

TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801
Telephone: 814-238-4651 • Fax: 814-238-3454
www.twp.ferguson.pa.us

FERGUSON TOWNSHIP PLANNING COMMISSION REGULAR MEETING AGENDA Monday, April 8, 2019 6:00 PM

I. CALL TO ORDER

II. CITIZEN INPUT

III. HUMMEL SUBDIVISION PLAN

The Hummel subdivision, resubmitted by PennTerra Engineering, Inc., is currently located at 137 Ridge Road, approximately 260' east of Plainfield Drive off W. Pine Grove Road, T.P. #24-007-,014E,0000- of 3.85 acres, consists of a three-lot subdivision plan. This plan proposes the subdivision of Lot #1 (1.208 ac.) and Lot #2 (1.448 ac.), both accessing proposed UAJA sewer laterals off of S.R. 45 (W. Pine Grove Rd.) and Lot #3 (1.181 ac.), the remaining lot, will continue to be serviced by an existing in-ground septic system. All three lots are accessible by a recorded, private 50' right-of-way (Ridge Road) for access and private water usage. Other considerations for this subdivision include park fee-in-lieu and sidewalk requirements. The parcel is located with the Rural Residential (RR) zoning district.

Staff Recommendation: The Planning Commission provide staff with initial review and comment on the proposed subdivision application. Additionally, authorize the Planning Commission Chairperson and Zoning Administrator sign "Part J. Planning Agency Review" of the Sewage Facilities Planning Module.

IV. CONSENT AGENDA

V. PLANNING DIRECTOR REPORT

VI. ACTIVE PLANS UPDATE

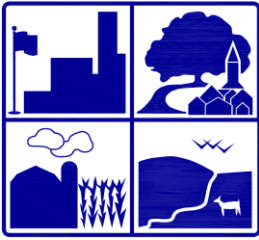
VII. CENTRE REGION PLANNING COMMISSION REPORT

VIII. ZONING/SALDO UPDATE

IX. PINE GROVE MILLS – SMALL AREA PLAN

X. APPROVAL OF REGULAR MEETING MINUTES: MARCH 11, 2019

XI. ADJOURNMENT



TOWNSHIP OF FERGUSON

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TO: Planning Commission

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

DATE: April 4, 2019

SUBJECT: Hummel Subdivision

The Hummel subdivision originally submitted and reviewed by the Planning Commission on November 8, 2017 has been resubmitted by PennTerra Engineering, Inc. and is currently located at 137 Ridge Road, approximately 260' east of Plainfield Drive off W. Pine Grove Road, T.P. #24-007-,014E,0000- of 3.85 acres, consists of a three-lot subdivision plan. This plan proposes the subdivision of Lot #1 (1.208 ac.) and Lot #2 (1.448 ac.), both accessing proposed UAJA sewer laterals off of S.R. 45 (W. Pine Grove Rd.) and Lot #3 (1.181 ac.), the remaining lot, will continue to be serviced by an existing in-ground septic system. All three lots are accessible by a recorded, private 50' right-of-way (Ridge Road) for access and private water usage. The applicant has submitted a template for "Addendum to Declaration of Private Right-of-Way Agreement" in order to add proposed lot owners. The original Declaration is recorded under Deed Book 676 and Page Number 882.

Other considerations for this subdivision include park fee-in-lieu and sidewalk requirements. The parcel is located with the Rural Residential (RR) zoning district.

Staff Recommendation: *Staff recommends the Planning Commission review and make initial comment on the proposed lot consolidation/subdivision and authorize the Planning Commission Chairperson and Zoning Administrator sign "Part J. Planning Agency Review" of the Sewage Facilities Planning Module.*

**ADDENDUM TO DECLARATION OF
PRIVATE RIGHT OF WAY AGREEMENT**

THIS DECLARATION is hereby made this ____ day of _____, _____, by and between:

JEAN-PIERRE and FELICIA T. MULLEY, husband and wife, their heirs, executors and assigns, owners of Tax Parcel 24-007-,014G,0000, by deed recorded in Centre County Record Book 1423, Page 0728;

MORGEN J. HUMMEL, her heirs, executors and assigns, owner of Tax Parcel 24-007-,014C,0000, by deed recorded in Centre County Record Book 0916, Page 0641;

MARTHA S. HUMMEL, her heirs, executors and assigns, owner of Tax Parcel 24-007-,014E-,0000, by deed recorded in Centre County Record Book 2225, Page 34;

ANTHONY L. and LORI A. STAUFFER, husband and wife, their heirs, executors and assigns, owners of Tax Parcel 24-007-,014F,0000, by deed recorded in Centre County Record Book 2160, Page 441;

MALCOLM K. HUMMEL, II, his heirs, executors and assigns, owner of Tax Parcel 24-007-,014D,0000, by deed recorded in Centre County Record Book 2047, Page 494;

hereinafter collectively referred to as "**Existing Property Owners**,"

AND

FERGUSON TOWNSHIP, a home rule municipality organized under the laws of the Commonwealth of Pennsylvania, having offices at 3147 Research Drive, State College, Pennsylvania, hereinafter referred to as "**Township**."

WITNESSETH:

WHEREAS, Existing Property Owners are collectively the owners of property adjoining Ridge Road, a variable width right-of-way extending from its intersection with S.R. 45 to its terminus of lines at lands owned now or formerly of ANTHONY L. and LORI A. STAUFFER.

WHEREAS, Ridge Road is an access street or road which was in existence prior to January 10, 1989 and was not offered for dedication for public use.

WHEREAS, Ridge Road is subject to an additionally and previously declared DECLARATION OF PRIVATE RIGHT OF WAY AGREEMENT AND AGREEMENT TO MAINTAIN COMMON WATER SYSTEM more fully described in Record Book 676, Page 882.

WHEREAS, MARTHA S HUMMEL is in the process of subdividing their property into three lots, said lots being identified as Lots 1, 2 and 3 of Tax Parcel 24-7-14E, as more fully depicted on a

plan entitled Hummel Subdivision, as prepared by PennTerra Engineering, Inc. under date last revised of February 14, 2019, and intended to be recorded herewith.

NOW THEREFORE, in compliance with Ferguson Township's Subdivision and Land Development Ordinance, Section 22-504(2)A(2), the parties enter into this Addendum To Declaration Of Private Right Of Way Agreement to clarify the maintenance of the aforementioned Ridge Road.

IN ADDITION, all other provisions found within Record Book 676, Page 882, shall remain in effect.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and intending to be legally bound hereby, the parties hereunto do hereby agree as follows:

1. That the street shall be maintained, cleared of snow and ice, and remain passable at all times. The distribution of the cost of said maintenance for the private street among all adjacent property owners shall be set forth. The area of street to be maintained shall be from the nearest intersection of the private street(s) with the public street to the intersection with another street, or the end of the private street.
2. That failure of the subdivider or other parties to the agreement to maintain the street in a passable condition at all times shall be sufficient reason for the Township to enter the street in an emergency to maintain, to clear snow and ice, and to make the street passable and, to bill the responsible parties for the cost of said work. If the parties fail to pay said charges, the Township may collect the charges through a municipal lien plus interest, costs and attorney fees. Forced maintenance by the Township under this section shall not be construed as the Township's acceptance, or potential acceptance, of the street.
3. That the street shall conform to municipal specifications with respect to design construction standards and right-of-way at the time of the offer of dedication or when surety is posted in an amount approved by the Township for the improvements to the street to bring it into conformance with the municipal specifications in effect on the date of the dedication.
4. That agreement by the owners of 60% of the front footage thereon shall be binding on the owners of the remaining lots with respect to offering the private street for public dedication.
5. That at any intersection of the private street with a public street, a sign no larger than two square feet shall be erected and maintained by the subdivider that states "This is a private street and is not maintained by the Township of Ferguson."

IN WITNESS THEREOF, the parties hereto have set their hands and seals the day and year first above written.

By: JEAN-PIERRE MULLEY FELICIA T. MULLEY

STATE OF PENNSYLVANIA)
) ss:
COUNTY OF CENTRE)

On the _____ day of _____, in the year 2019, before me, a notary public, the undersigned, personally appeared JEAN-PIERRE and FELICIA T. MULLEY, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seals.

Notary Public

By: MORGEN J. HUMMEL

STATE OF PENNSYLVANIA)
) ss:
COUNTY OF CENTRE)

On the _____ day of _____, in the year 2019, before me, a notary public, the undersigned, personally appeared MORGEN J. HUMMEL, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seals.

Notary Public

By: _____
MARTHA S. HUMMEL

STATE OF PENNSYLVANIA)
)
COUNTY OF CENTRE) ss:

On the _____ day of _____, in the year 2019, before me, a notary public, the undersigned, personally appeared MARTHA S. HUMMEL, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seals.

Notary Public

By: _____
ANTHONY L. STAUFFER

LORI A. STAUFFER

STATE OF PENNSYLVANIA)
)
COUNTY OF CENTRE) ss:

On the _____ day of _____, in the year 2019, before me, a notary public, the undersigned, personally appeared ANTHONY L. and LORI A. STAUFFER, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seals.

Notary Public

By: _____
MALCOLM K. HUMMEL, II

STATE OF PENNSYLVANIA)
)
COUNTY OF CENTRE) ss:

On the _____ day of _____, in the year 2019, before me, a notary public, the undersigned, personally appeared MALCOLM K. HUMMEL, II, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.
In witness whereof, I hereunto set my hand and official seals.

Notary Public

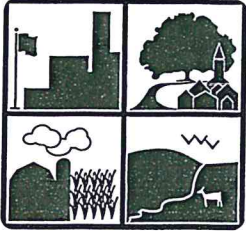
By: _____
Chair Board of Supervisors

Secretary Board of Supervisors

STATE OF PENNSYLVANIA)
)
COUNTY OF CENTRE) ss:

On the _____ day of _____, in the year 2019, before me, a notary public, the undersigned officer, personally appeared _____, Chairman of the Ferguson Township Board of Supervisors, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and that he executed the same for the purposes therein contained.
In witness whereof, I hereunto set my hand and official seals.

Notary Public



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March 21, 2019

Ferguson Township Planning & Zoning Department
Ray Stolin, Lindsay Schoch, Jeff Ressler
3147 Research Drive
State College, PA 16801

Ron Seybert, P.E.
Ferguson Township Engineer
3147 Research Drive
State College, PA 16801

Steve Bair, Director, Centre Region Fire Protection
400 West Beaver Ave
State College, PA 16801

Joe Green
115 East High Street
Bellefonte, PA 16823

Greg Garth, AICP, Senior Planner
2643 Gateway Drive, Suite 4
State College, PA 16801

Sue Hannegan, Interim Director
Centre County Planning & Community Development
420 Holmes Street
Bellefonte, PA 16823

Enclosed please find a copy of the Hummel Subdivision Plan for your review. This plan was officially withdrawn in May of 2018 and has been resubmitted for staff's review.

Please Reference ES # 385 in all Correspondence.

Please have review comments back to me by **April 4, 2019, (Plan Expiration date is June 18, 2019).**

Thank you.

Sincerely,

Lindsay K. Schoch
Community Planner

cc: Correspondence File
Plan File
Paula Hockenberry
Faith Norris

APPLICATION FOR SUBDIVISION PLAN REVIEW RECEIVED MAR 20 2019
Ferguson Township, Centre County

Date: 3-19-19

Name of Plan / Development: Hummel Subdivision

Owner / Applicant Name: Martha Hummel

Address: 154 Ridge Road, Pennsylvania Furnace, PA 16865

Phone: (814) 880-6294 Fax: _____ E-Mail: _____

Location of Subdivision: Ridge Road

Tax Map and Parcel Number: 24-7-14E

Area of Site: 3.85 acres Number of Lots: 3 proposed

Plan Prepared By: PennTerra Engineering, Inc.

Address: 3075 Enterprise Drive, Suite 100, State College, PA 16801

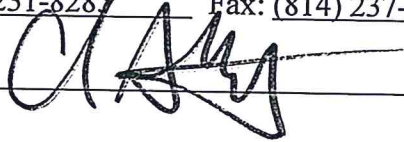
Phone: (814) 231-8285 Fax: (814) 237-2308 E-Mail: _____

Contact Person Responsible for Plan Processing:

Name / Company: Chad D. Stafford / PennTerra Engineering, Inc.

