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# TOWNSHIP OF FERGUSON

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

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## FERGUSON TOWNSHIP PLANNING COMMISSION REGULAR MEETING AGENDA

Monday, May 24, 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. May 10, 2021
- III. Citizen Input
- IV. Land Development Plans

### A. BTJM Orchard View LLC Conditional Use Application

Included in the agenda is a Conditional Use Application from BTJM Orchard View LLC located at 179 Apple View Drive (24-004-,067G,0000-), submitted to the Planning and Zoning Department on May 6, 2021. The applicant is requesting Conditional Use approval for the use of the property as a Model Home in accordance with Chapter 27-502.24.

The property is located in the Single-Family Residential (R1) Zoning District and a Model Home is a Principal Use by Conditional Use in this district on lots with a minimum lot size of 10,000SQFT. 179 Apple View Drive is approximately 0.460 acres (20,037 SQFT).

Upon review by Township Staff, the proposed Model Home is meeting the conditional use criterion provided in §27-502.24. Therefore, approval of the conditional use permit is being recommended. Staff is also recommending placing the following conditions on the permit:

- Approval of a model home sales office shall be for a two-year period. Upon the expiration of the two-year period, the model home sales office shall be terminated, and the structure shall be converted to a residential home. Extensions may be granted by the Zoning Officer in one-year increments and up to a maximum of three additional years or until 90-percent of the development is sold, whichever is less.
- The model home sales office is to be used only for transactions involving the sale, rental, or lease of lots or structures within the subdivision or tract in which the model home sales office is located.
- Flags, pennants, or other on-site advertising shall be regulated in accordance with the Township's Sign Ordinance. The use of signs shall require a separate exhibit

accompanied by the appropriate fees and application for review and approval by the Sign Officer prior to installation.

Planning Commission is asked to review and comment on the conditional use proposal. Recommendations related to the conditional use will be presented to the Board of Supervisors at a conditional use hearing scheduled for June 7, 2021.

**Recommended Motion:** The Planning Commission recommend to the Board of Supervisors approval of the Conditional Use Application for BTJM Orchard View LLC to operate as a Model Home at 179 Apple View Drive with the conditions outlined in Township Staff's Exhibit #1 as included in the agenda packet.

## V. Community Planning

### A. Zoning Ordinance Amendment Request

On April 30, 2021, Craig W LeCrone submitted an Application for a Proposed Ordinance Amendment. The proposed change is to §27-205-.13, General Commercial Zoning District to allow Self-Service Storage Facilities as a permitted use. The applicant states that Self-storage facilities are a commercial-oriented use and would fit in the General Commercial zone.

Staff has reviewed this application request and is recommending that Self-Service Storage Facility be a permitted use within Area and Bulk Category 2 of the General Commercial (C) Zoning District.

**Recommended Motion:** The Planning Commission recommend to the Board of Supervisors approval of the Application for a Proposed Ordinance Amendment to §27-205.13 to allow Self-Storage Facilities as a Permitted Use within Area and Bulk Category 2.

## 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, MAY 10, 2021  
6:00 PM**

**ATTENDANCE**

The Planning Commission held its first meeting of the month on Monday, May 10, 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; Kevin Miller, Architect; Todd Smith, Project Manager, ELA Group, Inc.; Rick Messick, Ferguson Township Resident

**I. CALL TO ORDER**

Mr. Thompson called the Ferguson Township Planning Commission’s regular meeting to order on Monday, May 10, 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 APRIL 12, 2021**

Mr. Crassweller suggested changing the language on page 2 regarding “more dense rural areas” to be clearer. Also, Mr. Crassweller suggested spelling out acronyms. Ms. Aneckstein will make the changes to the minutes.

Mr. Crassweller moved that the Planning Commission **approve** the minutes of April 12, 2021. Dr. Taricani seconded the motion. The motion passed unanimously.

**III. CITIZEN INPUT**

None.

**IV. LAND DEVELOPMENT PLANS**

**A. Centre Animal Conditional Use Application**

Ms. Wargo presented 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.

Dr. Taricani asked about an access road or driveway on College Avenue and whether it will be completely removed when the two lots are consolidated. Ms. Wargo noted that it will be removed.

Mr. Todd Smith, Project Manager, ELA Group, Inc. gave an overview of the plan that was included in the agenda packet. Mr. Smith noted that the business continues to grow and needs to expand.

Ms. Holliday inquired the removal of the access road and about the safety of only having one way in and out. Mr. Smith stated that the access road is not made for two vehicle's and it creates challenges. As for having only one way in and out, Mr. Smith noted that from a design and operational perspective they are comfortable with the design.

Dr. Taricani questioned the parking in front of the building and if there will be enough room. Mr. Smith reviewed a slide explaining that there is a 12-foot buffer from the property line to the curb line.

Ms. Holliday asked if there will be head in parking only. Mr. Smith noted that there will be no designated parking for head in only.

Mr. Smith noted that due to the pandemic, the facility no longer offers Saturday and Sunday appointments and the owners do not want the current hours to be limited as a condition for use. Ms. Zhang asked for clarification with the hours of operation. Mr. Smith stated that the hours of operation shouldn't be a part of the condition and noted that the facility is not a 24/7 operation. Ms. Wargo stated she will investigate an alternative for the specific hours and noted that it was not the intention to hold the applicant to the hours indicated on the application.

Dr. Taricani asked if the existing trees and shrubs will be preserved. Mr. Smith noted that the majority would be preserved, but the internal trees for the parking lot expansion will be removed. Dr. Taricani stated that the plan is very nice.

Mr. Binney inquired if staff has heard from anyone near the facility expressing any questions or concerns. Ms. Wargo stated that the neighbors are not required to be notified for the Conditional Use Application and noted that no one has reached out to the office.

Mr. Keough inquired about the driveway near the house and asked if it is designated as a driveway or an alley. Mr. Smith stated that it is a driveway for anyone to use and not

an alley but can investigate further during the land development process.

Mr. Keough asked if the general business hours could be removed because it is a business and they need the flexibility for possible changes in the future.

Mr. Keough asked if the wording could be changed for bullet number two and three on page 7 of the agenda packet concerning overnight housing and kennels. Mr. Keough noted that there will be times that an animal will be required to spend the night.

Mr. Keough inquired about the sign that currently exist on the property and if it will remain. Mr. Smith stated that it will remain as is, but he has not had a discussion with the owners. Mr. Keough noted that the plan is a good improvement.

Mr. Keough moved 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 that are outlined. Mr. Binney seconded the motion. The motion passed unanimously.

## **V. COMMUNITY PLANNING**

### **A. Home Occupation vs. Working from Home Discussion**

Mr. Ressler reviewed the memo that was included in the agenda packet regarding the differences between Home Occupation and working from home and what it means for the Township.

Mr. Keough asked if Mr. Ressler had to access any homes during the pandemic for possible home businesses. Mr. Ressler noted that he had not.

Mr. Wheland stated that since there have been no issues, there is nothing further that the Planning Commission needs to do. Mr. Keough concurred with Mr. Wheland. Dr. Taricani indicated that there could be new issues that arise now that the pandemic is coming to end with home offices.

## **VI. OFFICIAL REPORTS AND CORRESPONDENCES**

### **A. Board of Supervisors**

Ms. Wargo will forward the report to the Planning Commission because it was not included in the agenda packet. The Board approved the amendment to remove the height incentives in the Terrace Streetscape District.

### **B. CRPC Report**

Dr. Taricani reported that they had a meeting on May 6, 2021 and had several reports from several organizations. There was a presentation on solar panel use and potential use in the area. A report from the Arbor Society noted that there are 17,000 trees and 260 different species in the region. There is a fitness center being planned in the Patton Township Industrial Park.

May is Bicycle Month and Dr. Taricani noted there are a lot of activities being planned.

