STATE OF PLANNING ANNUAL REPORT 2023

FERGUSON TOWNSHIP

PLANNING & ZONING DEPARTMENT

PREPARED DECEMBER 2023

2023 ANNUAL REPORT OF ACTIVITIES

The Ferguson Township Planning Commission is pleased to provide their Annual Report of Activities for the calendar year 2023. This report is submitted in fulfillment of Article II, Section 207, of the Pennsylvania Municipalities Planning Code (Act of 1968, P.L.805, No.247 as reenacted and amended).

In 2023, the Planning Commission held 17 regular meetings, and 2 joint meetings with the Ferguson Township Board of Supervisors, to discuss community-wide planning issues.

PLANNING COMMISSION

- Jerry Binney, Chair
- Dr. Ellen Taricani, Vice-Chair
- Rob Crassweller, Secretary
- Ralph Wheland
- William Keough
- Shannon Holliday
- Lewis Steinberg
- Qian Zhang - Alternate
- Lisa Rittenhouse - Alternate
- Jennifer Eccleston - Alternate

PLANNING STAFF

- Jenna Wargo, AICP, Planning & Zoning Director
- Jeff Ressler, Zoning Administrator
- Kristina Bassett, Community Planner

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COMMUNITY PLANNING

Annual Activities

Each year, the Planning Commission completes a number of routine activities. In 2023, these activities included reviewing and preparing a 2023 Work Program, a calendar of meetings, providing reports and recommendations to the Board of Supervisors.

2023 Work Program

The Board of Supervisors reviewed and approved the 2023 Planning Commission Work Program during their January 17, 2023, meeting.

Key responsibilities of the Planning Commission in 2023:

- Met Pennsylvania Municipalities Planning Code (MPC) requirements
- Performed mandated land development and subdivision reviews
- Reviewed the Township's Zoning and Subdivision and Land Development ordinances
- Assisted in the implementation of the Pine Grove Mills Small Area Plan

Other tasks performed by the Planning Commission:

- Reviewed the proposed Workforce Housing Ordinance amendment
- Reviewed the Burket Farm application for Agricultural Security Area
- Received the Slab Cabin Run Draft Report
- Reviewed the College Township Official Map text amendments
- Reviewed the Huntingdon County Active Transportation Plan
- Reviewed ordinance amendments for Wireless Communications Facilities in accordance with The Small Wireless Facilities Deployment Act (2021 Act 50)
- Reviewed the draft Village Zoning Map amendment
- Participated in design charrette, 2 joint meetings with consultant and Board of Supervisors for the Terraced Streetscape District, and reviewed the draft zoning and SALDO ordinances related to the Terraced Streetscape District

- Reviewed recent literature on Affordable Housing and its applicability to Ferguson Township
- Some Planning Commissioners participated in planning commission training via the Pennsylvania Municipal Planning Education Institute (PMPEI)

2023 FERGUSON TOWNSHIP PLANNING COMMISSION WORK PROGRAM

Approved by Planning Commission on: 11/14/22

Approved by Board of Supervisors on:

Key: I= Initiate Planning, IP= In Progess
BOS=Refer to Board of Supervisors
R/C=Review and Comment, C=Complete
H = High, M = Medium, L = Low

	ROUTINE ACTIVITIES	Priority	Board Goals	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Comments
1	Plan Reviews	H	These activities vary greatly in their scope and support the Strategic Plan Goals	All routine items take place on an as needed basis.				
2	Subdivision Reviews	H						
3	Items referred by the Board	H						
4	Capital Improvements Program	H						Ferguson Township Long Range Growth Management Plan
5	Interaction with CRPC	H						
6	FTPC Reports to the Board	H						
7	State of Planning Report	H		BOS				

	ORDINANCE AMENDMENTS	Priority	Board Goals	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Comments
8	Chapter 27-710, Wireless Communications Ordinance	H	Goal 3: Growth Management & Goal 2: Economic Development	IP/BOS				Resulting from a text amendment application request referred by the BOS
9	Terraced Streetscape District Rewrite	H	Goal 3: Growth Management	IP	BOS			
10	Review and Recommendation Village Zoning District Text/Map Amendment	M	Goal 3: Growth Management & Goal 2: Economic Development			R/C		This will involve coordination with PGMSAP AC
11	Review and Recommendation Sign Ordinance Amendment- Village District	L	Goal 2: Economic Development				R/C	This will involve coordination with PGMSAP AC
12	Workforce Housing Ordinance Review	M	Goal 3: Growth Management			I		Ensure the ordinance is meeting the needs of the Township--this will be based on the results of the Centre County Solutions-Based Housing Study
13	Riparian Buffer Ordinance Review	M	Goal 4: Environmental Stewardship		I	R/C		Recent land development submissions and Zoning Hearing Board Variance requests warrant reivew

	PLAN IMPLEMENTATION & REVISIONS	Priority	Board Goals	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Comments
14	Assist with implementation activities as identified in the Pine Grove Mills Small Area Plan	M	These activities vary greatly in their scope and support the Strategic Plan	As needed				Implementation of priority recommendations/items and identification of partnerships/resources needed.
15	Participate in revisions to the Parkland Fee-in-Lieu SALDO Amendments 2009 Recreation, Park, and Open Space Plan Update	M	Goal 4: Environmental Stewardship	As needed				This will involve coordination with Ferguson Township Parks Committee

