

FERGUSON TOWNSHIP PLANNING COMMISSION
Regular Meeting Agenda
Monday, August 23, 2021, 6:00 PM

Hybrid Meeting

REMOTE PARTICIPANTS:

Join Zoom Meeting:
<https://us02web.zoom.us/j/83268113138>
Meeting ID: 832 6811 3138
[Zoom Access Instructions](#)

IN-PERSON PARTICIPANTS:

Ferguson Township Municipal Building
Main Meeting Room
3147 Research Drive
State College, PA

I. CALL TO ORDER

II. CITIZENS INPUT

III. APPROVAL OF MINUTES

- 1. August 9, 2021 Regular Meeting Minutes

IV. NEW BUSINESS

1. Conditional Use – Griffin Flag Lot

Included in the agenda is an Application for a Conditional Use submitted by Jessica Gracie-Griffin and Corey Griffin for a proposed flag lot to be created by subdividing Tax Parcel 24-001C,154-,0000- or 1350 Greenwood Circle. The property is zoned Single Family Residential (R1).

Flag lots are a conditional use in R1 zoning districts. A conditional use is a permitted use that is subject to additional zoning requirements that applicants must meet as part of the conditional use process and a necessary step in the process for subdividing a flag lot.

§27-732 of the Ferguson Township Zoning Ordinance outlines conditions to be met for a flag lot and are listed below.

- 1. *In addition to the district regulations specified, in the RA, RR, R1, R2, and R3 Districts, lot requirements and yard setback requirements different from those set forth in the appropriate subsection shall be allowed as a conditional use by the Board of Supervisors after receiving recommendations from the Planning Commission if the following standards and criteria are met:*
 - A. *A lot which is possibly subject to further subdivision under the ordinances or resolutions of the Township of Ferguson as they then currently exist need not meet the minimum lot width requirements at the street line as set forth in this chapter, so long as the lot shall be a minimum of 60 feet wide at the street line and shall be no less that 60 feet wide at all point from the street line to the point at which the lot meets the minimum width requirements.*
 - B. *A lot which is not possible subject to further subdivision under the ordinances or resolutions of the Township of Ferguson as they currently exist need not meet the minimum lot width requirements at the street line as set forth in this chapter,*



so long as the lot shall be a minimum of 15 feet wide at the street line and shall be no less than 15 feet wide at all points from the street line to the point at which the lot meets the minimum width requirements.

- C. *In determining the minimum size of a lot and maximum coverage of a lot, only that portion of the lot described pursuant to §27-732, Subsection 1E, below, shall be considered in making such calculations. In determining maximum impervious coverage of a lot, the lot area shall be considered in making such calculations.*
- D. *In determining the location of front yard setback requirements, the front yard setback shall be calculated in reference to the lot described pursuant to §27-732, Subsection 1E, below.*
- E. *Pot Handle.*
 - i. *If there is a discernable pot handle (the extension of the side lines of the lot intersect within the lot or on a line of the lot), only that portion of the lot within the intersecting lines shall be considered for purposes of §27-732, Subsection 1A through D.*
 - ii. *If there is not a discernable pot handle, only that portion of the lot which is to the rear of the line parallel to the front line (or parallel to the tangent at the midpoint of a curved front line) where the lot first reaches the lot minimum width requirements as set forth in the lot requirements of this chapter shall be considered for §27-732, Subsection 1A through D.*
- F. *In granting a conditional use for a flag lot, the Board of Supervisors shall take into consideration whether some or all of the following goals will be reached:*
 - i. *Creation of the flag lot will eliminate access from the lot to an arterial or collector street.*
 - ii. *Creation of the flag lot will make better use of an irregularly shaped property.*
 - iii. *Creation of the flag lot is consistent with a design and layout creating the minimum number of flag lots in the subdivision, taking in account §27-732, Subsection 1.F(1) and (2).*
 - iv. *Creation of the flag lot will reduce the loss of tillable acreage associated with a farm parcel that has no additional subdivision potential.*

Recommended Motion: The Planning Commission recommend to the Board of Supervisors approval of the Application for Conditional Use of the creation of a Flag Lot with the conditions provided in §27-732.

Staff Recommendation: Approval of the Application for Conditional Use.

V. OFFICIAL REPORTS AND CORRESPONDENCE

- 1. Board of Supervisors
- 2. CRPC Report
- 3. Land Development Plans
- 4. Staff Updates

VI. ADJOURNMENT

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, AUGUST 9, 2021
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, August 9, 2021, as a hybrid meeting. In attendance:

Commission:

Jeremie Thompson – Chair
Jerry Binney – Vice Chair
Rob Crassweller – Secretary
Bill Keough
Dr. Ellen Taricani
Lewis Steinberg, Alternate
Qian Zhang – Alternate
Ralph Wheland

Staff:

Jenna Wargo, Planning & Zoning Director
Kristina Aneckstein, Community Planner
Jeff Ressler, Zoning Administrator

Others in attendance: Neil Sullivan, University Planner, PSU

I. CALL TO ORDER

Mr. Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, August 9, 2021 at 6:00 p.m. Mr. Thompson noted that the Planning Commission meeting had been advertised in accordance with the PA Sunshine Act as a hybrid meeting, in person and via Zoom. Persons attending via zoom and wanted to participate were asked to enter their name, municipality, and topic by utilizing the Q&A bubble at the bottom of the screen. Persons that were attending in person and wanted to participate were to stand at podium to address the Commission.

Ms. Wargo took roll call, and the Planning Commission had a quorum.

II. APPROVAL OF REGULAR MEETING MINUTES JULY 26, 2021

Mr. Keough moved that the Planning Commission **approve** the minutes of July 26, 2021. Dr. Taricani seconded the motion. The motion passed unanimously.

III. CITIZEN INPUT

None.

IV. NEW BUSINESS

A. Campbell Application for a Consideration of a Modification/Waiver

Ms. Wargo noted that included in the agenda is an Application for Consideration of a Modification/Waiver from Sue and John Campbell submitted to the Planning & Zoning Department. Sue and John Campbell own the property located at 401 Plainfield Road (24-007-,004-, 0000-). Farmers Way is a private driveway on the northern portion of Tax Parcel 24- 007-,004-,0000-.

