

TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801
Telephone: 814-238-4651 • Fax: 814-954-7642
www.twp.ferguson.pa.us

FERGUSON TOWNSHIP PLANNING COMMISSION REGULAR MEETING AGENDA

Monday, May 10, 2021

6:00 PM

Zoom Meeting

<https://us02web.zoom.us/j/83268113138>

Meeting ID: 832 6811 3138

- I. Call To Order
- II. Approval of Regular Meeting Minutes
 - A. April 12, 2021
- III. Citizen Input
- IV. Land Development Plans
 - A. Centre Animal Conditional Use Application

Included in the agenda is a Conditional Use Application from Tussey Tracks LLC. (Centre Animal Hospital) located at 1518 West College Avenue, submitted to the Planning and Zoning Department. The applicant is requesting Conditional Use approval for the use of the property, Tax Parcel 24-0019-072-0000 and 24-019-074-0000, as a Veterinarian Clinic in accordance with Chapter 27-304.2.E.(1).

The property is located in the Terraced Streetscape Zoning District (TSD) and a Veterinarian Clinic is not included as a permitted use. Upon review by Township Staff, the proposed Veterinarian Clinic use is consistent with the stated intent of the Terraced Streetscape (TS) Zoning District and provides 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 Veterinarian Clinic at this location will provide an additional service for pet owners of the community and regional area.

This clinic has operated at this location since 1987 and has continued to grow and evolve with newer technologies and services that are becoming standard in the veterinary healthcare industry.

Included with the agenda, the Planning and Zoning Director has provided a memorandum outlining recommended conditions to include for the Public Hearing to be held by the Board of Supervisors on May 17, 2021.

Recommended Motion: The Planning Commission recommend to the Board of Supervisors approval of the Conditional Use Application for Tussey Tracks LLC. (Centre Animal Hospital) to operate as a Veterinarian Clinic at 1518 W. College Avenue with the conditions outlined in the Director of Planning and Zoning's memorandum dated May 6, 2021.

V. Community Planning

A. Home Occupation vs. Working from Home Discussion

In light of the global pandemic, Jeff Ressler, Zoning Administrator will present a brief discussion on the differences between Home Occupation and working from home and what it means for the Township.

VI. Official Reports and Correspondences

- A. Board of Supervisors
- B. CRPC Report
- C. Land Development Plans
- D. Staff Updates

VII. Adjournment

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, APRIL 12, 2021
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, April 12, 2021, as a virtual meeting. In attendance:

Commission:

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

Staff:

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

Others in attendance: Rhonda Demchak, Recording Secretary; Wes Glebe, Ferguson Township Resident

I. CALL TO ORDER

Mr. Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, April 12, 2021 at 6:00 p.m. Mr. Thompson noted that the Planning Commission meeting had been advertised in accordance to the PA Sunshine Act as a virtual meeting via Zoom. There was also an audio conference bridge that was accessible by dialing the Ferguson Township's main line at 814-238-4651 and then dialing extension 3799. Persons attending the meeting as members of the public 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. C-NET is recording as well.

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

II. APPROVAL OF REGULAR MEETING MINUTES MARCH 22, 2021

Dr. Taricani moved that the Planning Commission **approve** the minutes of March 22, 2021. Mr. Crassweller seconded the motion. The motion passed unanimously.

III. CITIZEN INPUT

None.

IV. COMMUNITY PLANNING

A. Post-COVID-19 Observations

Ms. Aneckstein presented a PowerPoint that outlined observations, goals, and objections. History has shown that pandemics inevitably bring about significant changes in land use and social. The Bubonic Plaque brought on the Industrial age; Cholera led to indoor plumbing and sewer systems; and the 1918 flu led people from urban areas and created suburbs. Pandemics will reinforce and accelerate existing trends such as Amazon, Uber Eats, Instacart, Grubhub, etc. Since the pandemic started, people have

changed by utilizing Zoom, working from home/school, online shopping, curbside pick-up and deliver, increased sanitation practices, social distancing, and increased outdoor activities. Ms. Aneckstein reviewed the Temporary COVID-19 Resolution from July 2020. The Township updated the Zoning Ordinance to accommodate in-home childcare providers in residential districts. The following questions were posed to the Planning Commission:

- Should temporary suspensions continue longer?
- Should the Commission revise Zoning Regulations?
- Is there anything as a municipality to ease the burden of economic impact to the Township/Residents?
- Are there other unforeseen impacts of the pandemic?
- Mobility changes? Should the Township have dedicated bike/pedestrian lane?
- Will the public be hesitant to return to “normal”?
- Will the public want to keep the new trends? For example, outdoor dining in the winter.

Ms. Aneckstein noted that since online shopping has increased this has decreased parking needs and how would parking be calculated in the future. Also, working from home was at 5% pre-pandemic, but the predicted post pandemic is being estimated at 22%. The housing industry has changed due to people being able to work from home. They are moving from urban areas to more dense rural areas where houses are less expensive. Ms. Aneckstein stated that there have been technology and constraints due to internet connectivity and the need for more cell towers. Ms. Aneckstein noted that perhaps a survey could be sent to the community asking for their wants/needs. Ms. Aneckstein reviewed the following considerations:

- Mobility and connectivity of shared-use pedestrian and bike paths
- Encourage Eco-tourism
- Park expansion
- Shop locally

Discussion

Mr. Binney noted that traffic has increased over the last few months. Mr. Binney stated that he approves of extending any type of flexibility to restaurants for expanded outside use and pick-up. Mr. Binney noted that the Planning Commission should endorse picnic tables at the Municipal Building for their employees.