	ADDITIONAL DUTIES	Priority	Board Goals	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Comments
16	Recreation Economy in Ferguson Township	L	Goal 2: Economic Development			R/C		This will involve coordination with PGMAC
17	Elder Cottages Research	M	Goal 3: Growth Management	IP				Elder Cottage Housing Opportunities (ECHO) research has been an ongoing regional discussion on affordability and ADUs
18	Provide input and technical assistance where necessary to the Ferguson Township Climate Action Ad Hoc Advisory Board	L	Goal 4: Environmental Stewardship	As needed				

Capital Improvement Plan

The Capital Improvement Plan is a planning document used for the Township's budget process. The plan identifies capital projects, provides a planning schedule, and identifies options for financing the plan. It is the link between the Township's annual budget and the Comprehensive Plan and Strategic Plan.

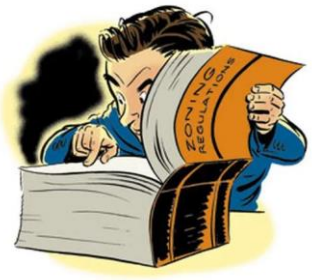
The process for preparing the 2024-2028 Capital Improvement Plan (CIP) kicked off in May of 2023. Staff had the option to request that the Planning Commission review the CIP for feedback on potential projects. In 2023, the Planning Commission did not participate in the Capital Improvement Plan.

ZONING

Ordinance Updates

Ordinance 1087 – Adopted February 21, 2023

- Chapter 22 Subdivision and Land Development, Part 5B Design Standards for Development in the Traditional Town Development, Section 5B01 Design Standards, Subsection 1.C.(3).(a) Location
    - This part of the ordinance was amended by adding the text "excluding monopoles. Monopoles shall comply with § 27-710 – Wireless Communications Facilities."
- Chapter 27 Zoning, Part 2 District Regulations, Section 205.1 Rural Agriculture (RA) District, Section 205.2 Rural Residential (RR) District, Section 205.3 Agricultural Research (AR) District, Section 205.4 Forest/Game Lands (FG) District, Section 205.13 General Commercial (C) District, Section 205.14 Industrial (I) District, and Section 205.15 Light Industry, Research and Development (IRD) District, Quicks
    - These District Quick Views were repealed and replaced, adding Communication Facilities and Communication Towers as conditional uses.



- Chapter 27 Zoning, Part 3 Residential Planned Development and Mixed Use, Section 303 Traditional Town Development (TTD), Subsection 3.A.(1)(d) Prohibited Uses
    - This part of the ordinance was amended by removing the text "free standing telecommunication towers".
- Chapter 27 Zoning, Part 7 Supplemental Regulations, Section 710 Tower-Based Wireless Communications Facilities, Subsection 2 General Requirements for All Tower-Based Wireless Communications Facilities
    - This part of the ordinance was amended by adding Subsection 2.C Zoning Districts, to reflect the zoning districts where tower-based Wireless Communications Facilities are permitted as a conditional use, and amended [previous] Subsection 2.C Height by renaming it 2.D Standards for Conditional

Use, to reflect advances in technology regulating the tower-based Wireless Communications Facilities permitted by conditional use in [added] Section 710.2.C.

Ordinance Amendment Reviewed

- Chapter 27 Zoning, Part 7 Supplemental Regulations, Section 716 Workforce Housing
    - This proposed amendment was a rewrite of Workforce Housing in its entirety. The Board of Supervisors failed to adopt this amendment on January 16, 2024.

