

TOWNSHIP OF FERGUSON

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FERGUSON TOWNSHIP BOARD OF SUPERVISORS & PLANNING COMMISSION SPECIAL MEETING AGENDA

Tuesday, September 15, 2020 | 6:00 PM via Zoom
Zoom URL: <https://us02web.zoom.us/j/82778764261>
Meeting ID: 827 7876 4261

I. Call To Order

I. Citizen Input

II. Community Planning

A. Ferguson Township Zoning Map Amendments

On November 18, 2019, Ferguson Township Board of Supervisors held a public hearing and amended Chapter 22, Subdivision and Land Development Ordinance and Chapter 27, Zoning Ordinance. The next step in amending the zoning ordinance is amending the Ferguson Township Zoning Map. Amending the zoning map modifies the district boundaries in areas identified by the Board during their February 3, 2020 meeting. Zoning map amendments are a technical, non-substantive exercise that will replace the current zoning district classifications of the properties that have been identified.

On March 9, 2020, the Planning Commission reviewed the areas identified below, received public comment from residents and made recommendations for each district.

The areas that have been identified during the first phase of the rewrite process are outlined below and maps of these areas (existing and proposed) are attached to the agenda, as well as a memorandum dated September 11, 2020 from Kristina Aneckstein, Community Planner, summarizing the recommendations and reasoning.

- Ridge Overlay District (Rural Residential)
- Harner Farm Lots (Rural Agricultural)
- Penn State University lands (Agricultural Research)
- The Meadows (Rural Agricultural)
- Rock Springs (Rural Agricultural)

This evening, the Board is being asked to receive and review the rezoning recommendations and provide input.

Staff Recommendation: That the Board of Supervisors authorize staff to advertise a Public Hearing for the Ferguson Township Zoning Map Amendments.

III. Adjournment



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TO: Board of Supervisors

FROM: Kristina Aneckstein, Community Planner

DATE: September 11, 2020

SUBJECT: Zoning Map Amendment Recommendations

At the March 9th Ferguson Township Planning Commission meeting, Amendments to the Ferguson Township Zoning Map were reviewed and discussed. The discussion was a continuation of previous meetings held concurrently to the recently approved updates to Chapter 27 - Zoning and Chapter 22 – Subdivision and Land Ordinances. The topic of Map Amendments was tabled at the September 19th public hearing for a later date.

The areas discussed by the Planning Commission were the Harner Farm lots, the Rock Springs area, select lots along the Ridge Overlay District, Penn State University land south of the AgProgress Days land on State Road 45, and lots north of Whitehall Road in the Meadows subdivision. The Pine Grove Mills area was not included in the discussion as staff was directed to wait until the formation of the Pine Grove Mills Standing Committee by the Board of Supervisors. A meeting with the Standing Committee will be arranged to discuss possible zoning changes to the Pine Grove Mills area.

March 9, 2020—Planning Commission’s Recommendations:

Harner Farm Lots: Three residential lots that are currently Rural Agricultural (RA) were recommended to be rezoned to Single Family Residential (R1). The Harner Farm store lot and electric transmission lot are currently Rural Agricultural (RA) were recommended to be rezoned to Commercial (C).

Planning Commission members agreed that changing the zoning of the Harner Farm lots made sense because it will make the lots more compatible with surrounding zoning and their current uses.

Rock Springs: All lots within the Rock Springs area are currently Rural Agricultural (RA) and Planning Commission recommended rezoning this area to Village (V).

Staff recommended that the Rock Springs area be rezoned Single Family Residential (R1) due to the potential for unintended consequences of the additional allowable uses in the Village Zoning District and the potential for increased density.

The reasoning for Planning Commission’s recommendation is to aid in the dimensional restrictions that the property owners are currently experiencing and to eliminate as many non-conformities as possible. Their recommendation also takes into consideration the resident’s desired zoning. Mr. Wheland and Ms. Rittenhouse both commented that Septic/Sewer systems on the lots would be the limiting factor to increased density or commercialization of lots.

The Meadows: *The Meadows lots are currently zoned Rural Agricultural (RA) and Planning Commission recommended these lots be rezoned to Single Family Residential (R1).*