Address: 3075 Enterprise Drive, Suite 100, State College, PA 16801

Phone: (814) 231-8285 Fax: (814) 237-2308 E-Mail: cstafford@pennterra.com

Signature:  Title: Project Manager

Check One:

Preliminary Plan: _____ Final Plan: x

Date of Drawing: June 6, 2017

Contact Information for Escrow:

Contact Person/ Company: Martha Hummel Phone: (814) 880-6294

Address: 154 Ridge Road, Pine Grove Mills, PA 16865 Fax: _____

Date Plans Received by Township: _____

Date Plan Fee Paid: _____ Amount: _____

Escrow Fee Paid: _____ Amount: _____ Min.: _____

CERTIFICATE OF DEVELOPMENT REVIEW NOTICE SIGN POSTING

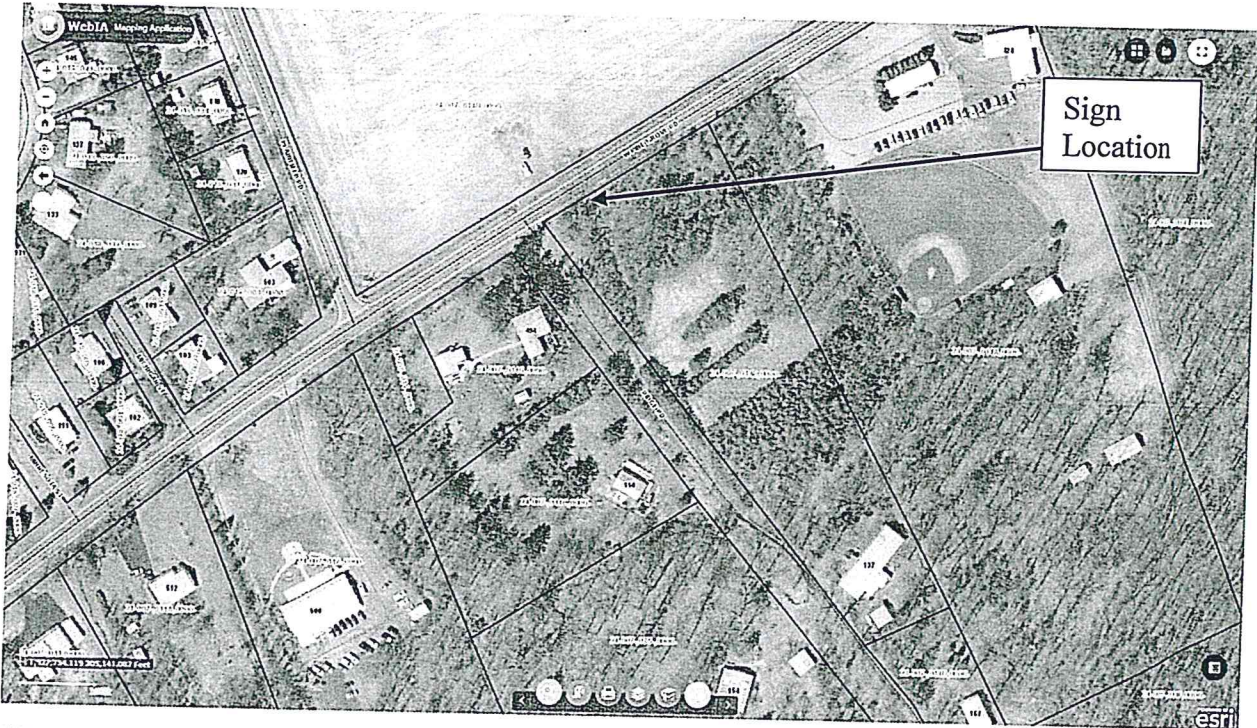
NAME OF PLAN: Hummel Subdivision

DATE PLAN SUBMITTED: March 19, 2019

DATE SIGN(S) POSTED: _____

SIGN LOCATION SKETCH:

Please make a sketch of the property, including adjacent roads and identify the location of the sign(s).



SIGNED STATEMENT:

I certify that the Development Review Notice Sign(s) have been placed on the property in accordance with Township Standards (Ordinance 709).

A handwritten signature in black ink, appearing to read 'Chad D. Stafford'.

Signature

Chad D. Stafford, P.E.

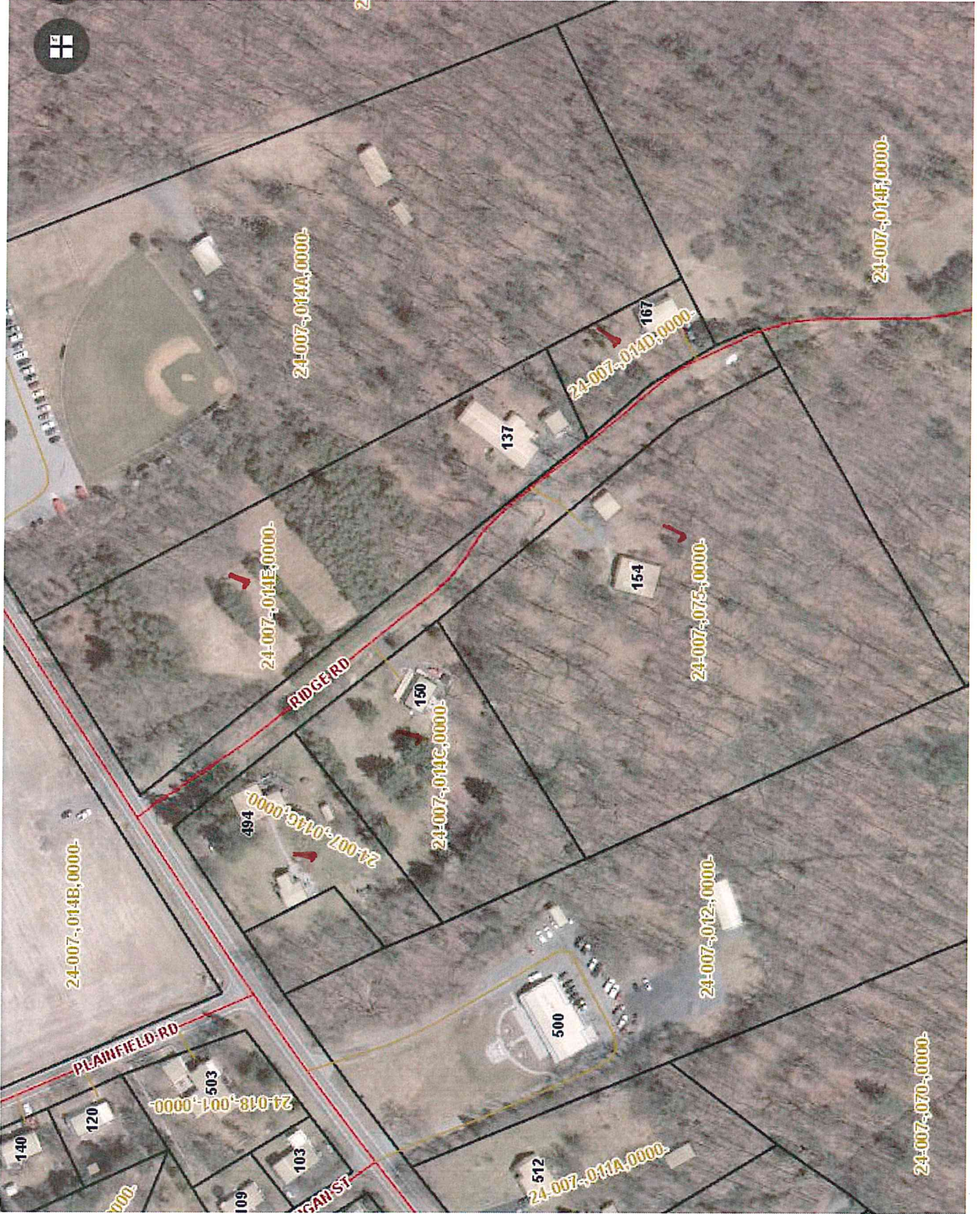
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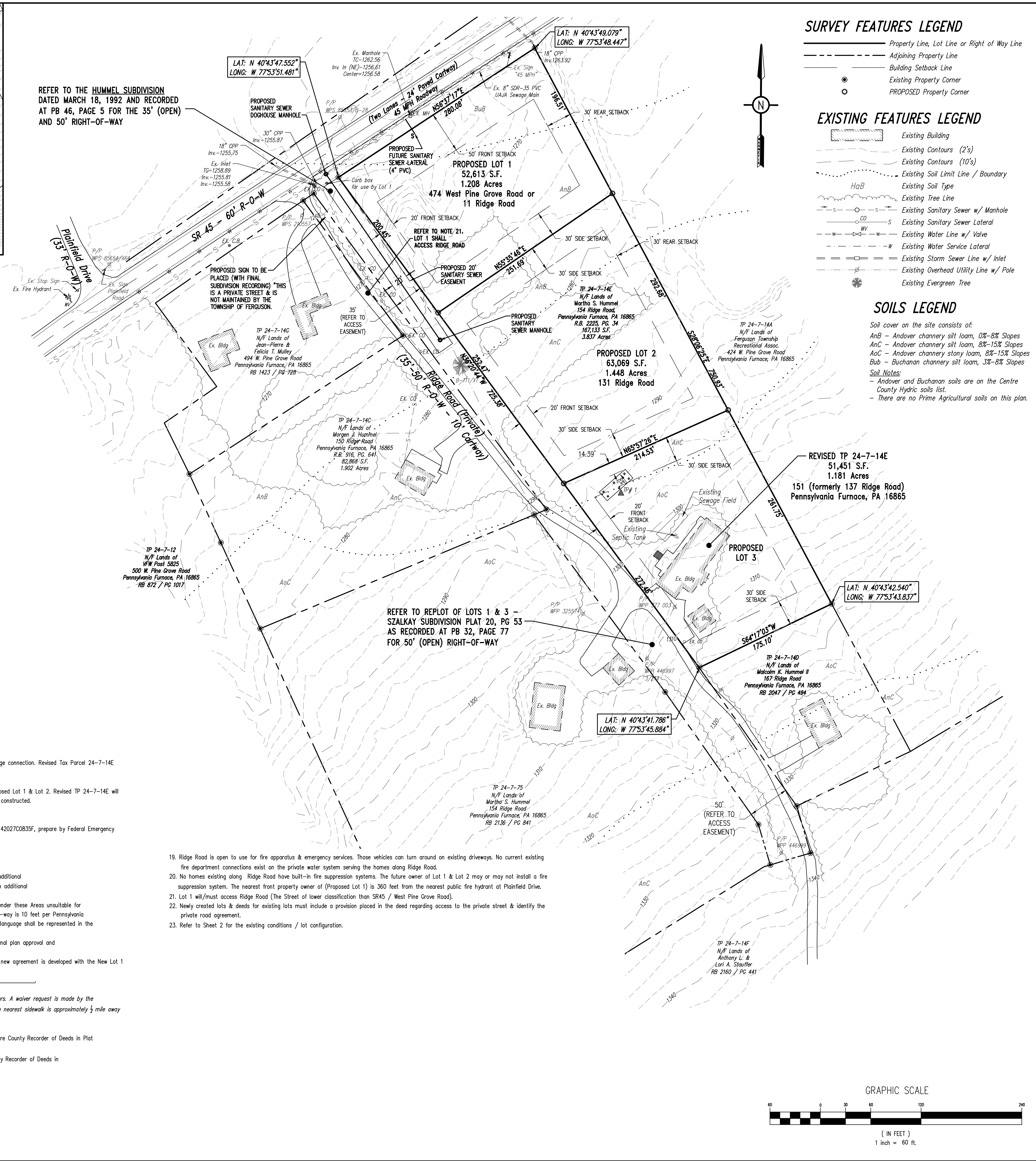
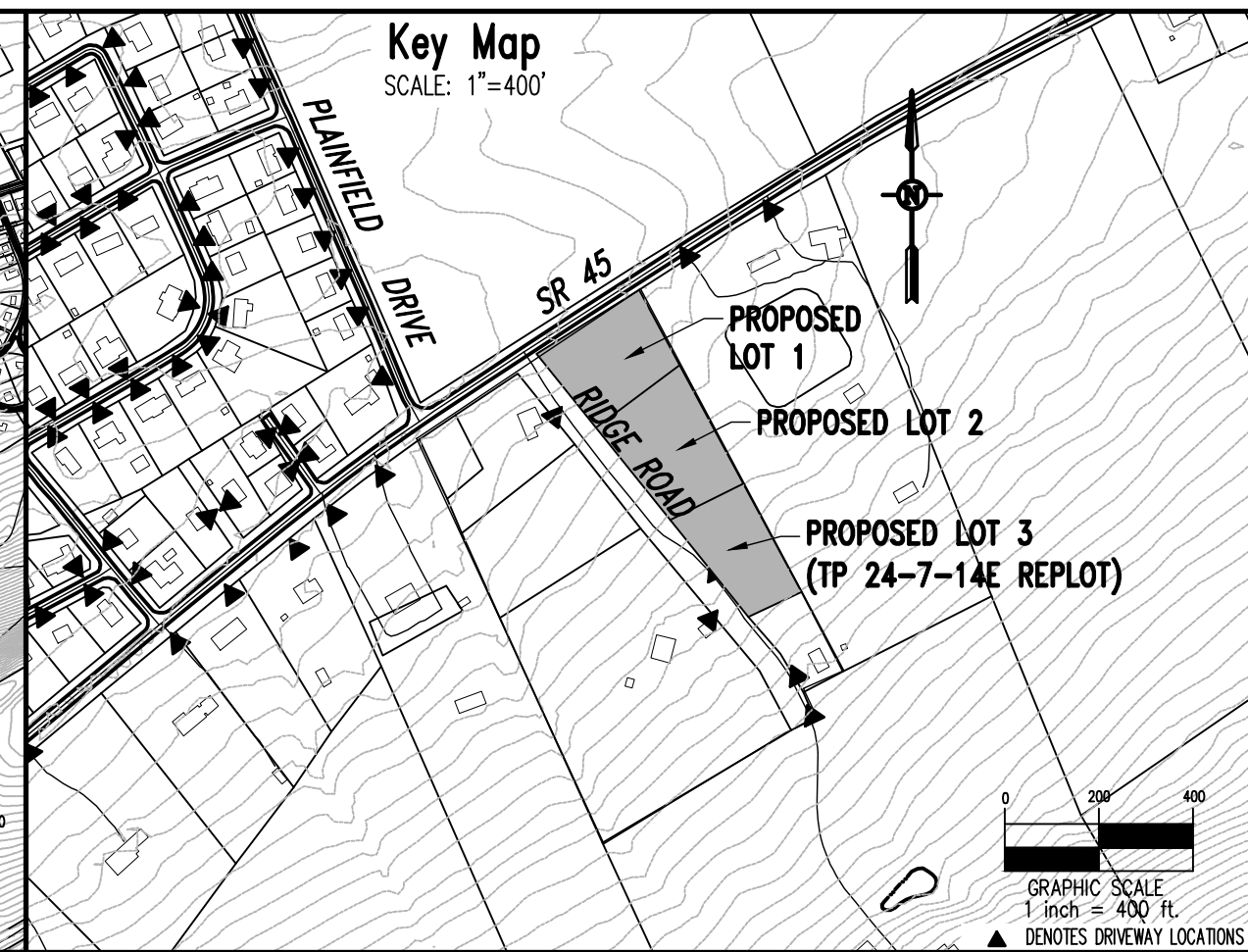
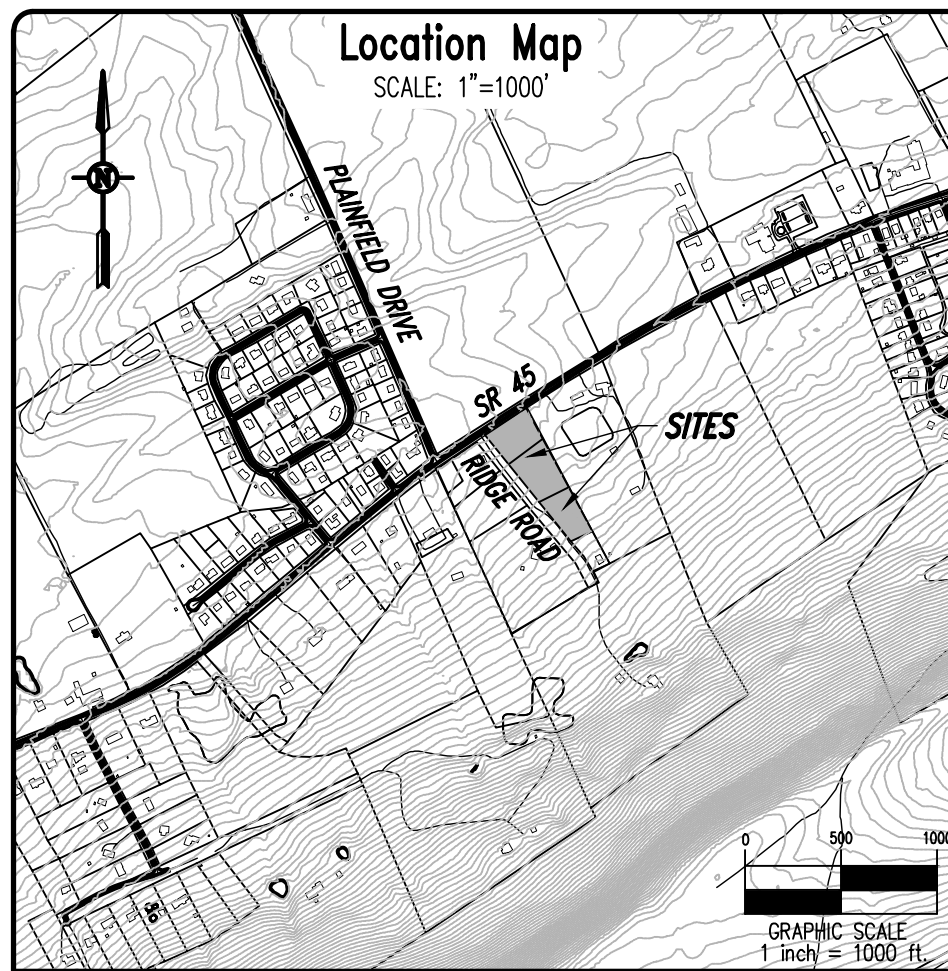
PennTerra Engineering, Inc.