Mr. Keough stated that in the western part of the Township they are not interested in solar panels on their agricultural land and asked when there are discussions to mention his concerns. Dr. Taricani concurred and noted there needs to be more

discussions. Ms. Rittenhouse stated that solar panels can't be placed just anywhere because they need to have the electrical component. Ms. Rittenhouse noted that there is a lot involved when dealing with solar energy.

**C. Land Development Plans**

Ms. Aneckstein reported that staff reviewed the Rogan/Sycamore Drive Subdivision plan and comments were sent back to the client. A resubmission should be forthcoming in the near future. The West College Student Housing Final Plan was submitted to the Township on May 3, 2021.

Mr. Keough expressed concerns with the next Planning Commission meeting on May 24, 2021 because he needs to be in attendance at the General Forum Meeting and would like to be a part of the discussion of the West College Student Housing Final Plan. Ms. Wargo noted that Mr. Keough could send his comments in prior to the meeting to be included. Ms. Zhang suggested adding the agenda item to the top of the agenda. Ms. Wargo noted that if the plan is ready it will be added at the beginning of the agenda.

Ms. Holliday noted that election day is May 18, 2021 and if anyone is interested working the polls to let her now

**D. Staff Updates**

Ms. Wargo reported Lance King, Township Arborist, has left his position and is now the Arborist at the Borough of State College. Ms. Wargo noted that they are putting together a part-time contract for Alan Sam who retired from the Borough of State College.

**II. ADJOURNMENT**

Dr. Taricani made a motion to adjourn the May 10, 2021 Planning Commission meeting at 7:20 p.m. The motion passed unanimously.

Respectfully Submitted,

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Rob Crassweller, Secretary  
For the Planning Commission

**REQUEST FOR CONDITIONAL USE PERMIT  
FOR MODEL HOME:  
BTJM ORCHARD VIEW LLC**

Hearing Date: June 7, 2021

*This document is a series of facts related to the conditional use application for BTJM Orchard View LLC, presented on behalf of the Township's Planning & Zoning Department, and entered as **Exhibit #1** for this Conditional Use Hearing.*

1. The subject of this hearing is BTJM Orchard View LLC, located at 179 Apple View Drive (24-004-,067G,0000-), approximately 0.460 acres (20,037 square feet).
2. The subject property is located within the Single Family Residential (R1) Zoning District.
3. The Orchard View Subdivision, approved by the Board of Supervisors on May 8, 2020, subdivided Tax Parcel 24-004-,067G into 36 Single Family Residential Lots and one Stormwater Management Lot.
4. On May 6, 2021, BTJM Orchard View LLC submitted a Conditional Use Application for a proposed Model Home to be constructed at 179 Apple View Drive.
5. A conditional use is a land use that is permitted in a specified zoning district, and one that is subject to additional zoning requirements that applicants must meet as part of the conditional use process. Approval of a conditional use permit does not equate to zoning permit approval and it is a necessary step in the process for constructing a model home.
6. The conditional use provisions require the Board of Supervisors to hold a public hearing on the application and decide if the request is in accordance with the express standards and criteria provided in §27-502.24 of the Township's Zoning Ordinance. The Board of Supervisors has 45 days following the hearing to render a decision.
7. Reasonable conditions and safeguards, other than those related to off-site transportation improvements, in addition to those expressed in the zoning ordinance, can be attached to the conditional use permit as the Board may deem necessary for the health, safety, and welfare of the municipality. The conditions must be reasonably related to a valid public interest established in the record of the application.
8. **Exhibit #2** is an aerial view using Ferguson Township's GIS Mapping Application with the subject lot highlighted in green.
9. **Exhibit #3** is §27-502.24 of the Township's Zoning Ordinance. This section provides the criteria applicants must meet in order to obtain conditional use approval.
10. **Exhibit #4** is the application and supporting documents submitted by BTJM Orchard View LLC for the conditional use permit.
11. In addition to staff review, conditional use applicants are required to present proposals to the Township's Planning Commission.
12. Township Staff have reviewed the conditional use proposal for compliance with §27-502.24. **The following is a review of how the project meets, does not meet, or is working towards meeting the conditional use criteria.**

**§27-502.24. MODEL HOMES AS A CONDITIONAL USE**

**a. Standards and Criteria**

- i. A model home shall not be used for residential purposes during the period of time when it is used to model the types(s) of residential structures being offered for sale by the developer. **Meets criterion.**
- ii. The purpose of a model home is to display the exterior and interior of a typical residential structure, and to display the developer's/builder's options offered in the residential structures to be built in the same residential development/subdivision as the model home. **Meets criterion.**

**13. Staff's conclusion is that the proposal meets the conditional use criterion provided in §27-502.24. Therefore, approval of the conditional use permit is recommended.**

**Staff recommends placing the following additional conditions on the permit:**

- Approval of a model home sales office shall be for a two-year period. Upon the expiration of the two-year period, the model home sales office use shall be terminated, and the structure converted to a residential home. Extensions may be granted by the Zoning Officer in one-year increments and up to a maximum of three additional years or until 90 percent of the development is sold, whichever is less.
- The model home sales office is to be used only for transactions involving the sale, rental, or lease of lots or structures within the subdivision or tract in which the model home sales office is located.
- Flags, pennants, or other on-site advertising shall be regulated in accordance with the Township's Sign Ordinance. The use of signs shall require a separate exhibit accompanied by the appropriate fees and application for review and approval by the Sign Officer prior to installation.

**These conditions may be placed on the permit as well as any other reasonable conditions the Board of Supervisors may wish to attach.**







- (2) No surface mining shall be conducted closer than 100 feet of any public right-of-way or within 300 feet of any property line.
- (3) Edges of stockpiles of excavated materials shall not be located closer than 300 feet to the property line, and all reasonable precaution shall be taken to prevent any material or waste deposited upon any stockpile from being transferred off the premises by wind, water or other natural cause.
- (4) Fencing. A six-foot fence that completely encloses the portion of the property that includes the open pit area, high wall, water pool or spoilbank and culm bank (as those terms are defined in the Surface Mining Conservation and Reclamation Act<sup>[4]</sup>) shall be provided and shall be constructed as to have openings no larger than six inches and, if pickets are used, the openings shall not exceed six inches.

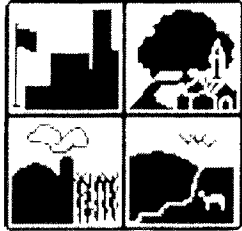
[4] *Editor's Note: See 52 P.S. § 1396.1 et seq.*

#### 24. Model Homes.

- A. A model home shall not be used for residential purposes during the period of time when it is used to model the type(s) of residential structures being offered for sale by the developer.
- B. The purpose of a model home is to display the exterior and interior of a typical residential structure, and to display the developer's/builder's options offered in the residential structures to be built in the same residential development/subdivision as the model home.

#### 25. Parks and Outdoor Recreation Facilities (Private).

- A. All pools, tennis courts, or other comparable facilities shall be considered structures for the purpose of this chapter.
- B. Coverage, including structures, parking lots, and buildings, shall not exceed 50% of the lot.
- C. The facility area and lot boundaries shall be landscaped as required by the Township to minimize noise projection and make the grounds aesthetically compatible to the surrounding properties.
- D. All structures shall not be less than 100 feet from any lot line, and no less than 200 feet from the nearest house.
- E. All parking shall be a minimum of 25 feet from any residential lot line. Gravel parking lots with bumper blocks shall be allowed until such time as the required parking exceeds 25 parking spaces. At such time, all parking spaces shall be paved. Handicapped parking spaces shall comply with ADA standards.
- F. All facilities shall abut a public road and have a permanent access thereto.
- G. Alcoholic beverages without a Pennsylvania Liquor Control Board license, amplified music, and jukeboxes shall be prohibited on the premises.
- H. No direct or sky-reflected glare, whether from floodlights or any other kind of light, shall be visible from adjoining public streets or adjacent lots when viewed by a person standing on ground level.
- I. All pools shall be surrounded by a fence at least six feet in height, the entrance to which shall be kept locked when attendant is not present, and shall be constructed in accordance with all applicable state requirements.
- J. Tennis courts shall be protected by a permanent fence 10 feet in height behind each baseline extending 10 feet beyond the playing area in each direction.



