



# TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801  
Telephone: 814-238-4651 • Fax: 814-238-3454  
[www.twp.ferguson.pa.us](http://www.twp.ferguson.pa.us)

## FERGUSON TOWNSHIP PLANNING COMMISSION MEETING AGENDA Monday, March 12, 2018 6:00 PM

### I. CALL TO ORDER

### II. CITIZEN INPUT

### III. CATA PRESENTATION – GREG KAUSCH, SENIOR TRANSPORTATION PLANNER, CRPA

Mr. Greg Kausch will present information related to “Student Housing and Transit in the Centre Region” and further discuss Community Impacts of Public Transportation, the Apartment Pass Program, CATA Apartment Service, Planned or Proposed Development and Future Service Considerations.

**Staff Recommendation:** No Action

### IV. THISTLEWOOD LOT #20 LAND DEVELOPMENT PLAN

The September 24, 2004 Final Thistlewood Subdivision Plan indicates that certain individual land development plans shall be prepared for approval by the Ferguson Township Board of Supervisors and must be in conformance with the provisions of Chapter 27, Section 702.c.1-7 of the Ferguson Township SALDO. Lot # 20 is identified as such a lot and contains 1.449 acres at 170 Treetops Drive. A proposed single-family dwelling on the lot will contain a building area of 2,794 ft.<sup>2</sup> with a 2,810 ft.<sup>2</sup> parking area and driveway. Drainage easement areas and an existing wetland have been delineated on the record plan along with all utility connections. A 10’ shade tree easement runs along the front property line along with a 10’ utility easement.

**Staff Recommendation:** The Planning Commission review and make initial comments on the proposed land development.

### V. ACCUWEATHER LAND DEVELOPMENT PLAN

The Planning Commission initially reviewed this Land Development Plan at their January 8, 2018 Meeting. The land development application contains 79 new parking spaces, including 20 along the entrance drive and 59 located to the northeast of the existing building. New underground storm water storage facilities are proposed to control runoff from the new parking area. On February 27, 2018, the Zoning Hearing Board granted variances from Chapter 27-807.15 and Chapter 27-807.16.B to not install canopy and understory trees on any portion of the property. At this time, staff considers key comments have been addressed, other than a few remaining conditions and the Plan can move forward to the Board of Supervisors for approval.

**Staff Recommendation:** The Planning Commission review and recommend approval of the Accuweather Land Development Plan, conditioned upon the remaining comments.

**VI. OWENS DRIVE PARK – NAMING POLICY AND RECOMMENDATION**

At the February 20, 2018 Board of Supervisors meeting, members discussed the Park Naming Policy in relation to the acquisition of nine acres of land southeast of the Waffle Shop at the intersection of Blue Course Drive and West College Avenue. Funding has been appropriated to develop a passive park at the location in 2020. At that meeting, the Board of Supervisors directed staff to solicit recommendations for the park naming from relevant agencies, including the Ferguson Township Planning Commission and the Centre Region Parks and Recreation Authority.

**Staff Recommendation:** The Planning Commission review the Ferguson Township Park Naming Policy Criteria and schedule a future public hearing on proposed park names.

**VII. CONSENT AGENDA**

**VIII. PLANNING DIRECTOR REPORT**

**IX. ACTIVE PLANS UPDATE**

**X. CENTRE REGION PLANNING COMMISSION REPORT**

**XI. SOURCEWATER PROTECTION WORK GROUP UPDATE**

**XII. ZONING/SALDO STEERING COMMITTEE UPDATE**

**XIII. APPROVAL OF THE REGULAR MEETING MINUTES ▪ FEBRUARY 26, 2018**

**XIV. ADJOURNMENT**