The applicant proposes to build a third single family home on the northern portion of the parcel and is requesting a modification/waiver from the Subdivision and Land Development Ordinance (§22-104.1.B – New Subdivisions and Land Developments)

requirement to complete a land development plan. There are two existing homes on the 181.3 acre property. The property is zoned Rural Agriculture (RA).

Staff reviewed the Application for Modification/Waiver and is recommending as a condition of approval that the applicants comply with all State regulations.

Mr. Wheland and Dr. Taricani stated that they would have no problem approving the consideration.

Mr. Keough asked why the language that includes “that the applicants comply with all State regulations” is being included. Ms. Wargo noted that it is utilized for planning modules, sewage, etc., and they will always have to comply with state regulations. Mr. Keough stated that since it is a preserved farm, he suggested that the consideration includes language regarding ag preservation.

Mr. Crassweller moved that the Planning Commission **recommend** to the Board of Supervisors approval of the Application for Consideration of a Modification/Waiver from §22-104.1.B. without a condition. Mr. Binney second the motion. The motion passed unanimously.

B. Penn State University Conditional Use Application

Ms. Wargo noted that included in the agenda is a Conditional Use application from The Pennsylvania State University (Penn State) located at 1445 West College Avenue (24-004-051C-0000), submitted to the Planning & Zoning Department. The applicant is requesting to continue the conditional uses currently operating at the site in accordance with Chapter 27-304.2.E.(1) and (2). There are two existing conditional uses on the property. One dated November 7, 2011 for the use of the property as a golf course maintenance facility (8,500SQFT) and one dated August 26, 2014 for the use of the property as a Mixed Martial Arts studio (7,800 SQFT). Both agreements expire December 31, 2021.

The property is located in the Terraced Streetscape (TS) Zoning District and both uses are not permitted uses (§27-304.2.E.(1)), nor prohibited (§27-304.2.E.(2)). Upon review by staff, the proposed uses provide a complementary balance of land uses throughout the community meeting the needs of existing residents and businesses. This district strives to encourage a wide variety of commercial services, in appropriate locations, and to support a diverse range of business activities including professional, technical, and medical/health services. A Storage, Maintenance and Repair Facility and Mixed Martial Arts studio at this location will provide an efficient means of servicing golf carts in close vicinity to where they’re being utilized, as well as, allowing a local business to continue to thrive at this location.

Given that both uses are continuing at the site and the Township is rewriting the Terraced Streetscape Ordinance, staff is recommending an addendum to these agreements to permit the uses to operate for another five years at this location.

Included with the agenda in Exhibit #1, Planning and Zoning staff has provided recommended conditions to include for the Public Hearing to be held by the Board of Supervisors on August 16, 2021.

Planning Commission is asked to review and comment on the conditional use approval. Recommendations related to the conditional use will be presented to the Board of Supervisors at the Public Hearing, scheduled for August 16, 2021. Such reasonable conditions and safeguards, other than those related to off-site transportation

improvements can be attached to the permit as the Board of Supervisors deem necessary for the health, safety, and welfare of the municipality. The conditions must be related to a valid public interest established in the record of the application.

Mr. Binney asked about the 5-year agreement and if it was an internal rule. Ms. Wargo stated that it was a recommendation from the Township Solicitor.

Dr. Taricani commented that it has been a good ongoing relationship with PSU.

Mr. Crassweller stated that the reason the Planning Commission allowed the golf course to place their maintenance building there is because the old maintenance shed was decrepit. Mr. Crassweller asked why PSU keeps maintaining the condition since the buildings were tore down and new ones were built.

Mr. Neil Sullivan, University Planner, PSU, stated they understand it is a 5-year extension and will most likely not ask for another extension if it were granted.

Mr. Keough expressed his concern with granting a concurring conditional use and that there is an end-of-life to the condition on the part of the applicant.

Mr. Keough moved that the Planning Commission **approve** the addendum to the conditional use agreement with Penn State University for an additional five years. Mr. Wheland seconded the motion. The motion passed unanimously.

C. Zoning and SALDO Amendments

Ms. Wargo reported that a comprehensive update to the Township's Zoning and Subdivision and Land Use Ordinance (SALDO) was adopted in November 2019 by the Board of Supervisors. While applying the regulations, staff has identified additional areas within the ordinances that need to be amended. The Board of Supervisors was presented with a redlined copy of staff's proposed amendments at the August 2, 2021 Regular Board of Supervisors meeting. The Board identified additional amendments that they would like to see included. Those comments are reflected in this redlined draft. The Board referred these amendments to the Planning Commission for review and comment.

Mr. Binney inquired about the minor land developments on page 47 of the agenda. Ms. Wargo reviewed the blue line items and noted that they are smaller projects that Staff recommends for a shorter process.

Mr. Keough asked where the number came from with regards to water consumption and sewer discharge not to exceed 350 gallons per. Ms. Wargo stated that it came from other municipalities in Pennsylvania. Continued discussion regarding the difference between minor alteration and minor land development plan. Ms. Wargo will change the language to include 350 gallons with new construction. Mr. Ressler stated that they will review the standard.

Mr. Keough inquired about charging stations and what they would be identified as. Mr. Ressler noted they are not considered a utility.

With regards to vertical expansions, Mr. Keough asked for confirmation with the language. Ms. Wargo confirmed and noted that it would only be in a few zoning districts. Mr. Keough commented that adding a story or two to a vertical structure is a major project.

Ms. Wargo noted that the Board of Supervisors wanted the Planning Commission to review the post final amendment for Planned Residential Development District (PRD). Ms. Wargo stated that Planning Commission would review locating, siting and height of

buildings, structures, and rearrangement of lots to not exceed a 10% reduction of overall dwelling units of the approved final development plan and all other changes.

Mr. Keough expressed concerns with the Mobile Retail Food Facilities because it seems intrusive on the part of government with regards to the operation of the business within the Township. Mr. Keough asked why a letter to the Township needs to be submitted to grant permission to be on private property. Mr. Ressler noted that the language has been in the ordinance and there has been no issues. Mr. Thompson commented that there is a section regarding no audio amplifications but stated that the ice cream truck is allowed to have noise. Ms. Wargo noted that the ice cream truck is exempt.