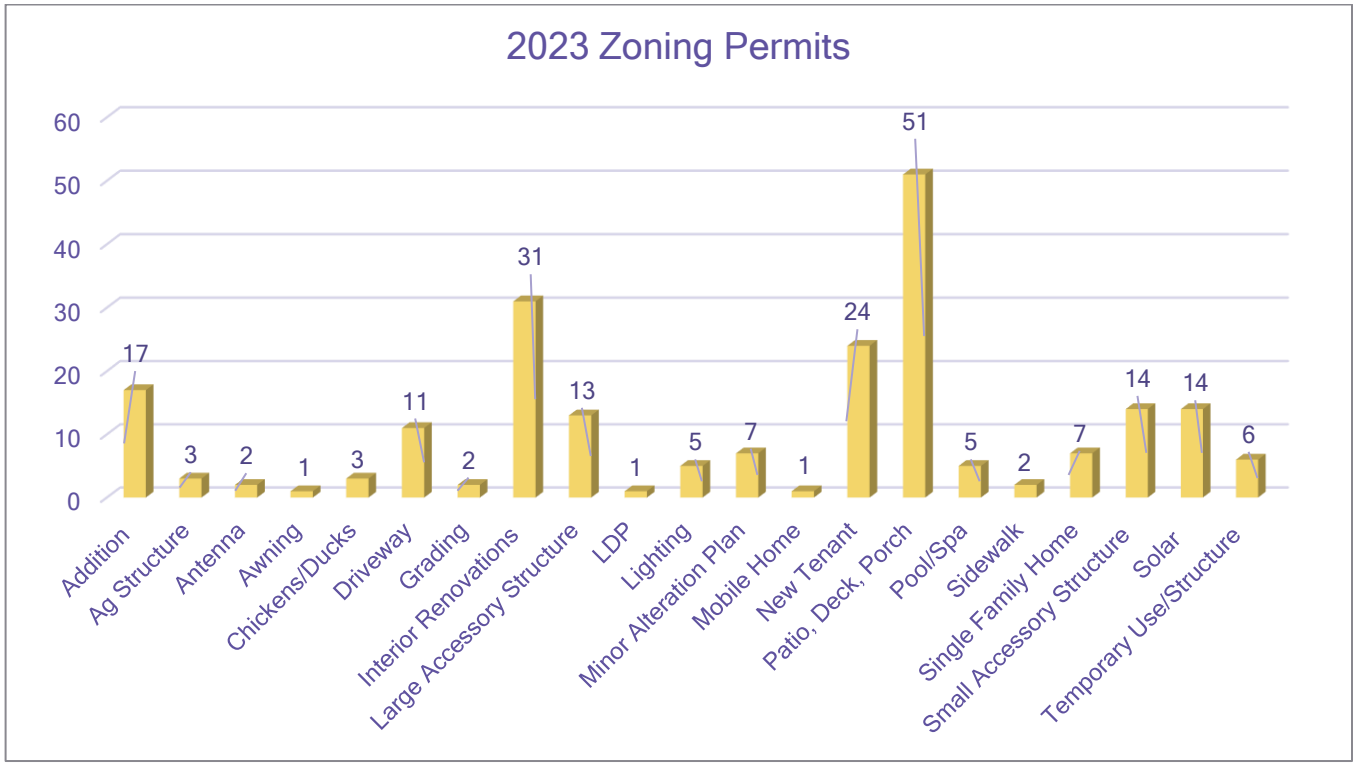
Ongoing Ordinance Amendment Reviews

- Chapter 27 Zoning, Part 3 Residential Planned Development and Mixed Use, Section 304, Terraced Streetscape (TS) District
    - This proposed amendment is a rewrite of the Terraced Streetscape District in its entirety.
- Chapter 22 Subdivision and Land Development, Part 5A Design Standards for Development in the Terraced Streetscape District
    - This proposed amendment is a rewrite of the Design Standards for Development in the Terraced Streetscape District in its entirety.
- Chapter 27 Zoning, Part 2 District Regulations, Section 205.11 Village (V) District
    - This proposed amendment adds Municipally-Owned Parking Lots and Schools as permitted uses.
- Chapter 22 Subdivision and Land Development, Part 5 Design and Improvement Standards, Section 516 Landscaping
    - This proposed amendment reduces buffer yard requirements on lots less than 15,000 square feet and offers additional screening options.
- Chapter 22 Subdivision and Land Development, Part 5C Off-Street Parking and Loading, Section 5C01 General Regulations, and Chapter 27 Zoning, Part 2 District Regulations, Section 207 Accessory and Structure Uses
    - This proposed amendment provides regulations for shared parking and allows a residential use as an accessory to a non-residential use in Village District.

Zoning Permits

A Zoning permit certifies that the building or structure to be constructed meets the dimensional requirements and permitted use as outlined in the zoning ordinance. These permits are reviewed by the Zoning Administrator.

In 2023, the Ferguson Township Zoning Administrator approved 220 zoning permits. The most requested permit was for "Patio/Deck/Porch", with 51 permits issued. "Patio/Deck/Porch" includes new decks, replacement decks, paver or concrete walkways, paver patios, concrete slabs for a patio or shed, porches, and coverings. The second most requested permit was for "Interior Renovations" (residential and commercial), with 31 permits issued. "Interior Renovations" does not include additions to a structure.



Conditional Uses

A use permitted by right is a use expressly permitted in a zoning ordinance and for which a zoning officer has authority to determine conformance with ordinance requirements and to approve and issue a zoning permit. A use permitted by conditional use also is expressly permitted in a zoning ordinance, with application and subject to a hearing and decision of the governing body. The function of these public hearings is to determine whether the conditional use application is consistent with the public interest, as expressed in specific standards and criteria established in the zoning ordinance. The Planning Commission reviews and makes recommendations to the Board of Supervisors on Conditional Use applications before the public hearing.

In 2023, the Planning Commission reviewed 1 Conditional Use Application.

- **BDC Holdings, Inc. – 3610 West College Avenue (Stack-N-Stor)**
  An application for a conditional use permit for property located at 3610 West College Avenue (TP 24-004-079A-0000) proposed a 3,000 SF outdoor self-service storage area for the permitted proposed 85,423 SF Self-Storage Facility. An outdoor self-service storage facility is considered to be a commercial use but is not a listed use in the Commercial Zoning District. Chapter 27-205.13 allows for "All Other Commercial Uses" to be permitted as a conditional use on lots with a minimum lot size of 20,000 SF.

  Recommendation: The Planning Commission recommended approval of the Conditional Use request.
  Decision: The Board of Supervisor's granted the Applicant's request for a Conditional Use on December 12, 2023.

Modifications/Waivers

The Board of Supervisors has the authority to grant a modification or waiver to a provision of the Subdivision and Land Development Ordinance (SALDO) for a permitted use due to a hardship to an applicant because of peculiar conditions pertaining to the particular property. The Board of Supervisors may impose conditions when granting any modification and/or waiver. The Planning Commission reviews all modifications and/or waivers to determine compliance with the requirements of the ordinance and provides its recommendation for action, along with any conditions to be imposed upon approval, to the Board of Supervisors.

In 2023, the Planning Commission reviewed 12 Modification/Waiver applications.

