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# TOWNSHIP OF FERGUSON

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## FERGUSON TOWNSHIP PLANNING COMMISSION

### MEETING AGENDA

Monday, May 8, 2017

6:00 PM

**I. CALL TO ORDER**

**II. CITIZEN INPUT**

**III. DRAFT TRADITIONAL TOWN DEVELOPMENT TEXT AMENDMENT**

Planning & Zoning staff received an application for proposed zoning ordinance text amendment on March 16, 2017 and revised the proposed text amendment on May 4, 2017. Attorney Charles M. Suhr, representing the applicant, Residential Housing Development, LLC, provided a background narrative within the original application package for the identified sections that the applicant would like the Township to consider amending within the TTD chapter. Residential Housing Development, LLC intends to develop the Pine Hall Master Plan. The original Pine Hall Master Plan received approval, with conditions and modifications in 2010 that included a commercial town center, office spaces and approximately 692 residential units. The applicant intends to submit a revised Master Plan separate and apart from the revised text amendment. Representatives of Residential Housing Development LLC and their design team will attend the meeting to review the text amendment with the Planning Commission. On March 20, 2017, the Board of Township Supervisors referred the Application for Proposed Ordinance Amendment to the Planning Commission for review and recommendation.

**Staff Recommendation:** The Planning Commission review and make recommendation on the Revised Draft Traditional Town Development Text Amendment.

**IV. SOURCEWATER PROTECTION – STATE COLLEGE BOROUGH WATER AUTHORITY**

As a result of the very informative presentation held at the April 24, 2017 Planning Commission meeting by Dr. Todd Giddings, Ph.D. P.G., member of the Sourcewater Projection Work Group, Planning Commission members requested staff to extend an invitation to the State College Borough Water Authority staff to discuss zones established on the overlay map and ordinance text. Planning & Zoning staff forwarded the draft ordinance and map to Brian Heiser and John Lichtman on April 27<sup>th</sup> for their review. State College Borough Water Authority representatives along with a PA DEP Safe Drinking Water staff member, Mark R. Stephens, P.G. plan on being in attendance to discuss the proposed ordinance requirements and overlay map.

**Staff Recommendation:** The Planning Commission receive further comments on the Draft Sourcewater Management Ordinance and Overlay Map.

**V. THE OFFICIAL MAP**

Planning and Zoning staff conducted (2) public outreach meetings for the Official Map on April 13<sup>th</sup>, 7:00 p.m. at the Ferguson Township Building and the second on April 20<sup>th</sup>, 7:00 p.m. at the Baileyville Community Building. Five residents attended the April 13<sup>th</sup> meeting and seventeen residents

attended the April 20th meeting. Staff considered comments and suggestions received at both outreach meetings, in addition to the Centre County Planning Office, Huntingdon County and adjacent Centre Region municipalities concluding the 45-day review and comment period prescribed by the PA MPC. The CRPC reviewed the draft Official Map at their May 4th meeting and followed with their recommendation. At this point, staff is confident that the Draft Official Map meets the criteria set forth within Article IV of the PA Municipalities Planning Code.

**STAFF RECOMMENDATION:** The Planning Commission recommend that the Board of Supervisors adopt the Draft 2017 Official Map and Ordinance.

- VI. PLANNING DIRECTOR REPORT**
- VII. ACTIVE PLANS UPDATE**
- VIII. CENTRE REGION PLANNING COMMISSION REPORT**
- IX. SOURCEWATER PROTECTION WORK GROUP UPDATE**
- X. ZONING/SALDO STEERING COMMITTEE UPDATE**
- XI. APPROVAL OF THE REGULAR MEETING MINUTES – APRIL 24, 2017**
- XII. ADJOURNMENT**