Dr. Taricani noted that it may be helpful to send a survey/questionnaire to restaurants and businesses to inquire what would help them to get back to full capacity.

Mr. Thompson noted that the Township will be receiving approximately \$2 million from the American Rescue Plan Act.

Mr. Wheland suggested responding quicker to request for exemptions and modifications.

Mr. Keough thanked Ms. Wargo and the Planning Staff for the webinars that were included in the agenda packet and encouraged other members to watch. Mr. Keough inquired about the differences or possible conflicts between ordinance definitions with home-based business versus working from home and perhaps when the agenda is light, talk about this at a future meeting. Also, Mr. Keough asked if there have been communications sent to businesses during the pandemic. Ms. Wargo stated there was a survey sent out summer 2020 but will follow-up with Ms. Centrice Martin regarding other communications. Mr. Keough commented that he would like to look into the regulations

with outdoor dining for modifications that could possibly be done. Mr. Keough expressed concern with store front vacancies in the Township as a result of the pandemic and should the Township take a more active role with economic development. Mr. Keough noted that cul-de-sacs could give the Township opportunities for neighborhoods to use them in a certain way such as providing a picnic area with tables.

Ms. Zhang inquired about the paths in the parks if they could be widened for social distancing.

Mr. Keough asked Ms. Rittenhouse about the housing market with regards to the pandemic. Ms. Rittenhouse stated that the real estate market in the area is very active but not seeing the number of listings prior to the pandemic. Ms. Rittenhouse noted that three weeks ago there were 27 active listings and 79 pending listings. Active listings were over 200 prior to the pandemic and Ms. Rittenhouse stated it is a very tough market to be in. Ms. Rittenhouse stated that a push is needed to get approvals for new developments in all of State College. Ms. Rittenhouse did a quick query and stated there are only 35 homes listed in the State College area for sale with 116 pending. Ms. Rittenhouse stated that there needs to be new construction because selling is limited. Mr. Keough asked if the condos/apartments environment have room to grow in the Township. Ms. Rittenhouse stated there are several apartment complexes on the market and one is being flipped into a condo.

Mr. Thompson expressed concerns with the cost of construction materials.

Mr. Keough and Ms. Rittenhouse stated that affordable housing is a major issue. Dr. Taricani suggested converting the rentals in the TSD area into single living units for homeowners. Ms. Rittenhouse stated that converting a building into a condo is possible. Ms. Holliday asked what would happen to the current tenants of a building if it were to be converted. Ms. Rittenhouse noted that the owner could buy the tenants out of their lease and will accommodate them as each unit slowly transitions. With regards to zoning regulations with converting rental units into condos, Mr. Keough asked Mr. Ressler if there are restrictions. Mr. Ressler stated that rental units and condos are interrupted the same.

Ms. Holliday serves on the Outreach and Development Committee of the State College Community Land Trust and noted they purchase homes in the Borough. The land trust will purchase the land, but not the home. Ms. Holliday asked if something similar as the land trust could be done in Ferguson Township. Ms. Rittenhouse stated she was not aware of anything outside of the land trust.

Mr. Keough inquired about businesses who acquired special COVID-19 permits and what happens when the emergency order is over. Ms. Wargo noted that the permits will still be active 30 days after the emergency order is lifted. Mr. Ressler noted that after the 30 days business will go back to their normal operating procedures. Mr. Keough asked for a list of businesses with permits that will expire and perhaps make recommendations to the Board of Supervisors for flexibility/extensions. Mr. Ressler and Ms. Wargo will prepare a list. Mr. Binney concurred with Mr. Keough on allowing flexibility with businesses.

Staff will prepare a questionnaire to be sent to the Planning Commission to identify topics that they would like to have further discussions on.

V. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported that the Board adopted the Tree Preservation Ordinance. The Board reviewed and approved the final State College Borough Water Authority Land Development Plan; approved the modification/waiver for the West College Student Housing Preliminary Land Development Plan; the Board granted the Wright's their modification/waiver; the two modification/waiver for Wasson and the Wasson Preliminary Plan was approved.

B. CRPC Report

Dr. Taricani reported that they had a joint meeting with the TLU and the PSE. They reviewed development plans in the region. There was discussion around water use and upcoming water use. The odor coming from the sewage plant near Dr. Taricani has been eliminated. May is bicycle month. There were 30 solar panels installed over the last year.

C. Land Development Plans

Ms. Aneckstein reported the Board approved the State College Borough Land Development Plan; West College Student Housing Preliminary Plan was approved pending outstanding comments; Wasson was approved pending outstanding comments.

D. Staff Updates

Ms. Wargo reported that the Township building is open Monday – Thursday 8:00 a.m. – 5:00 p.m. and Friday's from 8:00 a.m. – 4:00 p.m. Some staff are working remotely and meeting in person by appointment only.

II. ADJOURNMENT

Mr. Binney made a motion to adjourn the April 12, 2021 Planning Commission meeting at 7:28 p.m. Mr. Keough seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Rob Crassweller, Secretary
For the Planning Commission



TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801
Telephone: 814-238-4651 • Fax: 814-954-7642
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TO: Ferguson Township Planning Commission

FROM: Jenna Wargo, AICP
Director of Planning & Zoning

DATE: May 6, 2021

SUBJECT: Condition Use Application—Centre Animal Hospital

On April 26, 2021, Tussey Tracks LLC, (Centre Animal Hospital) submitted a Conditional Use Application for a proposed expansion of an existing building. Centre Animal Hospital is located at 1518 West College Avenue (Terraced Streetscape Zoning District | TS) and has been serving local pet clients and community members since 1987. The practice has grown over the years and to keep up with advances in the veterinarian practices and services for their clients, the owners of Centre Animal Hospital wish to remodel and expand their current building.

