

## FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting  
Tuesday, April 5, 2022

### ATTENDANCE

The Board of Supervisors held its first regular meeting of the month on Tuesday, April 5, 2022 as a hybrid meeting. In attendance were:

|               |                             |               |  |
|---------------|-----------------------------|---------------|--|
| <b>Board:</b> | Laura Dininni, Chair        | <b>Staff:</b> | Centrice Martin, Acting Township Manager     |
|               | Lisa Strickland, Vice Chair |               | Eric Endresen, Finance Director              |
|               | Hilary Caldwell             |               | Dave Modricker, Director of Public Works     |
|               | Patty Stephens              |               | Kristina Bassett, Community Planner          |
|               | Tierra Williams             |               | Jenna Wargo, Director of Planning and Zoning |

Others in attendance included: Rhonda Demchak, Recording Secretary; Chris Rogan, Ferguson Township Resident; Christopher Shubert, Esq., on behalf of his client, AT&T; Dave Kerr, Project Manager, Jacobs; Chris Lash, Project Manager, Jacobs; Louwana Oliva, CATA; Mark Torretti, PennTerra; Sarah Malone, Ferguson Township Resident; Kathy Detwiler, Ferguson Township Resident; John Spychalski, CATA; Tracy Strickland, HRG Project Manager; Nicole Mendinsky; HRG Project Manager; Wes Glebe, Ferguson Township Resident; Mark Garlicki, Spring Creek Watershed Commission; Pam Steckler, Ferguson Township Resident; Justin Mandel, Ferguson Township Resident; Cristine Bailey, Ferguson Township Resident; Paul Tomkiel, Ferguson Township Resident; Jeremie Thompson, Chair, Planning Commission and Ferguson Township Resident; Debra Smart, Centre Animal Veterinary Hospital;

### I. CALL TO ORDER

Ms. Dininni called the Tuesday, April 5, 2022, regular meeting to order at 7:03 p.m.

Ms. Martin welcomed everyone to the meeting and noted that the Board of Supervisors meeting had been advertised in accordance with the PA Sunshine Act as a hybrid meeting with an option to attend online utilizing zoom and the main meeting room for any public members to participant. Ms. Strickland was present in person. Persons attending the meeting as members of the public and wanted to participate were asked to state their name, municipality, and topic. Members of the public are to be muted during the meeting and must be acknowledged by the Chair. Board members are asked to indicate their name when motioning or seconding a motion so that the minutes are accurate. Ms. Martin took Roll Call and there was a quorum.

### II. CITIZENS INPUT

There were no comments.

### III. APPROVAL OF MINUTES

Ms. Stephens moved that the Board of Supervisors **approve** the March 8, 2022 Work Session minutes and the March 15, 2022 Board of Supervisors Regular Meeting Minutes. Ms. Williams seconded the motion. The motion passed unanimously.

### IV. AUTHORITIES, BOARDS, AND COMMISIONS REPORT

- a. Centre Area Transportation Authority Report

Mr. John Spychalski, Chairman, CATA, noted that Louwana Oliva, Executive Director, Cindy Zerbe, ADA On Demand Operations Manager, and Derek Sherman, Assistant ADA On Demand Operations Manager were in attendance. Cindy and Derek introduced themselves.

Mr. Spychalski noted that his report is provided in the agenda packet and highlighted that there will be a Public Hearing on Proposed Service Changes on Thursday, April 14, 2022, from 4:30-6:30 p.m. at the Schlow Centre Region Library.

Ms. Stephens asked if the Centre Volunteers in Medicine (CVIM) will be incorporated. Mr. Zerbe noted that CVIM will be in the northwest zone and will be able to get there through the CATAGO!

Ms. Dininni noted that the CATA system funding is complicated and asked what drives the complicated funding. Ms. Dininni stated that it doesn't need answered tonight but sometime in the future.

