

**FERGUSON TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING AGENDA  
Monday, May 13, 2019  
6:00 PM**

**I. CALL TO ORDER**

**II. CITIZEN INPUT**

**III. INTRODUCTION OF NEW PLANNING ZONING AND PUBLIC WORKS ADMINISTRATIVE ASSISTANT**

**IV. FERGUSON TOWNSHIP PUBLIC WORKS FACILITY LAND DEVELOPMENT PLAN**

Ferguson Township proposes to construct a new Public Works Building on the 8.8-acre campus that will house offices, vehicle repair bays and vehicle fueling island with canopy. The proposed building project will attempt to achieve LEED Gold Certification and commit to low-impact style development. Also included with the proposed plans are paved parking and truck court, sidewalks, an employee patio, bike racks, electric vehicle charging station and landscaping. These new facilities shall encompass approximately 13,000 ft.2. New utility connections and stormwater management facilities will also be furnished with the new building. Total parking spaces required and provided equal 109, including 7 ADA accessible spaces. The Township Campus and new facility are currently situated in the Light Industry, Research and Development (IRD) zoning district.

**Staff Recommendation:** The Planning Commission make a recommendation to the Board of Supervisors to approve the Ferguson Township Public Works Facility Preliminary/Final Land Development Plan, submitted on February 6, 2019 and last revised on April 24, 2019 conditioned upon all outstanding items being completed

**V. HARNER FARM SUBDIVISION PLAN SUBDIVISION OF TAX PARCEL 24-4-67 & REPLOT OF TAX PARCEL 24-4-67C**

On April 22, 2019, PennTerra Engineering submitted a 4-lot subdivision plan, situated at the corner of West College Ave. and West Whitehall Rd., on behalf of Aspen Whitehall Partners LLC. The subdivision includes two lots within the General Commercial zoning district, Lot 1 of 5.6 acres and Lot 2 of 3.68 acres, one lot in the Rural Agricultural zoning district, being revised Tax Parcel 24-004-,067C, 0000- totaling .603 acres (Lands of Thomas P. Harner) and one lot within the Single-Family Residential zoning district, Lot 3 of 16.568 acres. This subdivision is a precursor to future land development submissions as part of the original Harner Farm Concept Plan presented at a Pre-Application Conference on December 4, 2018.

**Staff Recommendation:** The Planning Commission provide staff with initial review and comment on the proposed subdivision application.

**VI. STATE COLLEGE, PA (WHITEHALL ROAD) SHEETZ PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

On April 22, 2019, PennTerra Engineering submitted a land development plan, situated at the corner of West College Ave. and W. Whitehall Rd. as Lot 1 on the Harner Farm Subdivision Plan, on behalf of Aspen Whitehall Partners LLC. The land development will consist of a 6,077 ft.2 Sheetz Convenience Store and Drive-Thru with a 1,048 ft.2 Car Wash. The gasoline dispensing station will consist of 6 fuel pump islands with 12 multiple product dispensers. The total parking spaces required equal 36 and parking spaces provided equals 47, including 3 ADA accessible spaces. Driveway access points will be established on West Whitehall Rd. and West College Ave. Proposed detention and infiltration basins will

be proposed southwest of the convenience store. The parcel is situated in the General Commercial (C) zoning district.

**Staff Recommendation:** The Planning Commission provide staff with initial review and comment on the proposed land development application.

**VII. CONSENT AGENDA**

**VIII. PLANNING DIRECTOR REPORT**

**IX. ACTIVE PLANS UPDATE**

**X. CENTRE REGIONAL PLANNING COMMISSION REPORT**

**XI. ZONING/SALDO UPDATE**

**XII. PINE GROVE MILLS – SMALL AREA PLAN**

**XIII. APPROVAL OF REGULAR MEETING MINUTES: APRIL 22, 2019**

**XIV. ADJOURNMENT**

*PLEASE NOTE: Both files are very large and may take minutes to load. Please follow the directions below. Thank you.*

**[May 13, 2019 PC Agenda with Attachments](#)**

*Please note: To view attachments in this packet, please download the agenda and save to your desktop, then open from your desktop. The attachments should appear in the lefthand panel. If not, click the paper clip icon to open that panel.*

**[May 13, 2019 PC Compiled Agenda](#)**

*All items are combined into one document for easy scrolling.*