# 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: May 6, 2021

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

### Applicant Information

BTJM Orchard View LLC

Name

116 Union Avenue

Street Address

Alloona

City

PA

State

16602

Zip

814-424-8935

Phone Number

### Property Information

24-004-.067G.0000-

Tax Parcel Number

460 AC 20,032 SF

Lot Size

R-1

Zoning District

179 Apple View Drive

Property Location (Address)

State College

City

PA

State

16801

Zip

Is this a changed use? \_\_\_\_\_

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

Construct a model home which will be open to the public.

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

Yes  No # of Buildings: \_\_\_\_\_

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

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

3,214 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.

Two cars can park in the garage and two cars can park in the driveway. There will be one full time and one part-time employee.

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

The purpose of the model home is to display the exterior and interior of a typical residential structure that will be built in the development. The model home will show prospective homeowners the quality of construction provided by the company and permit them to see the optional sunroom, first floor bedroom, deluxe kitchen options, plumbing and electrical options, finished basement, and color choices in a real world setting. The model home will be the McIntosh model which is one of four models that will initially be offered by the company. The model home will NOT be used for residential purposes

**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.

BTJM Orchard View LLC  
Steven Seitzer, Project Coordinator



May 6, 2021

Owner/Applicant Name

Date

**-For Office Use Only-**

Date Received: \_\_\_\_\_ By: \_\_\_\_\_

Date Paid: \_\_\_\_\_ Check No.: \_\_\_\_\_ Amount: \_\_\_\_\_

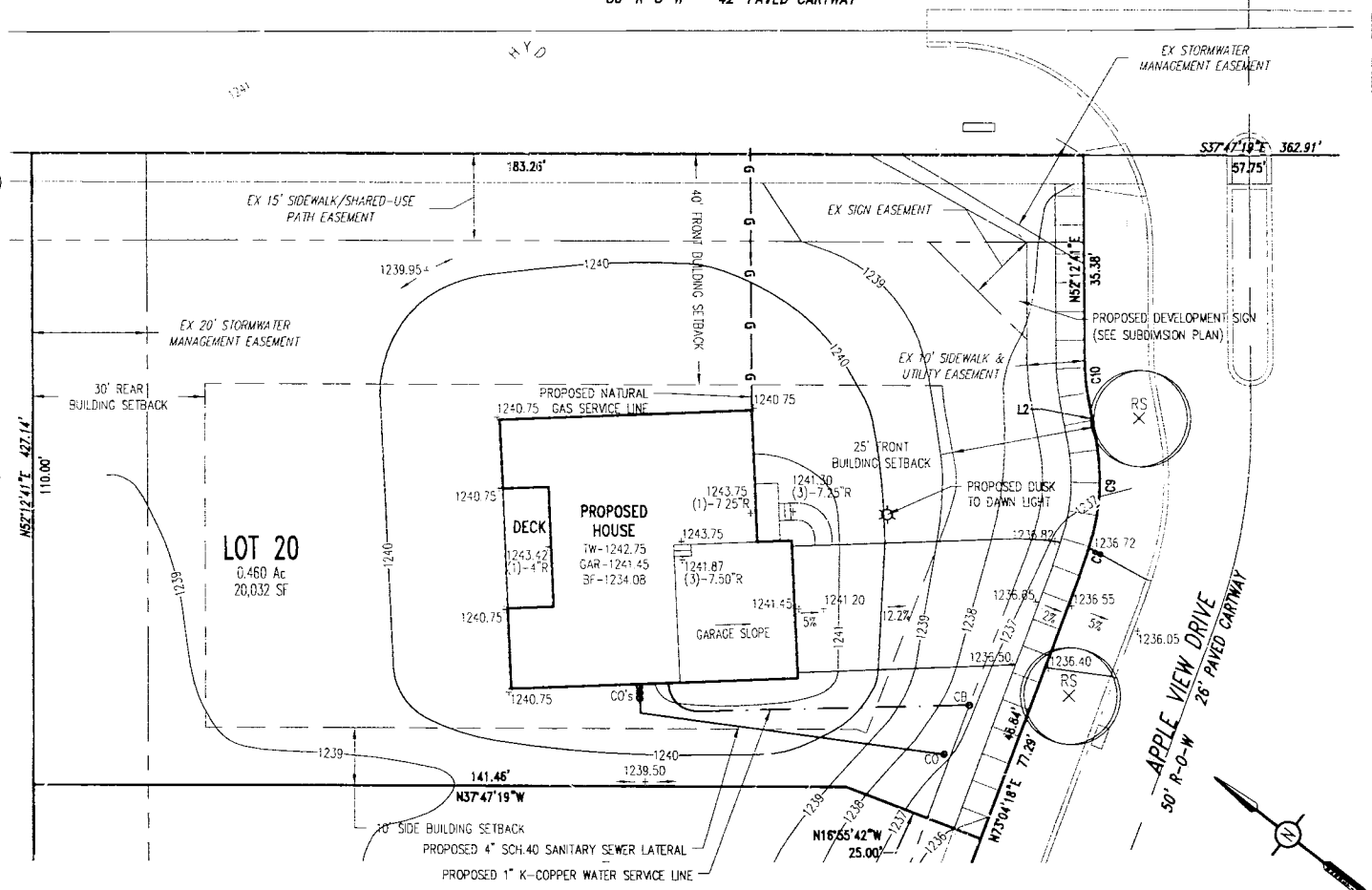
Advertisement Dates: \_\_\_\_\_ Planning Commission Review Date: \_\_\_\_\_

Board of Supervisors Meeting Date: \_\_\_\_\_

**Project Notes:**

1. General Site Information:
  - a. Legal Owner: 5124 Orchard View, LLC  
116 Union Avenue  
Alluona, PA 16602
  - b. Site Address: 179 Apple View Drive  
State College, PA 16801
  - c. Record Book/ Page: 6095 / 0142
  - d. Tax Parcel: 24-\_\_\_\_\_
  - e. Zoning: Single-Family Residential District (R-1), Corridor Overlay District
  - f. Site Use: Vacant (Existing) Single Family Residential (Proposed)
  - g. Lot Size: 0.460 Acres (20,032 SF)
  - h. Building Setbacks: 25' (Front, Apple View Drive) 40' (Front, West College Avenue)  
10' (Side) 30' (Rear)
  - i. Impervious Coverage:  
Proposed: 4,720 S.F. (23.5%)  
Allowable: 10,016 S.F. (50%)
2. Project Benchmark: Masonry nail set on the southwest corner of the electric wall located on Tax Parcel 24-004-067A along West Whitehall Road. Elevation = 1254.41'.
3. Project References:
  - a. Refer to "Orchard View Preliminary/Final Subdivision Plan" dated May 14, 2019, Revised April 8, 2021 prepared by PennTerra Engineering, Inc. and recorded at the Centre County Recorder of Deeds office in Record Book 96, Page 142.
4. There is a 10' Utility and Sidewalk Easement located along Apple View Drive.
5. There is a 15' Sidewalk/Future Shared-Use Path Easement located along the West College Avenue side of Lot 20.
6. There is a Sign Easement located near the corner of Apple View Drive and West College Avenue.
7. There are Stormwater Management Easements located near the corner of Apple View Drive and West College Avenue, and along the rear of Lot 20.

