson Township Municipal Building, 3147 Research Drive

SIGN-IN SHEET

NAME / ORGANIZATION / CONTACT INFO (EMAIL OR PHONE)

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Chris HAZEL ChrisJHazel@GMAIL.com

Pine Hall Traditional Town Development (TTD) Work Session

Date: Thursday February 2, 2017

Time: 5:00 PM – 9:00 PM

Location: Main Meeting Room of the Ferguson Township Municipal Building, 3147 Research Drive

SIGN-IN SHEET

NAME / ORGANIZATION / CONTACT INFO (EMAIL OR PHONE)

Steve Miller	Ferguson	BOS
Rita Graef	Ferguson, Ward 3	BOS
Janet Whitaker	Ferguson	BOS
Bill Keough	Ferguson Pl. Comm.	
Lisa Strickland	Ferguson PC	
Peter Buckland	Ferguson	BOS
Erica Ehly	CRPA	eehly@crpa.net
Dave Pribulka	FT	dpribulka@twp.ferg..
Keith Cooper	Circleville	
Wm Reif	Trans Associates	
Lindsay K Schoch	FT	lschoch@twp.ferguson.pa.us
Ray Stolinas	FT	rstolinas@twp.ferguson.pa.us
Cristin Mitchell	FT	cmitchell@twp.ferguson.pa.us

Attendees not on sign-in Sheet:

LandDesign

Peter Crowley, Master Planner

Stephanie Pankiewicz, Landscape Architect, Work session facilitator

Susan England, Landscape Architect

Cassidy Michaux, planner

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Planning & Zoning Director's Report
March 13, 2017

1. On February 27, 2017, the Community Planner attended the Traffic Scoping Meeting for the Whitehall Road Regional Park – Phase 1 with the Township Engineer and Stahl Sheaffer Engineering.

2. On February 28, 2017, the Planning & Zoning Director and Zoning Administrator attended the Ferguson Township Zoning Hearing Board meeting for the 124, 134 and 140 Cardinal Land variance request regarding sidewalk requirements.

3. On March 6, 2017, the Community Planner attended the Commonwealth Court Hearing for Pennypacker et.al. (The Cottages) in Harrisburg, PA.

4. On March 8, 2017, the Planning & Zoning Director attended the monthly meeting of the Centre County Housing & Land Trust Board of Directors meeting at the College Township Building.

5. To date, Planning & Zoning staff have canvassed questions regarding the potential PA Department of Health applications for three (3) Medical Marijuana facilities, namely two (2) proposed "Dispensary" locations and one (1) proposed "Grower/Processor" location within the Township. Applicants require a certification from the township that a potential applicant's facility would be in compliance with the municipal zoning ordinance. Staff has consulted with the Township Solicitor on providing certifications through the Zoning Administrator. Applications are due with the PA Department of Health by March 20, 2017.

6. Planning & Zoning staff have registered for a two-part training webinar for the Zoning Hearing Board through the PA Boroughs Association, titled, "*Duties of the Zoning Hearing Board and Zoning Officer*" on March 15th and 16th at 12:00 p.m. in Conference Room #1.

7. On March 10, 2017, the Planning & Zoning Director, Zoning Administrator and Assistant Township Manager met to discuss the proposed variance and appeal request for the State College Borough Water Authority hearing scheduled with the Zoning Hearing Board on March 28, 2017.

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TO: Ferguson Township Planning Commission

FROM: Raymond J. Stolinas, Jr., AICP, Director of Planning & Zoning
Lindsay K. Schoch, Community Planner

DATE: March 9, 2017

SUBJECT: Active Plans in the Township

In order to keep the Planning Commission and Board of Supervisors up-to-date on the current developments taking place, staff is providing a list of Active Plans in the Township.

