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## TOWNSHIP OF FERGUSON

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TO: Ferguson Township Board of Supervisors  
Ferguson Township Planning Commission

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

DATE: October 20, 2016

SUBJECT: Active Plans in the Township

In order to keep the Planning Commission and Board of Supervisors abreast of the current developments taking place, staff is providing you with a list of Active Projects in the Township.

Currently, the Township has eight (8) Active Plans, five (5) have not been heard by the Board and four (4) have been conditionally approved. They are as follows:

**Guenot Subdivision:** This submission, made on October 14, 2016 by Penn Terra Engineers, Inc. on behalf of Ronald L. & Pearl P. Guenot is proposing the subdivision of one 84.393-acre property into two properties. Proposed Lot 1R will be 83.381 acres and proposed Lot 2 will be 1.012 acres. This property is located at 2245 West Gatesburg Road, Warriors Mark, PA. *Plan Expiration: January 12, 2017*

**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: January 4, 2017* **Staff is recommending approval of this Plan to the Planning Commission.**

**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: December 5, 2016. Plan has been conditionally*

*approved and is in the process of obtaining signatures for recording. **Plan has received a 45-day time extension from the BOS at their October 17 meeting.***

**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: 12/18/2016.* The proposed development is located at 1400 North Atherton Street between Hoss's Restaurant and PNC Bank. Plan has been conditionally approved and is in the process of obtaining signatures for recording. ***Plan has received a 45-day time extension from the BOS at their October 17 meeting.***

**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). A meeting was held at a staff level in late July to discuss how the properties will meet zoning regulations for frontage at the street line. Penn Terra has been contacted for an update on the Plan. They were also notified that the Plan expires on October 20. *Plan Expiration Date: 1/20/2016 **Staff met with the developer's attorney, who reviewed changes to the Plan so it is in conformance with the frontage requirements in the Zoning Ordinance. We expect the Plan be submitted soon.***

**The Cottages at State College Final PRD/Whitehall Road and Blue Course Drive:** Appealed to Commonwealth Court. Plan Expiration is yet to be determined based upon any decision that comes out of the 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, 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 – **No Update***