

FERGUSON TOWNSHIP PLANNING COMMISSION
Regular Meeting Agenda
Monday, September 26, 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**

I. CALL TO ORDER

II. CITIZENS INPUT

III. APPROVAL OF MINUTES

1. September 12, 2022, Regular Meeting Minutes

IV. NEW BUSINESS

1. **Subdivision/Replot of TP 24-433-007-0000 and 24-433-008-0000 at 2151 and 2161 Sandy Drive**

Kristina Bassett, Community Planner

Penn Terra Engineering, Inc. submitted on behalf of their client, the 'Subdivision/Replot of TP 24-433-007-0000 and 24-433-008-0000 at 2151 and 2161 Sandy Drive' Minor Subdivision Plan. This plan proposes the adjustment of the lot line between the two parcels to add an additional 4,800 SF to TP 24-433-007-0000. No new lots are being created with this submission.

Since this is a minor subdivision plan, it will proceed as a Preliminary/Final submission that will be reviewed once by the Planning Commission and the Board of Supervisors for approval.

Recommended Motion: Move that the Planning Commission recommend approval to the Board of Supervisors of the **Subdivision/Replot of TP 24-433-007-0000 and 24-433-008-0000 at 2151 and 2161 Sandy Drive.**

Staff Recommendation: Recommend approval to the Board of Supervisors.

V. COMMUNICATIONS TO THE COMMISSION

VI. OFFICIAL REPORTS AND CORRESPONDENCE



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

1. Board of Supervisors Report
 - a. September 20, 2022—165 Volos Lane Minor Land Development Plan was approved
2. CRPC Report
3. Land Development Plans
 - a. All Washed Up Carwash – First Staff Review
 - b. Farmstead View Preliminary Subdivision – Awaiting Response to fifth review
 - c. Peace Center and Cemetery Preliminary Land Development Plan – Second Submission under staff review
 - d. Fusion Japanese Steakhouse – Awaiting Response to first review
 - e. IMBT Preliminary Subdivision Plan– Conditionally approved on September 6, 2022
 - f. West College Avenue Vertical Mixed-Use Preliminary Land Development Plan – Second Submission under staff review
 - g. MP Machinery Preliminary Land Development Plan –Second staff review
 - h. Minor Subdivision of 2161 and 2151 Sandy Drive – PC review on September 26, 2022
 - i. Salvation Baptist Church – Second Submission under staff review
 - j. 165 Volos Lane (296 W. Pine Grove Road) Minor Land Development Plan– Approved by the BOS on September 20, 2022
4. Staff Updates
 - a. **Tuesday, October 11, 2022**—Terraced Streetscape Zoning District Design Charette | Ferguson Township Main Meeting Room | 6:00pm – 8:00pm

VII. ADJOURNMENT

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, SEPTEMBER 12, 2022
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, September 12, 2022, as a hybrid meeting. In attendance:

Commission:

Jerry Binney –Chair
Rob Crassweller - Secretary
Shannon Holliday
Bill Keough
Dr. Ellen Taricani – Vice Chair
Qian Zhang - Alternate

Staff:

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

Others in attendance: Rhonda R. Demchak, Recording Secretary; Bryce Ciccarella, Martin Solodky; Andrew Taylor, Michael Giacomponello; Colin Maloney

I. CALL TO ORDER

Mr. Binney called the Ferguson Township Planning Commission’s regular meeting to order on Monday, September 12, 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 pointed out that the minutes did not reflect that Ms. Wargo took over the meeting until the Chair was appointed. Ms. Wargo will have that corrected in the minutes.

Mr. Keough moved that the Planning Commission **approve** the August 22, 2022, Regular Meeting Minutes. Ms. Holliday seconded the motion. The motion passed unanimously.