Currently, the Township has seven (7) Active Plans, four (4) have not been heard by the Board and three (3) have been conditionally approved. They are as follows:

JL Cidery at JL Farms Land Development Plan: This submission, made on February 24, 2017 by HLA Architects, LLC. on behalf of Dr. John W. LeClair is proposing the change of use of two existing agricultural buildings into buildings that will provide for the production and sale of hard cider and wine made on site. The site currently contains a single family home/business, several green houses, a pond, driveway, apple orchards and a vineyard. A Variance was granted by the Township Zoning Hearing Board July 28, 2015 to allow an orchard use and a "Cidery and winery" use on the 31-acre lot, and a dimensional variance of 26 acres from the maximum 5-acre lot area to allow the Cidery and winery (including tasting and sales room). This property is located at 3392 Shingletown Road, State College, PA. Plan Expiration: May 25, 2017.

The Crossings at State College, SIP *has been submitted for an administrative review by the Township Engineer because of a decrease in elevation on the site.* ***Plan Expiration 5/6/2017***

Guenot Subdivision: This submission, made on October 14, 2016 by Penn Terra Engineers, Inc. on behalf of Ronald L. & Pearl P. Guenot is proposing the subdivision of one 84.393-acre property into two properties. Proposed Lot 1R will be 83.381 acres and proposed Lot 2 will be 1.012 acres. This property is located at 2245 West Gatesburg Road, Warriors Mark, PA. ***Plan Expiration: April 5, 2017. Agent is working to meet Conditions of Approval for Plan Signatures and Recording.***

CSC Northland/Proposed Commercial Development-Buffalo Wild Wings/Corner of North Atherton and Blue Course Drive: CSC Northland, LP is proposing to develop a portion of a 3.55 acre parcel with a 5,440 SF restaurant. The site will also contain related site amenities and improvements inclusive of parking, access roadways, lighting, landscaping, utilities, and stormwater management facilities. Staff

met via conference with Bohler Engineers to discuss any questions they had regarding the review comment letter. At this point, they are not ready to resubmit, but have submitted a time extension for an additional 90 days. ***Plan Expiration is 6/13/2017*** Plan is on hold; Applicant is reevaluating traffic improvements. **Submitted Time Extension**

Bowman Subdivision/486 Circleville Road: This Plan proposes to subdivide a .75 acre parcel to create three separate parcels (two .23 acres parcels and one .28 acre parcel). ***Plan Expiration: April 18, 2017.*** **This Plan was Conditionally Approved by the Township Board of Supervisors at their 1/17/2017 meeting*. Zoning Hearing Board approved the request for Sidewalk Variance. Plan is in the process of being recorded.***

The Cottages at State College Final PRD/Whitehall Road and Blue Course Drive: Appealed to Commonwealth Court. Plan Expiration is yet to be determined based upon any decision that comes out of the court. **Received Brief for Appellees on 12/22/16 & Received Reply Brief for Appellant 1/20/2017 – Commonwealth Court Hearing held on 3/6/17 at 1:00 PM**

Whitehall Road Regional Park: Centre Region Parks and Recreation (CRPR) is proposing a 100-acre regional park on Whitehall Road via the proposed Blue Course Drive extension, including a mix of baseball fields, soccer fields, basketball courts, basketball courts, a dog park, an area for community gardens, an indoor turf facility, a future centralized CRPR maintenance facility and agency. ***Plan Expiration: 3/31/2017***

FERGUSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MONDAY, FEBRUARY 27, 2017
6:00 PM

I. ATTENDANCE

The Planning Commission held its regular meeting of the month on Monday, February 27, 2017 at the Ferguson Township Municipal Building. In attendance were:

Commission:	**Staff:**
Marc McMaster, Chairman	Ray Stolinas, Director of Planning & Zoning
Rob Crassweller, Vice Chair	Lindsay Schoch, Community Planner
Ralph Wheland	Jeff Ressler, Zoning Administrator
Lisa Strickland	
Andrea Harman	
Erik Scott	
Bill Keough	
Alternate, Cristin Mitchell	

Others in attendance were: Marcella Bell, Recording Secretary; Mike Leakey, J.L. Farm Cidery; Diane Boden, J.L. Farm Cidery; John LeClair, J.L. Farm Cidery; Pierre LeClaire, J.L. Farm Cidery; and Jeremie Thompson

II. CALL TO ORDER

Mr. McMaster called the February 27, 2017 meeting to order at 6:00 p.m.

III. CITIZEN INPUT

There was no citizens' input.