Company

3-19-19

Date





SURVEY FEATURES LEGEND

- Property Line, Lot Line or Right of Way Line
- Adjoining Property Line
- Building Setback Line
- Existing Property Corner
- PROPOSED Property Corner

EXISTING FEATURES LEGEND

- Existing Building
- Existing Contours (2's)
- Existing Contours (10's)
- Existing Soil Limit Line / Boundary
- Existing Soil Type
- Existing Tree Line
- Existing Tree Line
- Existing Sanitary Sewer w/ Manhole
- Existing Sanitary Sewer Lateral
- Existing Water Line w/ Valve
- Existing Water Service Lateral
- Existing Storm Sewer Line w/ Inlet
- Existing Overhead Utility Line w/ Pole
- Existing Evergreen Tree

SOILS LEGEND

Soil cover on the site consists of:

- AnB - Andover channery silt loam, 0%-8% Slopes
- AnC - Andover channery silt loam, 8%-15% Slopes
- AoC - Andover channery stony loam, 8%-15% Slopes
- BuB - Buchanan channery silt loam, 3%-8% Slopes

Soil Notes:

- Andover and Buchanan soils are on the Centre County Hydric soils list.
- There are no Prime Agricultural soils on this plan.

REFER TO THE HUMMEL SUBDIVISION DATED MARCH 18, 1992 AND RECORDED AT PB 46, PAGE 5 FOR THE 35' (OPEN) AND 50' RIGHT-OF-WAY

REFER TO REPLIT OF LOTS 1 & 3 - SZALKAY SUBDIVISION PLAT 20, PG 53 AS RECORDED AT PB 32, PAGE 77 FOR 50' (OPEN) RIGHT-OF-WAY

- Ridge Road is open to use for fire apparatus & emergency services. Those vehicles can turn around on existing driveways. No current existing fire department connections exist on the private water system serving the homes along Ridge Road.
- No homes existing along Ridge Road have built-in fire suppression systems. The future owner of Lot 1 & Lot 2 may or may not install a fire suppression system. The nearest front property owner of (Proposed Lot 1) is 360 feet from the nearest public fire hydrant at Plainfield Drive.
- Lot 1 will/must access Ridge Road (The Street of lower classification than SR45 / West Pine Grove Road).
- Newly created lots & deeds for existing lots must include a provision placed in the deed regarding access to the private street & identify the private road agreement.
- Refer to Sheet 2 for the existing conditions / lot configuration.

Owners Certification (T.P. 24-7-14E)

Commonwealth of Pennsylvania
County of Centre

On this the _____ day of _____, 20____

personally appeared before me and certified that she was the owner of the properties shown on this plan and acknowledge the same to be her act and plan and designs, the same to be recorded as such, according to the law.

_____ Owner

witness my hand and seal, this date _____

Notary Public Commission Expires _____

Professional Land Surveyor Certification

I, Nevin L. Grove, a Professional Land Surveyor in the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the tracts of lands as shown.

Signature _____ Date _____

Sewage Disposal Review

Based on the results of soil log profiles performed on this property in compliance with the Pa. Sewage Facilities Act No. 537, as amended by Act 208, Chapter 73, the areas around test pit number 1 are generally suitable for on-lot sewage disposal; This is not a guarantee that a permit will or will not be issued for any lot or parcel. The Municipal Sewage Enforcement Officer (SEO) must be contacted to conduct further tests as necessary to determine permit issuance.

Sewage Enforcement Officer _____ Date _____

Township Engineer Certification

I, _____ have reviewed and hereby certify that the plan meets all engineering design standards and criteria of the Ferguson Township Code of Ordinances.

Township Supervisors

Ferguson Township Supervisors Approved

Chairman _____ Date _____

Secretary _____ Date _____

Township Planning Commission

Ferguson Township Planning Commission Approved

Chairman _____ Date _____

Secretary _____ Date _____

Recorder of Deeds

Recorded in the Office of the Recorder of Deeds at Centre County, Pennsylvania, in Plat Book _____ Page _____ on this the _____ day of _____, 20____

Recorder of Deeds _____

PROJECT NOTES:

- General Site Information:
 - Owner of Record: Martha S. Hummel, 154 Ridge Road, Pennsylvania Furnace, PA 16865, Record Book 2225, Page 34, 24-7-14E
 - Deed Information: 24-7-14E
 - Tax Parcel No.: 24-7-14E
 - Size: Existing: TP 24-7-14E - 3.837 acres / 167,133 S.F.
Proposed: Lot 1 - 1.208 acres / 52,613 S.F.
Revised TP 24-7-14E - 3.837 acres / 167,133 S.F.
Lot 1 - 1.208 acres / 52,613 S.F.
Lot 2 - 1.448 acres / 63,069 S.F.
Revised TP 24-7-14E - 1.181 acres / 51,451 S.F.
- Zoning: RR - Rural Residential District, 137 Ridge Road, Pennsylvania Furnace, PA 16865 (TP 24-7-14E), 11 Ridge Road, Pennsylvania Furnace, PA 16865 (Lot 1), or 474 West Pine Grove Road, Pennsylvania Furnace, PA 16865 (Lot 2)
- Site Address: 137 Ridge Road, Pennsylvania Furnace, PA 16865 (TP 24-7-14E), 11 Ridge Road, Pennsylvania Furnace, PA 16865 (Lot 1), or 474 West Pine Grove Road, Pennsylvania Furnace, PA 16865 (Lot 2)
- Site Use: Existing: TP 24-7-14E - Single Family Residence
Proposed: Revised TP 24-7-14E - Single Family Residence & Undeveloped Land, Lot 1 - Single Family Residence, Lot 2 - Single Family Residence
- Building Setbacks: Front - 50' on arterial streets, 20' on local or collector streets
Side - 30'
Rear - 30'
- Act 287 Utility Information (Serial No. 20151780040):
 - Water: State College Borough Water Authority (SCBWA), 1201 West Branch Road, State College, PA 16801; (814) 238-6766. All homes on Ridge Road (except N/F Muller) are serviced by a shared private water system. A curb box is stubbed for use by Lot 1; as identified. Fire flow data for fire hydrant located at Plainfield Road is as provided by SCBWA.
 - Public Sewer: University Area Joint Authority (UAJA), 1576 Spring Valley Road, State College, PA 16801; (814) 238-9662 (Lot 1 and Lot 2). On-site (Revised TP 24-7-14E). Existing on-lot sewage system (Refer to Sanitary Module).
 - Telephone: Verizon Facilities Management Center, 224 South Allen Street, State College, PA 16801; (814) 231-6511
 - Electric: West Penn Power Company, 2800 East College Avenue, State College, PA 16801; (814) 237-5821
 - Cable Television: Comcast, 60 Decibal Road, State College, PA 16801; (814) 238-5050
 - Gas: Columbia Gas, 2550 Carleton Drive, State College, PA 16801; (814) 238-6775
 - Storm Sewer: (None Existing) Ferguson Township, 3147 Research Drive, State College, PA 16801; (814) 238-4651
- UAJA has granted Lots 1 & 2 approval for sewage connection.
- Lot 1 & Lot 2 shall be serviced by UAJA for a new public sewage connection. UAJA has granted Lot 2 approval for sewage connection. Revised Tax Parcel 24-7-14E shall continue to use an on-lot septic system/conventional sewage system.
- PROPOSED USE & PLAN PURPOSE: The purpose of this plan is to Subdivide Existing TP 24-7-14E, creating Revised TP 24-7-14E and create the new Proposed Lot 1 & Lot 2. Revised TP 24-7-14E will remain with home & garage. Lot 1 and Lot 2 shall be sold as a planned lot for a future single family residential homes constructed.
- Contours are from USGS mapping and have been spot check verified.
- Soil limits and descriptions have been taken from the Soil Survey of Centre County, dated August 1981.
- The site is not located within the 100-year flood plain shown on the Flood Insurance Rate Map (FIRM), Community Panel 4202700835F, prepare by Federal Emergency Management Agency (FEMA), effective May 4, 2009.
- There are no wetlands located on site according to the National Wetlands Inventory mapping.
- Based on field survey by PennTerra Engineering, Inc., there are no steep slopes on the property.
- Based on field survey by PennTerra Engineering, Inc., there are no visible sinkholes on the property.
- No more than three dwelling units may be constructed on the land which is the subject of this subdivision plan unless additional land is dedicated to the Township of Ferguson for parkland and open spaces and/or the Board of Supervisors accepts an additional fee-in-lieu of dedication of parkland.
- Existing areas for septic systems shall not be altered or disturbed. No construction or activity may occur which would render these Areas unsuitable for sewage disposal. The minimum isolation distance between an absorption area and a property line, easement, or right-of-way is 10 feet per Pennsylvania Code Title 25 Chapter 73.13. Refer to on-lot sewage certification for revised Tax Parcel 24-7-14E this sheet. Similar language shall be represented in the new deed.
- Fee-in-lieu payment in accordance with Ferguson Township Ordinances Section 22-513.2.(b)(1) shall be made prior to final plan approval and municipal signatures for recording.
- Ridge Road is to remain a Private Road. The private road agreement is as identified & recorded in RB 676, PG. 882. A new agreement is developed with the New Lot 1 & Lot 2 creation. That agreement is recorded in _____.
- This Record Plan conforms with the Plan receiving final approval by the Ferguson Township Board of Supervisors on _____. All improvements are, or will be installed in accordance with such Plan in a manner and time so specified therein.
- Sidewalks shall be constructed along the frontage of Lots OR may be waived at the discretion of the Township Supervisors. A waiver request is made by the Subdivider since no other sidewalks exist within the development area and/or along Ridge Road the private roadway. The nearest sidewalk is approximately 1/2 mile away outside of Pine Grove Mills on Deepwater Drive.
- Project References:
 - Final Plan, Szalkay Subdivision, Survey of Lands for Charles Szalkay dated March 10, 1975 and recorded at the Centre County Recorder of Deeds in Plat Book 20 page 53.
 - Hummel Subdivision for Malcolm K. and Martha S. Hummel dated March 18, 1992 and recorded at the Centre County Recorder of Deeds in Plat Book 46 page 5.
 - Deed from Martha S. Hummel to Philip R. & Amanda M. Mandzik, Record Book 2169, Page 0098.
 - Declaration of private right of way agreement and agreement to maintain common water system (RB 676, PG. 882).

