



TOWNSHIP OF FERGUSON

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Planning & Zoning Director's Report Monday, October 17, 2016

PLANNING COMMISSION

The Ferguson Township Planning Commission met on October 10, 2016 and included the following discussion:

LAND DEVELOPMENT PLANS AND OTHER PROJECTS

- An Active Plan List is attached for the Board of Supervisors consideration (10/11/16).
- **ZONING AND SALDO REVISIONS WITH EPD, LLC**
Planning & Zoning staff scheduled the next meeting with Carolyn Yeagle and A.J. Schwartz of EPD, LP and the Ordinance Steering Committee on October 21st.
- **REZONING APPLICATION – TEAM RAHAL OF LEWISTOWN LLC**
Planning & Zoning staff prepared the legal advertisement for Public Hearing for the November 7, 2016 Board of Supervisors meeting. In addition, staff forwarded notification to adjacent property owners and posted the perimeter of the property with the notice of 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. The Board of Supervisors referred the Sign Ordinance Amendment request on September 6, 2016 to the Planning Commission. Planning & Zoning staff provided the Planning Commission with a background and analysis of pre-existing sign conditions on parcels that have two or more commercial/retail buildings, a letter from Hoss's Restaurant that compared similar commercial sign regulations in Centre Region municipalities, the Zoning Hearing Board decision from August 16, 2016 and §19-110 (2)(a) of the Sign Ordinance. The Planning Commission discussed the request at their October 10, 2016 meeting and recommended to the Board of Supervisors not to amend the number of ground signs permitted per property in the General Commercial (C) district.
- **SOURCEWATER PROTECTION WORK GROUP**
The Work Group met on Thursday, October 6, 2016 to discuss the Regulated Land Uses and Activities table along with the Administrative and Land Development sections of the proposed draft. The next Work Group meeting is scheduled for October 20th.

PERMIT ACTIVITY REPORT ■ FERGUSON TOWNSHIP - SEPTEMBER 2016

Issue Date	Appl No.	Permit	Description of Work	Fee
9/29/2016	6953	SGN PERMIT	16 SF GROUND SIGN	\$35
9/29/2016	7628	COMMERCIAL	CHANGE IN USE	\$50
9/7/2016	7718	NEW HOME	NEW HOME WITH ATTACHED GARAGE	\$100
9/6/2016	7794	DCKS & GRG	REPLACE & EXPAND EXISTING DECK	\$50
9/7/2016	7795	HOME OCC	HOME OCCUPATION FOR SUMMIT LAND SURVEYING, LLC	\$25
9/7/2016	7801	DCKS & GRG	LAY A 16' X 38' PAVER PATIO ON BACK OF HOUSE	\$50
9/6/2016	7844	SMALL ACC	INSTALL 80 SQ FT SHED	\$25
9/6/2016	7845	DCKS & GRG	INSTALLATION OF PAVER PATIO	\$50
9/6/2016	7851	ADD & REN	REPLACE HOFFERWINDOW WITH EGRESS WINDOW	\$50
9/6/2016	7853	SMALL ACC	REPLACING OLD SHED WITH NEW 49 SQ FT SHED	\$25
9/6/2016	7854	ADD & REN	REPLACE EXISTING WALKWAY WITH NEW	\$50
9/6/2016	7855	DCKS & GRG	CONSTRUCY 12'X14' PAVER PATIO	\$50
9/15/2016	7864	TEMP SIGN	NITTANY CHRISTIAN SCHOOL 12 SQ FT TEMP SIGN	\$15
9/8/2016	7889	SGN PERMIT	GIGI'S 25.28 SQ FT WALL SIGN	\$35
9/8/2016	7891	ADD & REN	BASEMENT FINISHING	\$50
9/26/2016	7928	HOME OCC	HOME OCC. PERMIT FOR HAIR BY ROXANNE	\$25
9/13/2016	7929	ADD & REN	INSTALL HOT TUB ON PATIO	\$50
9/13/2016	7936	ADD & REN	BASEMENT REMODEL	\$50
9/26/2016	7938	ADD & REN	ADD GARAGE	\$50
9/26/2016	7946	ADD & REN	RENOVATE BASEMENT TO HAIR SALON	\$50
9/21/2016	7959	SGN PERMIT	TROY'S PHILADELPHIA HOAGIES 11.01 WALL SIGN	\$35
9/26/2016	7960	NEW HOME	NEW HOME WITH ATTACHED GARAGE	\$100
9/21/2016	7988	ADD & REN	264 SQ FT SUN ROOM & 144 SQ FT DECK	\$50
9/29/2016	8016	POOL	INGROUND SWIMMING POOL	\$25
9/22/2016	8017	ADD & REN	FINISH BASEMENT, ADDING BATHROOM & FIREPLACE	\$50
9/26/2016	8024	ADD & REN	FINISH BASEMENT WITH BATH, BEDROOM & LIVING ROOM	\$50
9/23/2016	8026	COMMERCIAL	FISHER AUTO PARTS TO UTILIZE SPACE FOR AUTO PARTS STORE	\$50
9/23/2016	8031	DCKS & GRG	ADDING 216 SQ FT DECK	\$50

9/26/2016	8044	TEMP SIGN	BACK TO LIFE PHYSICAL THERAPY TEMP SIGN	\$15
9/28/2016	8058	ADD & REN	INSTALLING 2 AWNINGS OVER GARAGE DOORS	\$50
9/29/2016	8073	TEMP SIGN	64 SQ FT TEMP SIGN	\$15
9/30/2016	8074	ADD & REN	REPLACE EXISTING ADDITION	\$50
9/30/2016	8075	SMALL ACC	4' X 8' TOOL CLOSET	\$25
Total				\$1,450.00

FERGUSON TOWNSHIP PLANNING AND ZONING DEPARTMENT September 2016				
Permits	Month 2016	Month 2015	YTD 2016	YTD 2015
New Single Family Dwellings	2	0	24	53
New Multi Family Dwellings	0	0	0	8
New Buildings/Shed	3	0	19	10
Additions	9	7	81	46
Finish Basement	5	1	16	16
Alterations	0	1	5	11
Subtotal	19	9	145	144
Use Permits	Month 2016	Month 2015	YTD 2016	YTD 2015
New Tenant/Use	1	1	7	20
Home Occupation	2	2	11	7
Subtotal	3	3	18	27
Zoning	Month 2016	Month 2015	YTD 2016	YTD 2015
Land Development	0	0	2	1
Minor Alterations	1	3	4	6
Subtotal	1	3	6	7
Miscellaneous	Month 2016	Month 2015	YTD 2016	YTD 2015
Miscellaneous	3	0	24	15
Subtotal	3	0	24	15
Rental Housing	Month 2016	Month 2015	YTD 2016	YTD 2015
Rental Housing	195	3	256	169
Subtotal	195	3	256	169
Signage	Month 2016	Month 2015	YTD 2016	YTD 2015
Signs	3	1	22	18
Temp Signs	3	1	12	7

Subtotal	6	2	34	25
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Grand Total	227	20	483	387
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