## **V. SPECIAL REPORTS**

- a. Diversity, Equity, and Inclusionary Initiatives – No Report.
- b. Township and Fiscal Responsibility

Status Update on Recreation, Parks, and Open Space Plan by HRG Project Managers, Ms. Tracy Strickland and Ms. Nicole Mendinsky

Ms. Strickland and Ms. Mendinsky reviewed a PowerPoint presentation highlighting the following:

- Public Input Engagement Processes – Winter Market 2021; SWOT Analysis of Township Parks; Citizens Survey; Virtual Community Meetings; Stakeholder Interviews
- Data Gathering – Ongoing – Document Audit; Homework
- Park Assessments – Ongoing – All Township Owned Parks
- Master Site Plans – Starting Soon – Fairbrook Park and Greenbriar-Saybrook Park – Neighborhood & User Group Meetings Needed; Discuss Specific Park Amenities

Ms. Strickland asked if the Board would like to work with them at a work session or a separate meeting.

Ms. Dininni stated that she would like a work session and asked to include the open space parcels that get overlooked and add the Pine Grove Mills Small Area Plan to the document audit.

Ms. Strickland is supportive of a work session.

Update on Proposed CATA Service Changes by Ms. Louwana Oliva, CATA Executive Director

Ms. Oliva reviewed the [changes](#) of the Northwest & Southwest CATAGO! Transit Zones and Atherton Street and College Avenue Connectors. Ms. Oliva reported they will need 114 bus operators for this to work in the fall and they are cautiously optimistic they will achieve. Ms. Oliva stated that CATAGO! is still in the pilot stage. Ms. Oliva reported that they are in the public comment period and if you have a comment regarding the fall service you can do the following:

- Phone – 814-238-cata
- Email – [comments@catabus.com](mailto:comments@catabus.com)
- Website - <https://catabus.com/proposed-fall-service/>
- Public Hearing Open House – April 14 – 4:30 p.m. – 6:30 p.m., Schlow Library

Ms. Stephens asked if the My Stop app will be updated when the changes occur. Ms. Oliva stated that it would be.

- c. Community And Economic Development – No Report
- d. Environment – Snetsinger Butterfly Garden (SBG) – No Report

## **VI. COG AND REGIONAL COMMITTEE REPORTS**

### **1. COG COMMITTEE REPORTS**

- a. Spring Creek Watershed Commission – Mr. Mark Garlicky highlighted the One Water Plan that was included in the agenda packet.

Ms. Pam Steckler, Ferguson Township Resident, asked how climate change is being implemented into the 50-year plan. Mr. Garlicki stated the commission is looking over all the aspects of climate change and will be included.

- b. Executive Committee – Ms. Dininni highlighted the pilot program to change the refuse and recycling start time that was included in the agenda packet.
- c. Parks & Recreation Governance Committee – Ms. Dininni highlighted the function of the authority and noted the report is included in the agenda packet.
- d. Facilities Committee – Ms. Stephens reported that the committee met that morning and will have a report at the next Board meeting.

### **2. OTHER COMMITTEE REPORTS**

- a. Ms. Dininni reported that the Centre Region Park & Rec Authority met today in a work session to review the 5-year staffing study and noted it is significant increase

## **VII. STAFF REPORTS**

All reports are included in the agenda packet.

- a. Interim Township's Manger's Report

Ms. Martin stated that her report is included in the agenda packet.

- b. Public Works Director Report

Ms. Stephens asked if Traisr could be used to track playground equipment. Mr. Modricker Stated that the Township could, and it would just be an asset that would be needed to start inventory and condition assessments. Mr. Modricker reported that January 2023 is when Traisr will be up and running for everyone.

- c. Planning and Zoning Report

Ms. Strickland thanked Ms. Wargo for attending the PELRAS Conference, the Centre County Affordable Housing Study sessions and meeting with Missy Schoonover to discuss the Township's Workforce Housing Program. Ms. Wargo reported that the conference was more of listening sessions and the meeting with Ms. Schoonover was a meeting of next steps for the Township.

