

FERGUSON TOWNSHIP ZONING HEARING BOARD

Regular Meeting

Tuesday, February 25, 2014

7:00 pm

I. ATTENDANCE

The Zoning Hearing Board held its organizational meeting on Tuesday, February 25, 2014 at the Ferguson Township Municipal Building. In attendance were:

Board: George Pytel, Vice Chairman Staff: Jeffrey Ressler, Zoning Administrator
Scott Petryshak, Secretary Jeffrey Stover, ZHB Solicitor
Karen English
Charles Farrell
Michael MacNeely

Other in attendance included: Heather Bird, Recording Secretary; Robyn Froehlich, Stahl Sheaffer Engineering, Dan Jones; Ron Woodhead and Sue Mascolo all for the Centre Region Parks and Recreation Variance

II. CALL TO ORDER

Mr. Pytel called the February 25, 2014 regular Zoning Hearing Board meeting to order at 7:07 pm.

III. SWEARING IN OF THOSE WHO WISH TO TESTIFY

Three individuals stood to be sworn in.

IV. CENTRE REGION PARKS AND RECREATION AUTHORITY – VARIANCE REQUEST

Mr. Ressler stated that the property is located off of Whitehall along the future Blue Course Drive Extension and is owned by the Centre Region Council of Governments. The tax parcel numbers for the property are 24-004-094G and 24-004-093A. The property is Zoned Rural Agricultural (RA). The applicants are proposing to develop a Regional Park, which is permitted as a Place of Assembly, on the property and are proceeding through the land development approval process. The zoning ordinance requires that there be a raised parking island for every ten spaces in a parking bay. The applicants requested a variance to Chapter 27-807.16.D to not be required to install the planting islands every ten spaces. The Board of Supervisors has reviewed this request and has no objections.

Ms. Robyn Froehlich, Stahl Sheaffer Engineering stated that currently the park is in the land development process with the Township. It is a 100 acre parcel with 75 acres being developed during the first phase and the remaining 25 acres to be developed at a later phase. Access to the park will be off of Whitehall Road onto the new Blue Course Drive Extension. This plan is designed to show the overall coverage and landscaping of the park. The plan showed 16% impervious coverage which is far below any requirements for impervious coverage by the Township. There are four main parking bays on the site. Each of the parking bays are configured relatively the same with driving service aggregate, compacted gravel, and a stabilized lawn in the middle allowing vehicle to park as needed in these areas. Per the Township ordinance a parking island is required for every ten parking bays. A total of 51 islands would be required throughout all of the bays. Instead of the islands the applicant requested to plant trees surrounding the parking bays which would exceed the requirements for trees within the parking bays.

Mr. MacNeely questioned safety concerns with removing the islands. Ms. Froehlich stated that the main reason for the islands is to assist with cooling of a fully paved lot.

Mr. Dan Jones, landscape architect pointed out four items. The trees are designed to be in linear connected rows in order to create outdoor rooms. Putting the trees in separate islands would negate the green principals the park is following. Third point is that the ordinance makes sense for commercial areas but it would be better to place the trees differently in a park. Last point is that trees grow better when not placed in an island.

Ms. English made a motion to APPROVE the variance request for the property located off of Whitehall Road along the future Blue Course Drive Extension with tax parcel numbers 24-004-094G and 24-004-093A to Chapter 27-807.16 to not be required to install raised parking islands for every ten parking spaces. Mr. MacNeely seconded the motion.

The motion passed unanimously.

V. APPROVAL OF MEETING MINUTES

Ms. English made a motion to APPROVE the minutes from Tuesday, November 19, 2013 Zoning Hearing Board meeting. Mr. Farrell seconded the motion.

The motion passed unanimously.

VI. ADJOURNMENT

Ms. English made a motion to adjourn the meeting. Mr. MacNeely seconded the motion. With no further business to come before the Ferguson Township Zoning Hearing Board, Mr. Pytel adjourned the February 25, 2014 meeting at 7:27 pm.

RESPECTFULLY SUBMITTED,



Scott Petryshak, Secretary
For the Zoning Hearing Board

Date approved by the Board: March 26 2014