IV. J.L. CIDERY @ J.L. FARM LAND DEVELOPMENT

Mr. Stolinas stated that John W. LeClair owns T.P. #24-004-,092B-, 0000- at 3392 Shingletown Road containing approximately 31 acres with an existing home, multiple greenhouses, an apple orchard, vineyard, and a proposed cidery. The cidery will also include a new parking area with a handicap parking space to support a proposed tasting room. Total impervious coverage equals approximately 50,042 ft.^{2} as the development plan indicates that there will not be an increase to impervious coverage. The site is entirely within the Rural Agricultural (RA) zoning district.

Mr. Stolinas went on to say that the proposed tasting room will be approximately 2,000 ft ^{2}. The parking area will include seven spaces and one handicap space. The access to this lot is off of Shingletown Road. Mr. Stolinas referred to the projector, which showed the lot and the proposed tasting room. He pointed out the existing building that will be repurposed into a tasting room.

In response to a question from Mr. Crassweller regarding the width of the access road, Mr. LeClair stated that it is 19 feet across the gravel section with berms on both sides and allows for the road to be 20 feet across.

Mr. LeClair added that there is a section on the property that can be used for parking space for an additional 20 cars. This area was going to be used for the ReFarm Café plan before it was withdrawn.

Staff indicated that this is the initial review of the land development plans and the request for further review will be sent to the Township engineer, CRPA, Centre County Planning Office, Township arborist, Township solicitor, etc. Planning Commission members did not offer any additional comments with this initial review.

V. DRAFT SIGN AND BILLBOARDS ORDINANCE

Mr. Stolinas stated that Planning & Zoning staff have worked the past several months on proposed ordinance language amending the existing Chapter 19 - Signs. This is a result of the Supreme Court decision in the Reed vs. Town of Gilbert, AZ case related to content neutral sign regulations. Municipal sign regulations should adhere to time, place and manner. Planning & Zoning staff presented a summary of information at the Board of Supervisors meeting along with the draft ordinance for the Board's consideration on February 21, 2017. The Board of Supervisors referred the draft ordinance to the Planning Commission for their review and recommendation. Mr. Stolinas turned the floor over to Mrs. Schoch.

Ms. Schoch gave a presentation summarizing information about the proposed ordinance. The existing ordinance has been in effect since 1969 and was last amended in 2014. Planning & Zoning staff reviewed and revised Chapter 19 to reflect the Montgomery Planning Commission Model Sign Ordinance prepared in 2015-2016. The biggest change to the ordinance was the addition of terms and definitions. Electronic message centers, illuminated, and animated signs were also added due to the popularity. Staff kept the general provisions for type, area, height, and locations.

Mrs. Schoch explained that the proposed ordinance continues to regulate signs based on use, and not zoning district. Most signs are now prohibited in the Township right-of-way, which is a big change from the previous language. Gas canopy signs have been incorporated into the proposed language, and staff added agriculture preservation and century farm signs as exempt.

Mrs. Schoch stated that during the time staff worked to update the ordinance language, a request was received to amend the language to allow two ground signs in certain situations (Hoss's and Mattress World on North Atherton Street) in the Commercial District. Instead of going through another amendment process, staff incorporated the change into the current amendment.

Mrs. Schoch stated that reoccurring issues that staff face are that business owners want more signs, people want to put signs in the right-of-way, and digital message boards are highly requested.

Mrs. Schoch stated that the Planning Commission and staff will go over the proposed sign ordinance in detail at the March 27, 2017 meeting so commission members will have a month to look through the ordinance and provide comments. If the Planning

Commission is satisfied with the ordinance at that time, it could recommend approval to the Board of Supervisors. The Board of Supervisors would then advertise a Public Hearing, repeal the existing ordinance, and enact the new sign ordinance.

In response to a question from Mr. Wheland, Mrs. Schoch stated that the intent and purpose language stayed the same, but the definitions were updated.

Mr. Scott requested that staff add the definition of nit to the proposed ordinance. He also asked if the Township has a way to measure a nit or illuminance. Mr. Stolinas stated that the Township has a light meter.