## VIII. UNFINISHED BUSINESS

- a. Contract award for professional services to conduct the Terraced Streetscape Zoning District Rewrite

Ms. Wargo reported that on February 13, 2022, the Township posted a Request for Proposals (RFP) to rewrite the Terraced Streetscape (TSD) zoning district. The contract involves a comprehensive rewrite to the TSD zoning district, as well as comprehensive rewrite of the design guidelines found in §22-5A of the Township's Subdivision and Land Development Ordinance (SALDO). Provided with the agenda is a copy of Mackin Engineers & Consultants' response to the Township's Request for Proposals (RFP) and sample contract.

Ms. Stephens moved that the Board of Supervisors **award** the professional services contract to Mackin Engineers & Consultants to conduct the Terraced Streetscape Zoning District Rewrite. Ms. Strickland seconded the motion.

Ms. Dininni stated that she is looking forward to working with Mackin Engineers & Consultants.

Ms. Strickland asked if there will be meetings or a check in at some point. Ms. Wargo reported there will be neighborhood meetings/workshops, Planning Commission meetings, and two check in meetings with the Board.

Ms. Steckler asked when the name could be changed. Ms. Wargo stated that it could be part of the process.

The motion passed unanimously.

## IX. NEW BUSINESS

1. Consent Agenda

- a. Voucher Report – February 2022
- b. Treasurers Report-January 2022 for acceptance
- c. Contract 2022-C5, Storm Sewer/Video Assessment (CCTV), Pay App 1: \$32,859.01
- d. Contract 2022-C5, CCTV, Pay App 2: \$44,203.86
- e. Pine Grove Mills Small Area Plan Advisory Committee Work Plan

Ms. Stephens moved that the Board of Supervisors **approve** Consent Agenda and accept the Treasurers Report. Ms. Strickland seconded the motion. The motion passed unanimously.

2. Consideration of a Financial Contribution Toward Community Diversity Conference: Embracing and Implementing Inclusion

Ms. Martin reported that the Community Diversity Group (CDG) leads the effort to attract and retain a diverse group of individuals to share in fostering a community based on inclusion and equity. As a nonprofit coalition that has served the Centre Region for over ten years, CDG offers training, women empowerment seminars, and an updated calendar of diversity events. Cultural Conversations, Multicultural Unity Fair, International Holiday Potluck, Centre Region Women's Leadership Coalition, Cultural Empowerment for Women Luncheon Series and the Community Diversity Conference (CDC) are a few examples of training and event resources organized by CDG. Organizing members include First Energy, State College Borough, and Moms Demand Action and partnering sponsors of CDG include Association of American University for Women, Human Resources Association of Centre County, Forum on Black Affairs, United Way, Centre Safe and Foxdale Village. Provided with the agenda is an invitation letter to Ferguson Township for

participation and support in the form of a financial contribution. The Board is asked to give consideration for a financial contribution and, if yes, determine level of participation as described below.

- Beyond Diversity Sponsor \$1000 or more
- Social Justice Sponsor \$500 - \$999
- Sustainability Patron \$100 - \$500
- Cultural Dexterity Donation Donated items (for raffles, etc.)

In attendance is Kevin Kassab, founding member of CDG and CDC to answer any questions.

Ms. Dininni asked Mr. Kassab in terms of participation will there be additional tickets provided. Mr. Kassab stated that it depends on the sponsorship level, the Beyond Diversity Sponsor would allot a free registration for two members of the organization and for Social Justice Sponsor there would be a free registration for one.

Ms. Stephens asked what it would cost to attend as a citizen. Mr. Kassab reported they haven't set the fee yet, but it will probably be \$100 and the more money they raise the lower the registration fee will be.

Ms. Williams asked if someone from the Board is to attend or is it just a sponsorship. Mr. Kassab explained that it is the intent that representation from the municipalities, organizations, businesses, etc. be in attendance. Ms. Martin stated that there are funds in the budget to provide assistance to Board members to attend trainings. Ms. Williams asked how it is determined who would participate. Ms. Dininni noted that there is not a formal process. Ms. Martin would ask the Board who wanted to attend and noted there are funds budgeted. Ms. Williams asked if the Chair and Vice Chair get the first opportunity to attend. Ms. Martin reported it is a mix match approach and it's open to all supervisors.

