



TOWNSHIP OF FERGUSON

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FERGUSON TOWNSHIP PLANNING COMMISSION MEETING AGENDA Monday, June 26, 2017 6:00 PM

I. CALL TO ORDER

II. CITIZEN INPUT

III. STATE COLLEGE BOROUGH WATER AUTHORITY (SCBWA) PROPOSED TEXT AMENDMENT

On May 25, 2017, the State College Borough Water Authority (SCBWA) submitted an application proposing changes to both Chapter 26 (Stormwater Management) and Chapter 27 (Zoning). The SCBWA has an interest in constructing a new Water Treatment Facility on tax parcel 24-003-007F in Ferguson Township and our current regulations do not allow for the use. A variance was requested and the Zoning Hearing Board denied the it on March 28. The SCBWA has decided to take a different route since the variance was denied and is now requesting an ordinance change to allow the Water Treatment Facility in the RA Zoning District. This is an opportunity for the Planning Commission to take time and review the amendment while staff prepares a thorough analysis and response to the proposed ordinance change.

Staff Recommendation: The Planning Commission take time to review and comment on the proposed ordinance change and be prepared to discuss in detail at a meeting in July.

IV. PROPOSED TRADITIONAL TOWN DEVELOPMENT (TTD) ORDINANCE AMENDMENT

On March 16, 2017, Charles M. Suhr, on behalf of Residential Housing Development LLC. submitted an application proposing changes to the Traditional Town Development (TTD) section of the Zoning Ordinance. On Thursday, June 22, 2017, an updated letter and amended application was submitted. Staff had the opportunity to meet with Derek Anderson and Michael Pratt and discussed, in detail, each proposed amendment. Early in June, Planning & Zoning staff sent the Planning Commission members a packet of information regarding Pine Hall and the events leading up to this point. At this time, staff feels the amendment is acceptable to move forward to the Board of Supervisors so the project can move forward. Land Design, Inc. will be present to make a presentation, describing the proposed amendments.

Staff Recommendation: The Planning Commission review, in detail, the proposed text amendment and staff comments, discuss, then recommend the Board of Supervisors, **approve** the text amendment as is or with conditions the Planning Commission feel are necessary.

V. CONDITIONAL USE APPLICATION – PRIVATE SKATE PARK IN THE TERRACED STREETSCAPE DISTRICT (TSD)

On June 2, 2017, Planning & Zoning Staff received a Conditional Use Application Request from Benjamin Wentz, Jake Johnson and Frank Singley for Tax Parcel 24-002A-124, within the Terrance Streetscape District (TSD). The applicants are requesting the allowance of a private skate park area utilizing an existing foundation at the abandoned Sheesely Concrete Plant.

Staff Recommendation: The Planning Commission review and discuss the proposed use and any conditions they may want to attach as part of the Conditional Use.

VI. ACTIVE PLANS UPDATE

VII. CENTRE REGION PLANNING COMMISSION REPORT

VIII. SOURCEWATER PROTECTION WORK GROUP UPDATE

IX. ZONING/SALDO STEERING COMMITTEE UPDATE

X. APPROVAL OF THE REGULAR MEETING MINUTES – JUNE 12, 2017

XI. ADJOURNMENT