In accordance with §27-304.2.E.(1), a veterinarian clinic is not a permitted use in the TS District and requires the applicant to submit a Conditional Use Application. The proposed veterinary clinic use is consistent with the Terraced Streetscape (TS) Zoning District. Upon review by Township Staff, the proposed Veterinarian Clinic use is consistent with the stated intent of the Terraced Streetscape (TS) Zoning District and provides 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 Veterinarian Clinic at this location will provide an additional service for pet owners of the community and regional area.

This clinic has operated at this location since 1987 and has continued to grow and evolve with newer technologies and services that are becoming standard in the veterinary healthcare industry. Staff recommends the following conditions for approval of the use:

- Animal holding areas shall be within an enclosed building.
- There shall be no overnight animal housing unless deemed necessary by the licensed veterinarian.
- The clinic shall not serve as a kennel.
- In the event the use hereby permitted ceases operation for a period of 365-days or more, this approval shall expire.
- The general business hours of operation are: 7:30am to 7:00pm, Monday through Thursday and 7:30am to 5:30pm on Friday.
- The use of these premises as a veterinary clinic shall comply with the standards of Ferguson Township's Code and all other applicable Regional, State and Federal laws.
- The business shall be operated in compliance with the Township Noise Ordinance at all times.

- The applicant shall obtain approval of all necessary plans for the construction/remodel of the building on the subject property in accordance with Ferguson Township Code and Building Code.
- No signs are approved as part of this approval. If signs are proposed for this business, a separate exhibit accompanied by the appropriate fees and application shall be submitted and approved by the Sign Officer.

Staff Recommendation: That the Planning Commission review, consider conditions proposed by staff and make a recommendation to the Board of supervisors to approve the Conditional Use Application for Tussey Tracks LLC. (Centre Animal Hospital) to operate as a Veterinarian Clinic at 1518 W. College Avenue with the conditions outlined above.



May 3, 2021

Jenna Wargo, AICP
Director of Planning and Zoning
Township of Ferguson
3147 Research Drive
State College, PA 16801

RE: Centre Animal Hospital
Conditional Use Narrative
Hours of Operation

Dear Ms. Wargo:

Below please find the requested Centre Animal Hospital Conditional Use project narrative and hours of operation as requested in your email of April 28, 2021.

Centre Animal Hospital Conditional Use Application Project Narrative
Proposed rehabilitation of and addition to the existing building.

Centre Animal Hospital has been serving local pet clients and community members since first constructed in 1987. Over the years, the private practice has grown to today's employment base of 31 which includes doctors, technicians, customer support staff, administrative staff, and maintenance personnel.

Services in the veterinarian health care field have evolved and now include more wide-ranging preventative, diagnostic, and treatment care services for pets. These services include procedures such as ultrasound, endoscopy, laser therapy, specialized dental treatment, as well as newly developed surgical procedures. 'Fear Free' veterinarian practice environments have been developed to reduce stress and anxiety amongst pets and is a standard desire of pet owners as pets have increasingly been invited into homes as an extension of the family and become bonded and inseparable as a family.

To advance the veterinarian practice and services for their clients, the owners of Centre Animal Hospital are embarking on a rehabilitation and addition project. The first activity on the project will be to consolidate the existing Centre Animal Hospital parcel (1518 west College Avenue) with the adjacent parcel (1512 West College Avenue) which was purchased in late 2020 by the owners of Centre Animal Hospital. This consolidation will create one parcel of property with a total land area of 0.937 acres.

Specific demolition will occur. The main building currently on the 1512 West College Avenue is an unoccupied office building converted from a single-family residential building. That building along with a detached garage and a shed will be demolished. In addition, on the Centre Animal Hospital property, there is a small shed that will also be demolished.

Included with the building demolition, will be site demolition of pavement, curbing, wood railroad retaining wall, and building access walks. Along with the pavement demolition the existing driveway connection to West College Avenue at 1512 West College Avenue will be removed through the PennDOT HOP process.

Once demolition is completed building renovations and additions will occur to the existing Centre Animal Hospital building. The current building is a basic one-story gabled roof building with wood siding. The first floor and basement of the building, both 2,909.35 square feet in size, are used for the veterinarian practice.

Renovations and additions to the existing building will increase the first floor area to 6,288.66 square feet with the basement remaining at 2,909.35 square feet. The exterior of the building is planned to be a combination of stone and siding with varying roof heights and slopes giving unique character and visual interest. Exterior glazing and clerestory feature add exterior visual quality while letting natural light into the building. There will be a canopy covered entry plaza for weather protected pet drop-off / pick-up.

The sidewalk along West College Avenue will remain giving pedestrians opportunity to walk the corridor. Internal site pedestrian connections will give clients access to the building. A bike rack will be provided that will give alternative mode of transportation. The site is on a CATA bus route and is very close to existing bus stops which will give clients and/or staff opportunities for alternative transportation. The existing vehicular access onto West College Avenue will be removed which decreases driveway access points along the corridor and helps to reduce vehicular travel. Infrastructure is in place to maintain services to the site.