PennTerra ENGINEERING INC.
CENTRAL PENNSYLVANIA REGION OFFICE:
3075 ENTERPRISE DRIVE SUITE 100
STATE COLLEGE, PA 16801
PH: 814-231-8285
Fax: 814-237-2308

LANCASTER REGION OFFICE:
3904 B ABEL DRIVE
COLUMBIA, PA 17512
PH: 717-522-5031
Fax: 717-522-5046

WWW.PENNTERRA.COM

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PENNTERRA ENGINEERING 2016
ALL RIGHTS RESERVED

COMMONWEALTH OF PENNSYLVANIA PROFESSIONAL ENGINEER

CHAD DANIEL STAFFORD
ENGINEER
PE-073273

COMMONWEALTH OF PENNSYLVANIA PROFESSIONAL LAND SURVEYOR

NEVIN L. GROVE
LAND SURVEYOR
No. S001171

Designer: _____

Draftsman: MLH

Proj/Manager: CDS

Surveyor: _____

Perimeter Ok: _____

Book: Pg _____

Drive P: Layout Subdivision

Acad: 15101-CSD12-MD.dwg

2-14-19 UPDATED OWNER INFORMATION

5-2-18 ADDED PRIVATE DRIVE SIGN

4-26-18 LOT 2 AS "LOT"

3-29-18 2ND TWP REVIEW

2-2-18 TWP COMMENTS

Date Description

REVISIONS

HUMMEL SUBDIVISION

FERGUSON TOWNSHIP CENTRE COUNTY PENNSYLVANIA

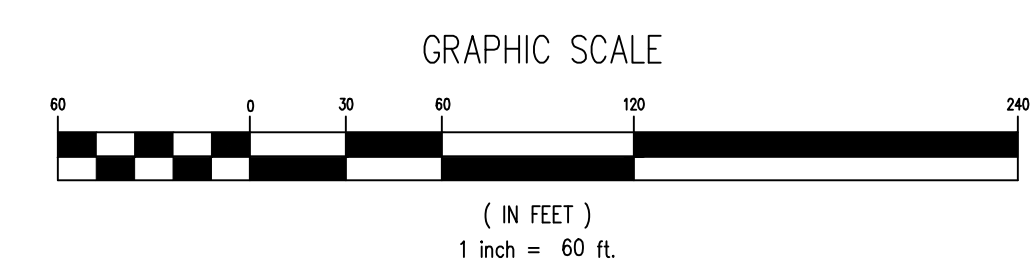
SUBDIVISION OF TAX PARCEL 24-7-14E

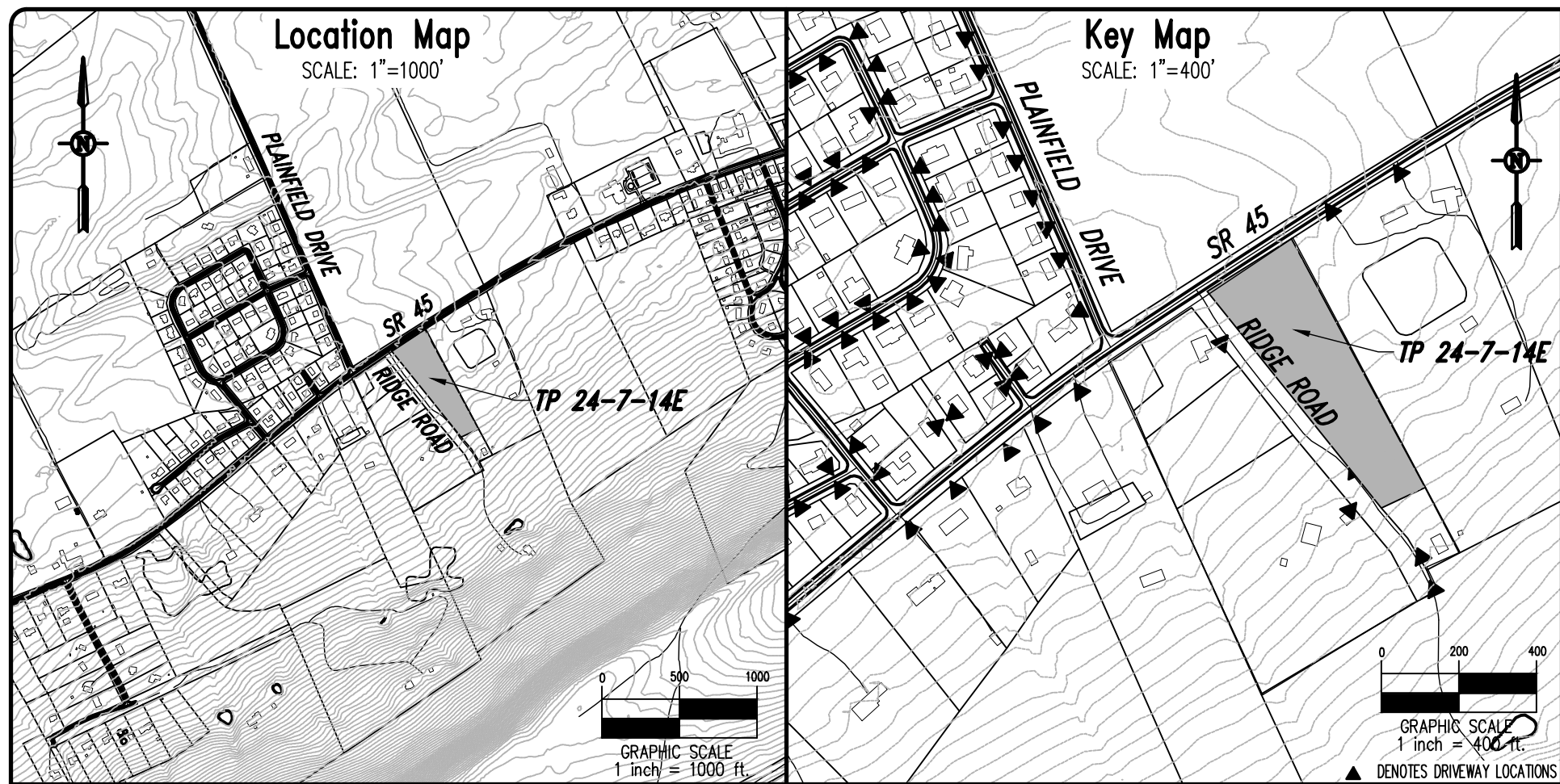
PROJECT NO. 15102

DATE: JUNE 6, 2017

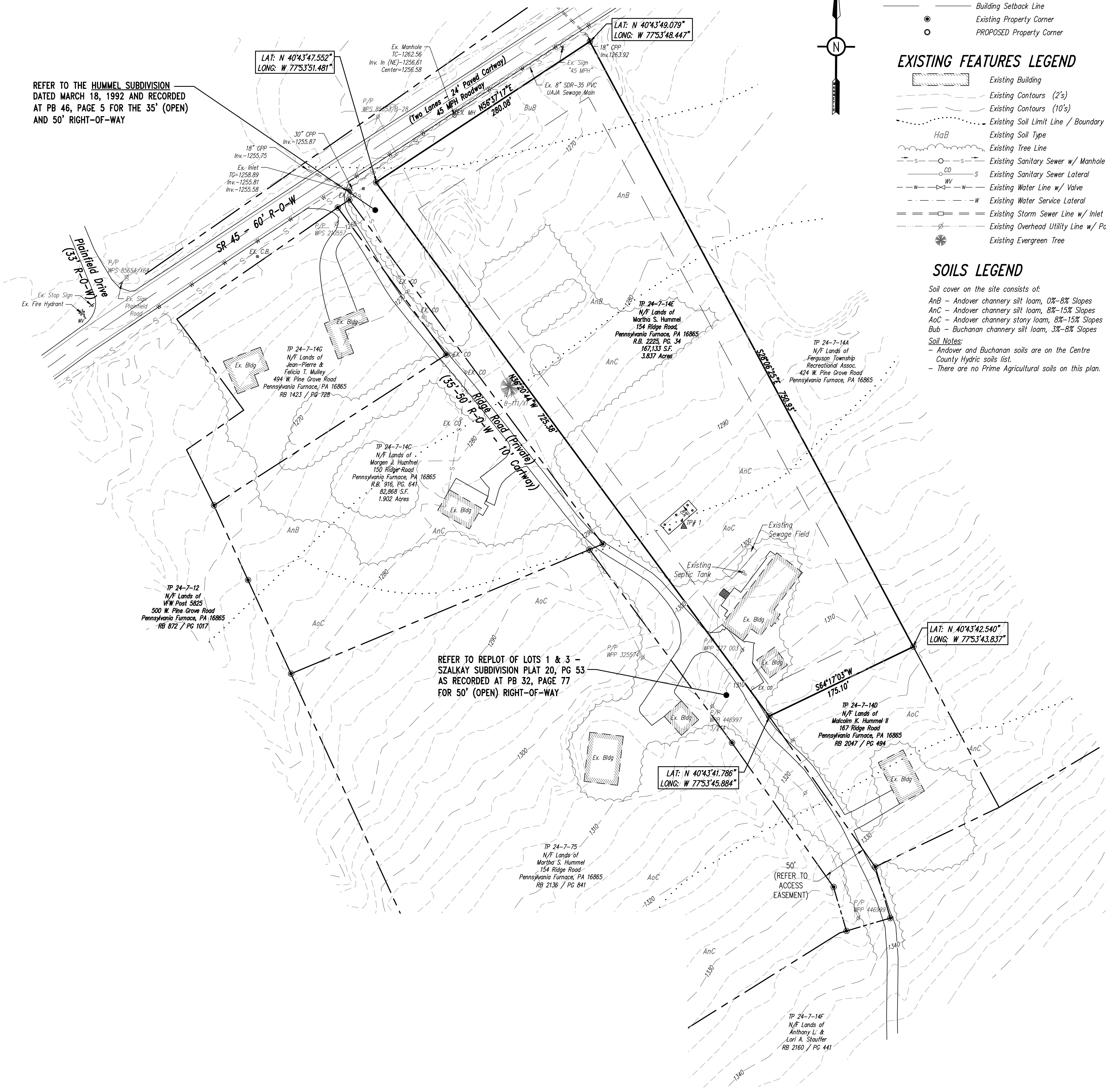
SCALE: 1"=60'

SHEET NO. 1 OF 2





REFER TO THE HUMMEL SUBDIVISION
DATED MARCH 18, 1992 AND RECORDED
AT PB 46, PAGE 5 FOR THE 35' (OPEN)
AND 50' RIGHT-OF-WAY



REFER TO REPLIT OF LOTS 1 & 3 -
SZALKAY SUBDIVISION PLAT 20, PG 53
AS RECORDED AT PB 32, PAGE 77
FOR 50' (OPEN) RIGHT-OF-WAY

SURVEY FEATURES LEGEND

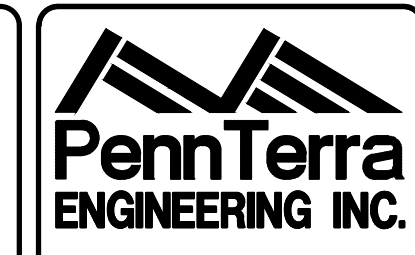
- Property Line, Lot Line or Right of Way Line
- - - Adjoining Property Line
- - - Building Setback Line
- Existing Property Corner
- PROPOSED Property Corner

EXISTING FEATURES LEGEND

- Existing Building
- Existing Contours (2's)
- Existing Contours (10's)
- Existing Soil Limit Line / Boundary
- HaB Existing Soil Type
- Existing Tree Line
- Existing Sanitary Sewer w/ Manhole
- Existing Sanitary Sewer Lateral
- Existing Water Line w/ Valve
- Existing Water Service Lateral
- Existing Storm Sewer Line w/ Inlet
- Existing Overhead Utility Line w/ Pole
- Existing Evergreen Tree

SOILS LEGEND

- Soil cover on the site consists of:
- AnB - Andover channery silt loam, 0%-8% Slopes
 - AnC - Andover channery silt loam, 8%-15% Slopes
 - AoC - Andover channery stony loam, 8%-15% Slopes
 - BuB - Buchanan channery silt loam, 3%-8% Slopes
- Soil Notes:
- Andover and Buchanan soils are on the Centre County Hydric soils list.
 - There are no Prime Agricultural soils on this plan.

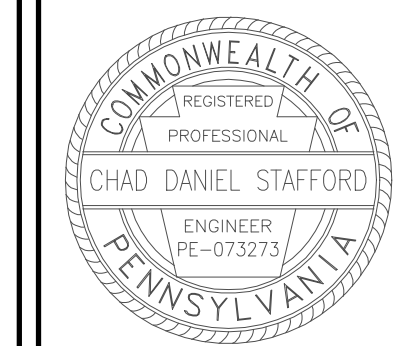


PennTerra ENGINEERING INC.
CENTRAL PENNSYLVANIA REGION OFFICE:
3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
PH: 814-231-8205
Fax: 814-237-2308

LANCASTER REGION OFFICE:
3904 B ABEL DRIVE
COLUMBIA, PA 17512
PH: 717-522-5031
Fax: 717-522-5046

WWW.PENNTERRA.COM

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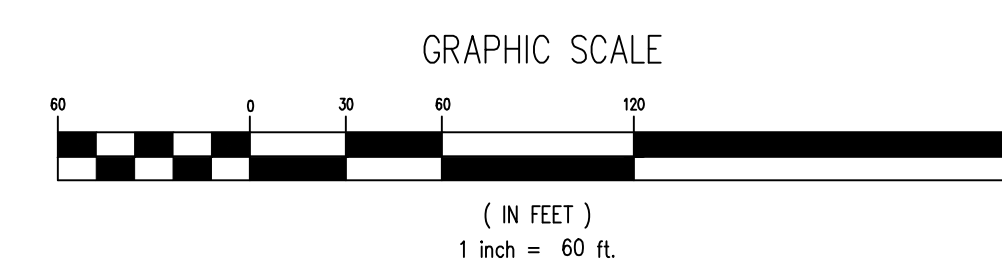
Designer	
Draftsman	MLH
Proj Manager	CDS
Surveyor	
Perimeter Ck.	
Book	Pg
Drive	P: Layout Subdivision
Acad	15101-CSD12-MD.dwg

Date	Description
2-14-19	UPDATED OWNER INFORMATION
5-2-18	ADDED PRIVATE DRIVE SIGN
4-26-18	LOT 2 AS "LOT"
3-29-18	2ND TWP REVIEW
3-29-18	REVISED PER
2-2-18	TWP COMMENTS
Date	Description

HUMMEL SUBDIVISION
FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

EXISTING
CONDITIONS OF
TAX PARCELS
24-7-14C &
24-7-14E

PROJECT NO.	15102
DATE	JUNE 6, 2017
SCALE	1"=60'
SHEET NO.	2 OF 2





COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

Code No.
18-095

SEWAGE FACILITIES PLANNING MODULE

Component 1. Exception to the Requirement to Revise the Official Plan

(Return completed module package to appropriate municipality)

DEP USE ONLY

DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #
------------	-------------	-----------	----------	-----------

This planning module component is used to satisfy the sewage facilities planning requirements for subdivisions of 10 lots or less (*including residual lands*) intended as building sites for detached single family dwelling units served by individual onlot sewage disposal systems. The number of lots includes only those lots created after May 15, 1972. Refer to the instructions for help in completing this component.