IV. OLD BUSINESS

1. Wireless Communications Facilities Amendment (PA Act 50)

Ms. Wargo reported that the Small Wireless Facilities Deployment Act (Act 50) was signed into law on June 30, 2021 and was drafted in unison with the Pennsylvania Municipal League and telecommunications providers. The legislation provides for fair and equitable treatment of small wireless facilities and comprehensive protections for the municipality to ensure proper maintenance of public rights-of-way. At a Regular Meeting held on September 20, 2021, the Board of Supervisors authorized staff to prepare an amendment to the Wireless Communications Facilities Ordinance.

After further review by the Township Solicitor, staff has updated the draft amendments and included redlined drafts in the agenda for amendments to §27-710—Wireless Communications Facilities, §27-1102—Definitions and the

establishment of Chapter 21, Streets and Sidewalks, Part 6, Non-Tower-Based or Small Wireless Communications Facilities in the Right-of-Way. The Board reviewed the drafts at their September 6, 2022, meeting and authorized advertisement of a public hearing.

Ms. Wargo stated that the last time the Planning Commission reviewed the amendments were in April 2022. Ms. Wargo noted that the biggest change is the addition to Chapter 21 and that PA Act 50 requires that this type of use be permitted in every zoning district.

Mr. Keough referenced page 22 of the agenda packet regarding B.3, preserving the character of the Township and asked who determines the characterization of the Township. Ms. Wargo answered that the Township gets to retain the design guidelines.

Mr. Crassweller asked which category the hand-radio operator towers will fall into. Ms. Wargo stated they weren't moved into Chapter 21.

Also, Mr. Crassweller suggested making the track changes in red because they were hard to read.

Mr. Crassweller inquired about the historical district listed on page 24 of the agenda packet and asked if Pine Grove Mills is included. Ms. Wargo reported that it doesn't because the Township doesn't have any established historical districts.

Mr. Keough stated there are still problem areas in the western end of the Township due to lack of service and suggested that staff keep requesting more access.

Dr. Taricani expressed concerns with the emissions.

Mr. Crassweller moved that the Planning Commission **recommend** approval to the Board of Supervisors to adopt the amendments to Chapter 27, Zoning, Section 710, Wireless Communications Facilities, Section 1102, Definitions and established Chapter 21, Streets and Sidewalks, Part 6, Non-Tower-Based or Small Wireless Communications Facilities in the Right-of-Way. Mr. Keough seconded the motion. The motion passed unanimously.

2. Elder Cottages Review and Discussion

Ms. Bassett noted that included in Planning Commission's 2023 Work Program is a review of Elder Cottages for potential implementation in Ferguson Township. Staff has reviewed regulations in Pennsylvania for Elder Cottages and how they are regulated and has included in the agenda a staff report

Ms. Bassett presented a PowerPoint presentation that included the following:

- Definition of an Elder Cottage - An apartment, not less than 600 square feet, sharing utility connections with a principal building. Such unit(s) may be within an outbuilding (usually located toward the rear of the same lot as the principal building). These accessory dwelling units do not count toward density calculations.
- Types of Accessory Dwelling Units – Internal, Attached, or Detached (Elder Cottage)