There was concern from several of the commission members that the proposed ordinance is not business-friendly. Mr. Scott stated that it becomes a safety hazard when a citizen is driving really slow on a four-lane road looking for a business's sign but can't see it because it's too small. Mr. Scott pointed out that the language that states "preserve the character of the Township while regulating physical characteristics of signs in order to create content-neutral signage controls", is subjective. Mr. Ressler stated that the Planning Commission and Board of Supervisors determine the level of subjectiveness in the proposed ordinance.

Mr. Keough asked staff to consider regulating signs based on zoning districts. He had concern about who determines what is clutter and unsightly. Mr. Keough feels that the wording is a court case waiting to happen. Mr. Keough stated that the ordinance needs to address directional signs in the Township. The current ordinance does not allow Tourist Oriented Directional (TOD) signs and puts a burden on agriculture businesses that have limited access from major roads. He went on to state that there should be special exceptions for businesses such as the Happy Valley Winery behind the Foxpointe development.

The commission will revisit the sign ordinance in detail at the March 27, 2017 meeting.

VI. THE OFFICIAL MAP

Mr. Stolinas stated that Ferguson Township adopted its last Official Map under Ordinance #903 on May 19, 2008. Staff completed the draft 2017 Official Map Update and presented the map to the Board of Township Supervisors on February 21, 2017. At the meeting, the Board of Supervisors referred the draft Official Map to the Ferguson Township Planning Commission, adjacent municipalities, the Centre Region Planning Commission, Centre County Planning Community Development Office for the 45-day review and comment period prior to public hearing and adoption. The February 27, 2017 Planning Commission meeting starts the official 45-day review and comment period.

Mr. Stolinas stated that staff attended a meeting with Planning Commission member Andrea Harman and Ferguson Township Communications Coordinator Diana Griffith about outreach for the Official Map. Mr. Stolinas stated that staff is planning to set up at least two public meetings to allow citizens to view and comment on the draft Official Map.

Ms. Harman stated that these meetings will be a good opportunity to engage with the public. She went on to say that she wants more public involvement in local government and the official map could be an easier way to accomplish that. One of the public meetings will be at the Ferguson Township building and the other might be at the Ferguson Township Elementary School in Pine Grove Mills. Ms. Strickland and Ms. Mitchell offered their assistance to coordinate public outreach.

Mrs. Schoch stated that staff plans to create a “map room” on the Township website. There will be maps of Penn State land, agriculture security areas, wetlands, etc. Mrs. Schoch stated that doing this will make the Official Map easier to read. Mrs. Schoch announced that she and the Township GIS Technician, Kristina Aneckstein will be going out into the field with a GPS to map exact locations of wells to better show them on the Official Map.

After additional discussion, the Planning Commission members provided the following comments:

- Consistency with park names
- Confirm the fire station location with Township Administration
- The Breezewood connection to Pamela Circle is not correct
- Consider adding Home Owners Association parks
- Confirm the lot line between Rock Springs.
- Confirm the location of the bike path through the Landings
- Confirm the location of the proposed bike path coming out of Foxpointe into the farm land
- Confirm the accuracy of the proposed bike path on the backside of Clinton Avenue near the Penn State Arboretum
- Consider showing forest land and state game land
- Confirm whether or not the D’armit Wells are certified by DEP
- Consider showing the Park Centre Boulevard connection to Westerly Parkway
- Rock Springs Well is not shown on the map
- Confirm the location of the Prairie Rose Lane bike path
- What is the blue line on West Park Hills Avenue
- Confirm accuracy of wetlands
- Coordinate with CATA for review and comment of the Official Map.

VII. PLANNING DIRECTOR'S REPORT

Mr. Stolinas reviewed the director's report.

On January 23, 2017, the Planning & Zoning Director, Community Planner, and Zoning Administrator met with Chad Stafford of PennTerra Engineering to discuss a potential land development at 3510 W. College Ave. (J.D. Byrider).

On January 23, 2017, the Planning & Zoning Director and Zoning Administrator met with Tom Songer regarding a change of use permit for 1981 Cato Ave.

On January 24 & February 23, 2017, the Planning & Zoning Director met with CRPA staff in preparation of the "Introduction to Planning in the Centre Region" Course to be held on March 18, 2016 at Millbrook Marsh.