Centre Animal Hours of Operation:

Monday, Tuesday, Wednesday, & Thursday: 7:30 am – 7:00 pm.

Friday: 7:30 am – 5:30 pm.

Saturday & Sunday: Closed.

If you need to receive any additional information or if you have any questions, please feel free to contact me at your convenience.

Sincerely,
ELA GROUP, INC.

Todd H. Smith
Project Manager
Central PA Office

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

1512 W Col Ave Office Bldg: 3,295.71 sf, Garage: 256.16 sf, Shed: 99.91 sf.

1518 W Col Ave Animal Hosp Bldg: 5,818.35 sf, Shed: 85.53 sf.

Total floor area all buildings: 9,555.66 sf.

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

1518 W Col Ave Final Bldg: 9,197.91 sf.

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.

14,769.77 SF / 34 spaces (32 standard 2 ADA).

Staff: 31 Total (5 Doctors, 15 Technicians, 8 Customer Support, 2 Administration/Management, 1 Maintenance)

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

The veterinarian clinic exists on the property and has since the building was constructed on the property in 1987. The office building, which predates the clinic, is a former residential structure used for commercial office space. The veterinarian building will be expanded and updated. The expansion will enhance the property and the corridor through the use of materials and architectural scale creating consistency along the corridor.

Additional Comments (attach additional sheets if necessary)

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.

Debra J. Smeets DVM
Owner/Applicant Name

4/26/2021
Date

-For Office Use Only-

Date Received: _____ By: _____

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

Advertisement Dates: _____ Planning Commission Review Date: _____

Board of Supervisors Meeting Date: _____

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

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Receipt No. 00018462

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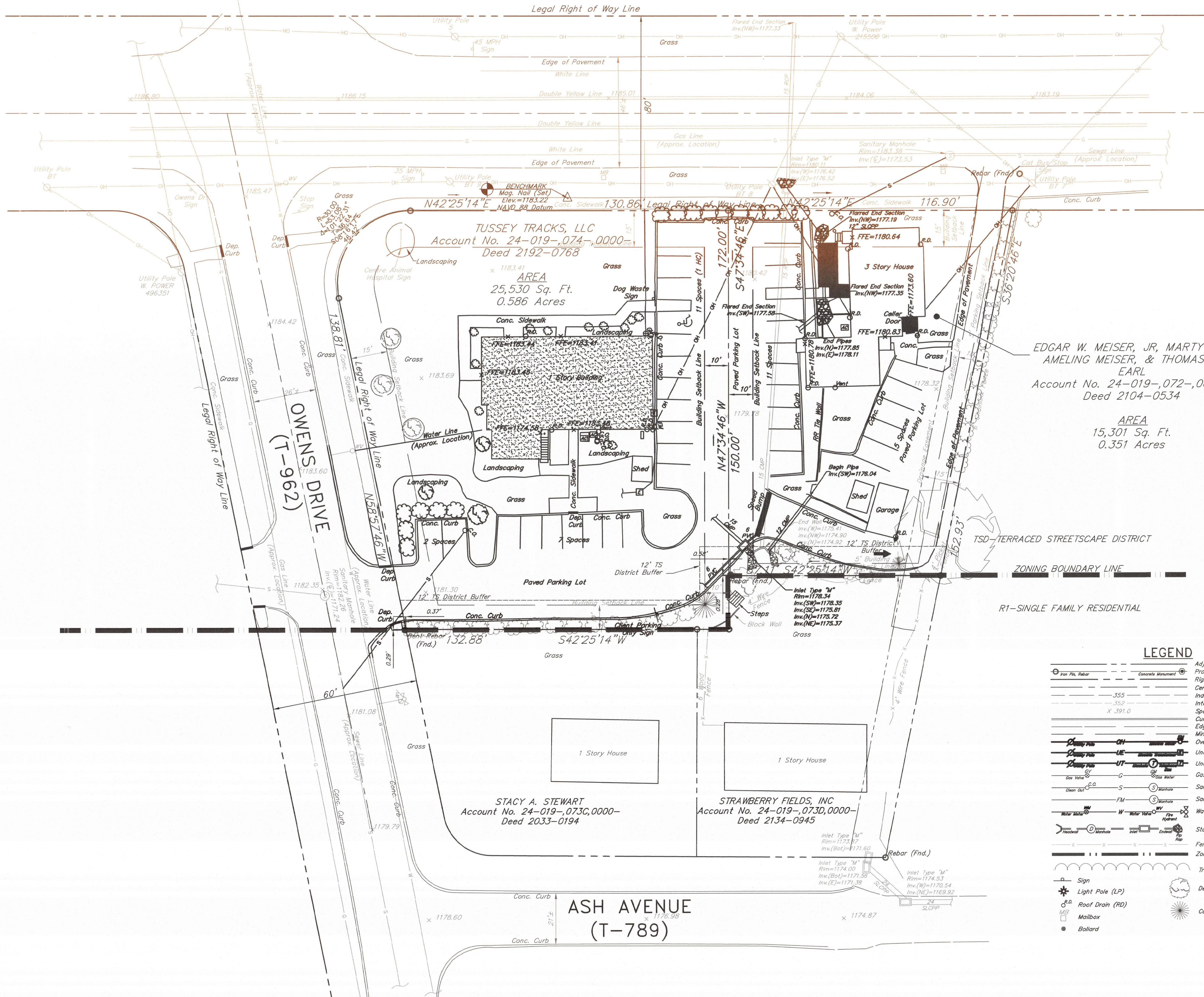
Centre Animal Hospital

01 Conditional U
se Permit/Centre
Animal Hospital 500.00

Check # 6104	
Receipt Total	500.00
Payment Total	500.00

Thank you!