NOTE: All soil testing must be field verified by the Sewage Enforcement Officer (SEO). The SEO must notify the approving agency verbally or in writing at least 10 days prior to testing. In some cases, a representative of the approving agency may wish to observe the soil testing.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see Section K and the attached instructions for more information on these fees.

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name Hummel Subdivision

Brief Project Description: Existing TP 24-7-14E at 137 Ridge Road utilizing an existing on-lot sewage system and create the new Proposed Lots 1 & 2 which will be serviced by UAJA with a lateral connections to the public sewage system.

3. Total Number of Lots:

Number of Lots Being Proposed	2
+ Residual Land Parcel/Lot	+ 0
+ Number of Previous Lots Developed from Present Tract As it Appeared on May 15, 1972.....	+ 1
Total.....	= 3 *

* If total exceeds 10, do not use this form. Contact DEP for correct forms.

B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name Ferguson	County Centre	City <input type="checkbox"/>	Boro <input type="checkbox"/>	Twp <input checked="" type="checkbox"/>
Municipality Contact - Last Name Pribulka	First Name David	MI	Suffix	Title Manager
Additional Individual Last Name Stolinas	First Name Raymond	MI	Suffix	Title Planning Director
Municipality Mailing Address Line 1 3147 Research Drive	Mailing Address Line 2			
Address Last Line -- City State College	State PA	ZIP+4 16801		
Phone + Ext. (814) 238-4651	FAX (optional) ()	Email (optional)		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development Project) Name Hummel Subdivision

Site Location Line 1

Ridge Road

Site Location Line 2

Site Location Last Line -- City

State College

State

PA

ZIP+4

16801

Latitude

40°43'46"N

Longitude

77°53'51"W

Detailed Written Directions to Site

from the intersection of Plainfield Drive and S.R. 45, proceed northeast on S.R. 45 approximately 255 feet to the intersection of Ridge Road. Turn right on Ridge Road. Site is to the left; at current 137 Ridge Road (existing home with on-lot sewage)

Description of Site (Project)

undeveloped grassy areas with trees and one single family home

Site Contact (Developer) -- Last Name

Hummel

First Name

Martha

MI

Suffix

Phone

(814) 880-6294

Ext.

Site Contact Title

owner

Site Contact Firm (if none, leave blank)

FAX

()

Email

Mailing Address Line 1

150 Ridge Road

Mailing Address Line 2

Mailing Address Last Line -- City

State College

State

PA

ZIP+4

16801

D. PROJECT CONSULTANT INFORMATION (See Section D of instructions)

Last Name

Stafford

First Name

Chad

MI

D.

Suffix

P.E.

Title

Project Manager

Consulting Firm

PennTerra Engineering, Inc.

Mailing Address Line 1

3075

Mailing Address Line 2

Enterprise Drive

Address Last Line -- City

State College

State

PA

ZIP+4

16801

Country

USA

Email

cstafford@pennterra.com

Phone

(814) 231-8285

Ext.

312

FAX

()

E. AVAILABILITY OF DRINKING WATER SUPPLY

This project will be provided with drinking water from the following source: (Check appropriate box)

- Individual wells or cisterns.
 A proposed public water supply.
 An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: Existing home uses private water well. Lots 1 & 2 will be serviced by the same private water system. Lots 1 & 2 would have access to the SCBWA system if they so elect to in the future.

F. PROJECT NARRATIVE (See Section F of instructions)

- A narrative has been prepared as described in Section F of the instructions.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

G. GENERAL SITE SUITABILITY (See Section G of instructions)

1. PLOT PLAN

Attach an original or copy of a 7½ minute USGS topographic map with the area of the proposed land development plotted and labeled. Attach a copy of the plot plan of the proposed subdivision showing the following information:

- a. Location of all soils profiles and percolation tests.
- b. Slope at each test area.
- c. Soil types and boundaries.
- d. Existing and proposed streets, roadways, access roads, etc.
- e. Lot lines and lot sizes.
- f. Existing and proposed rights-of-way.
- g. Existing and proposed drinking water supplies for proposed and contiguous lots.
- h. Existing buildings.
- i. Surface waters.
- j. Wetlands from National Wetland Inventory Mapping and USDA Hydric Soils Mapping.
- k. Floodplain and floodways (Federal Flood Insurance Mapping).
- l. Designated open space areas.
- m. Remaining acreage under the same ownership and adjoining lots.
- n. Existing onlot or sewerage systems; pipelines, transmission lines, etc.
- o. Prime agricultural land.
- p. Orientation to North.

2. RESIDUAL TRACT PLANNING WAIVER REQUEST

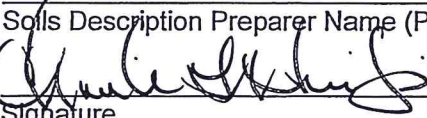
A waiver from sewage facilities planning is, is not requested for the residual land tract associated with this project. (See Section H, I and J and instructions for additional information).

3. SOILS INFORMATION

- a. Attach copies of "Site Investigation and Percolation Test Report" (3800-FM-BPNPSM0290A) (formerly known as "Appendix A") form(s) for the proposed subdivision.
- b. Marginal conditions for long-term onlot sewage disposal are, are not present. See marginal conditions information in Sections H and J and in attached instructions.
- c. If one or more lots in this subdivision are planned to be served by Individual Residential Spray Irrigation Systems (IRSIS), please see the specific information on IRSIS in Section G of the instructions.

Both the soils description preparer and developer must sign below indicating acknowledgement of the false swearing statement.

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsification to authorities.

CHARLES F. HERR JR
 Soils Description Preparer Name (Print)

 Signature
 4-16-18
 Date


Marta Hummel
 Developer Name (Print)

 Signature

 Date

H. MUNICIPALITY'S CERTIFIED SEWAGE ENFORCEMENT OFFICER (See Section H of instructions)

1. I have confirmed the information relating to the general suitability for onlot sewage disposal contained in this component. Confirmation of this information was based upon on-site verification of soil tests, general site conditions and other generally available soils information. The proposed development site:
 - Is generally suitable for onlot disposal. This module does not constitute individual permit approval.
 - Is marginal for long-term onlot disposal. (See instructions for information on marginal conditions).
 - Is not generally suitable for onlot disposal. (See my attached comments regarding this determination).
 - Cannot be evaluated for general site suitability because of insufficient soils testing.
2. The proposed development site is considered "marginal for onlot disposal" or for long-term onlot system use because one or more of the following conditions exist. (Check all that apply).
 - Soils profile examinations which document areas of suitable soil intermixed with areas of unsuitable soils.
 - N/A Site evaluation which documents soils generally suitable for elevated sand mounds with some potential lots with slopes over 12%.
 - Site evaluation which documents soils generally suitable for in-ground systems with some potential lots with slopes in excess of 20%.
 - Lot density of more than 1 residential dwelling/acre.
3. Residual Tract Facilities (For use only when there is an existing septic system on the residual tract)
 - I have inspected the lot on which the existing building and existing septic system is located and have concluded, based on soils mapping or soils evaluation, permit information or site inspection that the long-term sewage disposal needs of this site and the building currently served can be met.
 - I further acknowledge that no violations of the Sewage Facilities Act are known to me or have become apparent as a result of my site inspection. No inferences regarding future performance of the existing septic system should be drawn from this acknowledgement.
 - A brief description and sketch of the existing system and site is attached. (ON PLOT PLAN)



 Signature of Certified Sewage Enforcement Officer with
 jurisdiction in municipality where development is proposed

1736

 Certification

4-16-18

 Date

I. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES (See Section I of instructions)

Check one:

- The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at www.naturalheritage.state.pa.us , and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____.

J. PLANNING AGENCY REVIEW (See Section J of instructions)

This planning module has been reviewed by the existing municipal planning agency and zoning officer and has been found to be consistent, inconsistent with municipal zoning ordinances or subdivision and land development ordinances. A waiver of the sewage facilities planning requirements for the residual tract of this subdivision has has not been requested. If requested, the proposed waiver is is not consistent with applicable ordinances administered by this agency.

Municipal Planning Agency Name

Zoning Officer Signature

Planning Agency Signature (Authorized Official)

No municipal planning agency exists

No municipal zoning ordinance exists

K. MUNICIPAL ACTION (See Section K of instructions)

The municipality must act within 60 days of receipt of a complete sewage facilities planning module package.

- This planning module has been reviewed by the municipal governing body and has been found to be **ACCEPTABLE**. Approval of this planning module does not constitute individual onlot system permit approval.
- This planning module is **NOT ACCEPTABLE** because:
 Check appropriate reason(s)
 - The subdivision does not comply with municipal zoning ordinances.
 - The subdivision does not comply with municipal subdivision and land development ordinances.
 - The subdivision is not suitable for the use of individual onlot subsurface absorption areas.
 - The subdivision does not meet the requirements for use of this module or other provisions of Chapter 71 (Administration of Sewage Facilities Planning Program).
 - Other (Explain) _____

- The proposed development has been identified in Section G and/or Section H as having marginal conditions or other concerns for the long-term use of onlot sewage systems. The municipality has selected the following method of providing long-term sewage disposal to this subdivision: (Check one)
 - Provision of a sewage management program meeting the minimum requirements of Chapter 71, Section 71.73
 - Replacement area testing
 - Scheduled replacement with sewerage facilities
 - Reduction of the density of onlot systems

The justification required in Section J of the instructions is attached.

- A waiver of the planning requirements for the residual tract of this subdivision has been requested.

The municipality acknowledges acceptance of this proposal and requests a waiver of the sewage facilities planning requirements for the residual tract designated on the subdivision plot plan. Our municipal officials accept full responsibility now and in the future to identify any violation of this waiver and to submit to the approving agency any required sewage facilities planning for the designated residual tract should a violation occur or construction of a new sewage-generating structure on the residual tract of the subdivision be proposed. We understand that such planning information may require municipal officials to be responsible for soil testing and other environmental assessments for the residual tract in the future.

Chairperson/Secretary of Governing Body	Signature	Date
Municipality Name		
Address	(Area Code) Telephone No. () _____	

L. REVIEW FEE (See Section L of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand the Department's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$_____ payable to "**Commonwealth of Pennsylvania DEP**". **Include DEP code number and/or project name on check.** I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order and send me an invoice for the correct amount. I understand the DEP review will **NOT** begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

Formula:

3 Lots X \$35.00 = 105

- Note:
- (1) To calculate the review fee for any project, use the number of lots created in the above formula.
 - (2) When using the number of lots, include only the number of lots being proposed when calculating the review fee. Do not include any "Residual Land Parcel/Lot".

Martha Hummel
Developer Name (Print)

Signature Date



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

Completeness Checklist

The following items should be checked off by the applicant as each is completed. The municipality should confirm that the required items have been included within ten days of receipt and if complete, sign and date the checklist. Submissions not containing the following information will be considered incomplete.

- Complete Component 1
- Letter from public water supplier (if applicable)
- Plot plan and 7.5' topo map showing subdivision
- "Site Investigation and Percolation Test Report(s)" with results of *ALL* profile examinations and percolation tests (suitable and unsuitable)
- Signature of soils description preparer
- Signature of developer
- SEO signature
- PNDI "Project Planning & Environmental Review Form" (request DEP search) or "Project Environmental Review Receipt" (self completed search) and all appropriate documentation for the form submitted.
- Planning Agency Signature
- Zoning Officer Signature (if applicable)

Signature of Municipal Official

Date submittal determined complete

SECTION F
PROJECT NARRATIVE
HUMMEL SUBDIVISION
February 14, 2019

BACKGROUND

Martha Hummel is subdividing Tax Parcel 24-7-14E, a 3.837 acre land tract located at 137 Ridge Road (to be re-addressed to 151 Ridge Road per directive of the Township- after the Subdivision is approved), Pennsylvania Furnace, Pennsylvania 16865. The Subdivision referred to as the HUMMEL

SUBDIVISION will create:

- Two new Lots- LOT 1 (1.208 acres) & LOT 2 (1.448 acres) and
- The home located at now, 137 Ridge Road and to be 151 Ridge Road, Pennsylvania Furnace, Pennsylvania- will be subdivided and remain Tax Parcel 24-7-14E, but the land area will be reduced to 1.181 acres.

SEWAGE NEEDS/USAGE

Lot 1 and Lot 2 will be serviced by individual lateral or main connections to the public sewage system located along State Route 45. UAJA (the University Area Joint Authority) owns and operates that main collection, conveyance and ultimate treatment. UAJA has acknowledged service availability to Lots 1 and 2, via the Sewage Facilities Planning Responses dated February 5, 2018 and May 3, 2018.

The lot/house at 137/151 Ridge Road (remaining Tax Parcel 24-7-14E) will continue to utilize the on-lot sewage system that undertakes sewage disposal for the property. The Ferguson Township Sewage Enforcement Officer has checked the existing system and has designated a reserve system location for the existing on-lot sewage facilities.

DESIGN FLOW

This "design flow" is based upon the sanitary sewage disposal system for a single family home. The homes connected to the UAJA system are each expected to generate 1 EDU or 175 gallons per day of sewage disposal wastes for a totally number of EDUs of 2.

The home on the on-lot system is checked and intended to treat 400 gallons per day of sewage wastes. The basis of design for sewage flow is the *Pennsylvania Code, Chapter 73, Section 17, Standards for Sewage Flow Facilities*.