On January 25, 2017, the Planning & Zoning Director and Township Manager participated in a webinar titled: "Green Parking Lot Zoning & Design". Also on January 25, 2017, the Planning & Zoning Director and Zoning Administrator met with representatives from the SCBWA and their consultant, Gwin, Dobson & Foreman to discuss variance and appeal requests for the proposed filtration facility at 3062 Ernest Lane (Nixon/Kocher).

On January 26, 2017, the Planning & Zoning Director and Township Manager met with Scott Smith and Mike Croyle regarding 225 Science Park Road to discuss a potential subdivision between an adjacent 10.87-acre property. Also on January 26th, February 9th, and 23rd, Planning & Zoning staff met with the Sourcewater Protection Workgroup to discuss comments and revisions to the draft ordinance and map.

On January 27, 2017, the Planning & Zoning Director met with the CCHLT Executive Director to discuss CCHLT Goals, expectations of Board members and committee obligations.

On January 30, 2017, the Planning & Zoning Director and Zoning Administrator met with representatives from S&A Homes to discuss the placement of an unpermitted 2nd driveway at 1362 Sconsett Way.

On January 31, 2017, the Planning & Zoning Director met with the Township Police Chief, Public Works Director and Township Manager to discuss E. Park Hills Traffic Calming Presentation Follow-Up.

On February 1, 2017, the Planning & Zoning Director, Community Planner, and Zoning Administrator met with Rich Wilber of Pine Grove Mills to discuss community initiatives and the consideration for a Small Area Plan. On February 1, 2017, the Planning & Zoning Director, Community Planner, and Zoning Administrator met with Attorney Scott Etters regarding J.L. Farm Cidery Land Development application. Also on February 1,

2017, the Planning & Zoning Director and Zoning Administrator met with Edgar Bruce of Westway Gardens regarding existing floodplain.

On February 2, 2017, the Planning & Zoning staff met with representatives of the farm community and our consultant, A.J. Schwartz from EPD, to discuss the Sourcewater Protection Ordinance Draft and the revisions to the Zoning/SALDO Ordinances. Also on February 2, 2017, the Planning & Zoning staff participated in the Pine Hall Town Center Revised Master Plan Design Workshop. A follow-up Joint Work Session with the developer and Board of Supervisors will be scheduled as part of the regularly scheduled Planning Commission meeting on March 13, 2017.

On February 8, 2017, the Planning & Zoning Director attended the monthly CCHLT Board of Directors meeting at the College Township Building.

On February 10, 2017, the Planning & Zoning staff met with Dr. Thomas Argondizza to discuss the proposed Hillside Farms PRD. Also on February 10, 2017, the Planning & Zoning staff participated in a conference call with Carolyn Yeagle of Environmental Planning & Design to follow up from the farm community meeting and future of the RA and RR districts.

On February 13, 2017, the Planning & Zoning Director met with other Township Department Heads and Joellen Earl from GovHR regarding the search for a new Township Manager.

On February 15, 2017, Planning & Zoning Director and Community Planner met with Andrea Harman and Diana Griffith and discussed potential outreach for the Draft Official Map adoption process. Also on February 15, 2017, the Planning & Zoning Director and Community Planner attended the Penn State Extension Webinar titled “The SALDO Process in PA”.

On February 22, 2017, the Planning & Zoning Director and Community Planner met with the Township Manager to review the Summary of the Pine Hall Town Center Revised Master Plan Design Workshop and provided feedback to Land Design.

The Next Zoning/SALDO Steering Committee meeting with EPD staff is tentatively scheduled for March 16, 2017 at 10:00 a.m. This may be changed to March 13th to accommodate EPD staff to attend the Joint Work Session for Pine Hall.

VIII. ACTIVE PLANS UPDATE

Mrs. Schoch reviewed the active plans in the Township: J.L. Cidery at J.L. Farms Land Development Plan, Jerrold G. Condo Replot/Subdivision, Guenot Subdivision, CSC Northland/Proposed Commercial Development-Buffalo Wild Wings, Bowman Subdivision, The Cottages at State College, and White Hall Road Regional Park.

