



TOWNSHIP OF FERGUSON

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FERGUSON TOWNSHIP PLANNING COMMISSION

MEETING AGENDA

Monday, September 10, 2018

6:00 PM

I. CALL TO ORDER

II. CITIZEN INPUT

III. MARK C. & EILEEN C. KLINE SUBDIVISION/RELOT PLAN

On September 5, 2018, Hawbaker Engineering, on behalf of the applicants, Mark C. & Eileen C. Kline, submitted a subdivision/replot plan to subdivide and consolidate Tax Parcels #24-9A-184, #24-9A-184A and #29-9A-185 located on the corner of Chestnut St. and S.R. 26 S. Water St. in Pine Grove Mills. Tax Parcel #24-9A-184 is currently 19,000 ft.² (0.436 acres) and will be reduced by 7,388 ft.², making a new lot totaling 11,612 ft.² (0.267 acres). Tax Parcel #24-9A-184A is currently 14,518 ft.² (0.333 acres) and will increase by a total of 8,837 ft.², 7,388 ft.² from Tax Parcel #24-9A-184A and 1,449 ft.² from Tax Parcel #24-9A-185, which is currently 15,996 ft.² (0.367 acres). All three parcels contain single-family dwellings and access drives along with public water service from State College Borough Water Authority and public sewer from the University Area Joint Authority.

Staff Recommendation: Staff recommends the Planning Commission perform initial review and comment on the proposed subdivision/replot.

IV. THE COTTAGES FINAL PRD MASTER PLAN – POST FINAL CHANGES

The Final Planned Residential Development (PRD) Plan was submitted on March 3, 2015 and conditionally approved by the Board of Supervisors on November 17, 2015. On July 16, 2018, the Board of Supervisors granted a third 90-day time extension to the applicant in order to fulfill and complete the agreed Terms & Conditions until November 3, 2018. Prior to recording the Final Planned Residential Development Plan, PennTerra Engineering, on behalf of Toll Brothers, submitted a set of exhibits illustrating minor changes to several building unit footprints along with the clubhouse area, decreasing building coverage from 18.31% to 15.32%. § 27-407.8. Post Final stipulates that minor changes in the locating, siting and height of buildings, structures and re-arrangement of lots to not exceed a 10% reduction of overall dwelling units of the finally approved plan to follow the Township's lot consolidation procedure, may be approved by the Zoning Administrator after authorization by the Planning Commission.

Staff Recommendation: Staff recommends the Planning Commission authorize the Zoning Administrator approve the illustrated building footprint changes within the submitted Overlay Exhibits.

V. CONSENT AGENDA

VI. PLANNING DIRECTOR REPORT

VII. ACTIVE PLANS UPDATE

- VIII. CENTRE REGION PLANNING COMMISSION REPORT**
- IX. SOURCE WATER PROTECTION AD HOC COMMITTEE UPDATE**
- X. ZONING/SALDO UPDATE**
- XI. PINE GROVE MILLS – SMALL AREA PLAN**
- XII. APPROVAL OF THE REGULAR MEETING MINUTES ▪ AUGUST 27, 2018**
- XIII. ADJOURNMENT**