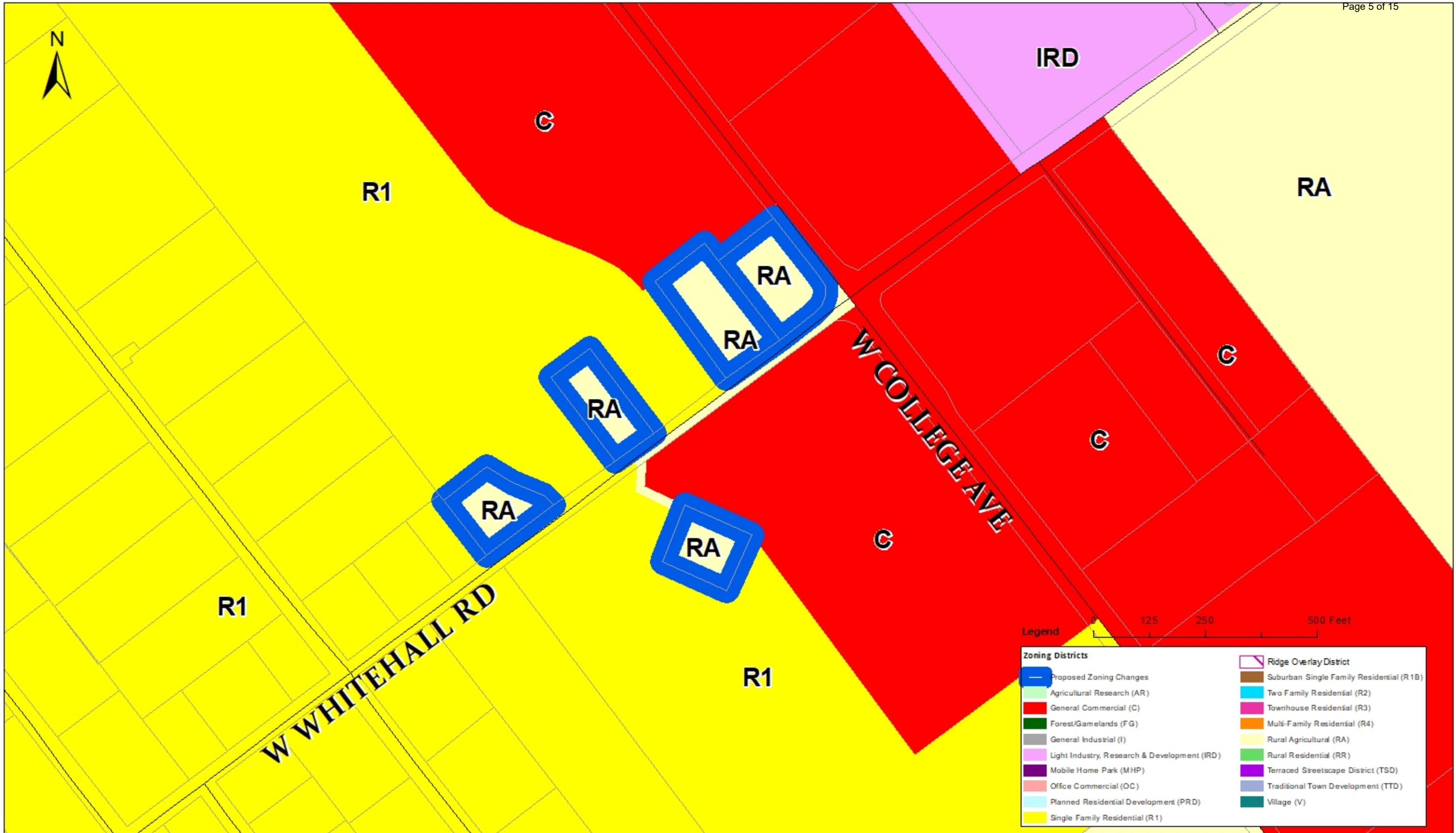
Planning Commission recommend that the lots be rezoned to R1 for consistency with the rest of The Meadows. Mr. Wheland expressed his concerns over the lots being subdivided and increasing the density of the area. This would create flag lots. Ms. Wargo noted that many of these lots would not have the frontage to accommodate the 15' easement needed plus the setbacks needed for lots to be subdivided. Mr. Ressler noted that a private roadway is considered a structure and not allowed in the 50' buffer along the rear of property, and the creation of private roadways is not allowed in the township. There is an existing private roadway that borders the western most lot. This roadway services the 3 properties behind the Meadows properties.

Penn State University Lot: *The Penn State University Lots are currently Rural Agricultural (RA) and the Commission recommended rezoning these lots to Agricultural Research (AR).*