- **125 East Pine Grove Road Preliminary Land Development Plan**

  Location: 125 East Pine Grove Road

  The Application for Consideration of a Modification/Waiver to Chapter 22-512 Sidewalks requested a waiver to providing a required sidewalk. The Applicant requested a waiver to this ordinance as the sidewalk would be lacking any connection. The sidewalk would not provide connectivity to anything.

  Recommendation: The Planning Commission recommended approval of the modification/waiver to the Board of Supervisors, with no additional conditions. Approval was received at the January 17, 2023, Board of Supervisors Regular Meeting.

- **125 East Pine Grove Road Preliminary Land Development Plan**

  Location: 125 East Pine Grove Road

  The Application for Consideration of a Modification/Waiver to Chapter 22-5C01.1.B Required Off-Street Parking Spaces requested a waiver to reduce the number of required parking spaces from 21 to 19. The Applicant requested a waiver to this section of the ordinance due to the property not being large enough.

  Recommendation: The Planning Commission recommended approval to the Board of Supervisors, with no additional conditions. Approval was received at the January 17, 2023, Board of Supervisors Regular Meeting.

- **3049 Enterprise Drive Site Plan**

  Location: 3049 Enterprise Drive

  The Application for Consideration of a Modification/Waiver to Chapter 22-5C01.1.B Required Off-Street Parking Spaces requested a waiver to reduce the number of required parking spaces from 35 to 34. The Applicant requested a waiver to this section of the ordinance due to a change in use that had occurred over 7 years prior and had proven not to increase the need for additional parking.

  Recommendation: The Planning Commission recommended approval to the Board of Supervisors, with no additional conditions. Approval was received at the February 21, 2023, Board of Supervisors Regular Meeting.

- **125 East Pine Grove Road Preliminary Land Development Plan**

  Location: 125 East Pine Grove Road

  The Application for Consideration of a Modification/Waiver to Chapter 22-516 Landscaping requested a waiver to providing the required number of plantings in the buffer yard areas. The Applicant requested a waiver to this ordinance due to the small size of the lot and overhead utilities.

  Recommendation: The Planning Commission recommended approval to the Board of Supervisors, with no additional conditions. Approval was received at the March 21, 2023, Board of Supervisors Regular Meeting.

- **Schaufler Garage Conversion Minor Land Development Plan**

  Location: 1647 Gatesburg Road

  The Application for Consideration of a Modification/Waiver to Chapter 22-306.3 Minor Land Development Plan requested a waiver to providing the required land development plan. The Applicant requested a waiver to this section of the ordinance as an apartment would be added to the second floor of a pre-existing garage.

  Recommendation: The Planning Commission recommended approval to the Board of Supervisors, with no additional conditions. Approval was received at the April 4, 2023, Board of Supervisors Regular Meeting.

- **<u>180 Science Park Court Minor Subdivision Plan</u>**

  Location: 180 Science Park Court

  The Application for Consideration of a Modification/Waiver to Chapter 22-512 Sidewalks requested a waiver to providing the required sidewalks. The Applicant requested a waiver to this ordinance as the lots were in an established neighborhood with no existing sidewalks and there was the unlikely potential for future development.

  Recommendation: The Planning Commission recommended approval to the Board of Supervisors, with no additional conditions. Approval was received at the April 18, 2023, Board of Supervisors Regular Meeting.

- **<u>Replot of Tax Parcels 24-017-017 and 24-017-018 Minor Subdivision Plan</u>**

  Location: 916 Fir Drive

  The Application for Consideration of a Modification/Waiver to Chapter 22-401.1.A.(2).(c).1 Natural Features requested a waiver to measuring and mapping the existing trees on the required plan. The Applicant requested a waiver to this section of the ordinance as both lots were densely wooded.

  Recommendation: The Planning Commission recommended approval to the Board of Supervisors, with no additional conditions. Approval was received at the September 5, 2023, Board of Supervisors Regular Meeting.

- **Replot of Tax Parcels 24-017-017 and 24-017-018 Minor Subdivision Plan**

  Location: 916 Fir Drive

  The Application for Consideration of a Modification/Waiver to Chapter 22-512 Sidewalks requested a waiver to providing the required sidewalks. The Applicant requested a waiver to this ordinance as the lots were in an established neighborhood with no existing sidewalks and there was no plan for development at that time.

  Recommendation: The Planning Commission recommended approval to the Board of Supervisors, with no additional conditions. Approval was received at the September 5, 2023, Board of Supervisors Regular Meeting.

- **The David Burket Living Trust Minor Subdivision Plan**

  Location: 3189 West Pine Grove Road

  The Application for Consideration of a Modification/Waiver to Chapter 22-401.1.A.(2).(c).1 Natural Features requested a waiver to measuring and mapping the existing trees on the required plan. The Applicant requested a waiver to this section of the ordinance citing the great expense of this task due to the size of the lots and there was no development proposed.

  Recommendation: The Planning Commission recommended approval to the Board of Supervisors, with no additional conditions. Approval was received at the October 3, 2023, Board of Supervisors Regular Meeting.

- **LeCrone West College Avenue Properties Preliminary Land Development Plan**

  Location: 3490 West College Avenue

  The Application for Consideration of a Modification/Waiver to Chapter 22-516.2.A General Requirements and Chapter 22-516.12 Purpose requested a waiver to not proposing any structure in a required buffer and to the required buffer areas. The Applicant requested a waiver to these sections of the ordinance because they were requesting to install a security fence that would need to cross the buffer yard and due to the location, not quantity, of plantings conflicting with stormwater requirements.