Mr. Keough had concerns with the Home-Based Business permit.

Mr. Steinberg asked why the word peddler is being used and not vendor. Ms. Wargo stated that it is in line with the PA Food Code. Mr. Keough concurred with Mr. Steinberg and suggested it needs to be change. Mr. Thompson agreed with changing the word peddler. Ms. Wargo stated that it can be changed.

V. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported that the Board reviewed the draft redline version of the Zoning and SALDO Amendments at their last meeting. The Musser Gap Trail was discussed, and the Board would like to have the trail on the Township's official map.

Mr. Keough asked if the Planning Commission will have the opportunity to discuss and forward comments regarding the red light/stop light on Route 45 Nixon Road in Pine Grove Mills. Ms. Wargo noted that there has been no decision made yet and there will be a mobility study included in the CIP for Pine Grove Mills. Ms. Aneckstein will be the contact because she is included on the mobility study. Mr. Wheland inquired about the \$61,000 that will be paid to McCormick Taylor for the mobility study and asked what their goal will be. Ms. Wargo stated that it is a Public Works initiative, and they will identify sidewalks, bike paths, parking, etc. Ms. Wargo can ask Mr. Seybert for a summary. Mr. Binney concurred with Mr. Keough that the Planning Commission should be included. Ms. Wargo will inquire about having the Planning Commission be involved with the process.

Ms. Wargo presented the TSD at the last Board meeting. Mr. Keough asked if the Planning Commission could review the Request for Proposals. Ms. Wargo will inquire about the request.

B. CRPC Report

Dr. Taricani reported that they discussed the agricultural zoning changes in Harris Township, a solar planning accessory, and development of moderately priced homes.

C. Land Development Plans

Ms. Aneckstein reported that they are working on the subdivision plan for Sycamore Drive, the Peace Center and cemetery for the Islamic Society.

Mr. Keough asked about the regulatory responsibility for cemeteries. Mr. Ressler noted that there is a Source Water Protection Ordinance that has regulations for cemeteries. Mr. Keough suggested finding out what the rules are and who is responsible prior to a Planning Commission review.

Ms. Aneckstein reported that Nittany Dentist submitted a land development plan to build a new facility on West College Avenue. Reviewing a plan for J. L. Farm & Cidery for a deck addition. Penn Terra submitted a subdivision plan on Homestead Lane.

Mr. Keough read from an online search about who regulates cemeteries in Pennsylvania. The search found and stated that there are no rules that govern specific burial or maintenance practices in Pennsylvania. Private, for-profit cemeteries (there are about 600 out of 10,000) fall under the jurisdiction of the Real Estate Commission because they are involved in the buying and selling of deeds. Ms. Wargo stated that there are additional regulations included in the ordinance. Mr. Ressler noted that in the ordinance it states all caskets shall be encased in concrete grave liners as defined by the Federal Trade Commission in regulations at part 453, as amended. Mr. Ressler stated that Ferguson Township does regulate cemeteries.

D. Staff Updates

Ms. Wargo reported that the Planning and Zoning Administrative Assistant position is currently open.

Mr. Binney and Mr. Wheland stated that they will not be available for the August 23rd meeting.

VI. Adjournment

Mr. Binney made a motion to adjourn the August 9, 2021 Planning Commission meeting at 7:25 p.m.

Respectfully Submitted,

Rob Crassweller, Secretary
For the Planning Commission



SUBJECT: Jessica Gracie-Griffin and Corey Griffin’s Application for a Conditional Use

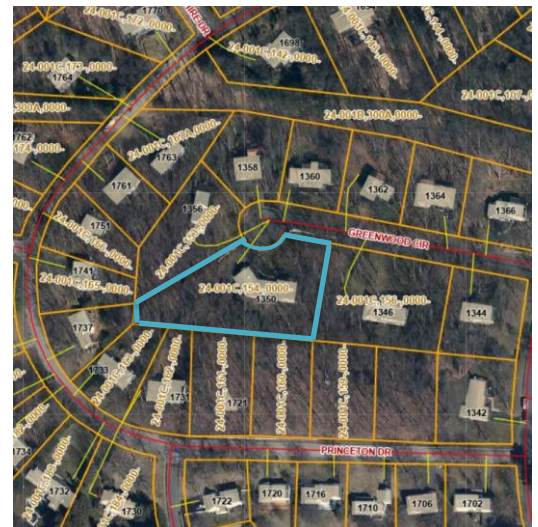
APPLICANT/ PROPERTY OWNER: Jessica Gracie-griffin and Corey Griffin

PURPOSE: Review of a Conditional Use for a Flag Lot

EXECUTIVE SUMMARY: The applicant wishes to subdivide their parcel, 24-001C-,154-,0000- into two lots, creating a flag lot . The existing lot was originally platted as two parcels and the existing home was built across the lot lines. A flag lot is a conditional use in the Single Family Residential (R1) zoning district. per Ferguson Township Zoning Ordinance §27-732.

ADDRESS:	1350 Greenwood Circle
PARCEL ID:	24-1C-154
ZONING DISTRICT:	Single-Family Residential (R-1)
SITE DESCRIPTION:	Single Family Residential
SURROUNDING LAND USE:	Residential
RECENT LAND USE ACTIONS:	None

BACKGROUND: The property is located in the Park Hills Subdivision, zoned Single-Family Residential (R1). The lot currently has two structures on the lot, a 3,855 square foot single family home constructed in 1970 and a 224 square foot shed. The original Park Hills recorded subdivision plot plan, prepared by Edward R. Miller, R.P.E., dated November 1968 and revised March, 1969, shows tax parcel 24-001C, 154 as two lots, addressed as 1350 and 1352 Greenwood Circle. The lots were sold together and deeded as one in 1969.



The applicant submitted an application for a Conditional Use to subdivide their parcel, 24-001C-,154-,0000- into two lots, creating a flag lot . §27-732 lists conditions and criteria to be met for a flag lot approval.