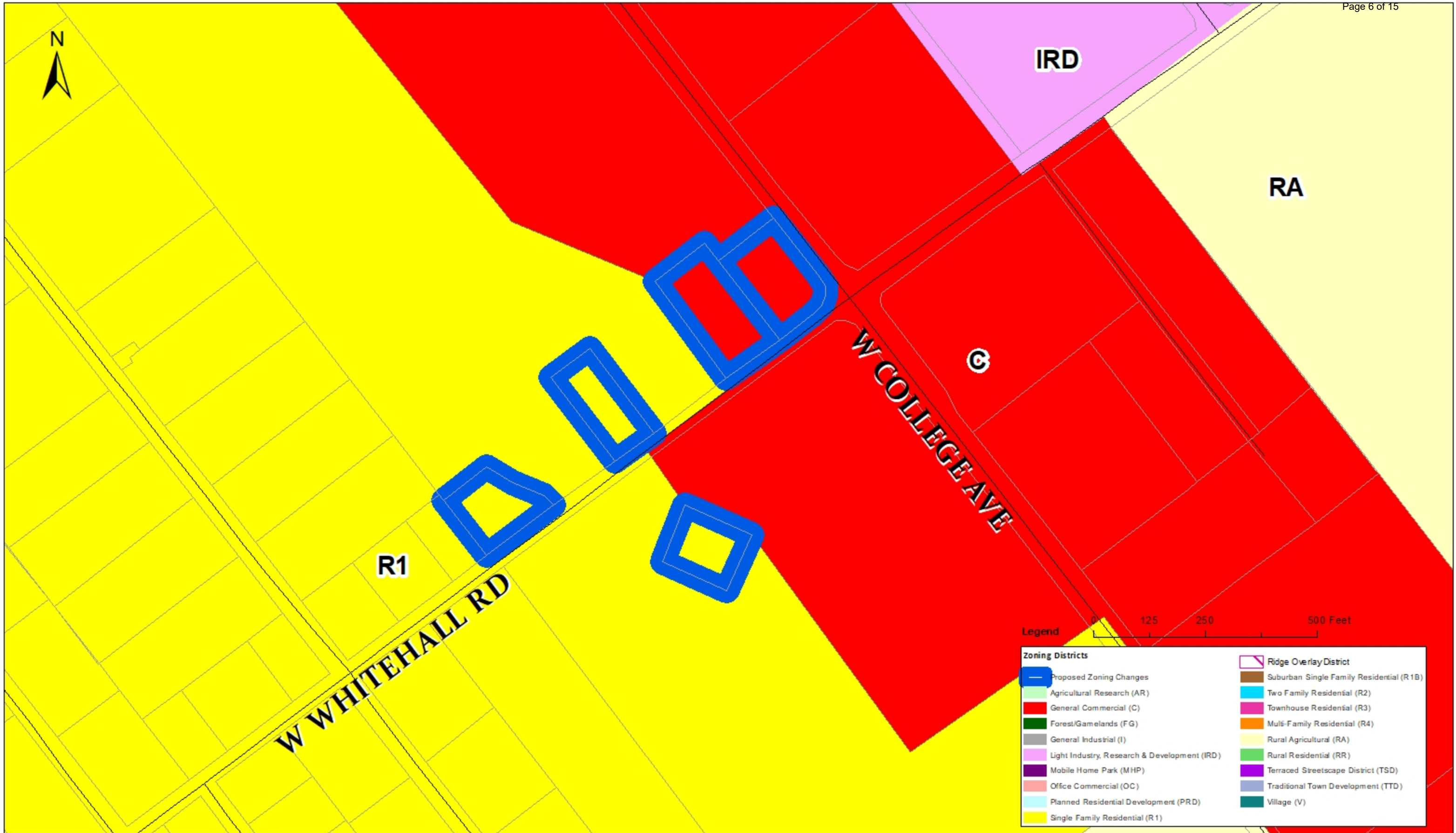
Penn State University requested that this recently acquired property be rezoned from Rural Agricultural to Agricultural Research. The Planning Commission agreed that it would be in alignment with other Penn State Property nearby. However, Mr. Keough expressed concern that more Agricultural Research lands will take away from the private farmers.

Ridge Overlay District Lots: *The Ridge Overlay lots are currently Rural Residential (RR) and the recommendation is to rezone these lots to Forest/Gamelands (F).*

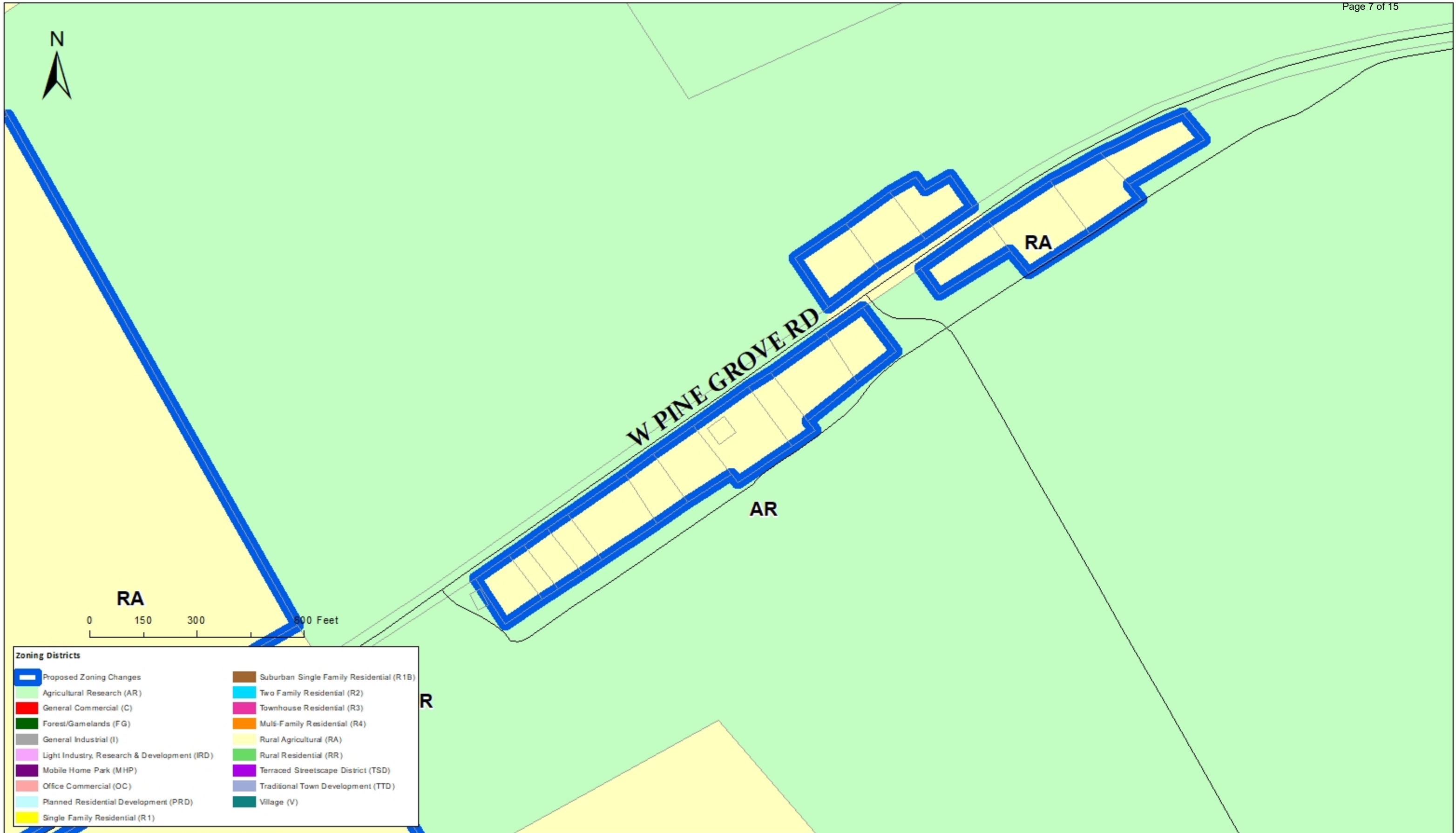
Planning Commission members agreed that rezoning these lots aligns the parcels with their current and surrounding uses. Mr. Keough expressed his concerns over access to the Rothrock State Park from Pine Grove Mills along Chestnut Street and Deepwoods Drive. His concerns are if a parking lot or other structures could be constructed if the lots are zoned Forest/Gamelands (F). Mr. Keough wanted to wait until the Pine Grove Mills Advisory Board was formed to provide input.