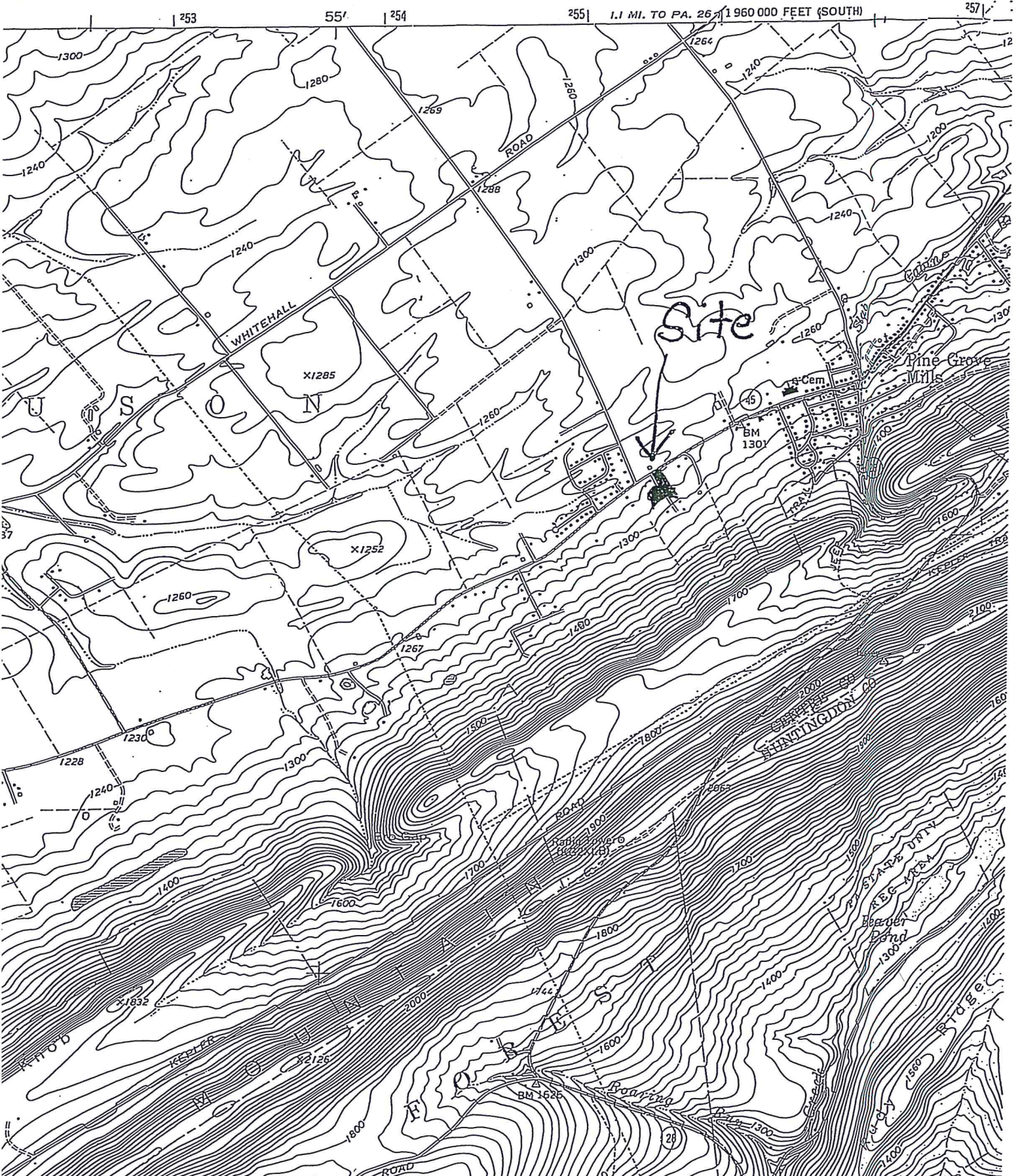
Ownership & Maintenance

The public system is owned, operated and maintained by UAJA.

The on-lot sewage disposal system at 137/151 Ridge Road including the collection of the sewage wastes, control of the sewerage system lines, septic disposal field and tanks shall be by the lot owner of 137/151 Ridge Road/Tax Parcel 24-7-14E (currently Martha S. Hummel) or her assigns.

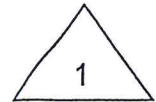
PENNSYLVANIA
MENTAL RESOURCES
GEOLOGIC SURVEY

PINE GROVE MILLS QUADRANG
PENNSYLVANIA
7.5 MINUTE SERIES (TOPOGRAPHIC)





COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER SUPPLY AND WASTEWATER MANAGEMENT



**SITE INVESTIGATION AND PERCOLATION
TEST REPORT FOR ONLOT DISPOSAL OF SEWAGE**

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE SIDE

Application No. _____ Municipality Ferguson County Centre
 Site Location 154 Ridge Road, Pa. Furnace Subdivision Name Hummel
 SUITABLE Soil Type Andover Slope 5 % Depth to Limiting Zone 22" Ave. Perc Rate 43.4
 UNSUITABLE Mottling Seeps or Pondered Water Bedrock Fractures Coarse Fragments
 Perc. Rate Slope Unstabilized Fill Floodplain Other _____

SOILS DESCRIPTION:

Soils Description Completed by: Charles F. Herr, Jr. Date: Sept. 2, 2015

Inches	Description of Horizon
0 TO 8	Brown (10YR5/3), Silt Loam, Strong Granular, Very Friable
8 TO 22	Yel-Brown (10YR5/8), Silty Clay Loam, Moderate Subangular Blocky, Friable
>22 TO _____	Same as Horizon 2 except with gray mottles indicating SHWT
_____ TO _____	_____
_____ TO _____	_____
_____ TO _____	_____

PERCOLATION TEST:

Percolation Test Completed by: P. WINTER Date: 9-9-15

Weather Conditions: Below 40F 40F or above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	***		Reading Interval	Reading No. 1: inches of drop	Reading No. 2: inches of drop	Reading No. 3: inches of drop	Reading No. 4: inches of drop	Reading No. 5: inches of drop	Reading No. 6: inches of drop	Reading No. 7: inches of drop	Reading No. 8: inches of drop
	Yes	No									
1	✓		30	5/8	1/2	1/2	1/2				
2	✓		30	5/8	5/8	1/2	1/2				
3	✓		30	3/4	3/4	1/2	5/8				
4	✓		30	5/8	5/8	1/2	5/8				
5	✓		30	3/4	3/4	5/8	3/4				
6		✓	10	4 1/2	3 1/2	3 1/8	3 5/8	2 3/4	2 3/8	2	2 1/4

***Water remaining in the hole at the end of the final 30-minute presoak? Yes, use 30-minute interval; No, use 10-minute interval.

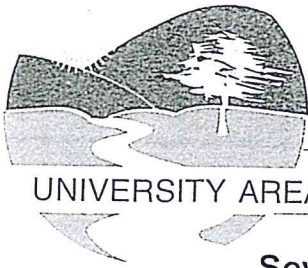
Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	1/2 "	60.	20 "
2	1/2 "	60.	20 "
3	5/8 "	48.	20 "
4	5/8 "	48.	20 "
5	3/4 "	40.	20 "
6 10	2 1/4 "	4.4	20 "
TOTAL OF MIN / INCH →		260.4	43.4 Min
TOTAL NO. OF HOLES →		6	Inch

The information provided is the true and correct result of tests conducted by me, performed under my personal supervision, or verified in a manner approved by DEP.

Charles F. Herr, Jr.
Sewage Enforcement Officer

Local Agency



UNIVERSITY AREA JOINT AUTHORITY

1576 Spring Valley Road
State College, PA 16801

Sewage Facilities Planning Response

DATE: May 2, 2018
(Expires one year from above date.)

MUNICIPALITY: Ferguson Township
3147 Research Drive
State College, PA 16801
Ray Stolinas


PROPOSED DEVELOPMENT Hummel Subdivision

PLANNED EDU'S 2 EDU's

AUTHORITY: University Area Joint Authority

- | | |
|----------------------------------|-----|
| 1. Conveyance capacity available | Yes |
| 2. Treatment capacity available | Yes |
| 3. Current overload condition | No |
| 4. 5 year projected overload | No |
| 5. Part II Clean Stream Permit | No |

Signature of this form constitutes service approval for this project by the Authority and should allow the developer to obtain a zoning permit and any other permits (except building permits) needed to proceed with the development process.


Cory R. Miller
Executive Director
cc: engineer


Mark Harter
Collection System Superintendent

NOTE: To confirm Municipal execution of this document, please return a signed copy of the DEP Planning Module Exemption postcard to UAJA at the address above.

1. PROJECT INFORMATION

Project Name: **Hummel**

Date of Review: **2/6/2018 11:18:05 AM**

Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**

Project Area: **7.25 acres**

County(s): **Centre**

Township/Municipality(s): **FERGUSON**

ZIP Code: **16865**

Quadrangle Name(s): **PINE GROVE MILLS**

Watersheds HUC 8: **Upper Juniata**

Watersheds HUC 12: **Beaver Branch**

Decimal Degrees: **40.729209, -77.896850**

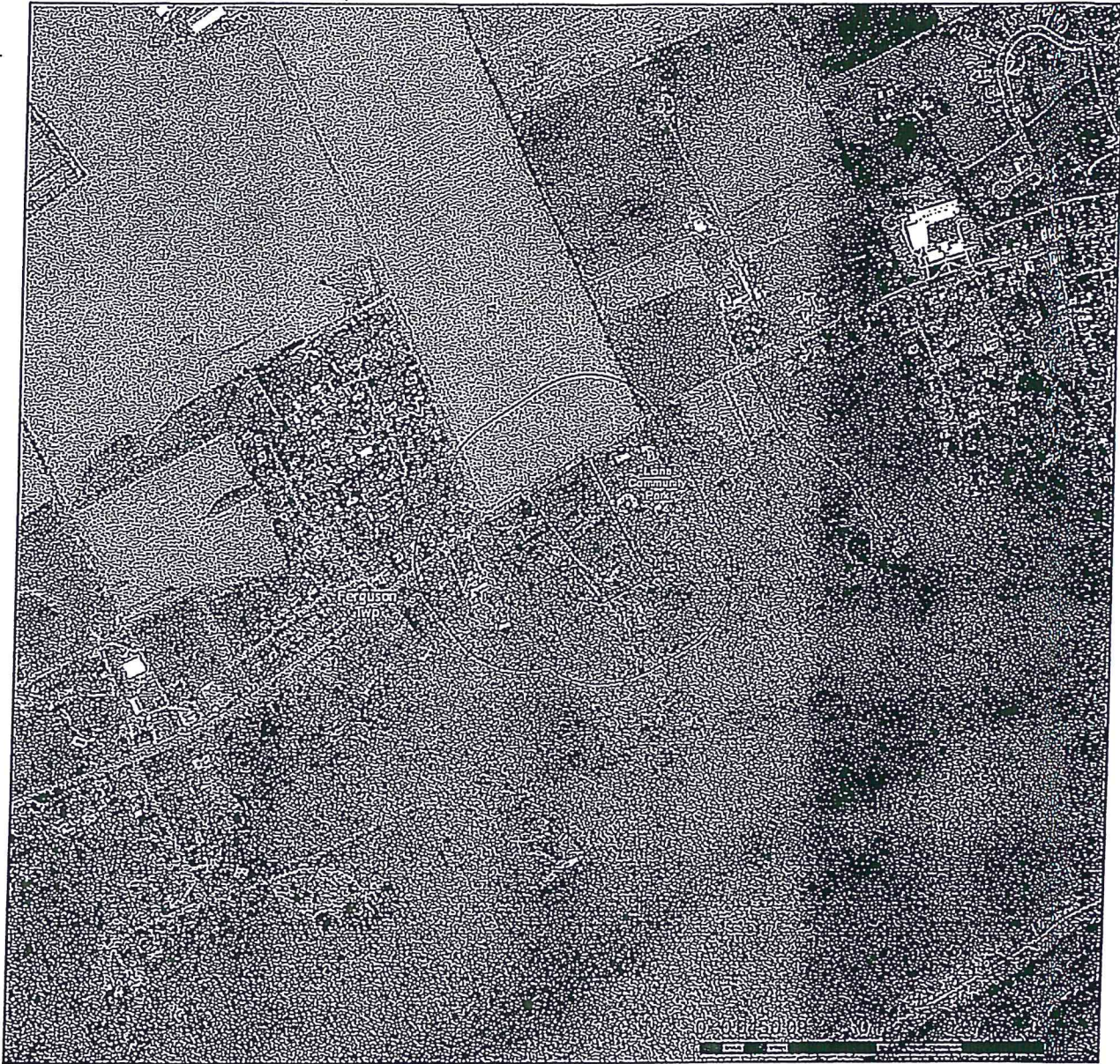
Degrees Minutes Seconds: **40° 43' 45.1525" N, 77° 53' 48.6599" W**

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

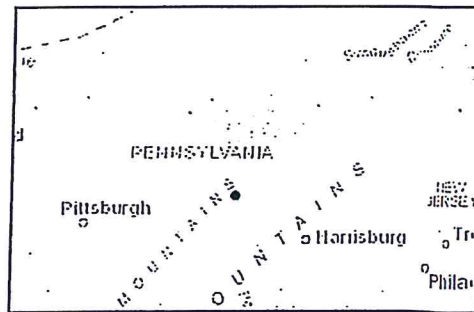
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Hummel