- A. lot which is possibly subject to further subdivision under the ordinances or resolutions of the Township of Ferguson as they then currently exist need not meet the minimum lot width requirements at the street line as set forth in this chapter, so long as the lot shall be a minimum of 60 feet wide at the street line and shall be no less that 60 feet wide at all point from the street line to the point at which the lot meets the minimum width requirements.
- B. A lot which is not possible subject to further subdivision under the ordinances or resolutions of the Township of Ferguson as they currently exist need not meet the minimum lot width requirements at the street line as set forth in this chapter, so long as the lot shall be a minimum of 15 feet wide at the street line and shall be no less than 15 feet wide at all

points from the street line to the point at which the lot meets the minimum width requirements.

- C. In determining the minimum size of a lot and maximum coverage of a lot, only that portion of the lot described pursuant to §27-732, Subsection 1E, below, shall be considered in making such calculations. In determining maximum impervious coverage of a lot, the lot area shall be considered in making such calculations.
- D. In determining the location of front yard setback requirements, the front yard setback shall be calculated in reference to the lot described pursuant to §27-732, Subsection 1E, below.
- E. Pot Handle.
 - i. If there is a discernable pot handle (the extension of the side lines of the lot intersect within the lot or on a line of the lot), only that portion of the lot within the intersecting lines shall be considered for purposes of §27-732, Subsection 1A through D.
 - ii. If there is not a discernable pot handle, only that portion of the lot which is to the rear of the line parallel to the front line (or parallel to the tangent at the midpoint of a curved front line) where the lot first reaches the lot minimum width requirements as set forth in the lot requirements of this chapter shall be considered for §27-732, Subsection 1A through D.
- F. In granting a conditional use for a flag lot, the Board of Supervisors shall take into consideration whether some or all of the following goals will be reached:
 - i. Creation of the flag lot will eliminate access from the lot to an arterial or collector street.
 - ii. Creation of the flag lot will make better use of an irregularly shaped property.
 - iii. Creation of the flag lot is consistent with a design and layout creating the minimum number of flag lots in the subdivision, taking in account §27-732, Subsection 1.F(1) and (2).
 - iv. Creation of the flag lot will reduce the loss of tillable acreage associated with a farm parcel that has no additional subdivision potential.

STAFF ANALYSIS: Staff has analyzed the Application for a Conditional Use to create a flag lot. Based on the sketch plan provided, conditions from Chapter 27, section 732 of the Ferguson Township code have been met. Staff has deemed the Conditional Use Application acceptable.

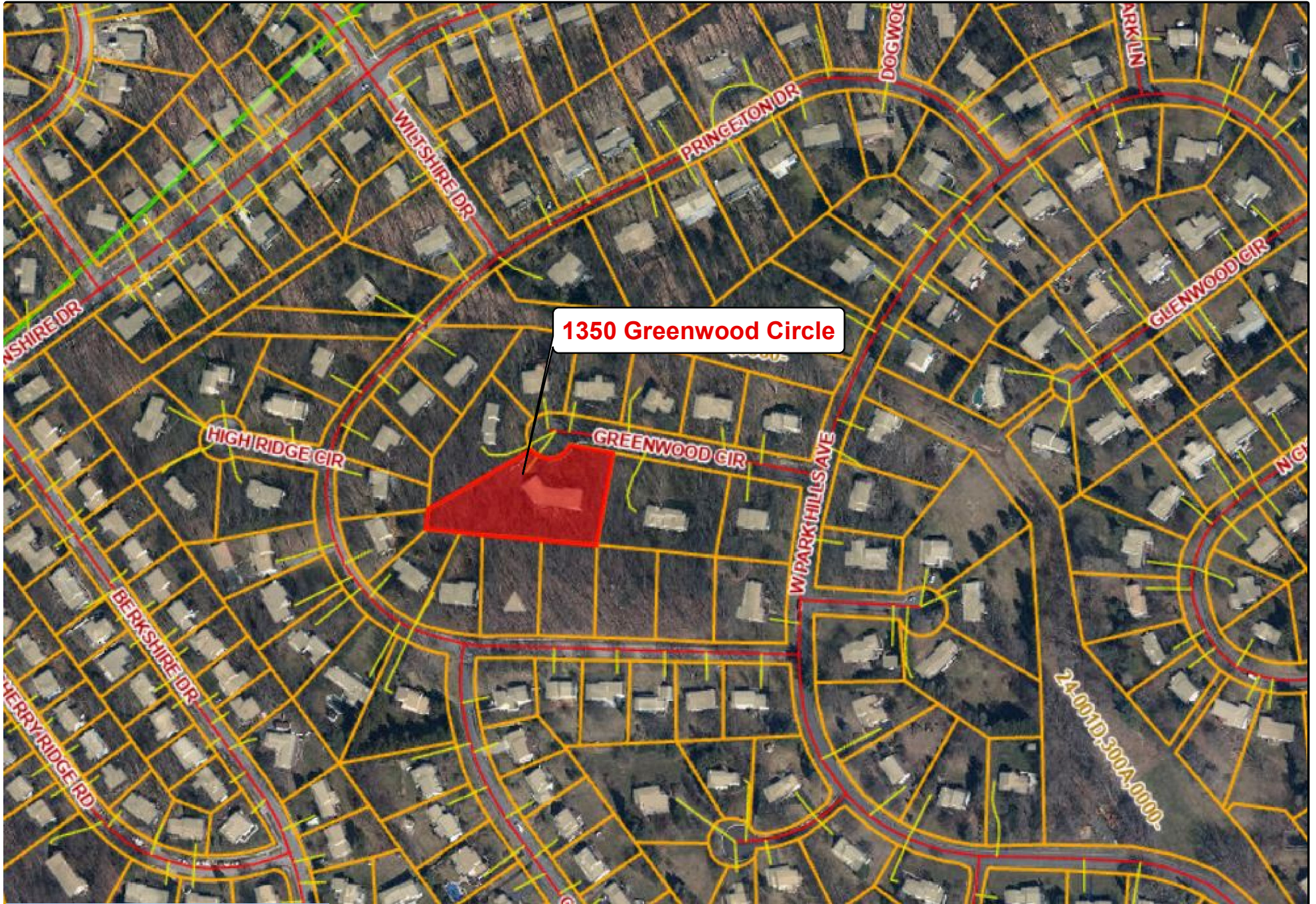
ATTACHMENTS: Attachment "2" shows an aerial view of Tax Parcel 24-001C,154-,0000- highlighted, from 2018 Ferguson Township Aerials. Attachment "3" is the Ferguson Township Zoning Ordinance for a Flag Lot and Conditional Use. Attachment "4" is the Conditional Use Application from Jessica Gracie-Griffin and Corey Griffin. Attachment "5" is a sketch plan of the Subdivision of the lot creating the Flag Lot.