**WEST COLLEGE AVENUE (S.R. 0026)**  
80' R-O-W 42' PAVED CARTWAY



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**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

Draftsman	EAH		
Proj. Manager	MAT		
Surveyor	MAK/JDF		
Acad	17125-ORCHARD-VIEW-LOT-20-SITE-PLAN		
Perimeter Ck			
Book	543	Pg	1
Date		By	
Revisions			

**ORCHARD VIEW**  
FERGUSON TOWNSHIP \* CENTRE COUNTY \* PENNSYLVANIA

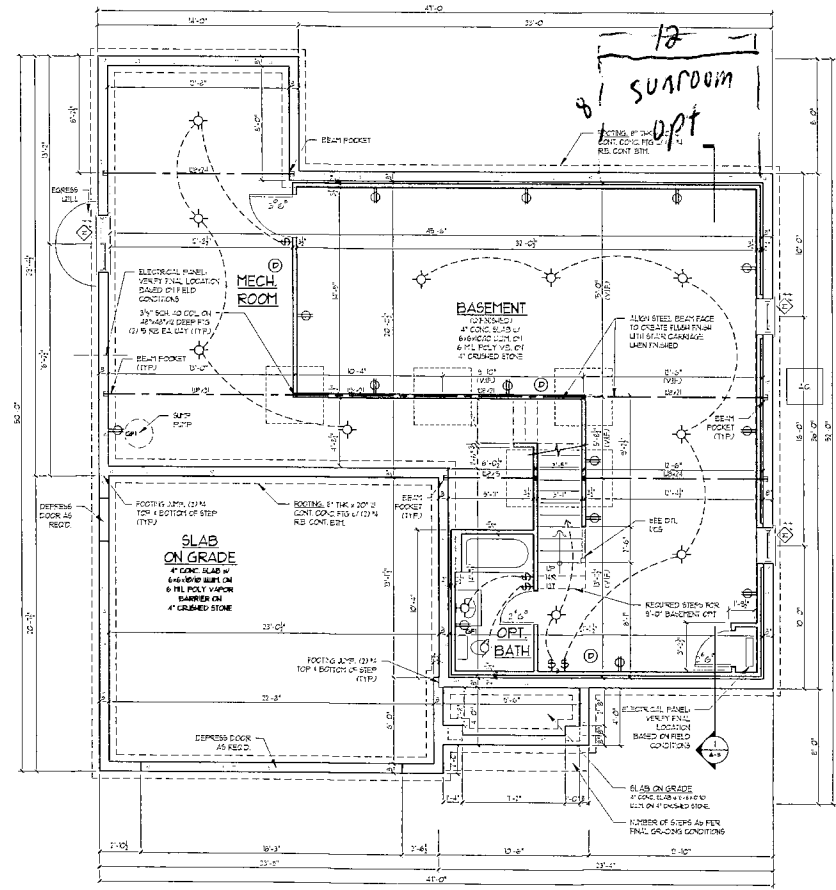
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**LOT 20 GRADING PLAN**  
MAY 6, 2021

Scale	1" = 20'
Project No.	17125.31
Sheet No.	1 of 1

ELECTRICAL SYMBOLS			
	DUPLEX OUTLET (NO W-10 AFF. UNLESS NOTED)		THREE WAY SWITCH
	SINGLE POLE DUPLEX OUTLET (2 LINE & 1E SWITCH)		FOUR WAY SWITCH
	R-RANGE/DRYER		DIMMER SWITCH
	OUTDOOR DUPLEX OUTLET		PILOT SWITCH
	UNDERCABINET DUPLEX OUTLET		DOOR CHIME
	SPECIAL PURPOSE CONNECTION		CEILING MOUNTED LIGHT FIXTURE
	SINGLE POLE SWITCH		CEILING HANG LIGHT FIXTURE
	ROLL SPRING OPERATED CEILING MOUNTED LIGHT FIXTURE		TELEPHONE JACK
	RECESSED DOWNLIGHT		THERMOSTAT
	RECESSED ACCENT LIGHT - EXTERNAL ON WALL SCONCE		CABLE TV JACK
	DOORBELL		WIRE B-D
	CEILING EXHAUST FAN - VENTED TO EXTERIOR		GARAGE DOOR
	CEILING FAN		WORK CABINET LIGHTING
	SMOKE HEAT & CARBON MONOXIDE DETECTORS - HARD WIRED & INTERCONNECTED TO BATTERY BACKUP		GARAGE DOOR OPENER
			WALL MOUNTED LIGHT FIXTURE

- NOTES:
- ELECTRICAL CIRCUITING BY OTHERS. OUTLETS & SWITCHES SHOWN FOR LOCATION ONLY.
  - ELECTRICAL INSTALLATION TO COMPLY WITH JOB SPEC & 2020 NEC FOR SPACING, LOCATION, ARC FAULT, GFI AND TAMPER RESISTANT RECEPTACLES.
  - CHECK TO SPECIFY LOCATIONS OF CABLE JACKS AND PHONE JACKS.



path: c:\p\2020 residential\20-22r\banner farm\dwg\opt\ca\banner farm - mcintosh\balects



**HILLIIPS & MONOVAN ARCHITECTS, LLC**  
 221 West Second Street, State College, PA 16801  
 Phone: 814-332-2100  
 Fax: 814-332-2101  
 www.hillipsandmonovan.com

REVISIONS

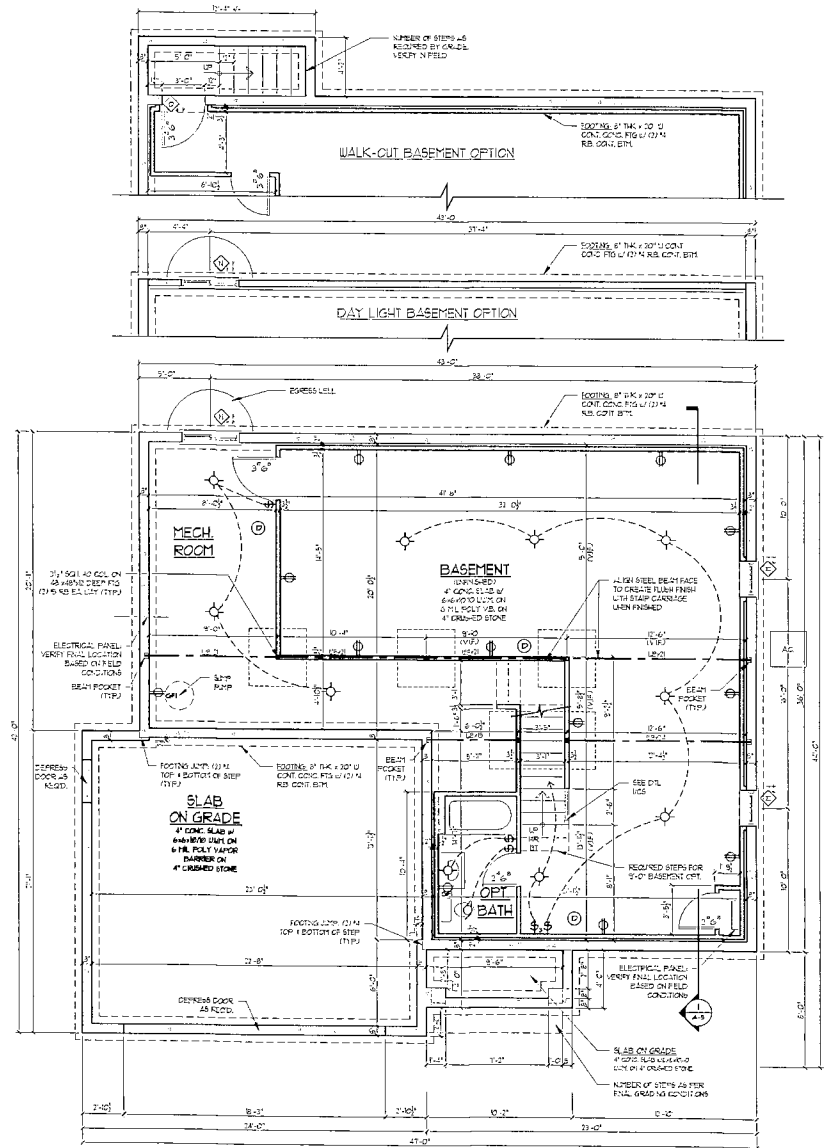
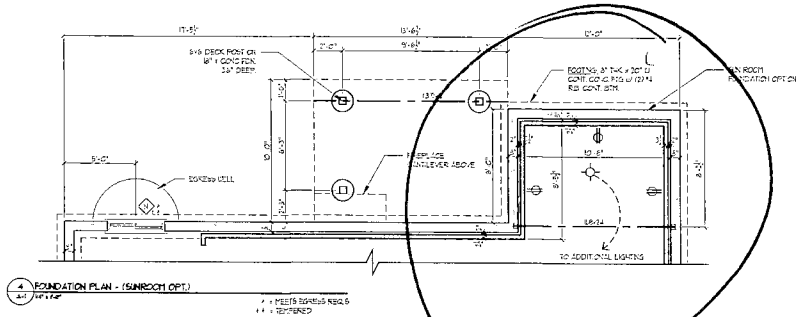
FOUNDATION PLAN (FIRST FLOOR SUITE OPT.)  
**Harner Farms - McIntosh**  
 Aspen Hill Partners, LLC  
 State College, PA