- Why choose an Elder Cottage? – Temporary, Care for Aging Parents, Aging Parents Can Assist Family with Childcare
 - Mr. Keough suggested adding language for people who have medical needs that can still live independently.
- Regulations – Size, Utility Connections, Parking, Owner Occupancy, Entrance/Accessibility, Stormwater
- Challenges – Zoning Limitations, Site Access, Cost/Financing, Removal, Utility Connections
 - Mr. Keough suggested looking into what constitutes a foundation.
 - Ms. Zhang asked if a person could build a second dwelling onto their home. Mr. Ressler reported that in R-1 and R-1B, it is only for single-family dwelling district. Ms. Holliday asked if the Elder Cottages are implemented could they be considered in the R-1 and R-1B districts. Ms. Wargo stated that the Planning Commission will need to make that recommendation. Mr. Binney reported it would require a zoning change. Mr. Keough stated that some should be included the R-1 zoning designations.
- Current FT Zoning – Rural Residential (RR), Rural Agricultural (RA), Traditional Town Development (TTD)
- Factors to Consider – Close to walking trails, Close to Transit, Close to shopping/doctors, Close to social/activity centers
- Regulations to Consider – Where, Lot Size/Setbacks, Minimum/Maximum building size, Temporary or Permanent, Conditional Use, Elder Cottage Permit, Minimum age of occupant in Elder Cottage
 - Mr. Binney inquired about the requirement to remove upon the death of a person and asked if it could stay on the property. Ms. Bassett reported there is no Township requirement, but there is for HUD. Ms. Wargo stated that HUD will reuse the dwellings. Mr. Keough stated that what he has researched in other communities, the cottages are portable.
 - Ms. Zhang inquired if non-family members could live on the property to help care for the elderly homeowner.
 - Mr. Crassweller stated that finding a lot big enough might be a problem.
 - Mr. Keough discussed the expenses with utility connections and suggested inviting some utility people to speak to the Planning Commission on best practices.

V. COMMUNICATIONS TO THE COMMISSION

There were no communications.

VI. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported that the Board reviewed the IMBT Preliminary Subdivision Plan₅

Act 50 Amendment, and the Request for ACT 537 Special Study. Ms. Wargo stated that Jim May gave a presentation on the regional growth boundaries and the sewer service area. Ms. Wargo reported that Mr. Armen Sahakian was requesting the study to see if he could run a gravity fed sewer from the subdivision down through the farm parcels to the Scott Road Pump Station. Ms. Wargo stated that his request was to run infrastructure outside the original growth boundary and the Board denied the request.

Mr. Keough urged staff to obtain a good resolution for the lane at the IMBT Subdivision.

B. CRPC Meeting

Dr. Taricani reported that they met and discussed new bike trails being placed in Patton Township and on campus. They discussed the new bank that will be built near Aldi's on North Atherton Street; new homes out by Toftrees and a medical center. Dr. Taricani reported that the Whitehall Road Regional Park construction has started, and they also honored Jon Eich for his service.

Mr. Crassweller asked if the intersection coming into Toftrees from the bypass will be signalized.

C. Land Development Plans

Ms. Bassett reviewed the following:

- a. Farmstead View Preliminary Subdivision – Awaiting Response to fifth review
- b. Peace Center and Cemetery Preliminary Land Development Plan – Awaiting Response to first review
- c. Fusion Japanese Steakhouse – Awaiting Response to first review
- d. IMBT Preliminary Subdivision Plan– Conditionally approved on September 6, 2022
- e. West College Avenue Vertical Mixed-Use Preliminary Land Development Plan – Awaiting Response to first review
- f. MP Machinery Preliminary Land Development Plan – Under second staff review
- g. Minor Subdivision of 2161 and 2151 Sandy Dr – Under first staff review
- h. Salvation Baptist Church – Awaiting Response to first review
- i. 165 Volos Lane (296 W. Pine Grove Road) Minor Land Development Plan– Under third staff review

D. Staff Updates

Ms. Wargo reported that on October 10th from 6:00 a.m. – 8:00 p.m. there will be a Design Charrette session for the Terrace Streetscape District. There was a public input meeting on August 31 via zoom and it can be seen [here](#). Mr. Keough suggested that they give input on the alley and the Buckhout/College Avenue intersection.

VII. Adjournment

Mr. Crassweller made a motion to **adjourn** the September 12, 2022, Planning Commission meeting at 7:24 p.m. Dr. Taricani seconded the motion.

Ms. Holliday announced that there is a Multicultural Unity Fair on September 17th from 6

Ferguson Township Planning Commission
Monday, September 12, 2022
Page 5

12:00 p.m. – 4:00 p.m. at the Borough Building. Also, Global Connections is having their annual membership picnic on September 18th at Tudek Park at 5:00 p.m. Ms. Holliday Chairs both events.