EXISTING ZONING MAP - HARNER FARM PROPERTIES



PROPOSED ZONING MAP - HARNER FARM PROPERTIES



EXISTING ZONING MAP - ROCK SPRINGS



PROPOSED ZONING MAP - Rock Springs

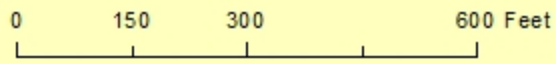


W WHITEHALL RD

RA

R1

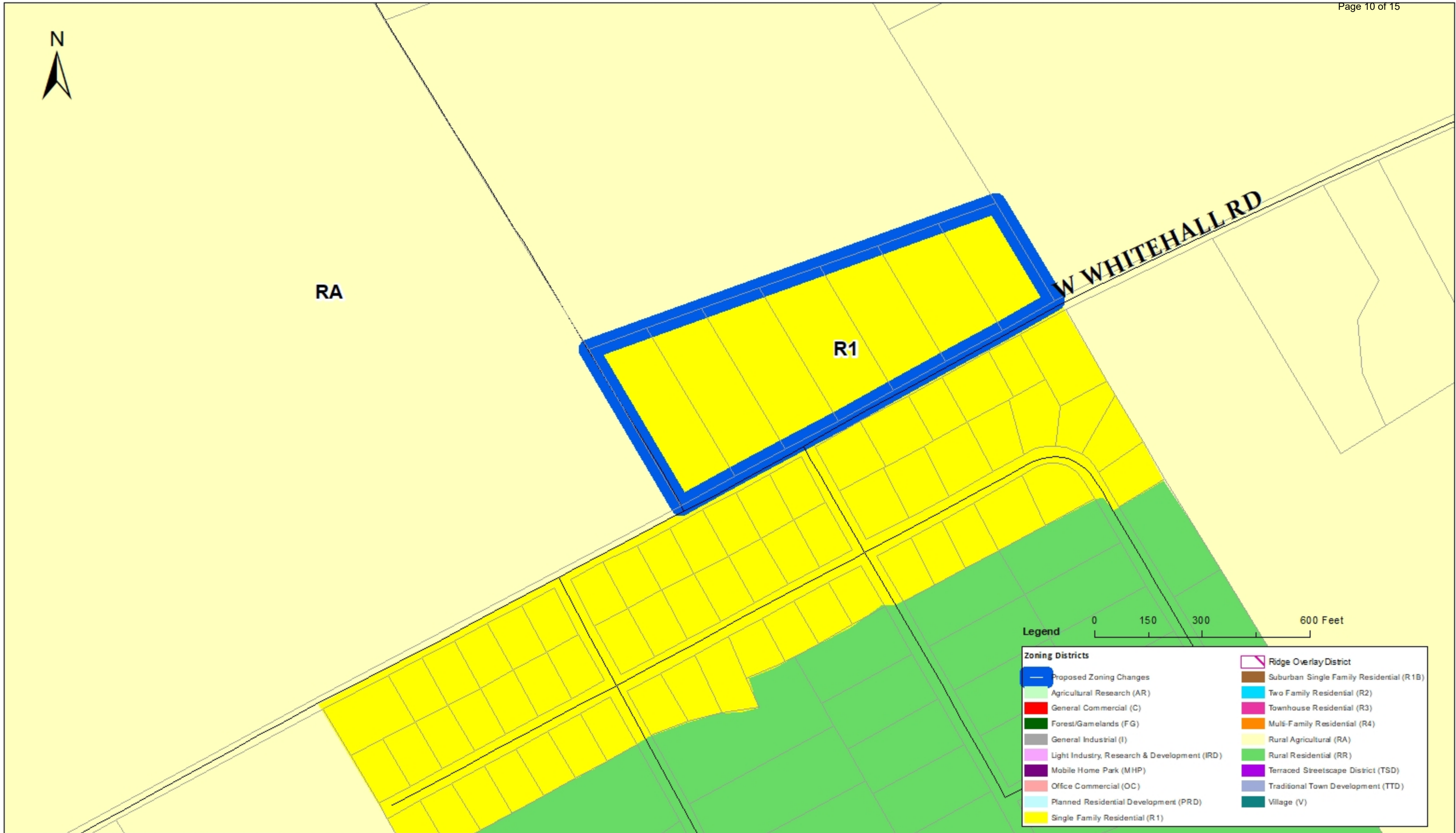
RR



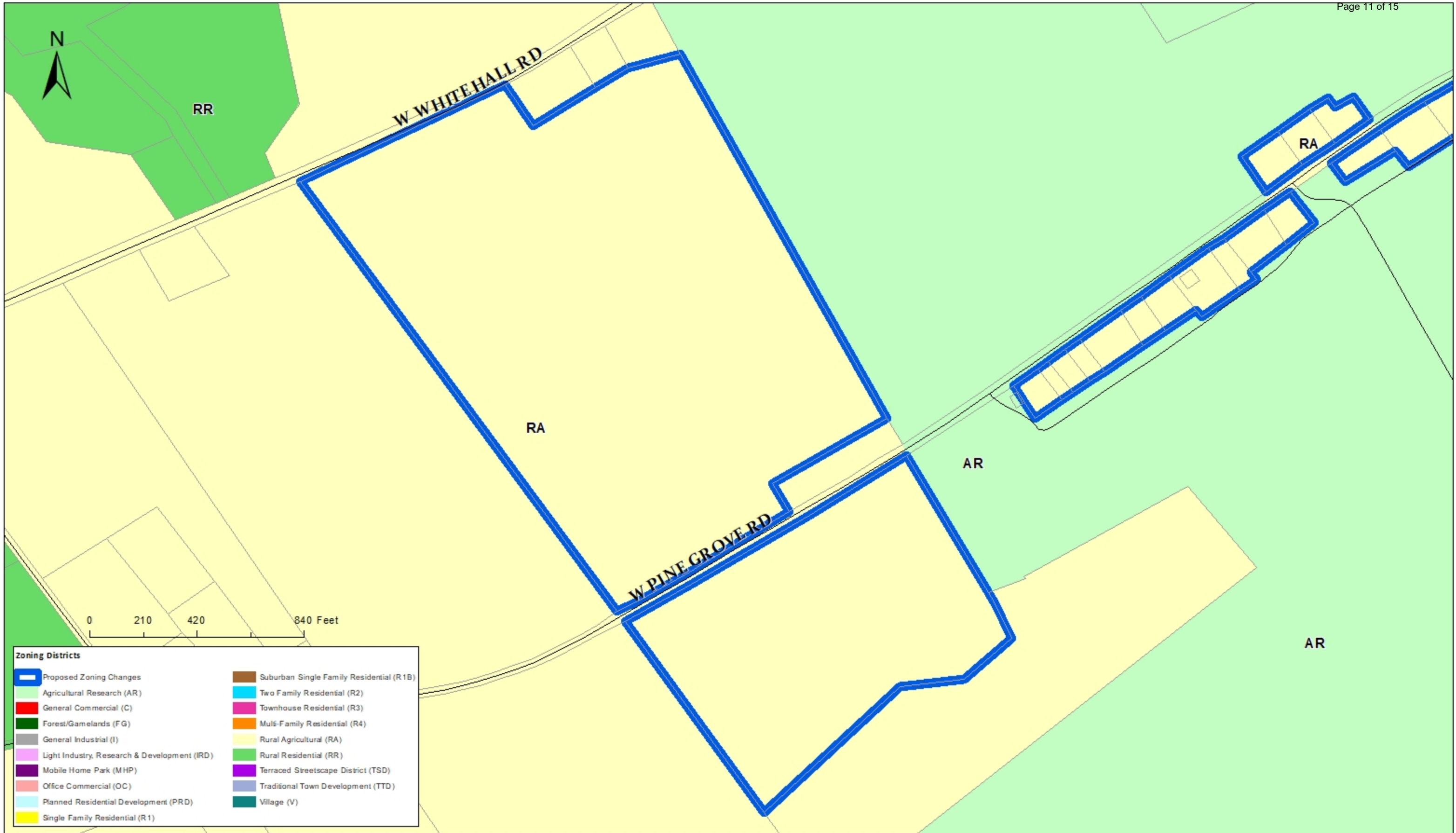
Zoning Districts	
Proposed Zoning Changes	Suburban Single Family Residential (R1B)
Agricultural Research (AR)	Two Family Residential (R2)
General Commercial (C)	Townhouse Residential (R3)
Forest/Gamelands (FG)	Multi-Family Residential (R4)
General Industrial (I)	Rural Agricultural (RA)
Light Industry, Research & Development (IRD)	Rural Residential (RR)
Mobile Home Park (MHP)	Terraced Streetscape District (TSD)
Office Commercial (OC)	Traditional Town Development (TTD)
Planned Residential Development (PRD)	Village (V)
Single Family Residential (R1)	