dwg. no.: **A-1.1**  
 date: 4-7-21  
 drawn by: GMM  
 checked by: JDC

project no.: **20-22R**

ELECTRICAL SYMBOLS			

- NOTES:
- ELECTRICAL CIRCUITS BY OTHERS. OUTLETS & SWITCHES SHOWN FOR LOCATION ONLY.
  - ELECTRICAL INSTALLATION TO COMPLY WITH 2005 IRC & 2010 NEC FOR BRACING, LOCATION, ARC FULT, GFI AND TAMPER RESISTANT RECEPTACLES.
  - OWNER TO SPECIFY LOCATIONS OF CABLE JACKS AND PHONE JACKS.



HILLIPS & HROVANO ARCHITECTS, LLC  
 2800 N. 11th Street, Suite 100, Harrisburg, PA 17110  
 P.O. Box 160, 1100 Rockwell Road, Harrisburg, PA 17111  
 Phone: 717-653-2100  
 Fax: 717-653-2101  
 www.hillipsandhrovano.com

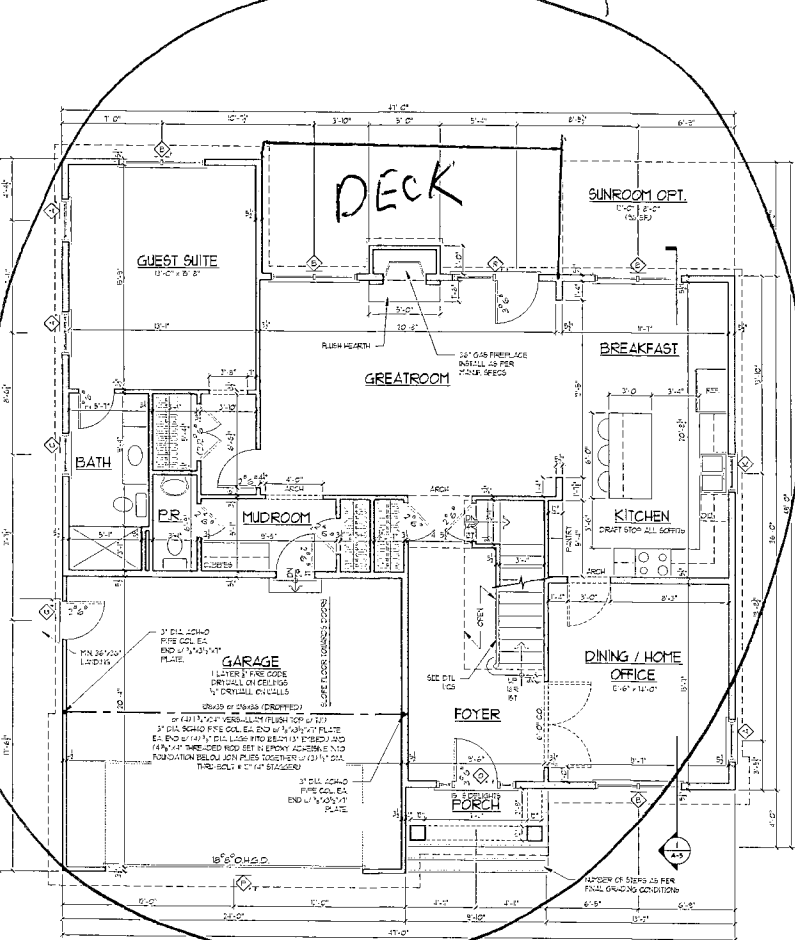
REVISIONS

FOUNDATION PLAN  
 Harner Farms - McIntosh  
 Asper Hill Partners, LLC  
 State College, PA

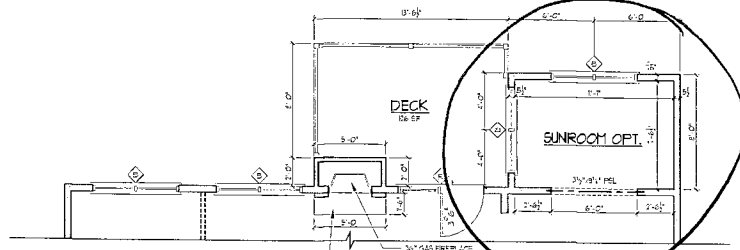
dwg. no.:  
**A-1**  
 date: 4-7-21  
 drawn by: [signature]  
 checked by: [signature]

project no.:  
 20-22R

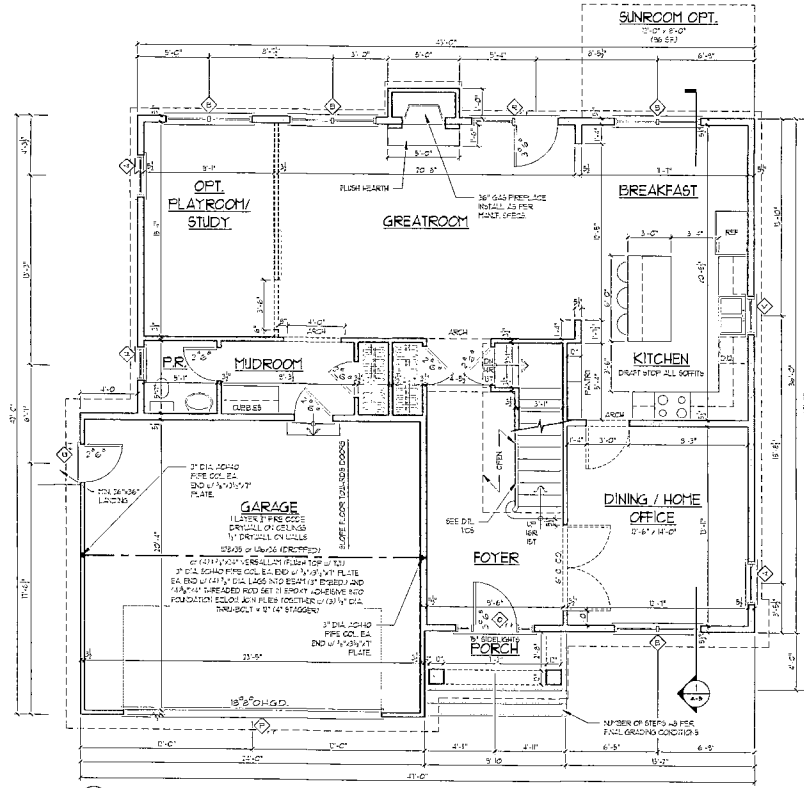
pln.dwg.0721  
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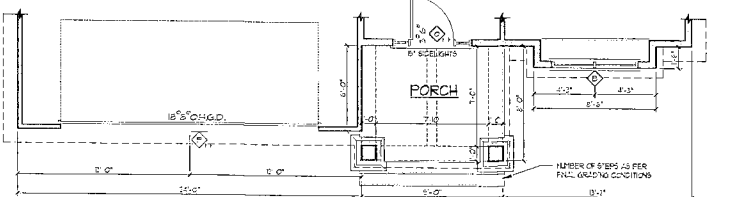
1 FIRST FLOOR PLAN - (FIRST FLOOR OPTION) (ELEVATION 1)  
 TOTAL FLOOR AREA: 3284 SF  
 IMPERVIOUS BUILDING AREA: 1829 SF  
 \* FEET EXPOSED KEELS  
 \*\* TYPED



