

FERGUSON TOWNSHIP PLANNING COMMISSION
Regular Meeting Agenda
Monday, April 10, 2023, 6:00 PM

Hybrid Meeting

REMOTE PARTICIPANTS:

Join Zoom Meeting:

<https://us02web.zoom.us/j/81456701356>

Meeting ID: 814 5670 1356

[Zoom Access Instructions](#)

IN-PERSON PARTICIPANTS:

**Ferguson Township Municipal
Building**

**Main Meeting Room
3147 Research Drive
State College, PA**

I. CALL TO ORDER

II. CITIZENS INPUT

III. APPROVAL OF MINUTES

1. March 27, 2023, Regular Meeting Minutes

IV. OLD BUSINESS

V. NEW BUSINESS

1. Request for Consideration of a Waiver

Jenna Wargo, Director of Planning & Zoning

On April 5, 2023, Penn Terra Engineering, on behalf of their client, Martha Carothers, requested a waiver from Chapter 22-512 – Sidewalks for the 180 Science Park Court Minor Subdivision Plan. This Minor Subdivision Plan is proposing a 2-lot subdivision located at 180 Science Park Court (24-001A-054-0000). The existing lot is approximately 0.903 acres. The lot is zoned Single-Family Residential (R1).

The applicant is requesting a waiver from providing sidewalks. The lot is located in an established neighborhood with no sidewalks on either side of the street.

Included in the agenda is the application, and staff has reviewed the request and is recommending approval of the waiver from §22-512—Sidewalks for the 180 Science Park Court Minor Subdivision Plan to the Planning Commission.

Recommended motion: Move that the Planning Commission recommend approval of the Application for a waiver from §22-512—Sidewalks for 180 Science Park Court Minor Subdivision Plan to the Board of Supervisors.

Staff Recommendation: That the Planning Commission recommend approval.

VI. COMMUNICATIONS TO THE COMMISSION



Visit the Township's Web Site www.twp.ferguson.pa.us and sign up for *Notify Me!* to receive email notices about Township Information.

VII. OFFICIAL REPORTS AND CORRESPONDENCE

1. Board of Supervisors Report
2. CRPC Report
3. Land Development Plans

PLAN NAME	SUBMISSION DATE	REVIEW PERIOD	PLAN EXPIRATION
All Washed Up Auto Spa Preliminary Land Development Plan	September 12, 2022	First Review Comments returned September 29, 2022	May 16, 2023
Peace Center and Cemetery Preliminary Land Development Plan	May 18, ,2021	Second Review comments returned October 12, 2022	May 16, 2023
IMBT Preliminary Subdivision Plan	January 31, 2022	Conditionally Approved September 6, 2022	October 1, 2023
1004 West College Ave Vertical Mixed-Use Building	March 14, 2022	Third Submission Received	May 3, 2023
Salvation Baptist Church Preliminary Land Development Plan	June 1, 2022	Conditionally Approved November 1, 2022	June 28, 2023
165 Volos Lane Minor Land Development Plan	June 3, 2022	Conditionally Approved September 20, 2022	May 16, 2023
LeCrone Minor Subdivision Plan	October 21, 2022	Conditionally Approved January 17, 2023	June 26, 2023
1900 Circleville Road	January 3, 2023	Staff First Review Comments returned January 20, 2023	June 11, 2023
LeCrone Preliminary Land Development Plan	February 1, 2023	First Review comments returned February 24, 2023	May 2, 2023
125 East Pine Grove Road Preliminary Land Development Plan	October 12, 2022	4 th Review—Comments due April 11, 2023	June 25, 2023
180 Science Park Court Minor Subdivision Plan	April 5, 2023	First Review—Comments April 20, 2023	July 4, 2023

4. Staff Updates

VIII. ADJOURNMENT

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, MARCH 27, 2023
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, March 27, 2023, as a hybrid meeting. In attendance:

Commission:

Jerry Binney – Chair
Dr. Ellen Taricani – Vice Chair
Rob Crassweller - Secretary
Jennifer Eccleston
Bill Keough
Lewis Steinberg
Ralph Wheland
Qian Zhang

Staff:

Jenna Wargo – Director of Planning
Jeff Ressler - Zoning Administrator
Kristina Bassett – Community Planner

Others in attendance: Rhonda R. Demchak, Recording Secretary

I. CALL TO ORDER

Dr. Taricani called the Ferguson Township Planning Commission's regular meeting to order on Monday, March 27, 2023, at 6:00 p.m. and it has been advertised in accordance with the PA Sunshine Act as a hybrid meeting.