Mr. Keough suggested adding Announcements to future agendas.

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: September 22, 2022

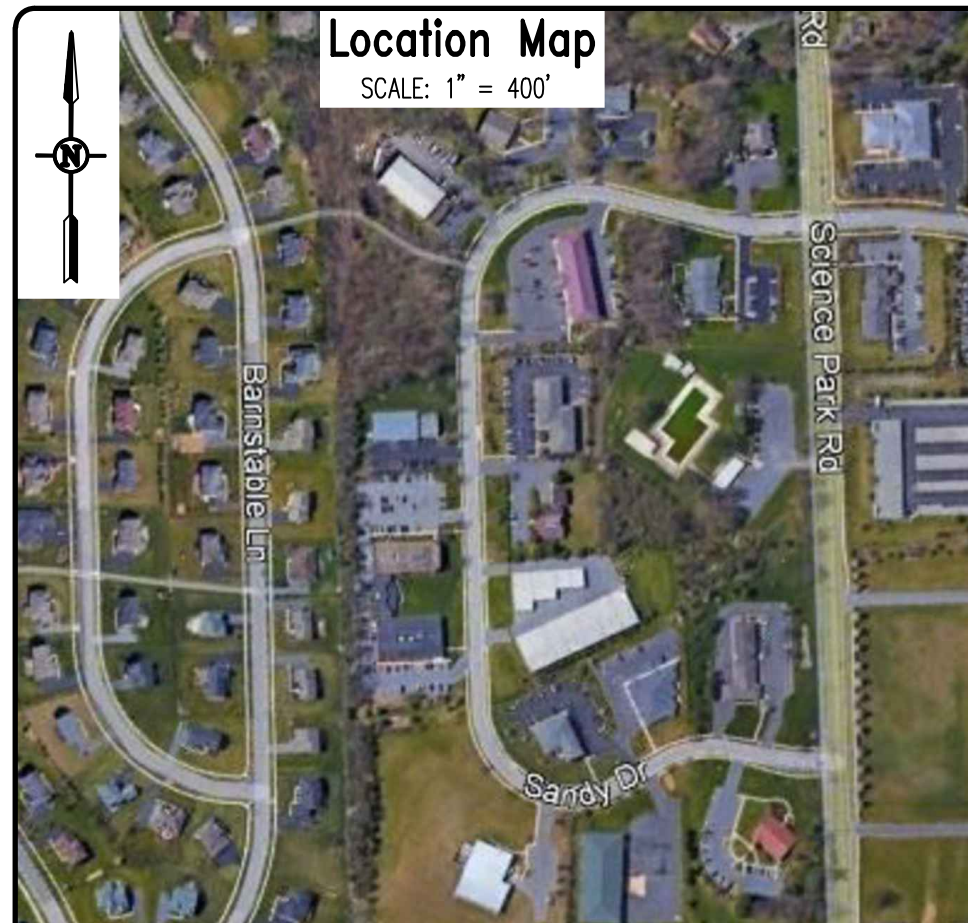
SUBJECT: **Subdivision/Replot of TP 24-433-007-0000 and 24-433-008-0000 at 2151 and 2161 Sandy Drive**

Penn Terra Engineering, Inc. submitted on behalf of their client, the 'Subdivision/Replot of TP 24-433-007-0000 and 24-433-008-0000 at 2151 and 2161 Sandy Drive' Minor Subdivision Plan. This plan proposes the adjustment of the lot line between the two parcels to add an additional 4,800 SF to TP 24-433-007-0000. No new lots are being created with this submission. The two adjoining lots are owned by the client.

This subdivision plan is connected to the MP Machinery Preliminary Land Development Plan. The lot lines are being adjusted to accommodate the expansion of MP Machinery.

This is a minor subdivision plan. Thus, it will proceed as a Preliminary/Final submission that will be reviewed once by the Planning Commission and the Board of Supervisors for approval.