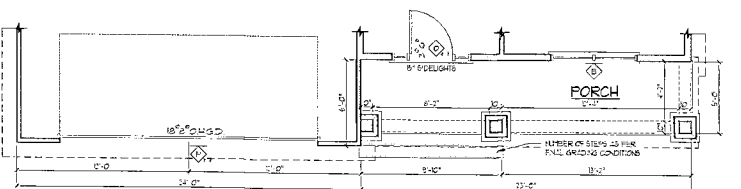
2 FIRST FLOOR PLAN - (SUNROOM OPTION) (ELEVATION 2)  
 TOTAL FLOOR AREA: 126 SF (SUNROOM)  
 IMPERVIOUS BUILDING AREA: 126 SF (SUNROOM)  
 \* FEET EXPOSED KEELS  
 \*\* TYPED



3 FIRST FLOOR PLAN (ELEVATION 3)  
 TOTAL FLOOR AREA: 3284 SF  
 IMPERVIOUS BUILDING AREA: 1829 SF  
 \* FEET EXPOSED KEELS  
 \*\* TYPED



4 FIRST FLOOR PLAN (ELEVATION 4)  
 TOTAL FLOOR AREA: 126 SF  
 IMPERVIOUS BUILDING AREA: 126 SF  
 \* FEET EXPOSED KEELS  
 \*\* TYPED



5 FIRST FLOOR PLAN (ELEVATION 5)  
 TOTAL FLOOR AREA: 126 SF  
 IMPERVIOUS BUILDING AREA: 126 SF  
 \* FEET EXPOSED KEELS  
 \*\* TYPED



HILLIPS &  
 JONOVAN  
 ARCHITECTS, LLC  
 1200 BERRY ST., SUITE 100, STATE COLLEGE, PA 16801  
 TEL: 717.339.1100 FAX: 717.339.1101  
 2200 BERRY STREET, SUITE 100, STATE COLLEGE, PA 16801

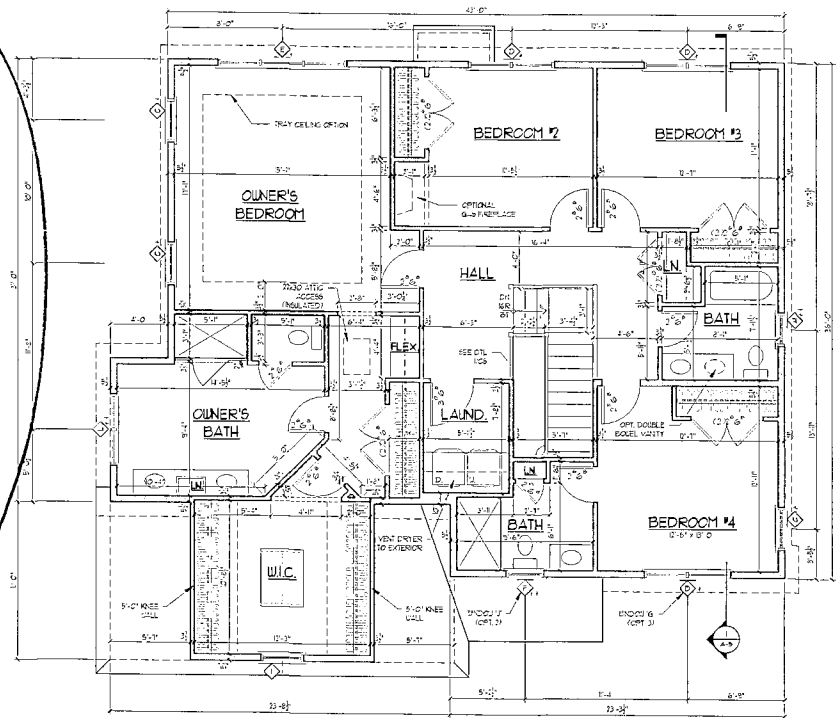
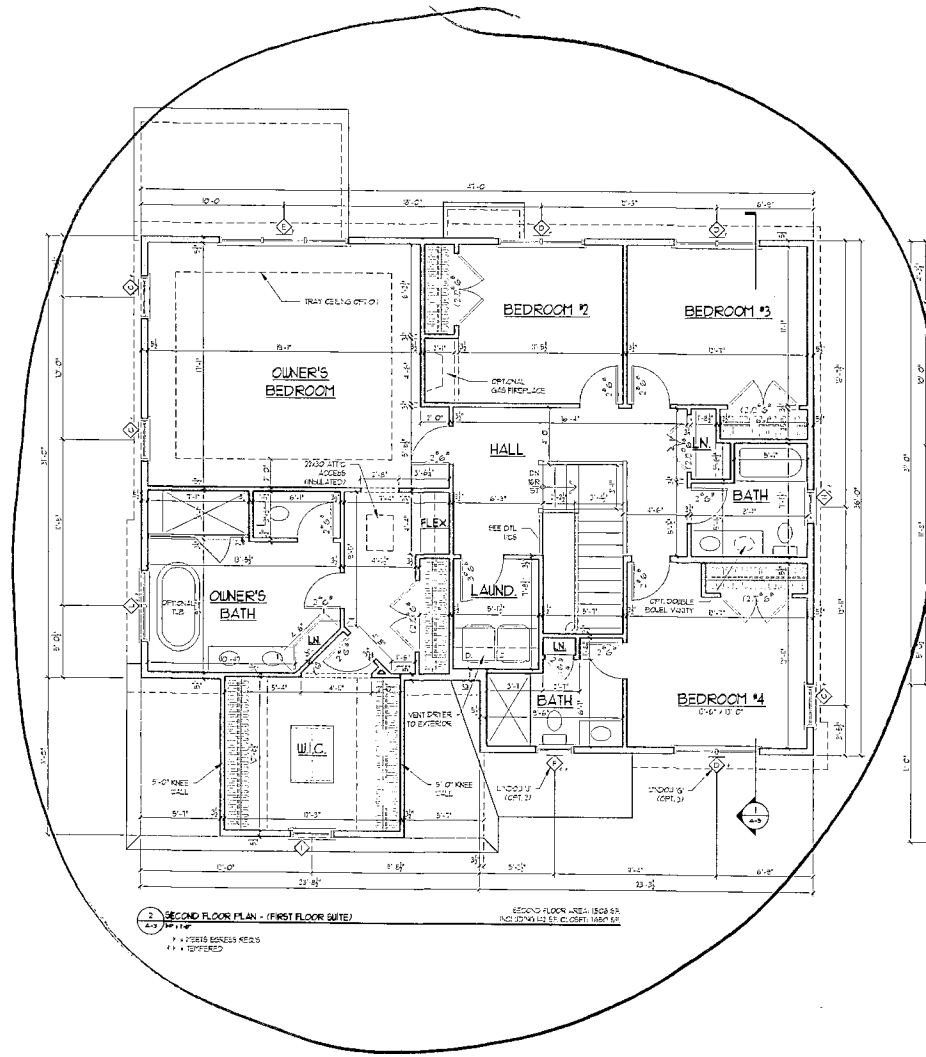
NO.	DATE	REVISIONS