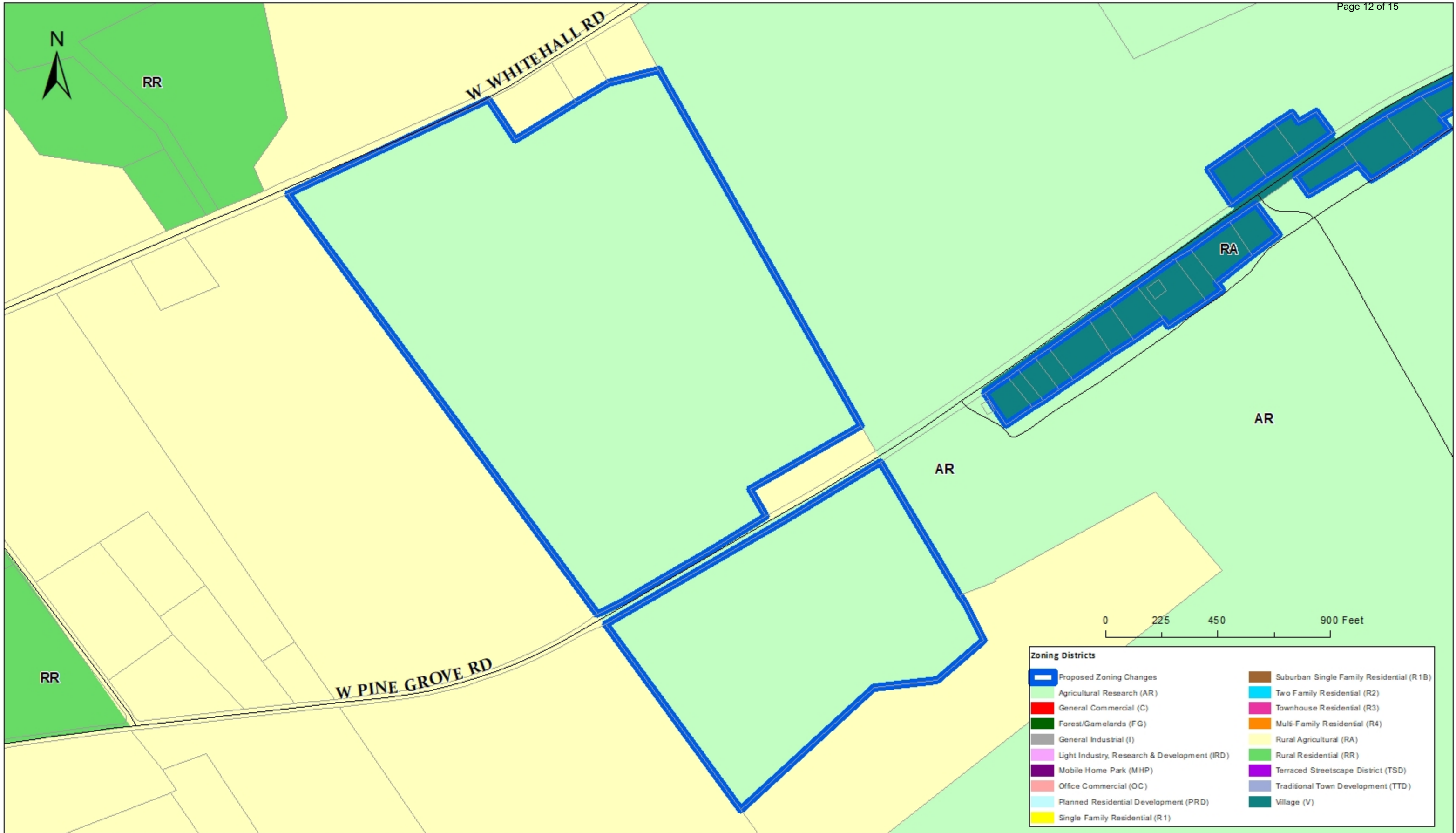
EXISTING ZONING MAP - MEADOWS



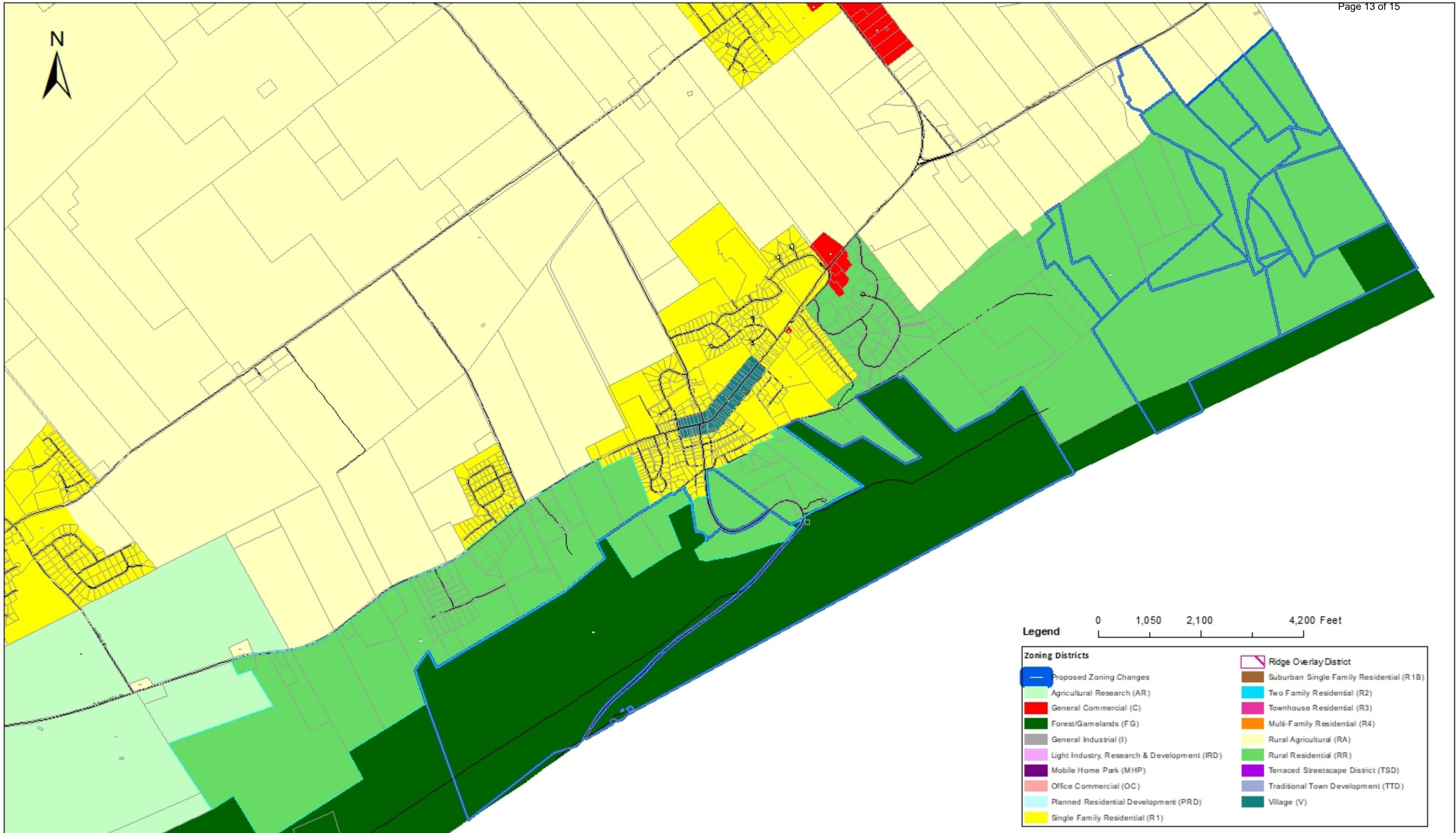
PROPOSED ZONING MAP - MEADOWS