WEST COLLEGE AVENUE
(S.R. 0026)

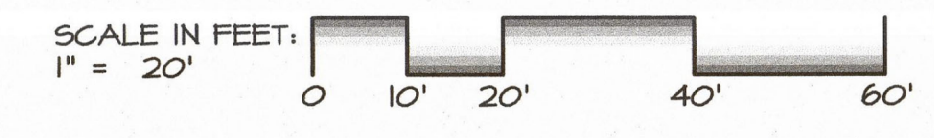
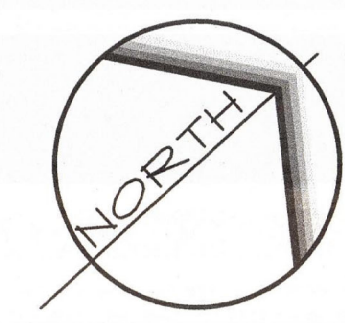


EDGAR W. MEISER, JR, MARTY LEE
AMELING MEISER, & THOMAS A.
EARL
Account No. 24-019-,072-,0000-
Deed 2104-0534

AREA
15,301 Sq. Ft.
0.351 Acres

LEGEND

- Adjoiner Property Line
- Property Line
- Right-of-Way Line
- Centerline
- Index Contour
- Intermediate Contour
- Spot Elevation
- Curb Line
- Edge of Pavement (E.O.P.)
- Min. Bldg Setback Line
- Overhead Electric
- Underground Electric
- Underground Telephone
- Gas Line
- Sanitary Sewer Line
- Sanitary Force Main
- Water Line
- Storm Drainage Piping
- Fence
- Zoning Line
- Treeline
- Sign
- Light Pole (LP)
- Roof Drain (RD)
- Mailbox
- Ballast
- Deciduous Trees
- Coniferous Tree



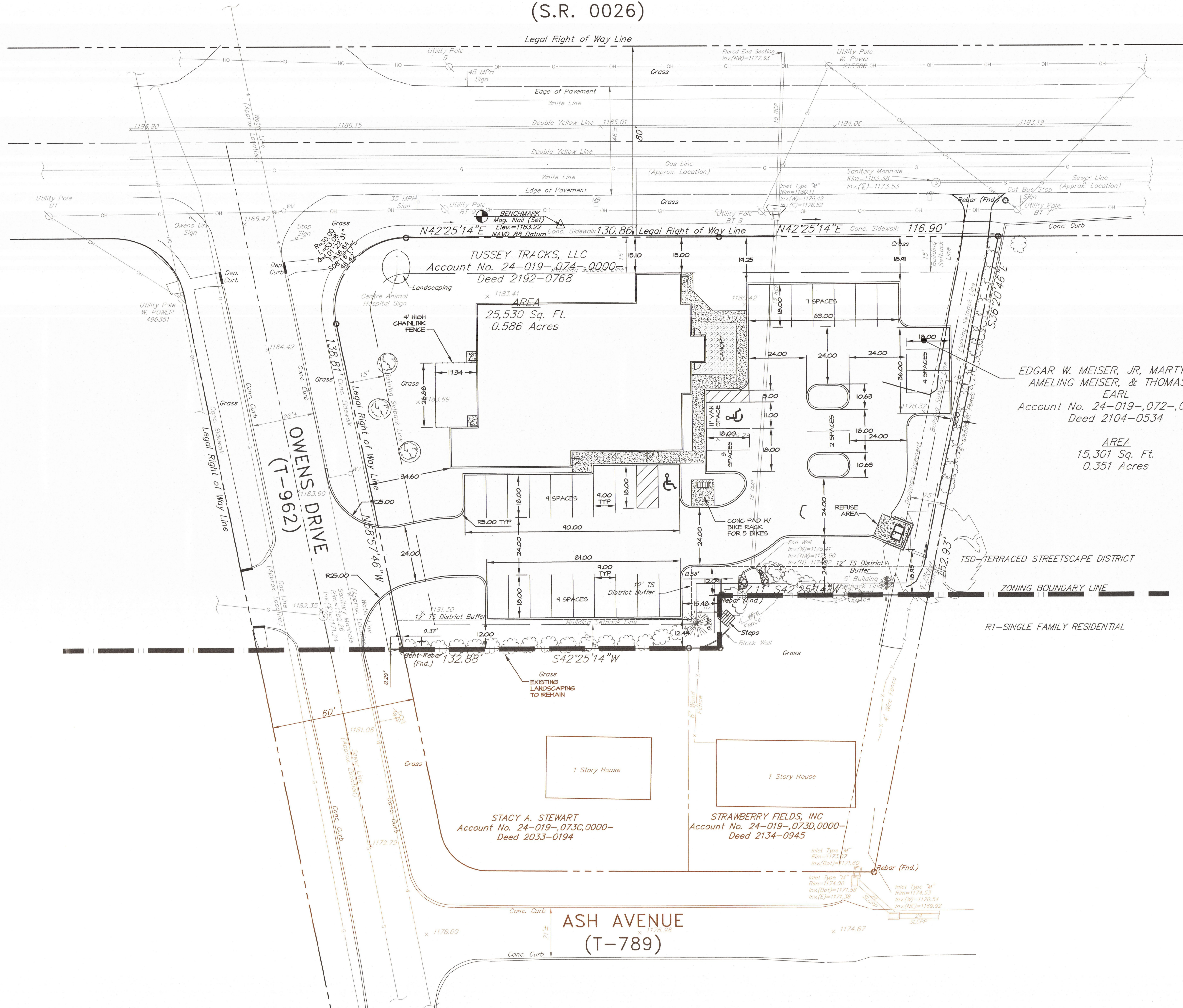
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FINAL LAND DEVELOPMENT
SUBJECT:
EXISTING CONDITIONS PLAN
FOR
CENTRE ANIMAL HOSPITAL
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
CLIENT:
TUSSEY TRACTS, LLC
1512 & 1518 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801
(814) 238-5100