FIRST FLOOR PLANS  
 Harner Farms - McIntosh  
 Aspen Hill Partners, LLC  
 State College, PA

dwg. no.:  
**A-2**  
 date: 4-1-21  
 drawn by: GWH  
 checked by: JPC  
 project no.:  
 20-22R



plot dated 07/21  
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**PHILLIPPS & MONOHAN ARCHITECTS LLC**  
 Phillipps@monohanarchitect.com  
 P.O. Box 1000, 21400-B-46000 Road, Bushy Park, VA, Virginia Phone: 247-7992, 2140  
 210 West Road Street, Bushy Park, PA 11031 Phone: 610-317-0221

NO.	REVISIONS

**SECOND FLOOR PLANS**  
 Harner Farms - McIntosh  
 Aspen Hill Farms, LLC  
 State College, PA

dwg. no.: **A-3**  
 date: 4-7-21  
 drawn by: GUL  
 checked by: JPC  
 project no.: 20-22R



# TOWNSHIP OF FERGUSON STAFF REPORT

**ABC:** Ferguson Township Planning Commission

**From:** Kristina Aneckstein, Community Planner

**Agenda Title:** Ordinance Text Amendment

**Agenda Action:** Recommendation to the Board of Supervisors

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## **Recommendation**

Staff recommends the Planning Commission make a recommendation to the Board of Supervisors to approve the Text Amendment for the addition of Self-services Storage Facilities as a Permitted Use in the General Commercial (C) Zoning District.

## **Background/Analysis**

In November, 2019, a comprehensive update to the Ferguson Township Zoning and Subdivision, Land Use Ordinances was approved by the Board of Supervisors. Uses in each district were added or reduced to meet the needs, desires, and benefits of the residents and businesses of Ferguson Township.

On April 30, 2021, Craig W LeCrone submitted an Application for a Proposed Ordinance Amendment. The proposed change is to §27-205.13, General Commercial Zoning District to allow Self-Service Storage Facilities as a permitted use. The applicant states that Self-storage facilities are a commercial-oriented use and would fit in the General Commercial zone.

Self-Storage Facilities are a permitted use in the Industrial and Light Industry, Research and Development Zoning District (IRD) on lots of at least 20,000 square feet, lot width of 100 feet, front and rear yard setbacks of 50 feet and side yard setback of 25 feet.

Staff has reviewed the request and is recommending that this be a permitted use in Area and Bulk Category 2 of the General Commercial (C) Zoning District.

APR 30 2021



**APPLICATION FOR PROPOSED ORDINANCE AMENDMENT**  
**Ferguson Township, Centre County**

**Date Application Submitted:** 4-30-2021

**Subject of Proposed Ordinance Amendment:** General Commercial Principal Use

**Applicant Name:** Craig W LeCrone

**Address:** 912 Blair Street, Hollidaysburg, PA 16648

**Phone:** 814-931-2035      **Fax:** \_\_\_\_\_      **E-Mail:** cwlecrone@gmail.com

**Chapter / Section of Existing Ordinance to be Amended:** 27-205.13

**Description of Proposed Ordinance Amendment:** Adding self-storage facility as a principal use  
in the General Commercial district.

**Describe Reason for Ordinance Amendment:** Self-storage facilities are a commercial-oriented  
use and would fit in the General Commercial zone.

**Signature of Applicant:** 

**Date Fee Paid:** 4/30/21      **Amount:** 250.<sup>00</sup>

Note: To be considered on a Board agenda, this application along with the required fee (see Township Fee Schedule) must be submitted to the Township a minimum of 7 days in advance of the Board meeting at which the applicant wishes to attend. The fee is non-refundable.

§ 27-205.13 - District - General Commercial (C)

AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
1	Park and Outdoor Recreational Facilities, Community, Public	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
1	Sport and Field Complexes	P
2	Group Homes	P
2	Personal Care Homes, Small	P
2	Self-Service Storage Facility	P
3	Automobile Service Stations and Garages	P
3	Banks and Financial Establishments	P
3	Business, Professional and Financial Offices	P
3	Car Washes	P
3	Child/Day Care Centers	P
3	Cideries	P
3	Cigar, Hookah, and/or Vapor Lounge	C
3	Clinics and Medical and Dental Offices	P
3	Convenience Food Stores	P
3	Eating and Drinking Establishments, Sit-Down	P
3	Eating and Drinking Establishments, Takeout	P
3	Essential Services	P
3	Food Catering	P
3	Health and Athletic Clubs	P
3	Laundromats	P
3	Medical Marijuana Dispensary	P
3	Mortuaries	P
3	Personal Service Establishments	P
3	Pet Care Services Facility	C
3	Pet Stores	P
3	Printing Establishments	P
3	Retail Establishments, General	P
3	Schools, Commercial	P
3	Studios for Instruction in Music, Performing Arts and Visual Media	P
3	Tasting Room	P
3	Treatment Centers	C
3	Tutoring and Study Centers	P
3	Veterinary Offices/Clinics	P
4	Adult Business Uses	C
4	Amusement Arcades	P
4	Bowling Alleys	P

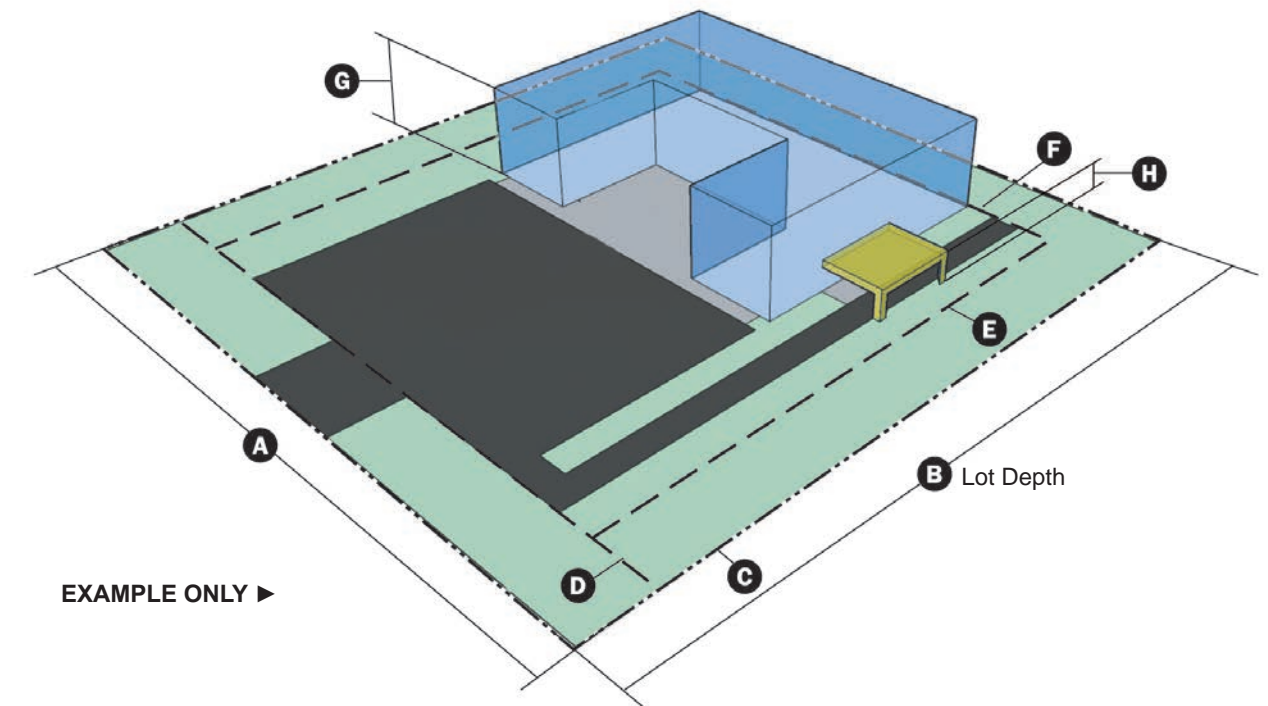
AREA AND BULK CATEGORY	PRINCIPAL USES, continued	
4	Exercise and Fitness Centers	P
4	Grocery Stores	P
4	Health and Athletic Clubs	P
4	Hotels and Motels	P
4	Micro-Distillery/Brewery (Beverage Production Facilities)	P
4	Miniature Golf	P
4	Public or Private Parking Garages	P
4	Theater	P
4	Wineries	P
4	All Other Commercial Uses	C
5	Bus Passenger Stations	P
5	Communication Towers	P
5	Emergency Services	P
5	Places of Assembly, Neighborhood	C
5	Places of Assembly, Community	C
5	Places of Assembly, Regional	C
5	Potable Water Pump Station Facilities	C
5	Radio and Television Studios, Excluding Towers in Excess of District Max. Height	P
5	Taxi and Limousine Services	P