  Recommendation: The Planning Commission recommended approval to the Board of Supervisors, with no additional conditions. Approval was received at the October 17, 2023, Board of Supervisors Regular Meeting.

- **Nittany Dental Minor Land Development Plan**

  Location: 2591 Park Center Boulevard

  The Application for Consideration of a Modification/Waiver to Chapter 22-5C01.1.D Loading Regulations requested a waiver to providing the required loading space. The Applicant requested a waiver to this section of the ordinance as the current use received very limited deliveries to the site and did not require a loading zone.

  Recommendation: The Planning Commission recommended approval to the Board of Supervisors, with no additional conditions. Approval was received at the November 21, 2023, Board of Supervisors Regular Meeting.

- **Harmony at State College**

  Location: 121 Havershire Boulevard

  The Application for Consideration of a Modification/Waiver to Chapter 22-5C01.1.B Required Off-Street Parking Spaces requested a waiver to reduce the number of required parking spaces from 84 to 82. The Applicant requested a waiver to this section of the ordinance for the installation of a moveable storage shed and provided a count of parking spaces utilized over the course of several weeks to show they had ample parking available.

  Recommendation: The Planning Commission recommended approval to the Board of Supervisors, with no additional conditions. Approval was received at the January 2, 2024, Board of Supervisors Regular Meeting.

PLAN REVIEWS

The Planning Commission shall review all Land Development and Subdivision plans to ensure compliance with the zoning, land use and other relevant ordinances and policies. The Planning Commission will provide a recommendation for action, along with any conditions to be imposed upon approval, to the Board of Supervisors.

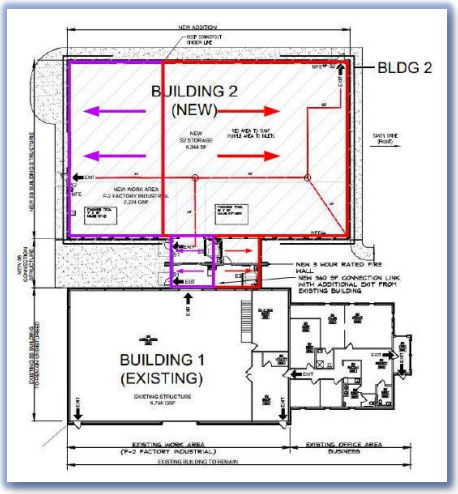
Land Development Plans

MP Machinery and Testing Final Land Development Plan

Location: 2161 Sandy Drive

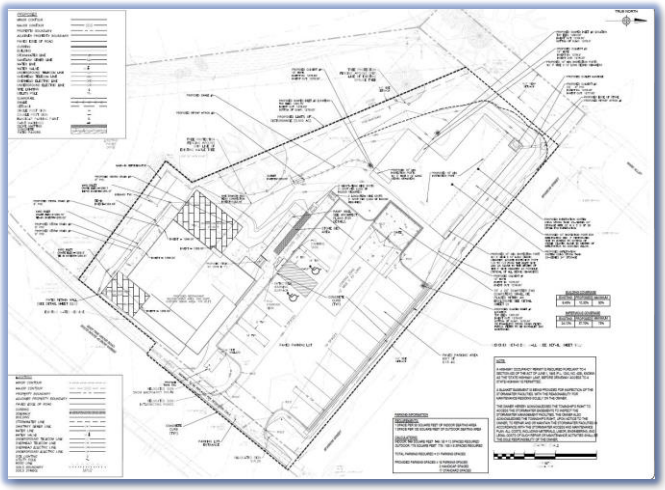
This land development plan proposed the construction of an 8,088 SF addition to the existing 6,746 SF building at 2161 Sandy Drive. A parking analysis was completed that determined 3 additional parking spaces were required.

The Planning Commission reviewed the Final Land Development Plan on February 13, 2023. The Board of Supervisors conditionally approved the plan on February 21, 2023.



125 East Pine Grove Road Final Land Development Plan

Location: 125 East Pine Grove Road

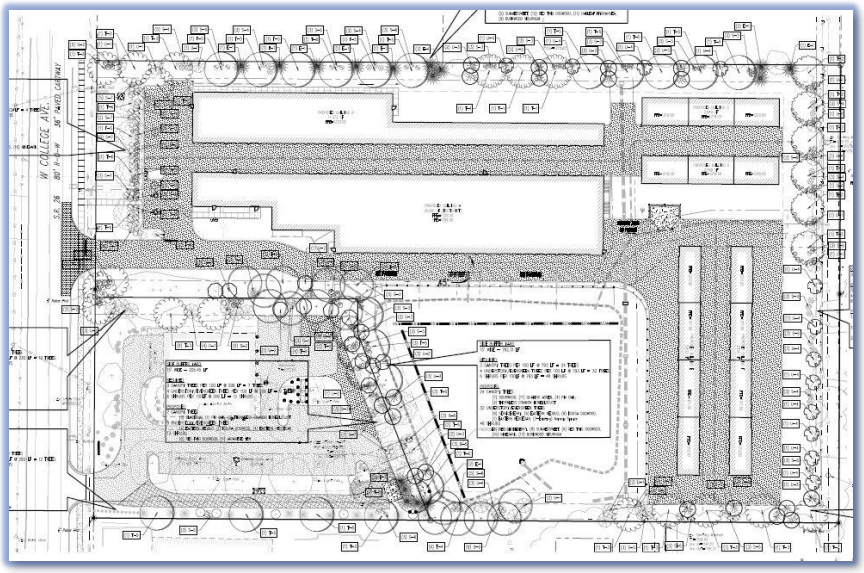


This land development plan proposed the expansion of an existing building at 125 East Pine Grove Road. The building would be expanded in the front by enclosing two alcoves, bringing the footprint of the building to 13,107 SF.