MANAGER: THIS DATE: MAY XX, 2021
DESIGNER: THIS PROJECT NO. SC 455-001
DRAWN BY: BLM SCALE: 1" = 20'

DRAWING NO.
1 OF 5

WEST COLLEGE AVENUE
(S.R. 0026)



EDGAR W. MEISER, JR, MARTY LEE
AMELING MEISER, & THOMAS A.
EARL
Account No. 24-019-072-0000-
Deed 2104-0534

AREA
15,301 Sq. Ft.
0.351 Acres

TUSSEY TRACKS, LLC
Account No. 24-019-074-0000-
Deed 2192-0768

AREA
25,530 Sq. Ft.
0.586 Acres

STACY A. STEWART
Account No. 24-019-073C,0000-
Deed 2033-0194

STRAWBERRY FIELDS, INC
Account No. 24-019-073D,0000-
Deed 2134-0945

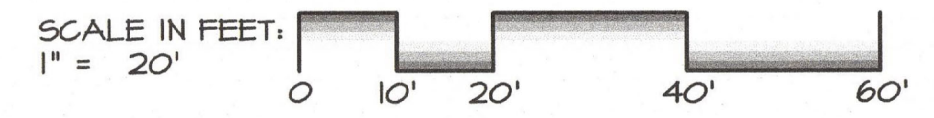
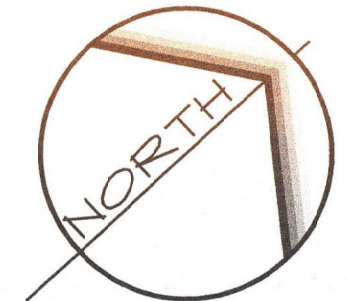
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EA
group, inc.
ENGINEERS + LANDSCAPE ARCHITECTS
2013 SANDY DRIVE, SUITE 103
STATE COLLEGE, PA 16803
(814) 861-6328
elagroup.com

FINAL LAND DEVELOPMENT
SUBJECT:
SITE LAYOUT PLAN
FOR
CENTRE ANIMAL HOSPITAL
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
CLIENT:
TUSSEY TRACKS, LLC
1512 & 1518 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801
(814) 238-5100

MANAGER: THS DATE: MAY XX, 2021
DESIGNER: THS PROJECT NO. SC 455-001
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2 OF 5



APR 26 2021



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E/A
group, inc.
ENGINEERS • LANDSCAPE ARCHITECTS
2013 SANDY DRIVE, SUITE 103
STATE COLLEGE, PA 16803
(814) 861-6328
elagroup.com

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FINAL LAND DEVELOPMENT
SUBJECT:
OVERALL SITE RENDERING
FOR
CENTRE ANIMAL HOSPITAL
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
CLIENT:
TUSSEY TRACTS, LLC
1512 & 1518 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801
(814) 238-5100

MANAGER:	THS	DATE:	MAY XX, 2021
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3 OF 5

APR 26 2021



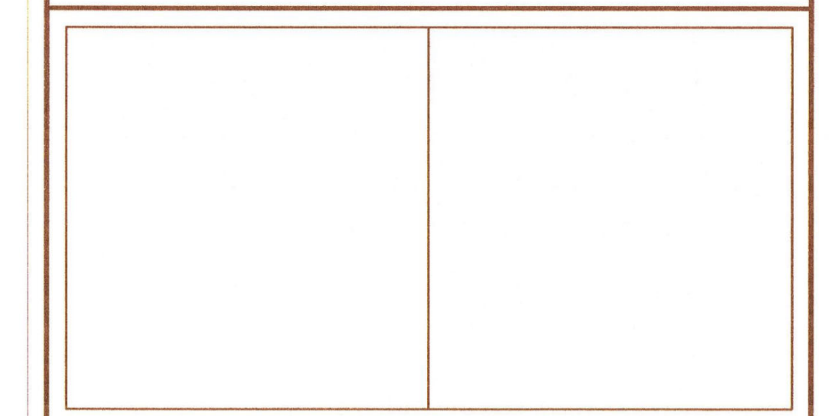
Professional
Design & Construction, Inc.
(717) 858-8084
Better Building Solutions by Design
www.pdc.com

RENDERING IS FOR CONCEPTUAL DESIGN
PURPOSES ONLY. FINAL DESIGN MAY BE
IMPACTED BY PROJECT DESIGN REVIEWS
AND APPROVALS

MAIN ENTRY

REVISIONS PER:	DATE:	BY:
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EVA
group, inc.
ENGINEERS • LANDSCAPE ARCHITECTS
2013 SANDY DRIVE, SUITE 103
STATE COLLEGE, PA 16803
(814) 861-6328
elagroup.com