Primary Author:

Kristina Aneckstein | Community Planner, 814-238-4651 or kaneckstein@twp.ferguson.pa.us

Reviewed/Approved By:

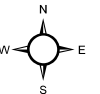
Jenna Wargo, AICP | Director of Planning & Zoning



1350 Greenwood Circle



Location: 1350 Greenwood Circle



Supplemental Regulations**§27-729. Dwelling Units, Attached.**

In addition to the district regulations specified, no building used for attached dwelling units shall exceed 200 feet in length or a maximum of six units in a row.

§27-730. Farm Use.

In addition to the district regulations specified, the storage of hydrated manure in bulk for farm uses shall not be permitted within 150 feet of any lot line.

§27-731. Golf Courses, Pitch Putt Golf Courses and Driving Ranges.

In addition to the district regulations specified, all golf courses, pitch putt golf courses and driving ranges shall meet the following applicable regulations:

- A. No golfing green or fairway shall be closer than 100 feet to any lot line.
- B. Golfing tees and greens for the same hole may not be separated by a public street.
- C. Driving ranges shall have screens or fences of a height and location sufficient to prevent golf balls from landing on the property of another.

§27-732. Flag Lots.

- A. In addition to the district regulations specified, in the RA, RR, R1, R2, and R3 Districts, lot requirements and yard setback requirements different from those set forth in the appropriate subsection shall be allowed as a conditional use by the Board of Supervisors after receiving recommendations from the Planning Commission if the following standards and criteria are met:
 1. A lot, which is possibly subject to further subdivision under the ordinances or resolutions of the Township of Ferguson as they then currently exist, need not meet the minimum lot width requirements at the street line as set forth in this chapter so long as the lot shall be a minimum of 60 feet wide at the street line and shall be no less than 60 feet wide at all points from the street line to the point at which the lot meets the minimum width requirements.
 2. A lot, which is not possibly subject to further subdivision under the ordinances or resolutions of the Township of Ferguson as they then currently exist, need not meet the minimum lot width requirements at the street line as set forth in this chapter so long as the lot shall be a minimum of 15 feet wide at the street line and shall be no less than 15 feet wide at all points from the street line to the point at which the lot meets the minimum width requirements.
 3. In determining the minimum size of a lot and maximum coverage of a lot, only that portion of the lot described pursuant to §27-732.A.5, below, shall be considered in making such calculations. In determining maximum impervious coverage of a lot, the total lot area shall be considered in making such calculations.
 4. In determining the location of front yard setback requirements, the front yard setback shall be calculated in reference to the lot described pursuant to §27-732A.5.below.
 5. Pot Handle.
 - a. If there is a discernible pot handle (the extension of the side lines of the lot intersect within the lot or on a line of the lot) only that portion of the lot within the intersecting lines shall be considered for purposes of §27-732A.1-4.

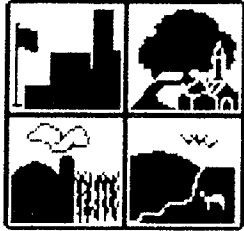
Supplemental Regulations

- b. If there is not a discernible pot handle, only that portion of the lot which is to the rear of the line parallel to the front line (or parallel to the tangent at the midpoint of a curved front line) where the lot first reaches the lot minimum width requirements as set forth in the lot requirements of this chapter shall be considered for §27-732A.1-4.
6. In granting a conditional use for a flag lot, the Board of Supervisors shall take into consideration whether some or all of the following goals will be reached:
 - (a) Creation of the flag lot will eliminate access from the lot to an arterial or collector street.
 - (b) Creation of the flag lot will make better use of an irregularly shaped property.
 - (c) Creation of the flag lot is consistent with a design and layout creating the minimum number of flag lots in the subdivision, taking into account §27-732.A.6(a) and (b).
 - (d) Creation of the flag lot will reduce the loss of tillable acreage associated with a farm parcel that has no additional subdivision potential.
 7. In granting a conditional use, the Board of Supervisors shall attach such conditions as are necessary to meet the intent of this section.
 8. To administer a conditional use, the Zoning Administrator shall report to the Planning Commission and the Board of Supervisors on the proposal for which the application is made, shall supply the Planning Commission and the Board of Supervisors with a copy of the application and subdivision plan and shall make a recommendation on the proposed conditional use.
 9. Within 90 days from the date such application was filed and all fees paid, the Planning Commission shall make a recommendation and the Board of Supervisors shall render its decision.

§27-733. No-Impact Home Based Business.

No-impact home based businesses shall be permitted in all the residential districts upon application for and receipt of a permit from the Township. To obtain a permit, information must be provided by the applicant to the Township that identifies that the no-impact home based business meets the following requirements:

- A. Prior to use of a residence for a no-impact home based business, an applicant shall apply for a permit with the Zoning Administrator and pay the required fee. Within 14 days of said application, the Zoning Administrator shall notify the applicant, in writing, of the denial of the permit, and shall state the provisions of this Part with which the application does not comply. Failure of the Zoning Administrator to properly grant or deny a permit in the manner and time period stipulated above shall constitute an approval of the application for the permit, and the residence may be used as a no-impact home based business so long as the use complies with this Part.
- B. After a permit has been granted, the applicant must annually apply for a renewal, said application to be made annually before September 1 of each year and said permit to be reissued, if all conditions of this Part are met, on or before September 30 of each year. There shall be no fee required for the annual renewal.



TOWNSHIP OF FERGUSON

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

CONDITIONAL USE APPLICATION REQUEST FOR FERGUSON TOWNSHIP

Submittal Date: 7/21/21

Application Fee: Please refer to the Township's Fee Schedule for the correct amount.