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

II. CITIZEN INPUT

There were no comments.

III. APPROVAL OF MINUTES

Mr. Crassweller noted that under the CRPC report it should be Geisinger Gray's Woods.

Mr. Steinberg moved that the Planning Commission **approve** the March 13, 2023, Regular Meeting Minutes. Mr. Keough seconded the motion. The motion passed unanimously.

IV. NEW BUSINESS

1. REQUEST FOR CONSIDERATION OF A MODIFICATION/WAIVER

Ms. Wargo stated that on March 17, 2023, Douglas Schaffer requested a modification from Chapter 22- 306.3 – Minor Land Development Plan. Mr. Schaffer is proposing to convert an existing second-floor garage space into an apartment. The property is located at 1647 West Gatesburg Road (24-006-001A-0000) and is zoned Rural Agriculture (RA). The property is approximately 12.84 acres.

The applicant is requesting a modification from providing a Minor Land Development Plan. The garage already exists on the lot and the conversion to an apartment will only be on the second floor. The applicant has proposed submitting a Zoning and Building Permit with required documents.

Included in the agenda are the proposed drawings from the applicant. Staff has reviewed the request and is recommending approval of the modification/waiver from §22-306—Minor Land Development Plan to the Planning Commission.

Ms. Wargo reviewed the plans that were included in the agenda packet.

Mr. Steinberg moved that the Planning Commission **recommend approval** of the Application for a Modification from §22-306—Minor Land Development Plan to the Board of Supervisors for 1647 West Gatesburg Road. Mr. Crassweller seconded the motion. The motion passed unanimously.

V. COMMUNICATIONS TO THE COMMISSION

There were none.

VI. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported that the Board passed a resolution to support the 2023 Happy Valley Adventure Bureau Grant for the Route 45 Getaways Event that will take place in August. The Deibler Road Parking Study was discussed but there was no formal action taken. The Board approved the modification waiver for landscaping at 125 East Pine Grove Road. Ms. Wargo noted that there were complaints regarding the burning of motor oil.

B. CRPC Meeting

Dr. Taricani reported that there was no meeting this past week.

C. Land Development Plans

Ms. Bassett reviewed the following plans:

PLAN NAME	SUBMISSION DATE	REVIEW PERIOD	PLAN EXPIRATION
All Washed Up Auto Spa Preliminary Land Development Plan	September 12, 2022	First Review Comments returned September 29, 2022	May 16, 2023
Peace Center and Cemetery Preliminary Land Development Plan	May 18, 2021	Second Review comments returned October 12, 2022	May 16, 2023
IMBT Preliminary Subdivision Plan	January 31, 2022	Conditionally Approved September 6, 2022	April 16, 2023
1004 West College Ave Vertical Mixed-Use Building	March 14, 2022	Third Submission Received	May 3, 2023
Salvation Baptist Church Preliminary Land Development Plan	June 1, 2022	Conditionally Approved November 1, 2022	April 16, 2023
165 Volos Lane Minor Land Development Plan	June 3, 2022	Conditionally Approved September 20, 2022	May 16, 2023
LeCrone Minor Subdivision Plan	October 21, 2022	Conditionally Approved January 17, 2023	April 17, 2023
1900 Circleville Road	January 3, 2023	Staff First Review Comments returned January 20, 2023	June 11, 2023
LeCrone Preliminary Land Development Plan	February 1, 2023	First Review comments returned February 24, 2023	May 2, 2023
125 East Pine Grove Road Preliminary Land Development Plan	October 12, 2022	Third Review Comments returned March 3, 2023	May 7, 2023

Ms. Wargo discussed the Terrace Streetscape District rewrite and highlighted the items that were heard consistently such as the increase in pedestrian connectivity, increase residential preservation, flexible setback to the fronts, height limitations, etc. Ms. Wargo reviewed a map of Option 2: Expand the Boundary of the TSD that includes PSU land.

D. Staff Updates

Ms. Wargo and Ms. Bassett will be attending the National Planning Conference in Philadelphia from Friday to Tuesday.