Recommended Motion: Move that the Planning Commission recommend approval to the Board of Supervisors of the **Subdivision/Replot of TP 24-433-007-0000 and 24-433-008-0000 at 2151 and 2161 Sandy Drive.**



PROJECT NOTES

- 1. GENERAL SITE INFORMATION
a. Tax Parcel: 24-433-007-0000 and 24-433-008-0000
b. Address: TP 24-433-007-0000: 2161 Sandy Drive, State College, Ferguson Township, Pennsylvania
c. Owner/Developer: TP 24-433-007-0000: MP Machinery & Testing, LLC
d. TP 24-433-007-0000: Record Book 2179, Page 97
e. Size: TP 24-433-007 (Existing) = 1,326 Acres (67,749 Square Feet)
2. AREA & BULK ZONING DATA
a. ZONING DISTRICT: Light Industrial, Research and Development (RD)
b. USE: Existing & Proposed - Research, Development, Engineering and/or Testing Laboratory
c. Area & Bulk Category 2
d. LOT WIDTH MINIMUM: 100'
e. MINIMUM AREA: 1 ACRE (43,560 S.F.)
3. GENERAL UTILITY & ACT 287 INFORMATION:
a. Sewage: University Area Joint Authority (UAJA)
b. Water: State College Borough Water Authority (SCBWA)
c. Gas: Columbia Gas of Pennsylvania
d. Electric: West Penn Power
e. Telephone: Verizon
f. Cable TV: Comcast
g. Township Roads and Public Stormwater: Ferguson Township
h. Contours shown are taken from survey data collected in the field.
i. This site is comprised of the following soil type: HuB - Huhlersburg Silt Loam, 3-8% Slopes
For additional information, refer to:
a. "Stormwater Management Plan" prepared by PennTerra Engineering, Inc., dated March 22, 1996.
b. "Soil Erosion and Sedimentation Control Plan", prepared by PennTerra Engineering, Inc., dated April **, 2022
c. "The Greenleaf Manor PSD - Master Plan", dated March 7, 1995, last revised Feb. 5, 1996, and on record at the Ferguson Township Municipal Building.
d. "Greenleaf Manor P.R.D., Findings of Fact and Terms and Conditions" dated December 13, 2004
e. Hydrologic Assessment of Sinkholes dated January 29, 1996, prepared by Meiser & Earl Hydrogeologists
f. "Phase 1 Final P.R.D. Plans" dated March 22, 1996, prepared by PennTerra Engineering, Inc.
g. Preliminary and Final Subdivision Plan for G. Edwards Company and the Site Plan for MP Machinery and Testing, dated June 25, 1997.
h. MP Machinery and Testing Preliminary Land Development Plan prepared by PennTerra Engineering dated May 3, 2022 and currently under review by Ferguson Township.
7. There are NO sinkholes, depressions, water courses and/or floodplains on Tax Parcel 24-433-007-0000 and Tax Parcel 24-433-008-0000.
8. This site is comprised of the following soil type: HuB - Huhlersburg Silt Loam, 3-8% Slopes.

SURVEY FEATURES LEGEND

- Property Line, Lot Line or Right of Way Line
Adjoining Property Line
Building Setback Line
Roadway Center Line
Property Corner Found
Property Corner To Be Set

EXISTING CURVE TABLE
CURVE C1 LENGTH 113.06' RADIUS 265.00' TANGENT 57.40' CHORD DIRECTION S 24° 22' 43" E CHORD 112.20' DELTA 24° 26' 41"