The Planning Commission reviewed the Final Land Development Plan on September 25, 2023. The Board of Supervisors conditionally approved the Final Plan on October 3, 2023.

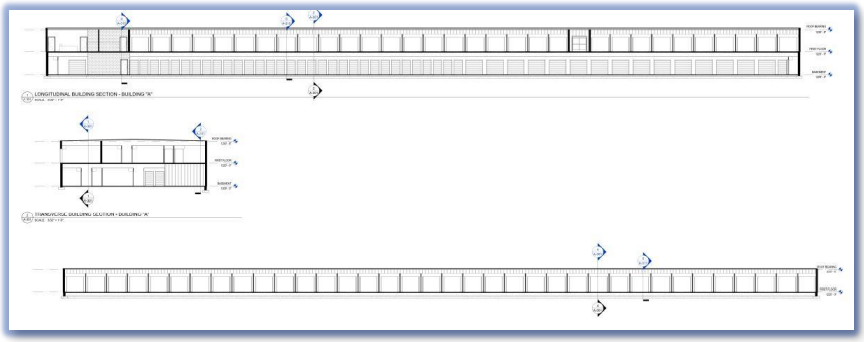
LeCrone - West College Avenue Properties Final Land Development Plan

Location: 3490 West College Avenue



This land development plan proposed a self-storage facility with six (6) buildings totaling 46,038 SF at 3490 West College Avenue. A total of 531 storage units would be available for rental. 12 parking spaces, including 2 ADA spaces, 2 long-term bike lockers and 2 short-term bike parking spaces, would be provided.

Minor amendments to parking and stormwater were made to 3510 West College Avenue to accommodate the stormwater management facility at 3490 West College Avenue.

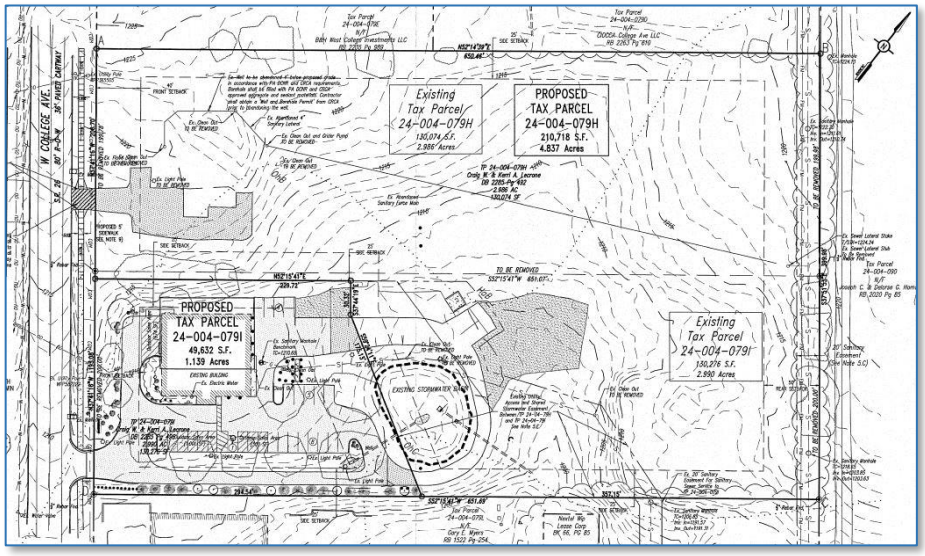


The Planning Commission reviewed the Final Land Development Plan on January 8, 2024. The Board of Supervisors conditionally approved the Final Plan on January 16, 2024.