Ms. Williams moved that the Board of Supervisors **authorize** an appropriation in the amount of \$1,000 as a financial contribution to support the 2022 Community Diversity Conference. Ms. Caldwell seconded the motion.

Ms. Strickland thanked Mr. Kassab for attending.

The motion passed unanimously.

Ms. Martin will be sending an email to the Board about participation.

Mr. Kassab thanked the Board and Ms. Martin for the sponsorship.

### 3. Chapter 27, Zoning; Section 710, Wireless Communications Facilities Ordinance Amendment

Ms. Wargo reported that on September 20, 2021, the Board of Supervisors authorized staff to prepare an amendment to the Wireless Communications Facilities ordinance in the wake of the Small Wireless Facilities Deployment Act (Act 50), signed into law on June 30, 2021. The legislation provides for fair and equitable treatment of small wireless facilities and comprehensive protections for the municipality to ensure proper maintenance of public rights-of-way.

Additionally, the Board referred to the Planning Commission a text amendment application, received on January 10, 2022, from Chris Schubert, Esq., on behalf of his client, AT&T, for further review. On February 28, 2022, Planning Commission directed staff to research the proposed Wireless Communication Facilities ordinance and include amendments for compliance with Act 50. Provided with the agenda is a draft amendment to the WCF with proposed edits, using track

changes with green text, to §22-5B01—Design Standards, §27- 303—Traditional Town Development, §27-710—Wireless Communication Facilities, §27- 1102. Definitions, §27-205.1. Rural Agricultural (RA), §27-205.2. Rural Residential (RR), §27-205.3. Agricultural Research (AR), §27-205.4. Forest/Game Land (FG), §27-205.13. General Commercial (C), §27-205.14. Industrial (I), and §27-205.15. Light, Industry, Research and Development (IRD) proposed by Planning Commission based on research and peer review of other Pennsylvania Municipalities, as well as inclusion of amendments for compliance with the Small Wireless Facilities Deployment Act (Act 50) that was adopted in June 2021. The blue amendments reflect Planning Commission's recommendations in response to the application submitted.

Planning Commission reviewed this draft at their regular meeting, held on March 28, 2022, and recommended the draft ordinance amendment to the Board of Supervisors. Staff is prepared to review the proposed draft ordinance amendment and answer questions.

Ms. Wargo presented a PowerPoint presentation that covered the following:

1. What/Where are they
2. Examples
3. Engineering of Monopoles
4. Existing Vs. Proposed Ordinance
5. Conditional Use
6. Act 50
7. Questions

Ms. Wargo reported that it will be ½ tower height away from adjoining property line of 100 feet; included that no tower will be 300 feet from a residential structure; no new tower can be within 3000 feet away from existing towers; and accessory structures must meet zoning district requirements.

During the Conditional Use Public Hearing, Ms. Wargo reported that it will require the applicant to do the following:

- Collocate with the tower
- Need to provide proof for additional height justification (199ft.-300ft)
- Stealth Technology is required in the Township such as painting or disguise
- Plan is required
- The Board can modify the setback and location requirements

Definition of PA Act 50: Small Wireless Facilities Deployment Act:

- Preserves Local zoning authority
- SWF's must be allowed, in public right-of-way in all zoning districts as a permitted use
- Permit attachment to "municipal poles"

Small Wireless Facilities (SWF) – Where? How Big?