VII. Adjournment

Mr. Crassweller made a motion to **adjourn** the March 27, 2023, Planning Commission meeting at 6:35 p.m. Mr. Keough seconded 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: 814-238-3454
www.twp.ferguson.pa.us

TO: Planning Commission

FROM: Kristina Bassett, Community Planner

DATE: April 5, 2023

SUBJECT: Application for Consideration of a Modification/Waiver

PennTerra Engineering, Inc, on behalf of their client, has requested a modification/waiver from Section 22-512— Sidewalks for the 180 Science Park Court Minor Subdivision Plan to the Planning Commission. This Minor Subdivision Plan is proposing a 2-lot subdivision located at 180 Science Park Court (24-001A,054-,0000-). The existing lot is approximately 0.903 acres. The lot is zoned Single-Family Residential (R1).

The applicant is requesting a modification from providing sidewalks. The lot is located in an established neighborhood with no existing sidewalks on either side of the street. The potential for connection to future sidewalks is extremely unlikely as this neighborhood is well established.

Staff has reviewed the application and isn't recommending any conditions be included with the request.

Staff Recommendation: *That the Planning Commission recommend to the Board of Supervisors approval of the Application for Consideration of a Modification.*

RECEIVED APR 05 2023



APPLICATION FOR CONSIDERATION OF A MODIFICATION
Ferguson Township, Centre County

Submittal Date: 4/5/2023

A fee of \$50.00 is required at the time of submitting this application.

The undersigned hereby applies for approval of a modification/waiver, submitted herewith and described below:

Applicant Information

Martha L. Carothers

Name

2032 Pine Cliff Road State College 16801

Street Address

City

Zip

(302) 598-2662

Phone Number

Property/Plan Information

180 Science Park Court Minor/Final Subdivision Plan

Plan Name

3-27-23

Plan Number

Plan Date

180 Science Park Court 24-001A-054

Project Location

Parcel Number

Martha L. Carothers

Name of Property Owner(s)

2032 Pine Cliff Road State College 16801

Street Address

City

Zip

Application Type:

- Subdivision
- Terraced Streetscape District (TSD)
- Land Development
- Traditional Town Development (TSD) District

Modification/Waiver Request Information

Specific Section(s) of the Subdivision and Land Development Ordinance or Design Standards for which a Modification/Waiver is requested:

22-512 Sidewalks -

Sidewalks shall be shown on all new preliminary and final subdivision plans,

land development plans and surety posted upon final plan approval, in all districts,



APPLICATION FOR CONSIDERATION OF A MODIFICATION

Ferguson Township, Centre County

State any proposed alternative(s) to the requirement:

There are no alternatives.

Please state in full, the grounds and facts of the unreasonableness or hardship the Ferguson Township Subdivision and Land Development Ordinance has placed on the property.

The proposed 2-lot subdivision is located in a largely residential portion of Ferguson Township that has already been built without sidewalks. There are no sidewalks on any of the existing streets in the neighborhood. Because this neighborhood is already built out, future subdivisions and land developments will be uncommon so the potential for connection to future sidewalks is extremely unlikely.


Sidewalk installation would impact the appearance of the neighborhood. A sidewalk just along the small portion of this parcel which connects to no other sidewalk will appear inconsistent and awkward when compared with the rest of the neighborhood.

Sidewalk installation would have a detrimental impact on the three mature trees that exist on the site.

Please refer to attached photos and exhibits.

*If necessary, please continue with your hardship specification on another page.

The undersigned hereby represents that, to the best of their knowledge and belief, all information listed above is true, correct, and complete.



Signature

4-5-23

Date

-For Office Use Only-

Date Received: _____ By: _____

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

Advertisement Dates: _____ Planning Commission Review Date: _____

Board of Supervisors Meeting Date: _____

180 Science Park Court
Sidewalk Waiver Exhibit #1

Aerial image of site (outlined in red) illustrating lack of sidewalks in surrounding vicinity.