EXISTING FEATURES LEGEND

- EXISTING BUILDING Existing Building
Existing Curbing & Edge of Pavement
Existing Concrete Areas
Existing Landscaped Areas
Existing Retaining Wall
Existing Contours w/ Elevation (1's & 2's)
Existing Contours w/ Elevation (5's & 10's)
Existing Sanitary Sewer w/ Manhole
Existing Water Service Lateral
Existing Storm Sewer Line w/ Inlet
Existing Fire Hydrant
Existing Manhole
Existing Storm Sewer Inlet Type-M
Existing Storm Sewer Inlet Type-C
Existing Utility Main Valve
Existing Utility Lateral Valve
Existing Utility Meter
Existing Ballard
Existing Clean-Out
Existing Light Pole/Standard
Existing Flood Light
Existing Sign
Existing Deciduous Tree
Existing Evergreen Tree
Existing Shrub
Existing Parking Spaces Count Identification

Owner's Certification T.P. 24-433-008

State of _____ County of _____
On this the _____ day of _____, 20____, I, _____, 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.
Michael P. Manahan, Sr.
Georgina Manahan
witness my hand and seal, this date _____

Owner's Certification T.P. 24-433-007

State of _____ County of _____
On this the _____ day of _____, 20____, I, _____, 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.
Dr. M.P. Manahan, Sr. Executive Director
witness my hand and seal, this date _____

Township Planning Commission Ferguson Township Planning Commission Approved

Chair _____ Date _____
Secretary _____ Date _____

Township Supervisors Ferguson Township Supervisors Approved

Chair _____ Date _____
Secretary _____ Date _____

Township Engineer Certification

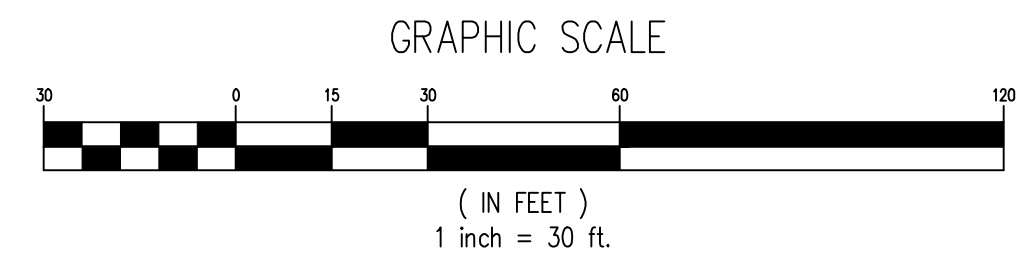
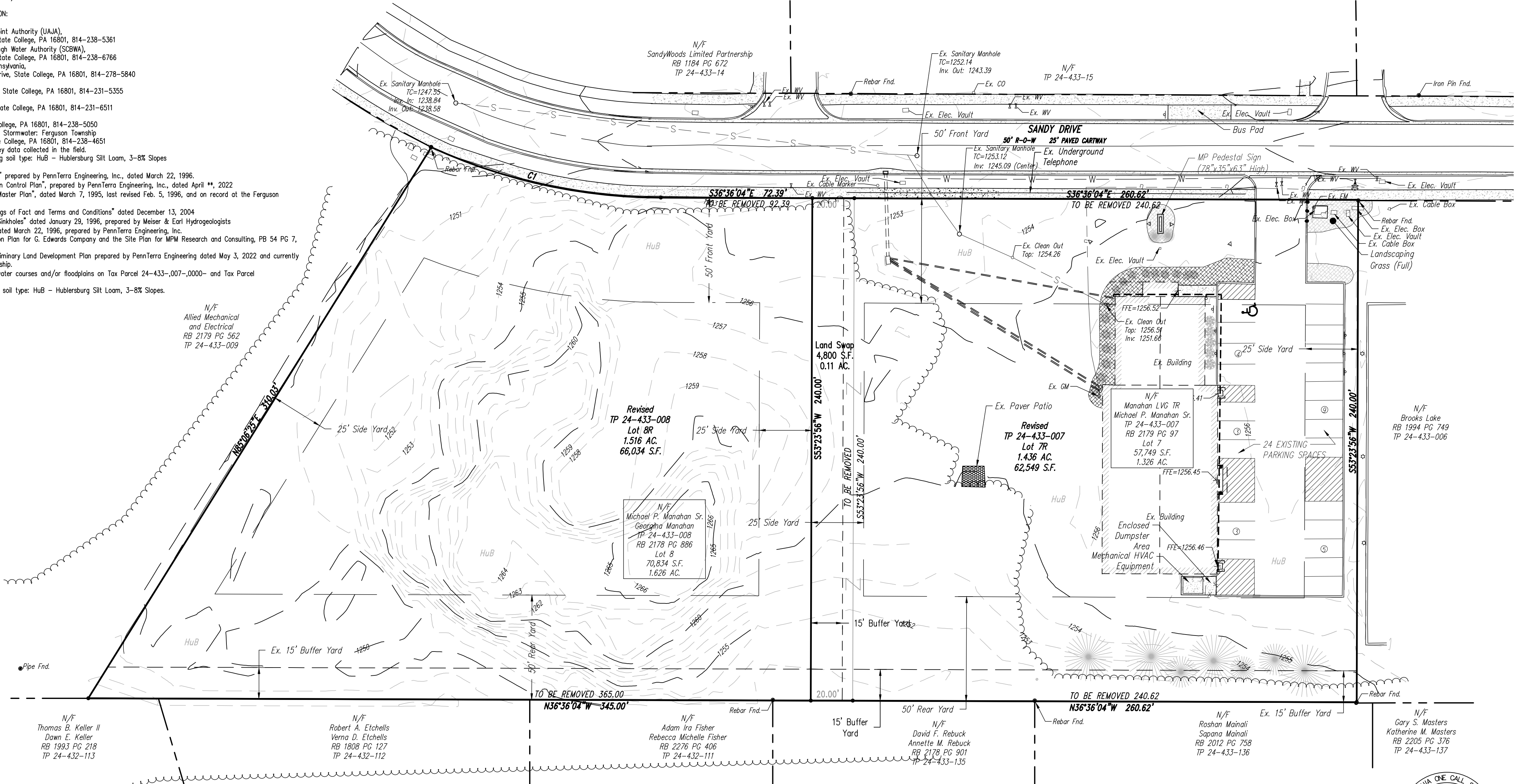
I, _____, have reviewed and hereby certify that the plan meets all engineering design standards and criteria of the Ferguson Township Code of Ordinances.