Subdivision Plan Reviews

LeCrone – West College Avenue Replot Minor Subdivision Plan

Location: 3490 West College Avenue and 3510 West College Avenue

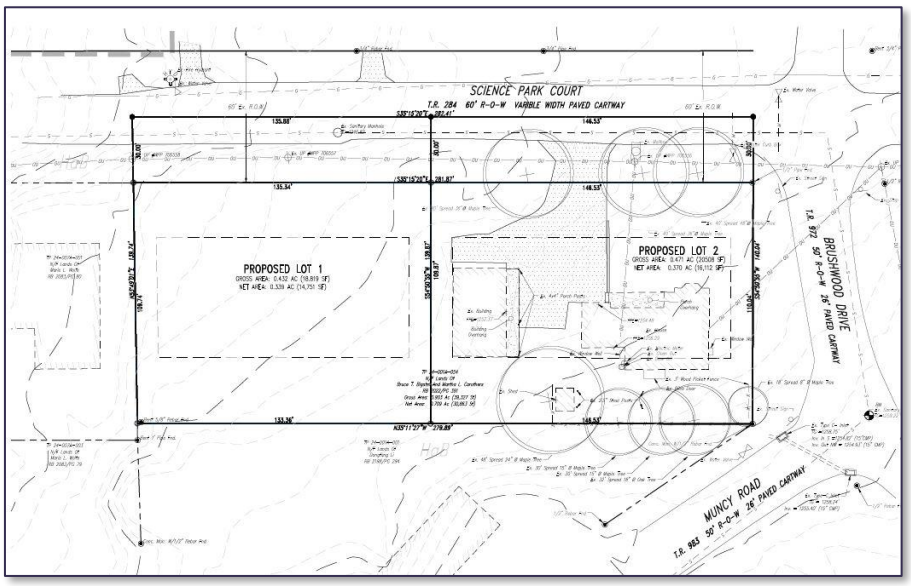


This minor subdivision plan proposed a lot line adjustment conveying 1.851 acres from Tax Parcel 24-004-079I (lot 1) to Tax Parcel 24-004-079H (lot 2). Both lots were zoned General Commercial (C). Proposed Lot 1 would be 1.139 acres and proposed Lot 2 would be 4.837 acres.

The Planning Commission reviewed the Minor Subdivision Plan on January 9, 2023. The Board of Supervisors conditionally approved the Plan on January 17, 2023.

180 Science Park Court Minor Subdivision Plan

Location: 180 Science Park Court

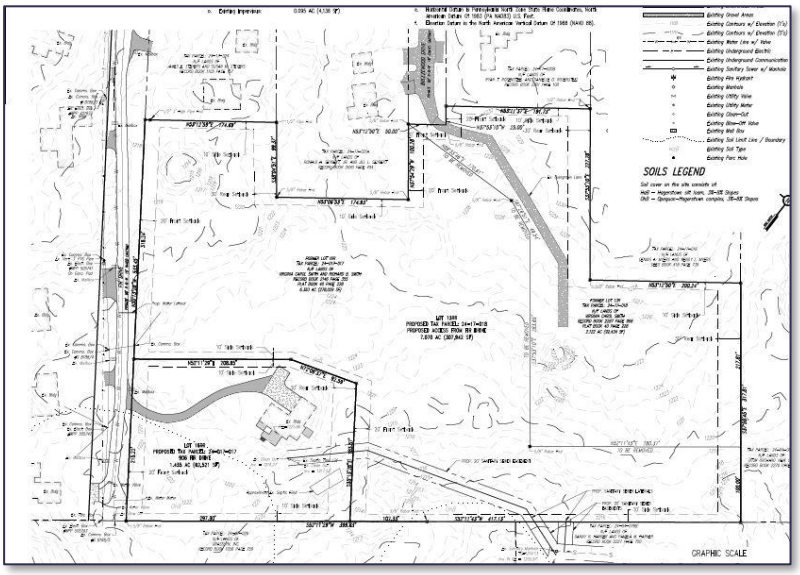


This minor subdivision plan proposed to subdivide Tax Parcel 24-001A-054 (0.903 acres) into two residential lots. Proposed Lot 1 would be 0.432 acres and proposed lot 2 would be 0.471 acres. The parcel(s) was located within the Single-Family Residential (R1) zoning district.

The Planning Commission reviewed the Minor Subdivision Plan on July 24, 2023. The Board of Supervisors conditionally approved the Plan on August 1, 2023.

Replot of TP 24-017-017 and 24-017-018 Minor Subdivision Plan (916 Fir Dr.)

Location: 916 Fir Drive and 906 Fir Drive

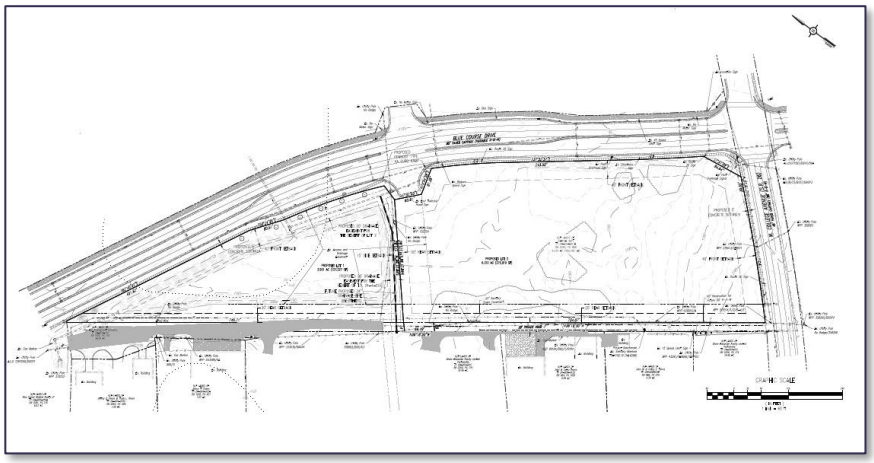


This minor subdivision plan proposed to move the lot line between Tax Parcel 24-017-017 and Tax Parcel 24-017-018. Tax Parcel 24-017-017 (906 Fir Drive) conveyed 4.948 acres to Tax Parcel 24-017-018 (917 Fir Drive). This replot would allow both lots to be accessed via Fir Drive. The parcels were located in the Corl Acres neighborhood and zoned Single-Family Residential (R1).

The Planning Commission reviewed the Minor Subdivision Plan on August 28, 2023. The Board of Supervisors conditionally approved the Plan on September 5, 2023.