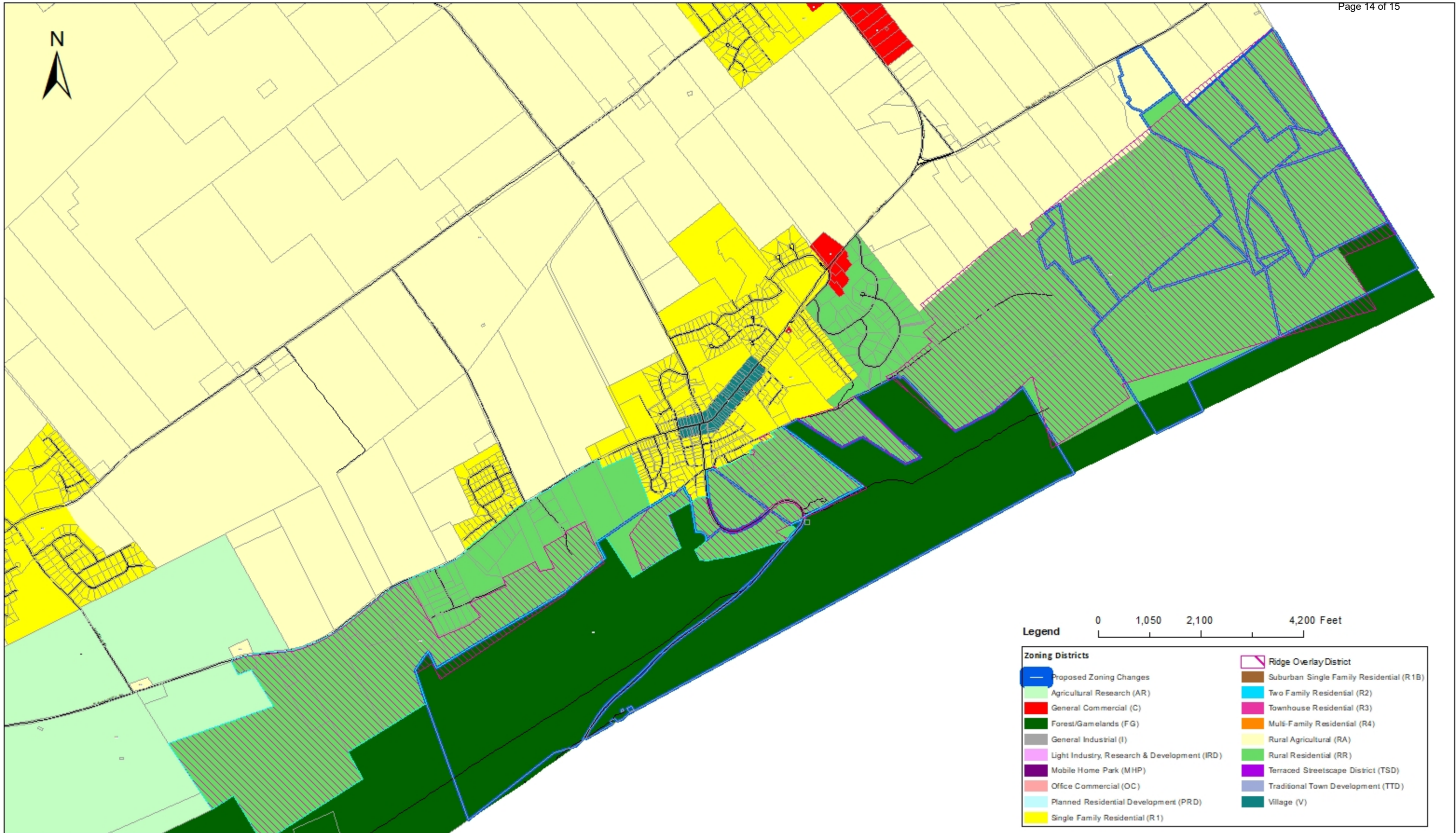
EXISTING ZONING MAP - PSU PROPERTY



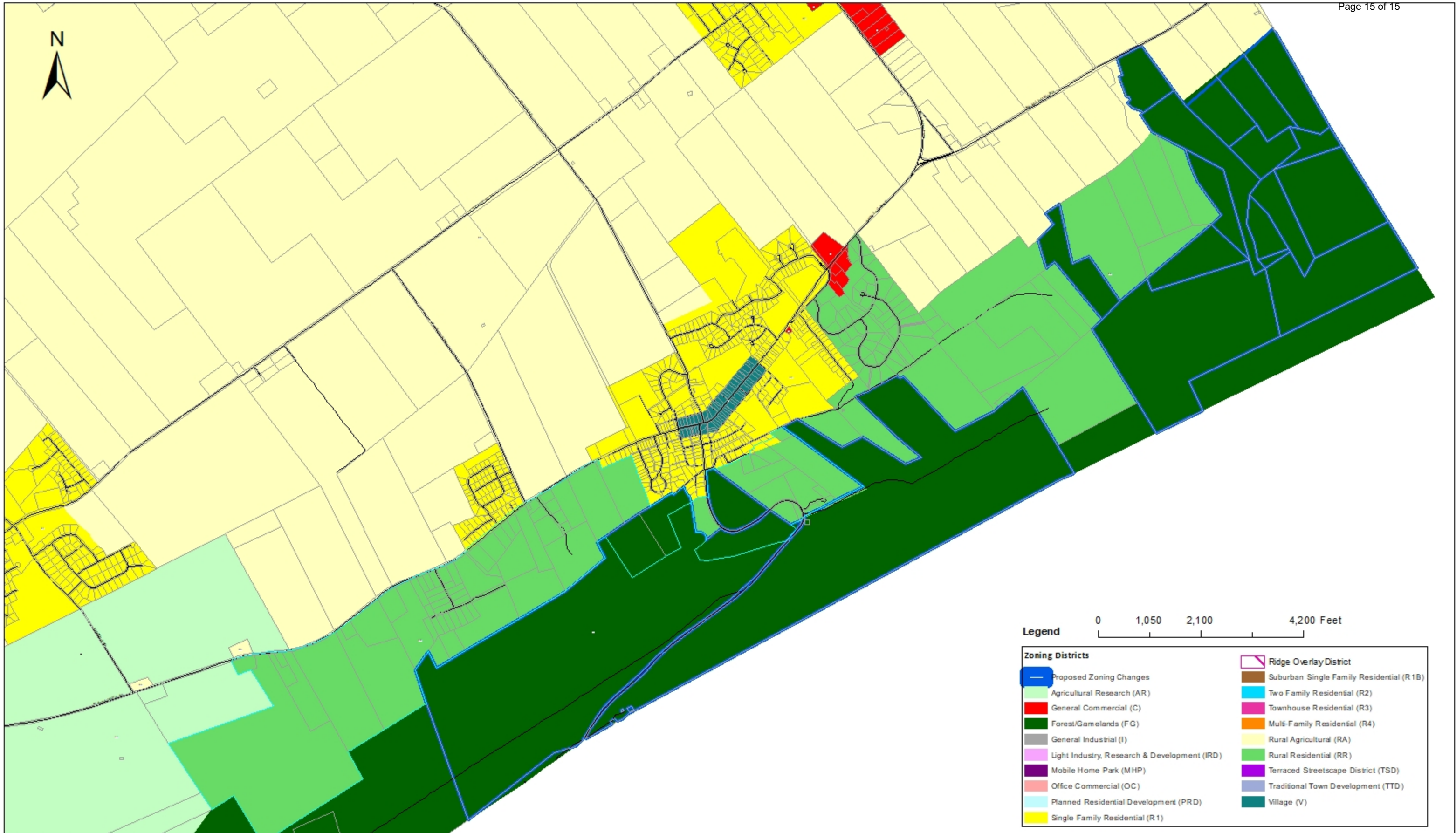
PROPOSED ZONING MAP -PSU Property



EXISTING ZONING MAP - RIDGE OVERLAY PROPERTIES



EXISTING ZONING MAP - RIDGE OVERLAY PROPERTIES WITH RIDGE OVERLAY BOUNDARY



PROPOSED ZONING MAP - RIDGE OVERLAY PROPERTIES