Google Earth

180 Science Park Court

Sidewalk Waiver Exhibit #2

Site on right side of road beginning at utility pole/bush



180 Science Park Court
Sidewalk Waiver Exhibit #3
Site on right side of road



Approximate
Location of subdivision

0 100

© 2023 Google

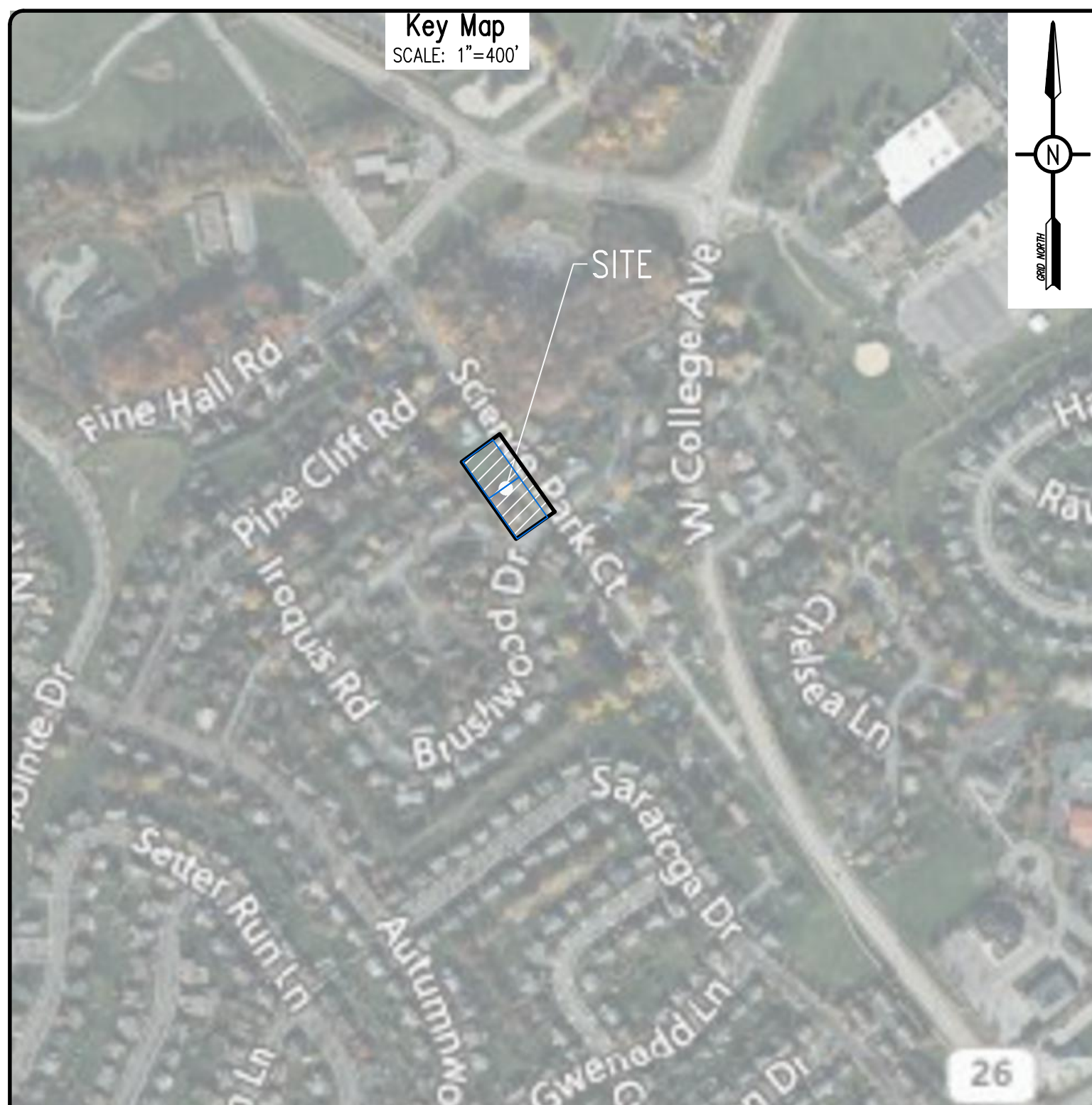
Google Earth

180 Science Park Court
Sidewalk Waiver Exhibit #4
Site on left side of road beginning at utility pole/bush

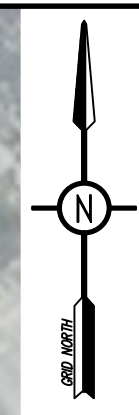


180 Science Park Court
Sidewalk Waiver Exhibit #5
Site on right side of road





Key Map
SCALE: 1"=400'



State of _____ County of _____

Owner's Certification
Tax Parcel: 24-001A-054

On this _____ day of _____, 20____

the undersigned owners personally appeared before me and certified that they were the owners of the properties shown on this plan and acknowledge the same to be their act and plan and designs, the same to be recorded as such, according to the law.