- Existing utility poles (does not extend more than 5 feet above the pole)
- New or replacement pole (pole and antenna cannot be taller than 50 feet)
- Antenna – no more than three cubic feet in volume
- All other equipment (excluding antenna) no more than 28 cubic feet in volume

SWF – Time Frames and Applications

### Review and Action

- 60 days for collocation on existing poles
- 90 days for new or replacement poles
- Resubmission is acceptable without additional fees within 30 days of denial
- Additional 30 days to make a decision on the resubmitted application

### Batched Applications

- Maximum of 20 collocated facilities per application

### Fees

- \$500 for 1-5 collocated antennas; \$100 per collocated antenna included in the same application thereafter
- \$1,000 for new or replacement poles

### Right-of-Way Use Fee

- \$270 per wireless facility site per year
- May exceed that fee if Ferguson can show that actual reasonable costs are in excess of \$270/year

### Objective Design Guidelines

- Minimizing aesthetic impact
- Technically feasible
- Not have the effect of prohibiting technology
- Design guidelines have become an effective tool for managing SWF's

### Key Requirements

- Require applicants to attempt to collocate prior to installing new poles
- Reserve space on municipal poles for future use
- Repair and Restoration of Public Rights-of-Way
- Providers must fully indemnify municipalities

Ms. Wargo reported that the amendments for Act 50 include §27-710—Wireless Communication Facilities and §27-1102 definitions.

With regards to Act 50 rights-of-way, Mr. Modricker asked if the Township can make comments or changes in the ordinance or does it need adopted. Ms. Wargo stated there is a little bit of room on the design aspect.

Ms. Dininni asked if this could be moved to a worksession. Ms. Martin recommends moving to a worksession on April 12, 2022. The Board concurred to move to a worksession. Ms. Strickland suggested reviewing Act 50 separately from the text amendment application. The Board agreed to review separately.

Ms. Steckler asked if it is related to 5G. Ms. Wargo answered that 5G is related to Act 50.

Mr. Schubert reported that project managers, Chris Lash and Dave Kerr were in attendance. Mr. Schubert thanked everyone for their work on this project and voiced support for the text amendment. Mr. Schubert noted that this is not just an AT&T issue.

#### 4. Application for Modification/Waiver – Centre Animal Veterinarian Hospital

Ms. Wargo noted that Tussey Tracks, LLC, owner of Centre Animal Veterinary Hospital, has requested a modification/waiver from Section 22-5A09 –Streetscape Design Standards. Located at 1518 West College Avenue, this plan is located in the Terraced Streetscape Zoning District. Section 22-5A09 of the Ferguson Township Code of Ordinances requires a specific set of design standards for the streetscape.

##### Design Standards:

- 12-foot sidewalks, scored or stamped, to ADA standards
- 2-foot paver accent
- 4'x24' planter bed with a minimum of one street tree
- Streetlights at pedestrian-scale, period-lighting on decorative poles that incorporate hardware for banners/planters
- "Site Furnishings": benches, trash and recycling, bike racks, bus shelters and free-standing planters
- Streets perpendicular to West College shall provide for similar treatments but at a smaller scale

Since the Terraced Streetscape Zoning District Standards and design guidelines will be reexamined in the upcoming zoning rewrite, and the applicant is proposing to maintain the existing 6' sidewalk around the property, staff is recommending approval of the request. Planning Commission reviewed this application at the March 28, 2022, regular meeting and recommended approval of the request.

Ms. Caldwell asked if the design standards are met outside of the 6-foot vs 12-foot sidewalks. Ms. Wargo noted that at this site they have 5-foot existing sidewalks and bike racks are required in the SALDO separately from the TSD.

Ms. Dininni would like to grant the modification but expressed concerns if the Township decides to maintain 12-foot sidewalks. Ms. Dininni would allow the modification but preserve the ability to request a 12-foot sidewalk. Ms. Wargo noted that it is a permitted use. After further discussion, Ms. Dininni was no longer concerned.

Ms. Caldwell moved that the Board of Supervisors **grant** the Application for Consideration of a Modification/Waiver for Section 22-5A09 for the Tussey Tracks – Centre Animal Land Development Plan. Ms. Stephens seconded the motion. The motion passed unanimously.