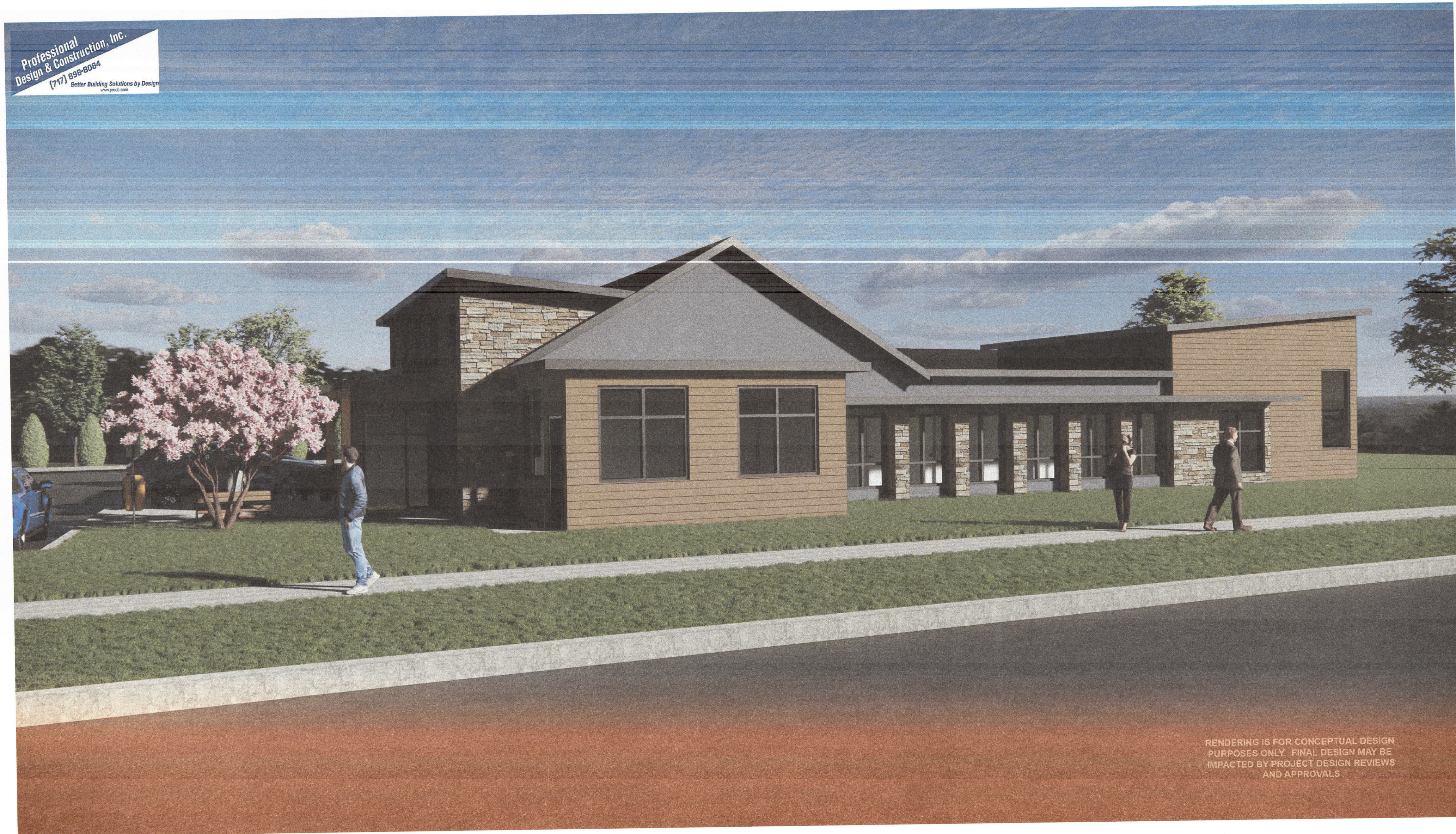
FINAL LAND DEVELOPMENT
SUBJECT:
MAIN ENTRY
FOR
CENTRE ANIMAL HOSPITAL
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
CLIENT:
TUSSEY TRACTS, LLC
1512 & 1518 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801
(814) 238-5100

MANAGER:	THS	DATE:	MAY XX, 2021
DESIGNER:	THS	PROJECT NO.	SC 455-001
DRAWN BY:	BLM	SCALE:	NO SCALE

DRAWING NO.
4 OF 5

APR 26 2021

Professional
Design & Construction, Inc.
(717) 898-8064
Better Building Solutions by Design



RENDERING IS FOR CONCEPTUAL DESIGN
PURPOSES ONLY. FINAL DESIGN MAY BE
IMPACTED BY PROJECT DESIGN REVIEWS
AND APPROVALS

COLLEGE AVENUE VIEW

REVISIONS PER:	DATE:	BY:
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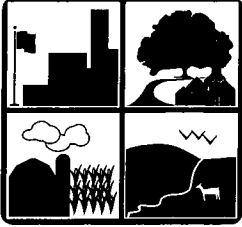
APP. 2.6 AREA

E.A.
group, inc.
ENGINEERS + LANDSCAPE ARCHITECTS
2013 SANDY DRIVE, SUITE 103
STATE COLLEGE, PA 16803
(814) 861-8328
elagroup.com

FINAL LAND DEVELOPMENT
SUBJECT:
COLLEGE AVENUE VIEW
FOR
CENTRE ANIMAL HOSPITAL
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
CLIENT:
TUSSEY TRACTS, LLC
1512 & 1518 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801
(814) 238-5100

MANAGER:	THS	DATE:	MAY XX, 2021
DESIGNER:	THS	PROJECT NO.:	SC 455-001
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DRAWING NO.
5 OF 5



TOWNSHIP OF FERGUSON

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TO: Planning Commission

FROM: Jeffrey S. Ressler, Zoning Administrator *JR*

DATE: May 7, 2021

SUBJECT: Home Occupations and Working from Home

With the ongoing pandemic and more people working from home, the question has arisen as to how working from home is handled from a Zoning Perspective.