Owner

Owner

witness my hand and seal, this date _____

Notary Public

Commission Expires

Township Planning Commission
Ferguson Township Planning Commission Approved

Chair

Secretary

Date

Date

Township Supervisors
Ferguson Township Supervisors Approved

Chair

Secretary

Date

Date

Township Engineer Certification

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

Professional Land Surveyor Certification

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

Date

Recorder's Stamp Here

PROJECT NOTES:

1. General Site Information:
 - a. Owner Information: Bruce T. Bigatel and Martha L. Carothers
2032 Pine Cliff Road
State College, PA 16801
 - b. Tax Parcel Numbers: 24-001A-054
 - c. Deed Information: Record Book 2022, Page 391
 - d. Total Parcel Area: 0.903 AC (39,327 SF) (Existing)
0.432 AC (18,819 SF) (Proposed Lot 1)
0.471 AC (20,508 SF) (Proposed Lot 2)
 - e. Property Address: 180 Science Park Court
State College, PA 16801
 - f. Municipality: Ferguson Township
 - g. Zoning: Zoning District R1
 - h. Existing Site Use: Single-Family Detached Dwelling
 - i. Proposed Site Use: Single-Family Detached Dwellings
 - j. Minimum Lot Size: 0.230 AC (10,000 SF)
 - k. Maximum Building Coverage: 30% (5,645 SF) (Proposed Lot 1)
30% (6,152 SF) (Proposed Lot 2)
 - l. Existing Building Coverage: 9% (2,720 SF) (Existing)
 - m. Proposed Building Coverage: 0% (0 SF) (Proposed Lot 1)
17% (2,720 SF) (Proposed Lot 2)
 - n. Maximum Building Height: 40'
 - o. Existing Building Height: 20'
2. Minimum Building Setbacks and Lot Width:
 - a. Zoning (R1):
 - Front Setback Principal Use: 25'
 - Side Setback Principal Use: 10'
 - Rear Setback Principal Use: 30'
 - Width at Street Line: 50'
 - Width at Building Setback Line: 80'
3. The purpose of these plans is to Subdivide existing Tax Parcel Number 24-001A-054 into two Single Family Residential lots.
 4. Act 287 Utility Information: (Serial Number: 20223540972)
All utility locations should be verified prior to any construction. Utility information and locations should be considered approximate. Contractor shall notify PA One Call prior to any excavation.
 - a. Water: State College Borough Water Authority
1201 W Branch Rd
State College, PA 16801
 - b. Sanitary Sewer: University Area Joint Authority (UAJA)
1576 Spring Valley Rd
State College, PA 16801
 - c. Telephone: Verizon Pennsylvania LLC
1026 Hay St
Pittsburgh, PA 15221
 - d. Electric: West Penn Power
21 S Main St
Akron, OH 44308
 - e. Cable television: Comcast
250 Reese Rd
State College, PA 16801
 - f. Gas: Columbia Gas of PA Inc
1600 Dublin Rd
Columbus, OH 43215
 - g. Storm Sewer: Ferguson Township
3147 Research Dr
State College, PA 16801
 6. Natural Site Features & Survey Information:
 - a. Soil limits and descriptions have been taken from the Natural Resources Conservation Service Web Soil Survey dated December 2022.
 - b. There are no wetlands on the site according to the National Wetland Inventory Mapping (U.S. Fish & Wildlife Service) for Ferguson Township, Pennsylvania last updated December 2022.
 - c. There are no portions of this site within Flood Plain according to the Federal Emergency Management Agency (FEMA) Map Number 420270619F, effective date May 4, 2009.
 - d. Contours shown are taken from Lidar Panels provided from PASDA March, 2023. Horizontal datum is based on Pennsylvania State Plane Coordinates, North American Datum of 1983 (PA NAD 83) North Zone U.S. Feet
 - e. Vertical datum is based on North American Vertical Datum of 1988 (NAVD 88).
 - f. The Project Benchmark is the manhole at the intersection of Brushwood Drive and Muncy Road (Elevation = 1259.22')
 7. This record plan conforms with the plan receiving final approval by the Ferguson Township Board of Supervisors on _____ All improvements are or will be installed in accordance with such plan in a manner and time so specified therein.
 8. The Application for Consideration of a Modification for sidewalks was made to Ferguson Township on April 5, 2023.
 9. There are NO sinkholes, depressions, water courses and/or floodplains on Tax Parcel 24-001A-054.