ACCESSORY USES					
Use	Area and Bulk Categories				
	1	2	3	4	5
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P	P
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P	P
Food Truck	P	P	P	P	P
General Storage to include Boats and RVs					P

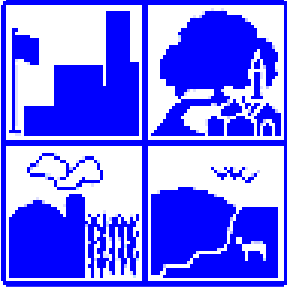
DIMENSIONS		AREA AND BULK CATEGORIES						
		1	2	3	4	5		
Minimum	Lot Size	<b>C</b>	1 acre	10,000 sf	5,000 sf	20,000 sf	n/a	
		Lot Width	at Building Setback Line	75 ft	50 ft	25 ft	100 ft	60 ft
	<b>A</b> at Street Line		75 ft	50 ft	50 ft	100 ft	60 ft	
	Setback	<b>D</b>	Front Yard, for Principal Use on Local/Collector Street	50 ft	50 ft	50 ft	50 ft	50 ft
			Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	50 ft	50 ft
		<b>E</b>	Side Yard, for Principal Use	30 ft	15 ft	15 ft	25 ft	75 ft
<b>F</b>		Rear Yard, for Principal Use	50 ft	50 ft	20 ft	50 ft	50 ft	
Maximum	Height	<b>G</b> Principal Structure	40 ft	40 ft	40 ft	45 ft	40 ft	
		<b>H</b> Accessory Structure	40 ft	40 ft	40 ft	40 ft	40 ft	
	Coverage	Building	n/a	45%	45%	45%	30%	
Impervious Surface		30%	80%	80%	80%	50%		

**AREA AND BULK CATEGORIES:**

- 1 – conservation and recreation activities
- 2 – residential uses
- 3 – local commercial uses
- 4 – regional commercial uses
- 5 – institutional, governmental, utility, and communication facilities




EXAMPLE ONLY ▶



Ferguson Township  
3147 Research Drive  
State College, PA 16801  
Telephone: 814 – 238 – 4651  
Fax: 814 – 238 – 3454  
[www.twp.ferguson.pa.us](http://www.twp.ferguson.pa.us)

# Memo

To: Board of Supervisors  
From: David Pribulka, Township Manager   
CC: Department Heads  
Date: May 20, 2021  
Re: May 17, 2021 Regular Meeting Follow Up

At the May 17<sup>th</sup> Regular Meeting, the following items were discussed:

- I. Citizen's Input
  - a. Result: No Citizen's Input was received. Char Dininni read a statement condemning the recent act of violence against a resident of Asian heritage. The motion that the Board of Supervisors endorse the statement as written carried unanimously. Staff will publish the statement through our media and social media. Additionally, Chief Albright and I will research community programs that have proven to be effective in combatting hate crimes in other municipalities.
- II. Approval of May 3<sup>rd</sup> Regular Meeting Minutes
  - a. Result: Motion to approve minutes as presented carried unanimously.
- III. Reports – COVID-19 (Coronavirus) Response Report
  - a. Result: Report was received.
  - b. Action: No follow-up action needed.
- IV. Reports – Schlow Centre Region Library Report
  - a. Result: Report was received.
  - b. Action: No follow-up action needed.
- V. Review of DRAFT Discrimination Ordinance and MOU
  - a. Result: No comments or suggested changes were offered for the draft ordinance or MOU.

- b. Action: No formal action was taken. I will present the ordinance again to the Board for review and authorization for a public hearing at an upcoming Regular Meeting once the outstanding issues are resolved.
  
- VI. Consent Agenda
  - a. Result: Motion to approve the consent agenda and accept the March 2021 Treasurer's Report carried unanimously.
  - b. Action: Follow-up action as appropriate.
  
- VII. Public Hearing – 1518 West College Avenue Conditional Use Permit
  - a. Result: Motion to close the public hearing and direct the Township Manager to present Findings of Fact and a written decision to the Board for consideration at the June 7th Regular Meeting carried unanimously.
  - b. Action: The written decision approving the conditional use permit for 1518 West College Avenue will be presented for consideration by the Board at the June 7<sup>th</sup> Regular Meeting.
  
- VIII. Presentation of the 2020 Township Audit
  - a. Result: The report on the 2020 Township Audit was received.
  - b. Action: The Annual Comprehensive Financial Report will be provided to the Board and made available on the Township website when complete.
  
- IX. Board Member Request – Grass and Weed Ordinance Amendment
  - a. Result: Motion to direct staff to incorporate provisions of the Green Infrastructure Policy into a draft amendment to the Grass and Weed Ordinance carried 3 - 2.
  - b. Action: Staff will work on a draft amendment as directed and present back to the Board at an upcoming meeting. The draft will incorporate a permitting process for residential property owners in all non-agricultural zoning districts to install various types of green infrastructure (low-/no-mow meadows; pollinator gardens; etc.).
  
- X. Discussion of Changes to CATA Service Routes
  - a. Result: Motion to direct the Township Manager to forward its comments on the proposed CATA service changes to the CATA Executive Director before the deadline for public comments on May 18 carried unanimously.
  - b. Action: The comment letter was completed and forwarded to the CATA Executive Director.
  
- XI. Award of Contract 2021-C10, Bike Path and Parking Lot Sealcoating
  - a. Result: Motion to award Contract 2021-C10 Sealcoating to Riteway Sealing & Paving, Inc., in accordance with their bid in the amount of \$11,153.88 carried unanimously.
  - b. Action: The contract documents will be executed and a Notice to Proceed will be issued for the project.

XII. Review of COVID-19 Emergency Ordinance

- a. Result: Motion to authorize advertisement of a public hearing on an amendment to the COVID-19 Temporary Emergency Ordinance for Monday, June 7, 2021 carried unanimously.
- b. Action: Ordinance will be advertised as directed. *Incidentally*, it has come to my attention that a news outlet has reported erroneously that the mask mandate has been lifted in Ferguson Township. We are working to correct this misconception; but, in the meantime, should anyone receive inquiries from residents, the requirements that were outlined in the January extension of the COVID-19 Emergency Ordinance are still in force until June 7<sup>th</sup> at the earliest.

XIII. Zoning Ordinance Amendment Request - General Commercial District

- a. Result: Motion to refer the ordinance amendment request to the Planning Commission for review and a recommendation carried unanimously.
- b. Action: Ordinance amendment request will be presented to the Planning Commission at an upcoming meeting for their review and a recommendation. Other reviewing agencies (CRPA, Centre County) will also be forwarded the draft amendment when prepared as required. The Board will receive any comments or recommendations with a request to authorize a public hearing on the amendment at a forthcoming Regular Meeting.

XIV. Reports

- a. Action: I have communicated with PennDOT District 2 concerning the request from Ms. Strickland to install crosswalks or pedestrian safety measures at the intersection of Pine Grove Road and Water Street. I am currently awaiting a reply from the District office. I will also provide an update to the Board on the status of the Pine Grove Mills Transportation Mobility Study.