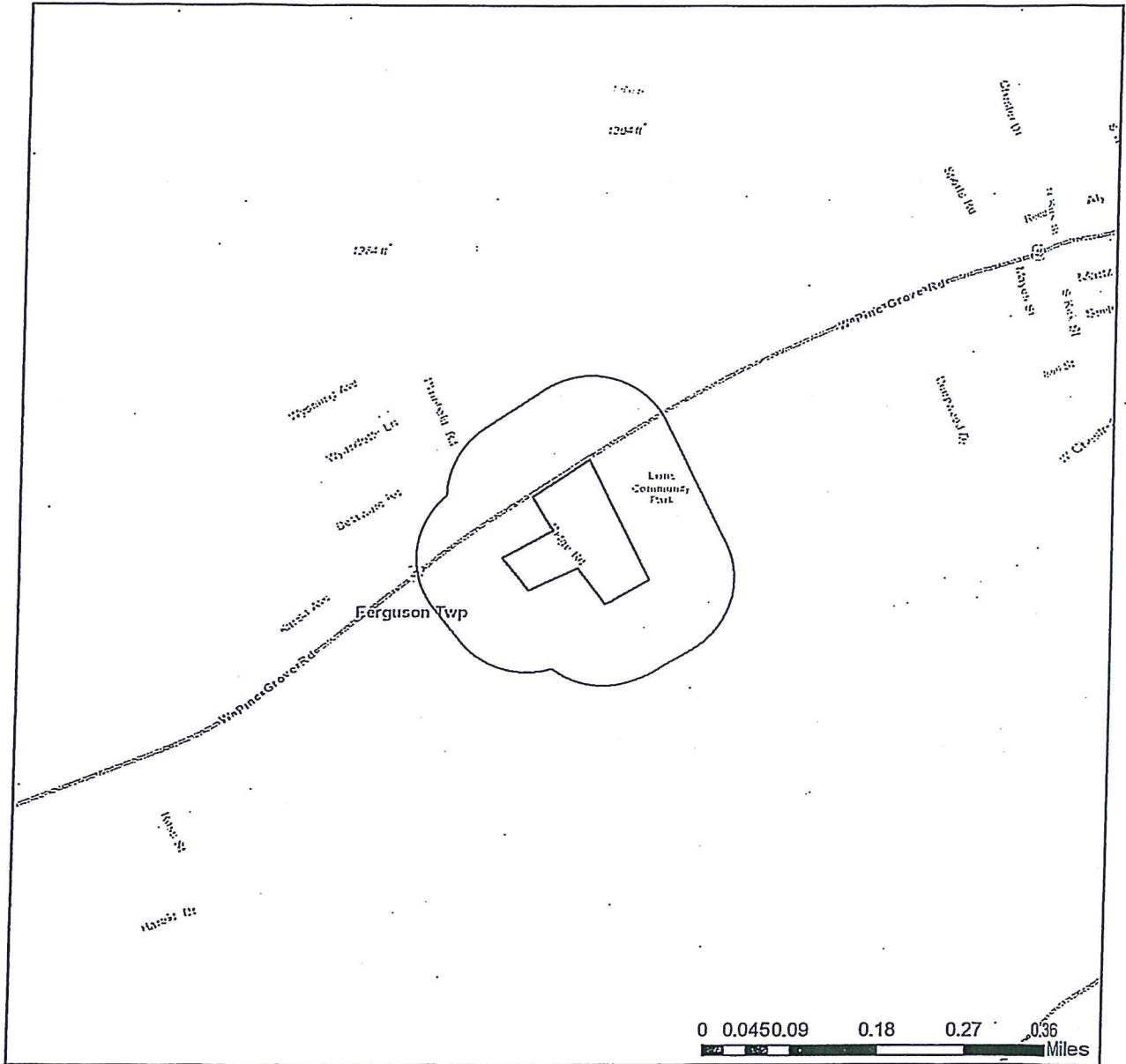


- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user

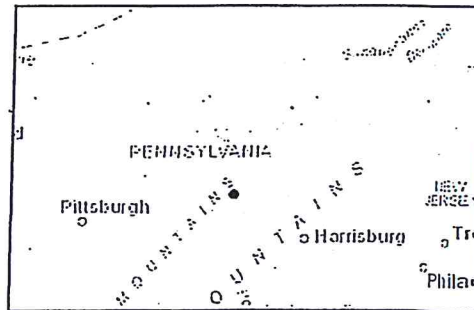


Hummel



- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

Your answer is: No forests, woodlots or trees will be affected by the project.

Q2: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

Your answer is: No

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are valid for two years (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI-receipt. The jurisdictional agencies strongly advise against conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to federally listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources
Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

U.S. Fish and Wildlife Service
Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
NO Faxes Please

PA Fish and Boat Commission
Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

PA Game Commission
Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Roxanne Corson
Company/Business Name: PennTerra Engineering Inc
Address: 3075 Enterprise Dr
City, State, Zip: State College PA 16801
Phone: (814) 231-8285 Fax: (814) 237-2308
Email: rcorson@pennterra.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Roxanne Corson
applicant/project proponent signature

2-6-18
date



TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801

Telephone: 814-238-4651 • Fax: 814-238-3454

www.twp.ferguson.pa.us

Planning & Zoning Director's Report April 8, 2019

1. On March 13, 2019, the Planning & Zoning Director, Community Planner, Zoning Administrator and Director of Public Works met with representative of DQE Communications to discuss the proposed location and requirements set forth for establishing fiber optics communication hubs under the current zoning regulations.
2. On March 13, 2019, the Planning & Zoning Director attended the Pine Grove Mills Small Area Plan Steering Committee Meeting to discuss moving ahead with Committee assistance in writing some of the theme goals, objectives and actions. There was also discussion of potential conveyance of Township property to the Department of Conservation and Natural Resources (DCNR). The property is located on Pine Grove Mountain, adjacent to existing Commonwealth property.
3. On March 14, 2019, the Planning & Zoning Director, Zoning Administrator and Finance Director participated in a conference call with CentralSquare Community permitting software capabilities.
4. On March 14, 2019, the Planning & Zoning Director, Zoning Administrator and Community Planner attended a work session with the Board of Township Supervisors and Carolyn Yagle, EPD, to discuss an overview of proposed zoning map changes, incentives for low-impact design, non-commercial keeping of livestock, Tree Commission comments, and general discussion on diagrams and QuickViews.
5. On March 15, 2019, the Planning & Zoning Director met with Randall Watkins regarding a proposed subdivision at T.P. #24-017-,012-,0000- off of Bloomsdorf Dr.
6. On March 15, 2019, the Planning & Zoning Director and Zoning Administrator met with Mike Powers regarding subdivision options at T.P. #24-007-,016E,0000- off of S.R. 45
7. On March 19, 2019, the Planning & Zoning Director attended the CCHLT Strategic Planning Committee interviews with George Khourey and Doug Erikson regarding the history of establishing Thompson Place in Patton Township.
8. On March 19, 2019, the Planning & Zoning Director attended the CBICC ABC Essentials "Developing Opportunity" workshop series.
9. On March 20, 2019, the Planning & Zoning Director participated in a College Township Industrial/Commercial Market Analysis Focus Group in preparation of updates to the College Township Industrial Development Zoning Regulations.
10. On March 20, 2019, the Planning & Zoning Director participated in a webinar titled "LEED for Cities and Communities: Stories of Success".
11. On March 21, 2019, the Planning & Zoning Director participated in the first local GIS Users Group held at the Ferguson Township Building.
12. On March 25 and 26, 2019, the Planning & Zoning Director participated in interviews for the Planning & Zoning and Public Works Administrative Assistant who will begin employment on April 22nd.

13. On March 27 and April 3, 2019, the Planning & Zoning Director and Zoning Administrator conducted a conference call with Carolyn Yagle, EPD to discuss updates and revisions to the Ordinance Update QuickViews and other various sections of the zoning ordinance.
14. On March 28, 2019, the Planning & Zoning Director attended a meeting with the PA Bureau of Forestry and the Friends of Rothrock State Forest to discuss an upcoming PA DCNR grant opportunity to expand 7.5 miles of trail and decommission 4.8 miles trail in the Musser Gap Phase 1 project. Most of Phase 1 is within Ferguson Township.
15. On March 29, 2019, the Planning & Zoning Director, Community Planner and Township Manager met with Missy Schoonover, CCHLT Executive Director on the proposed draft Pine Hall Workforce Housing Agreement.
16. On April 1, 2019, the Planning & Zoning Director attended the COG Joint TLU/CRPC Meeting.
17. On April 4, 2019, the Planning & Zoning Director met with Caitlin Smith, Paradigm Properties and Tyler Bennington, Foxpoint HOA regarding property counts within the HOA Agreement.
18. On April 5, 2019, the Planning & Zoning Director and Zoning Administrator met with resident Tony Warren regarding "Equestrian Uses" within the draft zoning ordinance.

Upcoming Board of Supervisors Agenda Items (4/15/18):

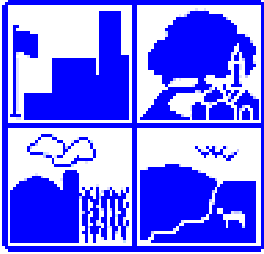
- TBD

Recent BOS Actions Summary (4/4/19 Regular Meeting):

- Public Hearing – Resolution adopting revised Donation Policy
- Review of the Public Works Maintenance Facility Land Development Plan
- 2019 Arbor Day Proclamation (May 5th – Ferguson Township Arbor Day)
- CCEDP Request – Contribution to the Sensor Networks Expansion Project
- Authorization of the Township Manager to enter into a contract with CivicCMS to redesign the Township Website
- Letter of Support for the Friends of Rothrock State Forest DCNR Grant Application

Upcoming Zoning Hearing Board Agenda (4/23/19):

- No Scheduled Hearing



TOWNSHIP OF FERGUSON

3147 Research Drive, State College, Pennsylvania 16801

Telephone: 814-238-4651 Fax: 814-238-3454

TO: Ferguson Township Planning Commission

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

DATE: April 5, 2019

SUBJECT: Active Plans in the Township

In an effort to keep the Planning Commission and Board of Supervisors up-to-date on pending proposals and applications, staff is providing a list of Active Plans and other Projects in the Township.

Currently, the Township has four (4) Active Plans and (1) Proposed Concept Plan.

Hummel Subdivision/Subdivision of Tax Parcel 24-7-14E: Penn Terra Engineering, Inc. on behalf of the owner, Martha S. Hummel submitted a plan to subdivide tax parcel 24-007-,014E into three (3) lots. Proposed Lot 1 being 52,613 square feet (1.208 acres); proposed Lot 2 being 63,069 square feet (1.448 acres); and proposed Lot 3 being the remaining 51,451 square feet (1.181 acres). This plan was formally withdrawn in May of 2018 and is now resubmitted under new ownership. Plan is currently being reviewed by staff, comments are due back on April 4. Plan Expiration is June 18, 2019. Additionally, Lot #1 and #2 will be served by individual lateral or main UAJA connections off of S.R. 45 and the remaining Lot #3 will retain on-lot septic. The Ferguson Township SEO checked the existing system and designated a reserve system location for the existing on-lot facility. A Sewage Facilities Planning Module will need to be executed by the Ferguson Township Planning Commission Chairperson and Zoning Administrator.

Harner Farm Proposed Concept Plan: The Planning Commission held a Pre-Application Conference with Aspen Whitehall Partners, LLC, Aspen Route 26 Partners, LLC, Penn Terra Engineers, and representatives from Sheetz on Tuesday, December 4, 2018. The proposal is for approximately 27 acres encompassing the southeastern portion of the Harner Farm. The developer is proposing a 6,077 square foot Sheetz convenience store, a multi-use building with retail on the first floor and apartments on the second floor, and a 36-lot residential subdivision. The Planning Commission had the opportunity to make comments and ask questions but did not have major concerns about the project as it is proposed in the Concept Plan. A Traffic Scoping Meeting was held on December 19, 2018 at which time the Township Engineer, Consulting Traffic Engineer and Community Planner met with PennDOT, PennTerra, Wooster Engineers, and Aspen Route 26 Partners to discuss the scoping application. The Scoping Application has been amended and resubmitted for signatures. The Scoping Application must be approved and signed prior to the Traffic Impact Study being conducted. The Concept Plan was presented to the Board of Supervisors on January 21, 2019, at which time the Board was able to give comments and feedback on the proposed Plan. The Planning and Zoning Director prepared a letter to Justin Mandel, giving an overview of the input from both the Planning Commission and the Board of Supervisors. Staff met with Penn Terra and representatives from Sheetz on January 30 to discuss the proposed Plans and ordinance requirements. Staff met with McCormick Taylor, PennDOT, PennTerra, Wooster Engineers, and Aspen Route 26 Partners to discuss the modifications to the traffic scoping application. A Concept Master Plan was also discussed and will be considered for planning purposes at this time. The

scoping application is currently being circulated for signatures. Staff anticipates the subdivision plan and land development plan be submitted in April. **A Land Use questionnaire for the NPDES Permit was submitted, staff responded and answered questions related to consistency with the zoning regulations, date of Comprehensive Plan adoption and other pending planning and zoning requirements.**

King Wealth Strategies Land Development Plan: This Plan, submitted on June 26, 2018 by Penn Terra Engineering, Inc. on behalf of the owners/applicants, Laura and Thomas King, is proposing a conversion of the existing residential rental property located at 222 Blue Course Drive to their financial planning business office. Tax Parcel 24-12-12 contains .369 acres and is zoned General Commercial and lies within the Corridor Overlay. The existing building is 2,800 square feet with 1,400 on both the first floor and the basement. Prior to the submission of the plan, five (5) variances were approved by the Zoning Hearing Board. They are as follows: Reduction of the required parking spaces by 2 spaces; Reduction of the 50' front parking setback by 34'; Reduction of the 15' flexible buffer yard by 7.5'; Reduction of the 75' required minimum distance between driveway entrances by 15'; and Reduction of the 18' required parking stall length by 2'. The Planning Commission made its initial review and comment on the Plan at its July 9, 2018 meeting. The applicant is requesting a variance and two appeals. The Variance (granted) for relief from Section 27-206, Yard Requirements and the Appeals (**withdrawn**) for the interpretation of Section 27-206 and Chapter 26, Stormwater. The Plan was resubmitted to staff for review along with a request for consideration of a modification from Chapter 22, Subdivision and Land Development. The request for modification is relief from Chapter 22, Part 5, Section 22-510.2.C Grading, which states: "in all cases, the bottom of the excavations or fills shall be a minimum of five feet from the property line of developed lots. The Applicant **officially withdrew** the modification request and is working on changes to the site plans to meet the requirements of the ordinance. **Revised Plans were resubmitted, reviewed and a plan comment letter has been sent to Penn Terra for their review. Plan Expiration June 16, 2019.**

