



TOWNSHIP OF FERGUSON

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FERGUSON TOWNSHIP PLANNING COMMISSION

MEETING AGENDA

Monday, October 8, 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, with 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 within the R-1 (Single-Family Residential) zoning district and contain access drives along S. Water St. and W. Chestnut St. with public water service from State College Borough Water Authority and public sewer from the University Area Joint Authority. The applicants have completed a majority of revisions to the proposed subdivision/replot since the September 10, 2018 Planning Commission meeting.

Staff Recommendation: The Planning Commission review and make a recommendation to the Ferguson Township Board of Supervisors to approve the proposed subdivision/replot conditioned on the remaining comments.

IV. CONDITIONAL USE APPLICATION FOR A SKATEPARK ON PROPERTY LOCATED AT 1316 WEST COLLEGE AVENUE IN THE TERRACED STREETScape DISTRICT

On June 2, 2017, Planning & Zoning staff received a Conditional Use Application Request from Benjamin Wentz, Jake Johnson and Frank Singley for T.P. #24-002A-,124-,0000- (1316 W. College Ave.) within the Terraced Streetscape Zoning District. The applicants request the Board of Supervisors consider a private area for skateboarding utilizing an existing foundation at the previous Sheesely Concrete Plant. Section 27-703 2.F. identifies "(8) Private recreation areas, arenas and stadiums" as a Prohibited Use within the Terraced Streetscape District. Staff offered legislative options to the applicants that include filing a Conditional Use Application, a Variance Request or an Appeal. Section 27-703 2.E. provides for Conditional Uses for any use not specifically permitted within the Terraced Streetscape District that is deemed to be acceptable use due to its consistency with in stated intent of the district. At the October 1, 2018 Board of Supervisors meeting, a motion was made to refer the Conditional Use Application to the Planning Commission and schedule a public hearing for November 5, 2018, the motion carried unanimously. Further, proposed conditions and safeguards can relate to hours of operation, lighting, noise, etc.

Staff Recommendation: The Planning Commission review the Conditional Use Application Request for a Private Skate Park Facility in the Terraced Streetscape District and recommend reasonable conditions and safeguards for the Board of Supervisors to consider at the November 5, 2018 Public Hearing.

- 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 ▪ SEPTEMBER 10, 2018**
- XIII. ADJOURNMENT**