EXISTING FEATURES LEGEND

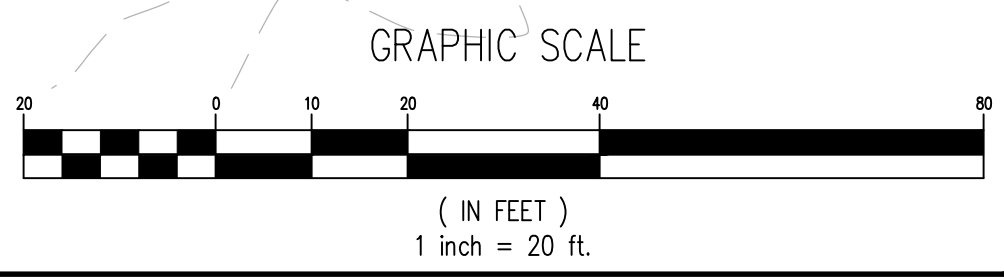
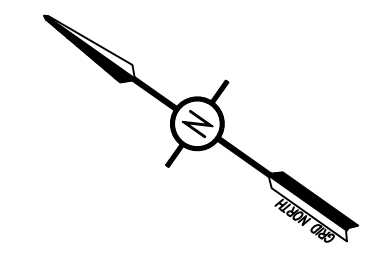
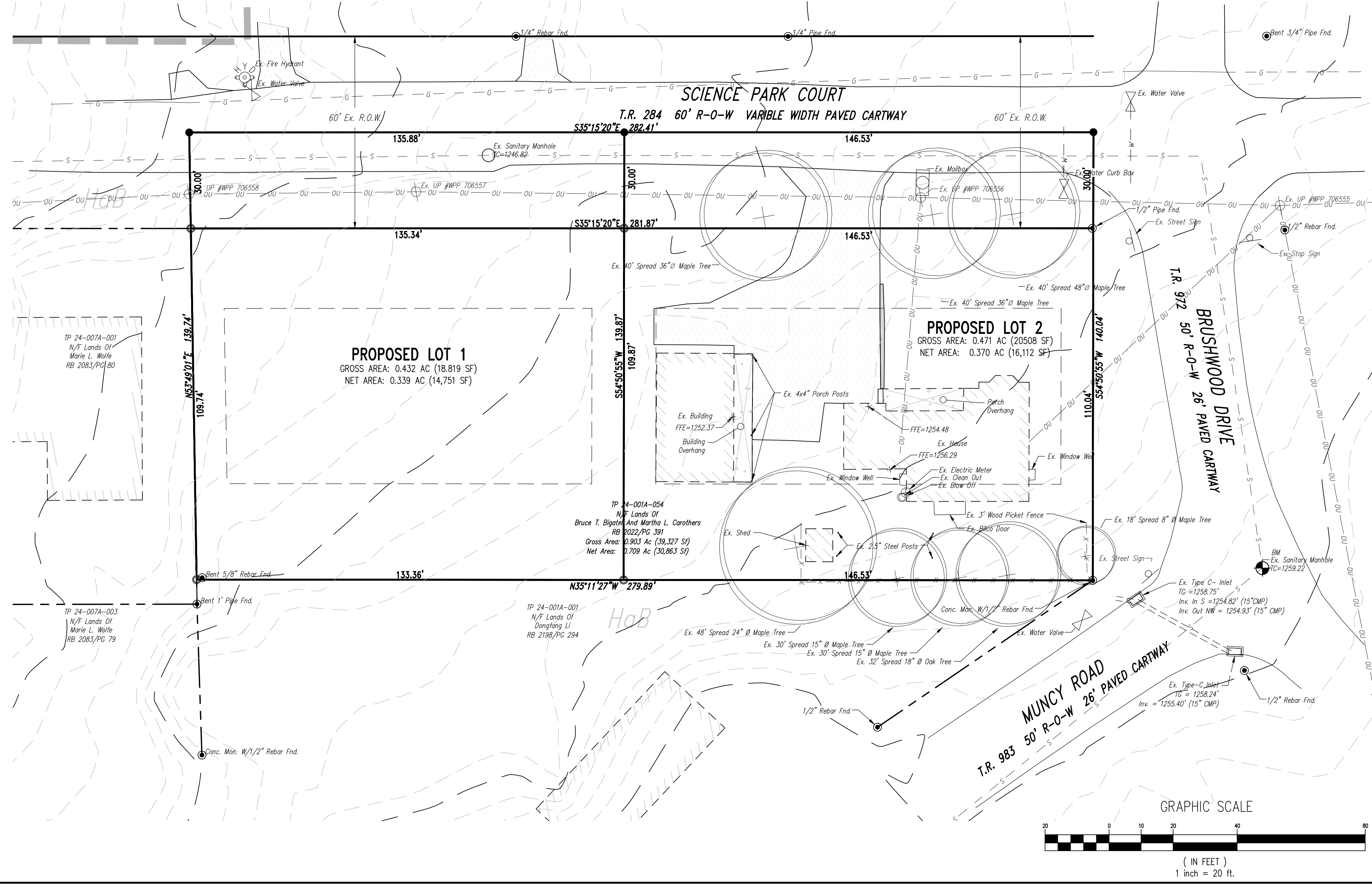
- Existing Building
- Existing Curbing & Edge of Pavement
- Existing Concrete Areas
- Existing Bituminous Areas
- Existing Retaining Wall
- Existing Fence / Type
- Existing Contours w/ Elevation (1's)
- Existing Contours w/ Elevation (5's)
- Existing Sanitary Sewer w/ Manhole
- Existing Water Line w/ Valve
- Existing Storm Sewer Line w/ Inlet
- Existing Gas Line
- Existing Underground Electric
- Existing Underground Telephone
- Existing Underground TV Cable
- Existing Overhead Utility Line w/ Pole
- Existing Fire Hydrant
- Existing Manhole
- Existing Utility Pole
- Existing Storm Sewer Inlet Type-C
- Existing Utility Valve
- Existing Utility Meter
- Existing Post
- Existing Clean-Out
- Existing Blow-Off Valve
- Existing Sign
- Existing Mail Box
- Existing Soil Limit Line / Boundary
- Existing Soil Type
- Existing Deciduous Tree

