

**FERGUSON TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting Agenda**  
**Monday, July 11, 2022, 6:00 PM**

**Hybrid Meeting**

**REMOTE PARTICIPANTS:**

***Join Zoom Meeting:***

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

**Meeting ID: 832 6811 3138**

[Zoom Access Instructions](#)

**IN-PERSON PARTICIPANTS:**

**Ferguson Township Municipal  
Building**

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

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**I. CALL TO ORDER**

**II. CITIZENS INPUT**

**III. APPROVAL OF MINUTES**

1. June 13, 2022, Regular Meeting Minutes

**IV. NEW BUSINESS**

**1. Drobka/Dimakopoulos Minor Land Development Plan – Sidewalk Construction**

On June 3, 2022, Albert Drobka submitted a Minor Land Development Plan on behalf of his client, the Dimakopoulos'. The parcel is located at 296 West Pine Grove Road (TP: 24-007-016-0000) and is zoned Rural Residential (RR).

The parcel is 19.96-acres and the applicant is proposing to construct a second residential home on the lot. Chapter 22, Section 512.1.D. requires the Board of Supervisors to determine if sidewalks are required to be installed on properties within the RR zoning district.

Included in the agenda packet is the proposed Minor Land Development Plan, a sidewalk map of Pine Grove Mills, an aerial image of the property and neighboring properties and a Google Street View image of the property. Planning Commission is being asked to review the provided materials and make a recommendation to the Board of Supervisors on sidewalk installation along the property.

**Staff's Recommendation:** That the Planning Commission recommend to the Board of Supervisors not to require the construction of sidewalks along the property. Chapter 21, Section 201, Streets and Sidewalks, includes provisions for the Board of Supervisors to require construction of sidewalks on any public highway of the Township, or adjacent to any public highway of the Township.



Visit the Township's Web Site [www.twp.ferguson.pa.us](http://www.twp.ferguson.pa.us) and sign up for *Notify Me!* to receive email notices about Township Information.

**Recommended Motion:** Move that the Planning Commission recommend to the Board of Supervisors not to require the construction of sidewalks along the property.

## 2. Centre Animal Hospital Final Land Development Plan

On June 15, 2022, ELA Group, Inc., submitted a Final Land Development Plan on behalf of their client, Tussey Tracks, LLC. This proposal is located at 1518 West College Ave (TP: 24-019-,074-,0000-) and is zoned Terraced Streetscape (TS).

This land development plan proposes a 620 SF addition to the existing 5,551 SF building. The owner recently acquired the parcel to the east and consolidated the two lots to create a 0.937-acre lot allowing for parking to be expanded and reconfigured for better flow. At the April 5, 2022 Board of Supervisors meeting, the Board granted a modification/waiver request from §22-5A09—Streetscape Design Standards. The preliminary land development plan was approved by the Board of Supervisors at the April 19, 2022 meeting pending outstanding staff comments.

Staff has reviewed the final land development plan and is recommending approval subject to the outstanding staff comments as described in the Community Planner's memorandum dated July 6, 2022.

**Recommended Motion:** Move that the Planning Commission recommend *approval* of the Centre Animal Veterinarian Hospital Final Land Development Plan to the Board of Supervisors subject to the conditions described in the Community Planner's memorandum dated July 6, 2022.

**Staff's Recommendation:** That the Planning Commission recommend conditional *approval*.

## 3. Nittany Dental Minor Land Development Plan

On May 18, 2022, Penn Terra Engineering, Inc., submitted a Minor Land Development Plan, on behalf of their client B&H West College Investments. This proposal is located at 2591 Park Center Boulevard (TP: 24-465-,001-,0000-) and is zoned Light Industry, Research & Development (IRD).

This minor land development plan proposes the enclosure of the three existing drive-thru lanes (1,243 SF) and enlarging that space by an additional 360 SF. The final SF for the addition would increase the building coverage from 5,124 SF to 6,727 SF. The applicant would need to provide 6 additional parking spaces for the addition and change in use equaling 27 total parking spaces required by ordinance. There are currently 44 parking spaces existing on site.

A Modification/Waiver was granted by the Board of Supervisors at the April 19, 2022 meeting, to allow this plan to be processed as a minor land development plan.

Staff has reviewed the minor land development plan and is recommending approval subject to the outstanding staff comments as described in the Community Planner's memorandum dated July 7, 2022.

**Recommended Motion:** Move that the Planning Commission recommend **approval** of the Nittany Dental Minor Land Development Plan to the Board of Supervisors subject to the conditions described in the Community Planner's memorandum dated July 7, 2022.

**Staff's Recommendation:** That the Planning Commission recommend conditional **approval**.

## V. COMMUNICATIONS TO THE COMMISSION

## VI. OFFICIAL REPORTS AND CORRESPONDENCE

1. Board of Supervisors Report
2. CRPC Report
3. Land Development Plans
  - a. Farmstead View Subdivision – PC review
  - b. CVIM – 2026 Sandy Drive – Conditional Approval, awaiting signatures
  - c. Peace Center and Cemetery – Awaiting Response to first review
  - d. Centre Animal Hospital – PC Review of Final Plan
  - e. Fusion Japanese Steakhouse – Awaiting Response to first review
  - f. IMBT Subdivision - Awaiting Response to first review
  - g. West College Avenue Vertical Mixed-Use Development – Awaiting Response to first review.
  - h. Nittany Dental – PC review
  - i. MP Machinery – First Review Comments sent on 6/6/2022
  - j. Salvation Baptist Church – Awaiting Response to first review
  - k. 296 W. Pine Grove Road Minor LDP– Awaiting Response to first review
4. Staff Updates
  - a. Multi-Factor Authentication (MFA)

Planning Commissioners should have received an email regarding MFA Implementation. Please follow the steps to implement the Multi-Factor Authentication for your Township Office 365. Should you need assistance, please let staff know or email [support@hintonassociates.com](mailto:support@hintonassociates.com).

## VII. ADJOURNMENT