Imbt Blue Course Drive Final Subdivision Plan

Location: Northwest corner of Blue Course Drive and West College Avenue (no address assigned)



This subdivision plan proposed to subdivide Tax Parcel 24-004-017A, located on the northwest corner of Blue Course Drive and West College Avenue, into one commercial lot and one stormwater management lot. The current lot was approximately 9.25 acres and was zoned General Commercial (C). Proposed Lot 1 would be 6.313 acres and proposed Lot 2 would be 2.921 acres.

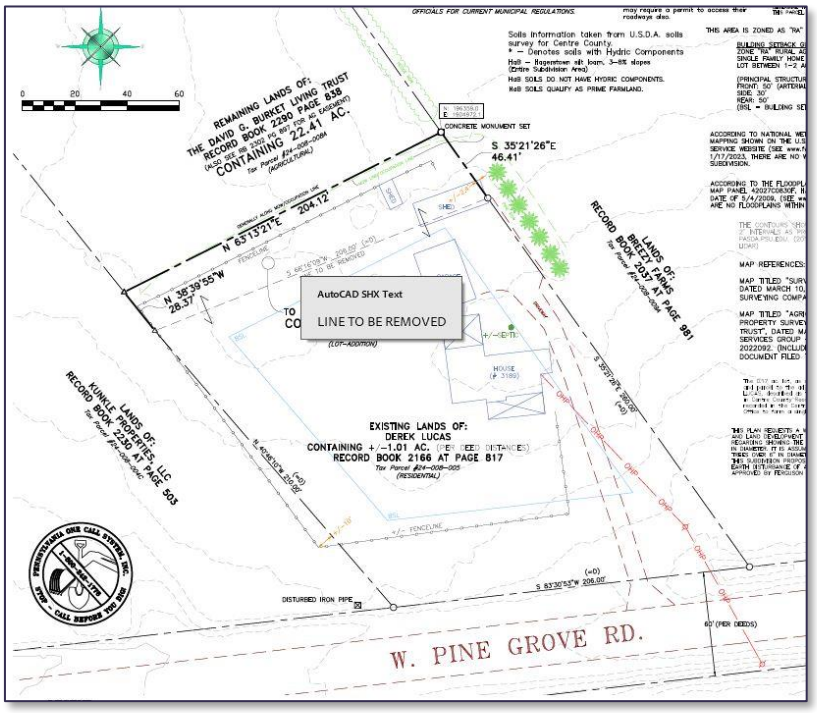
The Planning Commission reviewed the Final Subdivision Plan on September 25, 2023. The Board of Supervisors conditionally approved the Plan on October 3, 2023.

The David Burket Living Trust Minor Subdivision Plan

Location: 3189 West Pine Grove Road

This minor subdivision plan proposed adjusting lot lines to convey 0.17 acres from lands of the David Burket Living Trust, Tax Parcel 24-008-008A, (22.58 acres) to Tax Parcel 24-008-005 (1.2 acres), located at 3189 West Pine Grove Road. Both lots were zoned Rural Agriculture (RA).

The Planning Commission reviewed the Subdivision Plan on October 9, 2023. The Board of Supervisors conditionally approve the Plan on October 17, 2023.



Minor Alteration Plans

All applications for approval of a minor alteration plan are reviewed and approved by the Township Zoning Administrator. The following minor alteration plans were recorded in 2023:

- **Centre Volunteers in Medicine Minor Alteration Plan**
  Location: 2026 Sandy Drive
  - Addition of minor changes to the landscaping
- **Turnberry Traditional Town Development Phase 2A Minor Alteration Plan**
  Location: 202 Northwick Boulevard
  - Addition of 3 Pickleball courts to an open lot
- **Penn State University Golf Maintenance Storage Renovations Minor Alteration Plan**
  Location: 1523 West College Avenue
  - Addition of a new roof to an existing structure and construction of open storage
- **Sound Technology, Inc. Minor Alteration Plan**
  Location: 401 Science Park Road
  - Addition of an exterior generator and associated concrete pad
- **Nixon-Kocher Water Treatment Facility Minor Alteration Plan**
  Location: 3062 Ernest Lane
  - Addition of 1,577 SF of impervious surface for an access road
- **Nittany Dental Minor Alteration Plan**
  Location: 2591 Park Center Boulevard
  - Addition of an alteration to the approved landscaping buffer
- **1951 Pine Hall Road Minor Alteration Plan (review, not recorded yet)**
  Location: 1951 Pine Hall Road
  - Addition of 182 SF building and 226 SF sidewalk for an airlock installation

Land Development Plans Under Review

Plans under staff review as of January 31, 2024, yet to be reviewed by Planning Commission:

- The Peace Center and Cemetery Preliminary Land Development Plan

  Location: 3765 West College Avenue
- West College Avenue Vertical Mixed-Use Preliminary Land Development Plan

  Location: 1004 West College Avenue
- All Washed Up Auto Spa Preliminary Land Development Plan

  Location: 1386 and 1380 North Atherton Street
- 3610 West College Avenue Stack-N-Stor Preliminary Land Development Plan

  Location: 3610 West College Avenue
- 1900 Circleville Road Preliminary Land Development Plan

  Location: 1900 Circleville Road
- Rutter's Store #110 Preliminary Land Development Plan

  Location: Northwest corner of Blue Course Drive and West College Avenue (no address assigned)