Applicant Information

Jessica Gracie-Griffin and Corey Griffin

Name

1350 Greenwood Circle

State College

PA

16803

Street Address

City

State

Zip

802-734-8204

Phone Number

Property Information

24-001C,154-,0000-

1.25 Acres +/-

R-1: Single Family Residential

Tax Parcel Number

Lot Size

Zoning District

1350 Greenwood Circle

State College

PA

16803

Property Location (Address)

City

State

Zip

Is this a changed use? No

What do you propose to do on the lot? (please include details)

Create another building lot in the rear of the existing parcel. The existing lot was originally platted as two parcels, and the existing house was built across the lot lines. The conditional use would be to create a flag lot for the proposed parcel 154A (See attached sketch plan and supporting documentation)

Are there existing buildings on the lot? If so, how many?

Yes No # of Buildings: 2 (House to remain, and shed to be removed)

What size(s) are the existing buildings (square feet)?

If proposing a building, please state the size (square feet).

If proposing a parking lot, please state the size, how many cars can be parked in the parking lot (including handicap accessible), and how many employees you hope to employ.

Please explain how the proposed project will not subsequently alter or change the character of the neighborhood.

Additional Comments (attach additional sheets if necessary)

Please see original application for 1350 Greenwood Circle submitted on 7/21/21 for all information other than waiver below.

I hereby certify that all of the above statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief. I understand that other permits may be required and made separately from this application.



Owner/Applicant Name

7/23/21

Date

David Archibald SAS Geospatial

WAIVER OF STENOGRAPHER RECORD

I agree to waive the requirements of Section 908 of the Pennsylvania Municipalities Planning Code which requires that a stenographic record of the proceedings be made, and consent that a record of the proceedings be prepared from a tape recording of the hearing and the recording secretary's minutes.

Applicant's Signature: 

Date: 7/23/21

What size(s) are the existing buildings (square feet)?

House: 3855 sf; Shed: 224 sf

If proposing a building, please state the size (square feet).

Proposed house: 2,100 sf (1,050 sf footprint; two stories)

If proposing a parking lot, please state the size, how many cars can be parked in the parking lot (including handicap accessible), and how many employees you hope to employ.

N/A

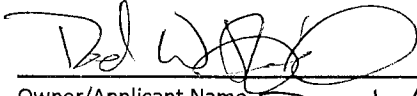
Please explain how the proposed project will not subsequently alter or change the character of the neighborhood.

See attached narrative

Additional Comments (attach additional sheets if necessary)

See attached narrative

I hereby certify that all of the above statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief. I understand that other permits may be required and made separately from this application.



7/21/21

Owner/Applicant Name

David Archibald 814-933-9862

Date

SAS Geospatial

darchibald@sasgeospatial.com

-For Office Use Only-

Date Received: _____ By: _____

Date Paid: _____ Check No.: _____ Amount: _____

Advertisement Dates: _____ Planning Commission Review Date: _____

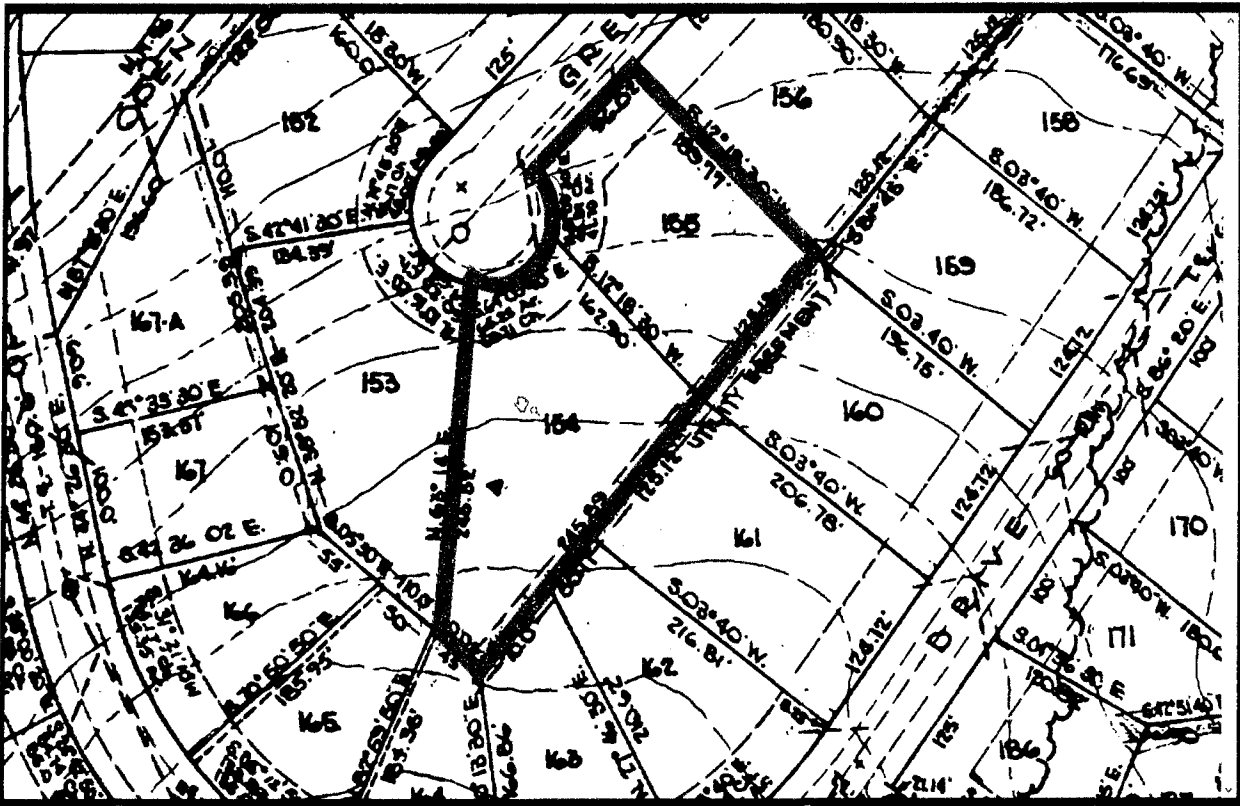
Board of Supervisors Meeting Date: _____

Gracie-Griffin Conditional Use Application

Intent

The purpose of creating this flag lot is to build a moderately-sized (Approximately 2,100 square feet), single-family home with a focus on energy and water savings, healthy materials, and good indoor air quality. Additionally, we are considering seeking third-party certification via LEED for Homes or Passive House.

