

TOWNSHIP OF FERGUSON

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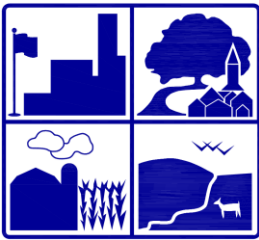
Planning & Zoning Director's Report Monday, October 3, 2016

PLANNING COMMISSION

The Ferguson Township Planning Commission did not meet on September 26, 2016, but will resume meeting on October 10, 2016.

LAND DEVELOPMENT PLANS AND OTHER PROJECTS

- An Active Plan List is attached for the Board of Supervisors consideration (9/28/16).
- **ZONING AND SALDO REVISIONS WITH EPD, LLC**
Planning & Zoning staff performed a land use review, by zoning district, with the consultant to determine future ordinance format of area and bulk requirements and consideration for shifts in criteria to supplemental regulations. Further discussion will follow in our next scheduled meeting this month.
- **REZONING APPLICATION – TEAM RAHAL OF LEWISTOWN LLC**
Planning & Zoning staff will be preparing a legal advertisement for Public Hearing for the November 7, 2016 Board of Supervisors meeting. In addition, staff will provide notification to adjacent property owners and post the perimeter of the property prior to the hearing.
- **SIGN ORDINANCE AMENDMENT REQUEST – PANDY FARM LP**
Hoss's Restaurant Operations, Inc. submitted a Sign Ordinance Amendment request to increase the number of ground signs permitted per property within the General Commercial (C) district. Planning & Zoning staff prepared a background and analysis of pre-existing sign conditions on parcels that have two or more commercial/retail buildings and will present and discuss the analysis at the October 10, 2016 Planning Commission meeting for further recommendation.
- **SOURCEWATER PROTECTION WORK GROUP**
The Work Group met on Thursday, September 22, 2016 that included Planning & Zoning staff, Todd Giddings, Jim May and Gary Peterson. The Work Group discussed the progress made thus far on the draft with invited guest, Mark Stephens, P.G., Sourcewater Coordinator, North Central Regional Office of the PA Department of Environmental Protection. The Work Group also discussed the proposed overlay map that may potentially include a township-wide Zone II and III Sourcewater Overlay with associated insets of the Zone I protection areas. Mr. Stephens assisted with providing a Sourcewater Assessment Activity Table to determine surface and groundwater risks with associated land uses. Further administrative items within the draft ordinance are currently being reviewed with the Zoning Administrator to discuss at the October 6, 2016 Work Group meeting.



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TO: Ferguson Township Board of Supervisors

FROM: Raymond J. Stolinas, Jr., AICP, Director of Planning & Zoning
Lindsay K. Schoch, Community Planner

DATE: September 28, 2016

SUBJECT: Active Plans in the Township

In order to keep the Planning Commission and Board of Supervisors abreast of the developments happening in the Township, staff has decided to provide you with a list of Active Projects in the Township on a regular basis.

Currently, the Township has eight (8) Active Plans, four (4) have not been heard by the Board and four (4) have been conditionally approved. They are as follows:

Subdivision/Replot of lands of Accuweather, Inc. and Sound Technology, Inc.: Penn Terra Engineers, Inc. on behalf of Accuweather, Inc. has submitted a Plan to replot the property lines between the lands of Sound Technology, Inc. and Accuweather, Inc., which will result in Accuweather gaining 9,000 square feet of land or 0.207 acres. These properties are located on Science Park Road in the Light Industrial/Research and Development (IRD) Zoning District. *Plan Expiration: 11/13/2016 **No Update***

Specific Implementation Plan – The Crossings at State College: ELA Group, Inc. on behalf of State College AL Investors, LLC has submitted a Specific Implementation Plan, which is an update to the existing Master Plan for the Turnberry Traditional Town Development. This Specific Implementation Plan is proposing a 93,342 square foot Personal and Memory Care Retirement Community (The Crossings at State College) on 14.73 acres. The project also involves a parking lot, stormwater management facilities, and associated infrastructure. A Conservation Easement exists on the property that will continue to be preserved. This property is located between Blue Course Drive and Havershire Boulevard in the Turnberry TTD. *Plan Expiration: 10/21/2016. **Plan has been conditionally approved and is in the process of meeting all remaining conditions of approval.***

Dunkin' Donuts/Weis Gas-N-Go Land Development Plan: HRG, Inc. on behalf of Weis Markets, Inc. is proposing the development of Commercial property along North Atherton Street for a new (2,539 square foot) Dunkin' Donuts restaurant with drive-thru, and a Weis "Gas-n-Go" automobile fueling station. The project involves construction of the buildings, parking lot, stormwater management facilities and associated infrastructure. *Plan Expiration: 11/3/2016. The proposed development is*

*located at 1400 North Atherton Street between Hoss's Restaurant and PNC Bank. **Plan has been conditionally approved and in the process of meeting all remaining conditions for approval.***

CSC Northland/Proposed Commercial Development-Buffalo Wild Wings/Corner of North Atherton and Blue Course Drive: CSC Northland, LP is proposing to develop a portion of a 3.55 acre parcel with a 5,440 SF restaurant. The site will also contain related site amenities and improvements inclusive of parking, access roadways, lighting, landscaping, utilities, and stormwater management facilities. Staff met via conference with Bohler Engineers to discuss any questions they had regarding the review comment letter. At this point, they are not ready to resubmit, but have submitted a time extension for an additional 90 days. *Plan Expiration is 12/15/2016 Plan is on hold; Applicant is reevaluating traffic improvements. **No Update***

Bowman Subdivision/486 Circleville Road: This Plan proposes to subdivide a .75 acre parcel to create three separate parcels (two .23 acres parcels and one .28 acre parcel) The Bowman Subdivision Plan just received a time extension taking the Plan to February. A meeting is being organized between the Developer, Owner, and Solicitor to discuss how they will move forward concerning an issue with frontage at the street lines. A site visit was made with attorneys and staff. Issues remain with access to Circleville Road. *Plan Expiration Date: 10/20/2016. **No Update.***

The Cottages at State College Final PRD/Whitehall Road and Blue Course Drive: Motion to Quash was denied, the court date to hear the Land Use Appeal is yet to be determined. Plan Expiration is also yet to be determined based upon any decision that comes out of the court. **Commonwealth Court**

Whitehall Road Regional Park: Centre Region Parks and Recreation (CRPR) is proposing a 100-acre regional park on Whitehall Road via the proposed Blue Course Drive extension, including a mix of baseball fields, soccer fields, basketball courts, a dog park, an area for community gardens, an indoor turf facility, a future centralized CRPR maintenance facility and agency. *Plan Expiration: 12/29/2016 – Stahl Sheaffer Engineering is currently working to prepare a Feasibility Study for the Park, concentrating on access and utilities. Stahl Sheaffer plans to present the findings of the Feasibility Study at the Joint Meeting of the COG Parks Capital Committee and the COG Parks and Recreation Authority in mid-July. **No Update***

Foxpointe PRD Section 1D – Hunter's Chase Phase 6: This submission by PennTerra Engineers, Inc., is proposing 13 single family lots on 2,965 acres with stormwater facilities, sidewalk installation and construction. Location of this proposed development is within the Foxpointe PRD, off of Fox Berry Run. *Plan Expiration: **11/17/2016 Plan is in the process of being recorded.***