Pine Hall Traditional Town Development General Master Plan: On February 21, 2018 Residential Housing Development, LLC submitted a General Master Plan for the Pine Hall TTD. A Master Plan currently exists for Pine Hall, but Residential Housing Development, LLC has a different vision, therefore is proposing a new General Master Plan. The Plan was at a stay until decisions were made from both the Zoning Hearing Board concerning the validity challenge and the Court of Common Pleas concerning the procedural challenge—both decisions have been denied and since, appealed by Circleville Partners. Staff submitted initial plan comments to the developer on Friday, March 30, 2018. The Board of Supervisors reviewed the Plan and made initial comments at its April 16, 2018 meeting and the Planning Commission reviewed and made initial comments at its April 23, 2018 meeting. Staff met with the Pine Hall Development Team to discuss initial comments. A Joint Public Work Session with the Board of Supervisors and Planning Commission was held on June 5, 2018. The Pine Hall Design Team submitted a summary of the meeting to staff. Trans Associates submitted the Traffic Impact Study to staff on Monday, July 30, 2018 for review. The General Master Plan was formally submitted to staff for review on August 1, 2018, which started the 90-day review period for the Board of Supervisors to consider approval of the Plan. The Planning Commission reviewed the proposed plan on Monday, August 27, 2018 and had minimal comments and some public comment. Staff has prepared a schedule to move the Plan forward. The traffic study is under review, terms and conditions and agreements are being prepared in preparation for a Public Hearing. Circleville Partners appealed the decision of the Zoning Hearing Board (to the Court of Common Pleas) and the Court of Common Pleas decision (to the Commonwealth Court). Plan review comments were submitted to the developer on September 19, 2018. Staff had a meeting with the Design Team on October 2, 2018 to discuss the various agreements, terms and conditions, and other items. On October 30, 2018, the plan was resubmitted to staff, reviewed, and comment letter was sent to the developer and their team on November 14, 2018. The traffic impact study is still in discussions and the developer's transportation engineer is reviewing township comments. Traffic Impact Study is still undergoing review. At this time, the majority of the comments are addressed. The proposed Terms and Conditions are being reviewed internally by

staff. The developer reviewed and made comments on the proposed workforce housing agreement; staff is currently considering their comments. Plan Expiration is April 8, 2019. **Terms and Conditions are now in the hands of the developer. Staff conducted a meeting to discuss the Draft Workforce Housing Agreement on Friday, March 29.**

Ferguson Township Public Works Building Land Development Plan: Keller Engineers, Inc. submitted plans, on behalf of the Ferguson Township Public Works Department, on February 7, 2019. The new facility will encompass approximately 13,000 ft.² that will house offices, vehicle repair bays and vehicle fueling island with canopy. Also included with the proposed plans are paved parking and truck court, sidewalks, an employee patio and landscaping. New utility connections and stormwater management facilities will also be furnished with the new building. Access will be from the upper existing driveway off Research Drive. Stormwater will be handled through several existing swales and detention basins that will be enhanced by meadow and additional landscaping. The Planning Commission had the opportunity to review the Plan and have their questions answered by the Public Works Director. Planning Commission comments will be incorporated into the Plan Review Comment Letter and once all plan comments are received, they will be sent to Keller Engineers. Plan Review Comments have been sent to Keller Engineers, Inc. for their review and response. **Expiration is May 8, 2019. Keller Engineers, the Public Works Director and the Planning & Zoning Director presented the proposed plan and outstanding items to the Board of Supervisors on Monday, April 1.**

FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
Monday, March 11, 2019
6:00 PM

I. ATTENDANCE

The Planning Commission held its 1st regular meeting of the month on Monday, March 11, 2019, at the Ferguson Township Municipal Building. In attendance were:

Commission:

Lisa Strickland, Chairperson
Bill Keough, Vice Chairperson
Ralph Wheland
Erik Scott
Jeremie Thompson
Jerry Binney
Shannon Holliday, Alternate
Rob Crassweller, Secretary, absent

Staff:

Ray Stolinas, Director of Zoning & Planning
Lindsay Schoch, Community Planner
Jeff Ressler, Zoning Administrator

Others in attendance were: Alainea Miller, Recording Secretary; Kevin Abbey, Land Conservation Manager and Suzy Yetter, Conservation Projects Coordinator, Scotia Young Forest Initiative - Clearwater Conservancy; Noah Tabacchi, Scotia Young Forest Initiative; Diane Albright; and Linda Esposito.

II. CALL TO ORDER

Ms. Strickland called the meeting to order at 6:00 p.m.

III. CITIZEN INPUT

None

IV. SCOTIA YOUNG FOREST INITIATIVE - CLEARWATER CONSERVANCY

As a result of the presentation given at the February 4, 2019, Ferguson Township Board of Supervisors meeting, it was suggested that the Scotia Young Forest Initiative be presented at a future Planning Commission meeting. Kevin Abbey introduced himself as the Clearwater Conservancy Land Conservation Manager, and Suzy Yetter, the Clearwater Conservancy Conservation Projects Coordinator. Both provided a handout and sideshow presentation on the National Fish and Wild Life Foundation funded project (land areas around or in the Scotia Barrens). Mr. Abbey and Ms. Yetter explained the history and importance of the Scotia Barrens, discussed building a management plan that fits your personal goals for your land, described actions that create and sustain young forest wildlife habitat, and other opportunities for making the most out of natural spots.

After the presentation, they identified on a map and answered questions related to the background of the Braver Branch Gorge area and Natural Heritage Site. The Beaver Branch Gorge was identified as a Natural Heritage site in the 2002 Centre County Natural Heritage Inventory. The discussion concluded with the Ferguson Township Planning Commission giving feedback to assist them in the projects planning stages.

V. FERGUSON TOWNSHIP ZONING AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVISIONS

Carolyn Yagle, Environmental Planning and Design attended several previous meetings to discuss facets of both the zoning and subdivision ordinance revisions. Ms. Yagle provided the Planning Commission with revisions to the QuickView charts and tables. Mr. Stolinas presented the new QuickViews; however, input was given to assist Ms. Yagle with the lot setbacks, minimum and maximum lot sizes, and appropriate accessory uses.

Mr. Stolinas presented the new area and bulk categories of use in the Rural Agriculture table:

- 1) Agriculture and Conservation Activities
- 2) Non-residential Uses
- 3) Dwellings: Single-family Detached on 50 acres as a primary use, single-family semi-detached, two-family dwellings, seasonal dwellings and small personal care homes.
- 4) Utility and Communication Facilities

Mr. Stolinas discussed the graphics on the QuickViews including the rows showing each designated lot size, building set back size with front, side, and rear for the various area and bulk categories. The categories differ depending upon lot size. Thursday evening March 14, 2019, the Board of Supervisors, the consultant and Planning & Zoning staff are meeting to review the information and set an ordinance adoption schedule. Mr. Stolinas invited the Planning Commission to give feedback on the revised QuickViews.

Mr. Keough inquired whether a home owner in the R1 district could rent out a home. Also, Mr. Wheland pointed out short term rental is listed; however, there is no indicated length for the time to rent. Mr. Ressler indicated the zoning ordinance does not distinguish between rentals and owner occupied.

Mr. Keough asked what the difference is between R-1B, Suburban Single-Family Residential, compared to R1, Single-Family Residential. Mr. Ressler reported the lot size in R-1B is larger. Mr. Ressler felt the lot sizes are correct which would not affect the non-confirming lot sizes. Mr. Stolinas discussed that increasing the impervious coverage would increase the need of the larger stormwater facilities.

Mr. Keough felt that the Industrial District should include a Research and Development component. Mr. Stolinas reported the Industrial Zoning District Purpose statement was orientated toward heavy industrial equipment with manufacturing and production type uses. Research can be found within the IRD in Mr. Stolinas' observations.

Under General Commercial, Principle Uses, the second column includes the Portable Well Water Pump Stations (Conditional Use). Mr. Keough asked if this is allowed with well head protection. A suggestion is to remove the word "Well" to clarify it is a Pump Station with no "Well" attached.

Mr. Keough suggested that in the R-4 Multi-Family Residential District, there could be an Accessory Use listed as a "Commissary" within apartment building supplying everyday convenience items. He further explained this could be a convenience for residents in long-term senior living as well. Mr. Thompson felt that similar items offered at a coffee stand or bar could be useful in a building. Mr. Scott's point of view was that a small retail store may

not do well in this type of setting, which would only provide service to 800-1000 people. Ms. Strickland questioned if a commissary would fall under an accessory use category.

Mr. Stolinas responded to Mr. Wheland on Places of Assembly as the Neighborhood, Community, and Regional definitions of these terms. Mr. Stolinas confirmed that Place of Assembly Neighborhood classification is within the surrounding the community, Neighborhood is one or more adjacent areas, and Regional is multiple communities. Mr. Ressler replied the numbers for sizes of Places of Assembly were identified within the current zoning regulations but will not in be the revised regulations. Mr. Stolinas said Mr. Ressler will review applications for Places of Assembly to determine the size on the applications.

Mr. Stolinas agreed to review an inconsistency on outdoor recreational activities in agricultural and conservation areas. Mr. Wheland felt the ordinance uses that were created protected the property owners if game commission diversified their lands. Mr. Wheland stated that solar and/or wind power should be permitted as Conditional Uses in the RA areas after the discussion on ground mounted solar systems as a permitted use.

Ms. Strickland and Mr. Stolinas agreed that land use tables in category 4, the 2-acre lot in R1 needs clarified when comparing the drafts. Ms. Strickland felt 2 acres could be a small garden plot or a pocket park less than 4 acres. Mr. Keough felt Centre Region Parks and Recreation's job was to maintain parks not the township or an HOA.

In the R1 District, Ms. Strickland inquired if "P" could be permitted and designated in the R1 under categories 1 and 4 Farmer's Markets. A suggestion is to have the board look at the categories. Ms. Strickland, in E graphic of side yard in the principle use, questioned how to look at the size of diagram. Mr. Ressler said the 5 categories are shown in the example aren't literal to the numbers. Mr. Ressler felt the diagram should be labeled of the 5 examples with the overall sizes not dimensions. Ms. Strickland felt each chart should be labeled for setback accessory vs. a primary structure. For example, R1 in R2 in single- family dwelling, 10-foot side yard with a principle use with a 10-feet shed on all sides. A suggestion is to add a note to it explaining the diagram. Ms. Strickland felt owners wanted more flexibility with some options on the lots.

VI. CONSENT AGENDA

A. REVISED HARNER FARM CONCEPT PLAN AND GENERAL COMMENTS

Planning Commission members received the latest Harner Farm Concept Plan (included in the meeting packet handout with the questions introduced at the prior Planning Commission and Board of Supervisors meetings along with the Concept Plan). Ms. Schoch anticipates a formal land development and subdivision plan be submitted in the near future. On Tuesday, March 12, 2019, the Harner Farm traffic scoping application will be reviewed.

The approval of the Consent Agenda was motioned by Mr. Keough and seconded by Mr. Thompson. The motion passed 6-0.

VII. PLANNING DIRECTOR REPORT

Mr. Stolinas gave a presentation with Mr. Keough at the CBICC, titled "The Future's Blueprint" on Thursday, February 28, 2019. During the presentation, Mr. Stolinas reviewed the existing

Ferguson Township's ABC'S and keyed in on the functions of the Zoning Hearing Board and Planning Commission. Mr. Stolinas gave an overview on the requirements under the PA Municipalities Planning Code and the Ferguson Township Home Rule Charter. Mr. Keough gave his perspective on being a former township supervisor and current views on being a Planning Commission member.

VIII. ACTIVE PLANS UPDATE

Ms. Schoch reported Harner Farm Traffic Scoping Application will be reviewed tomorrow.

Ms. Schoch reported that she is working on the Pine Hall proposed Terms and Conditions and Workforce Housing Agreement. On Friday March 15, 2019, staff will be reviewing the draft Terms and Conditions with the Township Solicitor prior to forwarding revisions back to Residential Housing, LLC.

Ms. Schoch reported the Mobility Study open house was tonight. The concept images and comment card will be available on the Township Website. Interested parties will have the ability to fill out the comment card online.

IX. CENTRE REGION PLANNING COMMISSION REPORT

Marcella Bell, previous Ferguson Township PZ/PW Administrative Assistant is now the new Office Manager at the CRPA Offices.

Mr. Thompson reported that on March 7, 2019, the Centre Regional Planning Commission met at the Council of Governments Office. Centre MPO presented background information, and the MPO's responsibilities. The presentation can be viewed on C-Net, Facebook, and Twitter.

After the presentation, a discussion was held on the long-range transportation plan. Mr. Thompson reported the Patton Township Planning representative shared concerns on the traffic on Science Park Road, the need for a traffic signal on Sandy Ridge Drive, cut-through path and biking challenges on Circleville Road, the traffic issues on Park Hills, and how the Pine Hall project may affect upcoming construction projects.

After the discussion, Mr. Thompson gave an update on the upcoming construction projects: Valley Vista turning lanes will be finished this summer.

I-99 and I-80 will extend to the westbound off-ramp, embankment removal, and lighting installed at the intersection.

Atherton Street construction started today. Aaron Drive to Big Hollow will be paved and a culvert is being constructed. After each section, paving will be completed. On Tuesday April 12, 2019, at 12:15 p.m. the Transportation & Land Use Committee Meeting will be held at the Council of Governments office.

X. ZONING AND SALDO UPDATE

No Update.

XI. PINE GROVE MILLS SMALL AREA PLAN

Mr. Stolinis reported that the PGM SAP Steering Committee will discuss the status of Ferguson's Townships management and ownership of two parcels off of S.R. 26 on the top of the ridge toward Huntingdon. The purpose of the discussion is to recommend enhancing the properties or conveying the land to Department of Conservation and Natural Resources. Mr. Stolinis reported the trees, some which are diseased and, in some cases, deceased, consist mainly of hemlock. Mark Potter, from PA Bureau of Forestry and Lance King, the Ferguson Township Arborist, will be in attendance for this discussion.

Mr. Wheland raised the question regarding the township's liability with the dead hemlocks too close to the road. He stated that the township has previously given 30-day notice to land owners to remove trees that are hazardous to the public's health, safety and welfare.

XII. APPROVAL OF REGULAR MEETING MINUTES FEBRUARY 25, 2019

A motion was made by Mr. Keough and seconded by Mr. Wheland to approve the regular meeting minutes as presented. The motion was passed unanimously.

XIII. ADJOURNMENT

There being no other business for the Planning Commission, Ms. Strickland adjourned the meeting at 8:02 p.m.

Respectfully Submitted,

Rob Crassweller, Secretary
For the Planning Commission