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.
Signature _____ Date _____

Recorder's Stamp Here

PLAN PURPOSE: THE PURPOSE OF THIS SUBDIVISION PLAN/RELOT IS TO EXPAND LOT 7 (T.P. 24-433-007) BY 20 FEET IN WIDTH AND TO EXPAND LOT 7'S AREA BY 4,800 S.F. LOT 8 WILL CONVEY THE LAND WIDTH AND AREA TO LOT 7.



PennTerra ENGINEERING INC. 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
WWW.PENNTERRA.COM
COPYRIGHT 2022 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 2022 ALL RIGHTS RESERVED
Professional Seal for Nevin L. Grove, Registered Professional Land Surveyor, No. 5081111, State of Pennsylvania.

Design: MJA
Draftsman: MJA
Proj Manager: CDS
Surveyor: XXXX
Perimeter Ck: XXXX
Book: XXX Pg: XXXX
File: 2136 - SUBDIVISION
Layout: PLAN OF SUBDIVISION

Table with columns: Date, Description, REVISIONS

MP MACHINERY AND TESTING AT 2161 SANDY DRIVE, STATE COLLEGE
FERGUSON TOWNSHIP CENTRE COUNTY PENNSYLVANIA

MINOR/FINAL SUBDIVISION PLANS

SUBDIVISION/RELOT OF TP 24-433-007-0000 AND TP 24-433-008-0000 AT 2151 AND 2161 SANDY DRIVE

PROJECT NO. 21316
DATE AUGUST 15, 2022
SCALE 1" = 30' SHEET NO. 1



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA 1 CALL 1-800-242-1776 NON-MEMBERS MUST BE CONTACTED DIRECTLY