SURVEY FEATURES LEGEND

- Property Line, Lot Line or Right of Way Line
- Adjoining Property Line
- Building Setback Line
- Corridor Overlay District Boundary
- Property Corner Found
- Property Corner To Be Set
- Project Benchmark

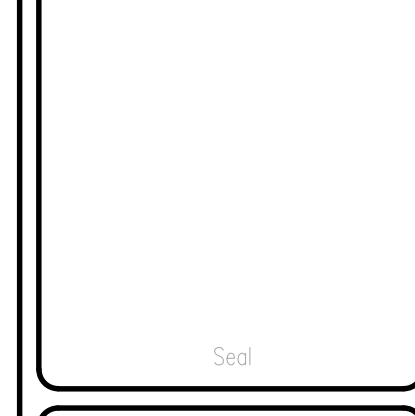
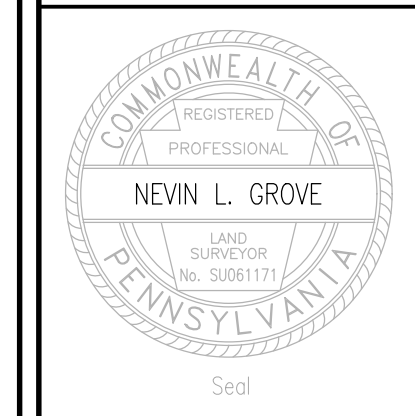
SOILS LEGEND

Soil cover on the site consists of:
HaB - Hagerstown Silty Loam, 3%-8% Slopes



PennTerra ENGINEERING INC.
3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
PH: 814-231-8285
www.PENNTERRA.com

COPYRIGHT 2023 BY THE ENGINEER
THE INFORMATION CONTAINED HEREON MAY NOT BE USED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER EXCEPT AS OTHERWISE PROVIDED BY APPROPRIATE LAWS OR STATUTES.
© PENNTERRA ENGINEERING 2023
ALL RIGHTS RESERVED



Designer(s) _____ AMT
Environmental _____ ##
Proj. Manager _____ NLG
Surveyor _____ BRK
Perimeter Ok _____
Book _____ 587 Pg. _____ 55
File _____ 22250-40
Layout _____ SUBDIVISION

Date	Description
	REVISIONS

180 SCIENCE PARK COURT SUBDIVISION
FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

MINOR/FINAL SUBDIVISION PLAN

SUBDIVISION OF TAX PARCEL 24-001A-054

PROJECT NO.
22250
DATE
APRIL 5, 2023
SCALE SHEET NO.
1" = 20' **1**