Mrs. Schoch stated that she attended a Traffic Scoping meeting for the Whitehall Road Regional Park earlier in the day. Stahl Sheaffer will be studying the intersections of Blue Course Drive and Waupelani Drive, Blue Course Drive and Whitehall Road, and

Bristol Avenue and Blue Course Drive. The firm is also proposing four soccer fields as a part of Phase I.

There was a lengthy discussion about asking the firm to include the intersection of West College Avenue and Whitehall Road as a part of the traffic study. Many of the commission members felt that there would not be much traffic coming through that intersection to get to the Whitehall Road Regional Park, instead the members felt that the traffic would be most significant coming from the Blue Course Drive and Waupelani Drive intersection. Ms. Schoch stated that she would mention it at the next Traffic Scoping meeting.

IX. CENTRE REGIONAL PLANNING COMMISSION REPORT

Ms. Strickland stated that CRPC has several new members. The Commission heard a presentation from Clearwater Conservancy on the Slab Cabin Run Initiative. It also heard about a new development going into Toftrees, similar to the Retreat, on the other side of Waddle Road. The CRPC will hear a presentation from Ed Poprik of the State College Area School District regarding school renovations and Memorial Field at its March 2, 2017 meeting.

X. SOURCEWATER PROTECTION WORK GROUP UPDATE

There were three meetings of the Sourcewater Protection Work Group: January 26, February 9, and February 23. Staff is almost finished responding to all of the comments received. Mr. Stolinas stated that his goal is to incorporate the comments into the next draft and provide it to the Planning Commission at its March 27, 2017 meeting.

Staff met with representatives of the farm community on February 2. There were about 15 farm community representatives.

Mr. Keough stated that the biggest issue within the farming community is that the well radiuses cross lot lines. He expressed concern that it could become a legal issue because the water authority owns or leases a portion of the land around the well but not the whole radius. He would like the work group to consider getting legal opinion on this matter.

Mr. Scott stated that the work group should look at the science behind why the radiuses were specifically chosen.

Mr. Stolinas stated that at the last work group meeting, Todd Giddings explained that back when the radiuses were first established, there were agreements made between the water authority and the property owners and compensation should have been given at that time. Mr. Stolinas stated that staff is trying to obtain one of those agreements to clarify whether or not the property owners were compensated.

XI. ZONING/SALDO UPDATE STEERING COMMITTEE

Staff met with representatives of the farm community and the Township consultant, A.J. Schwartz from Environmental Planning and Design (EPD) on February 2. There were about 15 farm community representatives.

Mr. Stolinas stated that there was discussion about consolidating the Rural Agricultural zoning district and the Rural Residential zoning district during the meeting, but after staff discussed this further with EPD, it was decided not to go this route.

Mr. Wheland stated that most of the represented farmers were in favor of reducing the 50-acre lot restriction to 25-acres to allow for “niche farming operations”.

XII. APPROVAL OF MINUTES JANUARY 23, 2017

Mr. Wheland made motion seconded by Ms. Strickland to approve the January 23, 2017 meeting minutes. The vote carried unanimously.

XIII. ADJOURNMENT

There being no further business, Mr. Crassweller made a motion to adjourn the meeting at 8:00 pm. The vote carried unanimously.

RESPECTFULLY SUBMITTED,

_____

LISA STRICKLAND, SECRETARY
For the Planning Commission

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TO: Planning Commission

FROM: Raymond J. Stolinas Jr., AICP, Director of Planning & Zoning
Lindsay K. Schoch, Community Planner

DATE: March 10, 2017

SUBJECT: Process to Discuss Sign Revisions and Comments

In an effort to make the most of the time we have at the upcoming Planning Commission meeting on March 27, we are requesting that each member who has comments on the Proposed "Draft" Sign Ordinance submit them to us on March 13. Staff would like to prepare a comprehensive list of comments for review and discussion at the March 27 Planning Commission meeting. We expect a full Agenda that evening and want to make the most of the time we have with you. Feel free to submit your edits to the Proposed "Draft" Sign Ordinance in writing or electronically, whichever way is most convenient for you.

Thank you in advance for your cooperation.