Home occupations and Home Based businesses require that a Home Occupation Permit be obtained. Home occupations have always been associated with a "business or commercial activity" occurring in the home. Typical examples would include: Teaching, music lessons, office for Doctor, Dentist, Counseling, Real Estate, and small Home Based Businesses for cooking, baking products for sale. The above would be associated with a business in the home and may include customer, client or patient traffic, whether vehicular or pedestrian, pickup or delivery, or removal functions to or from the premises, in excess of those normally associated with residential uses.

With the pandemic many workers have been asked and/or forced to work from home. I do not consider these instances to be Home Occupations or Home Based Businesses for the reasons that the business is not based out of the home, there is no customer or client traffic, pickup or deliveries or removal functions as a result of the at home work.

I have attached a copy of the Zoning Ordinance Definitions for Home Based Business, No-Impact, Home Occupation, Type 1, and Home Occupation Type 2

unless otherwise specified.

HERBICIDE – Chemicals developed to control or eradicate plants.

HIGHER EDUCATION – Study beyond the level of secondary education.

HISTORIC STRUCTURE – Any structure that is:

- A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements of individual listings in the National Register.
- B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.
- C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior.
- D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 1. By an approved state program as determined by the Secretary of the Interior.
 2. Directly by the Secretary of the Interior in states without approved programs.

HOME BASED BUSINESS, NO-IMPACT – A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements:

- A. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- B. The business shall employ no employees other than family members residing in the dwelling.
- C. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- D. There shall be no outside appearance of a business use, including, not limited to, parking, signs or lights.
- E. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
- F. The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
- G. The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
- H. The business activity may not involve any illegal activity.

HOME OCCUPATION, TYPE 1 – An activity, intended to be financially gainful, conducted within a

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Definitions

dwelling unit, the conduct of which is clearly incidental and secondary to the use of the dwelling unit, and, whereas, there shall be a maximum of one said accessory use within any one dwelling unit. Unlike a No-Impact Home Based Business, Home Occupations provide opportunity for on-site customers and therefore, also permit restricted signage opportunity.

HOME OCCUPATION, TYPE 2 – An activity, intended to be financially gainful, conducted within a farm structure, the conduct of which is clearly incidental and secondary to the use of the farm, and, whereas, there shall be a maximum of one said accessory use within any one farm structure. Unlike a No-Impact Home Based Business, Home Occupations provide opportunity for on-site customers and therefore, also permit restricted signage opportunity.

HONEYBEE – Honey bees are limited to European races of *apis mellifera*.

HONEYBEE APIARY – A place where honey bee colonies and/or lives, and other beekeeping equipment, are kept.

HONEYBEE COLONY – An aggregate of worker bees, drones, queen, and developing brood living together in a social family unit in a hive. The colony must be registered with the Pennsylvania Department of Agriculture. The colony must also be inspected by an apiary inspector for diseases.

HONEYBEE COMB – A mass of six-sided cells made of wax by honeybees in which a brood is reared and honey and pollen are stored; composed of two layers united at their bases.

HONEYBEE HIVE – A box or receptacle with movable frames, used for housing a colony of bees.

HORSE RIDING STABLES / RIDING ACADEMY – An establishment where horses are kept for riding or driving or are stabled for compensation as part of a club association, ranch or similar establishment. This may include providing instruction to individuals or groups as well as demonstrations or exhibitions by such students. Horse shows, or other competitive events involving horses not normally kept on the premises is expressly forbidden. In addition, this use may not include the sale of feed, tack, or any other goods and/or services associated with riding or showing horses.

HORTICULTURE USE – Activities and practices relating to the raising, propagating and selling of trees, shrubs, flowers, fruits, vegetables, and other plant materials.

HOSPITAL – An establishment for the diagnosis, treatment or other care of humans and having facilities for inpatient care; includes sanitarium, sanatorium and preventorium.

HOTEL – A building used primarily for providing more than 10 transient lodging accommodations on a daily rate basis to the general public in which the lodging rooms provide no cooking facilities.

HOUSEHOLD PET – Domesticated species of dog, cat, or other non-exotic animal generally weighing less than 150 pounds that resides within a dwelling unit and is not raised for production of products for sale.

HOUSE GUEST – A temporary occupant of a short-term rental living quarter within a dwelling unit.

HUNTING, FISHING AND GUN CLUB – A facility, whether open to the public or limited to members of a group, which offers activities such as game hunting, fishing, trap/skeet shooting, target shooting, target practice, game farms, and related uses such as assembly halls or sale of bait or equipment.

ICE CREAM TRUCK – A licensed vehicle which vends only prepackaged frozen dairy or frozen water-based food products, soft-serve or hand-dipped frozen dairy products or frozen water-based food products and prepackaged beverages.