When the neighborhood was planned, in the late 1960's, the current property consisted of two lots, #154 and #155. There is currently one single-family residence located on these two properties.

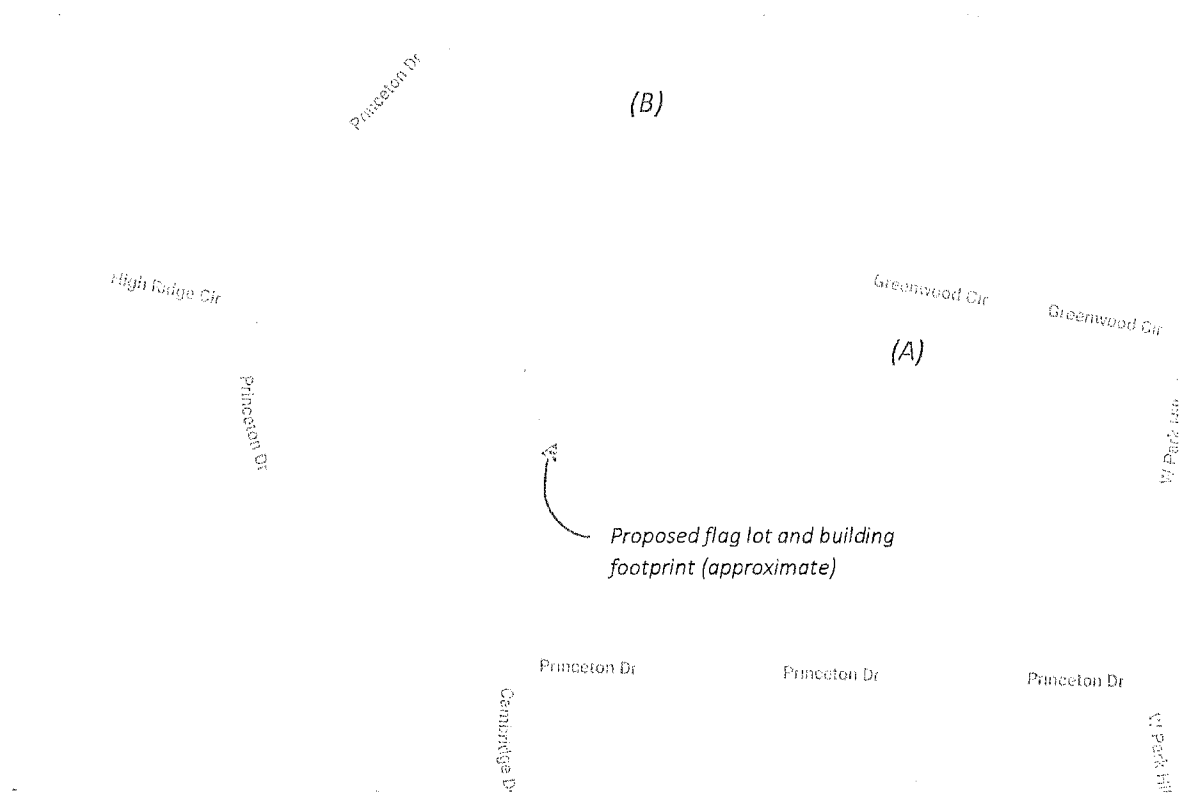


ABOVE: AN EXCERPT FROM THE PARK HILLS WEST SUBDIVISION (CENTRE COUNTY PLAT BOOK 32 PAGE 75)

Gracie-Griffin Conditional Use Application

Goals and Neighborhood Character

- The creation of the flag lot condition will allow us to meet the goal of **making better use of an irregularly shaped property** and an additional house on our cul-de-sac will still be in line with the current density levels in our neighborhood.



- The character of the cul-de-sac and neighborhood will be maintained. Specifically,
 - Generous front setbacks:

Gracie-Griffin Conditional Use Application



ABOVE: CURRENT HOUSE AT SITE (A)

- A forested feeling:



ABOVE: CURRENT HOUSE AT SITE (B)

Gracie-Griffin Conditional Use Application

- As there is an existing shed on the same location, constructing a house would not appreciably change the forested character or feeling of low density between houses and a development goal is to maintain as many of the existing trees as feasible:



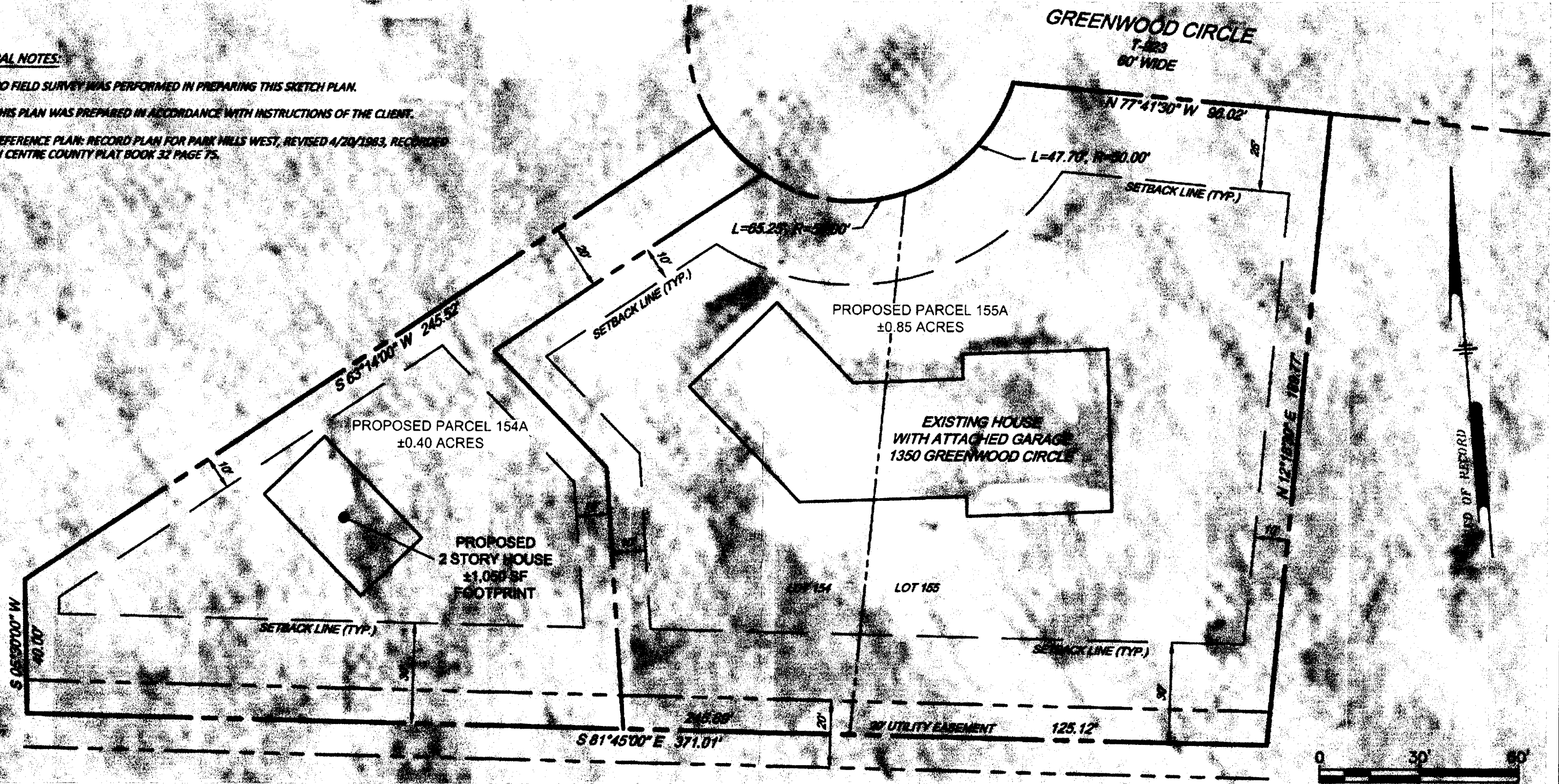
ABOVE: VIEW FROM CUL-DE-SAC TO THE PROPOSED BUILDING, SHOWN IN WINTER FOR CLEARER VIEWS INTO TREES;

BELOW: AERIAL VIEW SHOWING EXISTING SHED AND RELATIVE DENSITY OF SURROUNDING NEIGHBORS, WITH APPROXIMATE LOCATION OF PROPOSED LOT LINES



GENERAL NOTES:

1. NO FIELD SURVEY WAS PERFORMED IN PREPARING THIS SKETCH PLAN.
2. THIS PLAN WAS PREPARED IN ACCORDANCE WITH INSTRUCTIONS OF THE CLIENT.
3. REFERENCE PLAN: RECORD PLAN FOR PARK HILLS WEST, REVISED 4/20/1983, RECORDED IN CENTRE COUNTY PLAT BOOK 32 PAGE 75.



SHAHEED A. SMITH GEOSPATIAL, LLC
 1402 S. ATHERTON ST., SUITE 100, STATE COLLEGE, PA 16801
 PHONE: 814-422-5989
 SMITH@SASGEOSPATIAL.COM | WWW.SASGEOSPATIAL.COM
 ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK
 DWG. BY: DWA | CHK'D BY: SAS | SCALE: 1"=30' | DATE: 7/15/2021 | SHEET: 1 OF 1 | PROJ. NO.: JGG 2101

DAVID W. ARCHIBALD, P.L.S.
 PA LICENSE NO. SU075211



DATE	NO.	REVISIONS	BY
GREENWOOD CIRCLE SUBDIVISION/RELOT			
1350 GREENWOOD CIRCLE			
24-001C-154			
TOWNSHIP OF FERGUSON COUNTY OF CENTRE - COMMONWEALTH OF PENNSYLVANIA			
SKETCH PLAN			

Ferguson Township
3147 Research Drive
State College, PA 16801
814-238-4651
814-238-3454 (fax)
www.twp.ferguson.pa.us

000000

Receipt No. 00018843

07/21/2021 11:44 AM

Griffin

01 Conditional U
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Greenwood Circl
e

500.00

Check # 202

Receipt Total

500.00

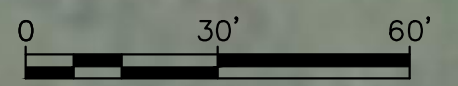
Payment Total

500.00

Thank you!

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2. THIS PLAN WAS PREPARED IN ACCORDANCE WITH INSTRUCTIONS OF THE CLIENT.
3. REFERENCE PLAN: RECORD PLAN FOR PARK HILLS WEST, REVISED 4/20/1983, RECORDED IN CENTRE COUNTY PLAT BOOK 32 PAGE 75.
4. THIS LOT IS ZONED SINGLE FAMILY RESIDENTIAL (R1).

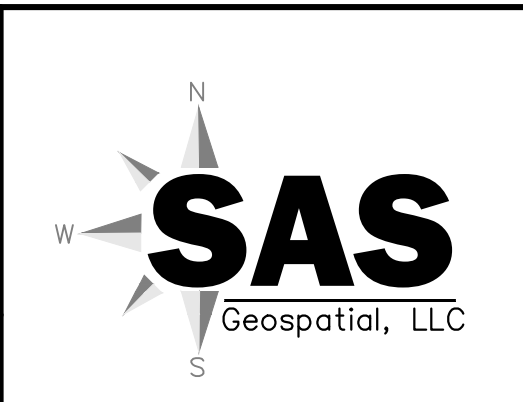


8/13/2021	1	PER TOWNSHIP COMMENTS	DWA
DATE	NO.	REVISIONS	BY

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DWG. BY	CHK'D BY	SCALE	DATE	SHEET	PROJ. NO.
DWA	SAS	1"=30'	7/15/2021	1 OF 1	JGG 2101

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SKETCH PLAN