#### 5. Orchard Square Final Land Development Plan

Ms. Wargo reported that the land development plan proposes the construction of a 19,856 square foot commercial/retail shopping center with associated parking and utilities. As proposed, there will be 3 retail store fronts and 113 parking spaces, including 5 ADA handicap spaces. The retail spaces are proposed to be 10,722 square feet, 6,483 square feet and 2,566 square feet.

Planning Commission reviewed the final land development plan at the March 14, 2022, regular meeting and recommended conditional approval of the final land development plan. A link to the final plan has been provided below.

[Orchard Square Final Land Development Plan](#)

Ms. Dininni inquired about road access to Route 26. Mr. Mark Torretti, PennTerra reported that there is and there is sidewalk access to the site.



Ms. Dininni noted there is a problem with the Whitehall side because the field of vision is too clear and proposed adding shrubbery to appropriately disturb the visual field to make people stop at the stop sign. Ms. Dininni suggested in the future to work together to increase safety.

Ms. Dininni asked if the parking is being met by the minimum or is the applicant requesting additional parking. Mr. Torretti stated they are requesting additional parking. Ms. Dininni suggested having a parking lot design manual to help convey to applicants the desire that the Township would like to be green environmentally. Ms. Wargo reviewed the trees/shrubs on the plan.

Ms. Stephens moved that the Board of Supervisors **approve** the Orchard Square Final Land Development Plan pending outstanding staff comments included in the Director of Planning & Zoning memorandum dated March 29, 2022. Ms. Williams seconded the motion. The motion passed 4-1 with Ms. Dininni opposing.

Ms. Caldwell requested a time estimate for the rest of the meeting.

Ms. Martin reviewed the remaining agenda and noted that there are two agenda items that might involve more time than what was allotted. Ms. Caldwell asked if they could be moved to the worksession. Ms. Martin reported that the last agenda item could be bumped. Ms. Williams stated that based off Ms. Martin estimation the meeting could go on for another 55 minutes. Ms. Dininni suggested moving forward and if there is a sense of more discussion, perhaps bump the last item. Ms. Williams stated that after three hours sitting in the same place the decision-making skills get worn down and wants to make the best decisions for the Township. Ms. Dininni's approach would be to embark on the next agenda item and take it from there.

6. Review of Parking Analysis/Study – Tax Parcel 24-433-007-000

Ms. Wargo reported that Penn Terra Engineering, Inc., on behalf of their client, MP Machinery, has submitted a Parking Analysis/Study for a potential land development plan. Tax parcel 24-433-007-0000, located at 2161 Sandy Drive, MP Machinery is proposing an addition to its existing structure in an effort to provide additional storage and testing areas. The current plan proposes 8,088 square feet to be added to the building. Since this proposed use is not included within the Required Off-Street Parking Table, per Chapter 22-5C01.1.B.92, the parking shall be determined through a parking analysis/study for Planning Commission to review and recommend the required parking for this project.

As a result of the November 2019 Comprehensive Update, §22-5C01.1.B.92 was a new addition to the Subdivision and Land Development Ordinance, and this is the first time the Board of Supervisors is reviewing a request like this.

Planning Commission reviewed the parking analysis at the March 14, 2022, regular meeting and recommended the applicant provide 3 additional parking spaces on site, for a total of 27 parking spaces.

Ms. Wargo reported that this is not a land development plan, and it is the first time the Board has seen it.

Ms. Strickland moved that the Board of Supervisions **approve** the Ferguson Township Planning Commission's recommendation of 3 additional parking spaces be required, for a total of 27 spaces on site, for the 8,088 square foot addition. Ms. Stephens seconded the motion. The motion passed unanimously.

7. Award Contract 2022-C7A-Fuel

Mr. Modricker noted that on March 29, 2022, bids were opened publicly and read aloud for contract 2022-C7a Fuel. The bid was advertised in the Centre Daily Times and was sent to potential bidders. The contract involves the purchase of gasoline and diesel fuel in bulk shipments. Provided with the agenda is a memorandum from David Modricker, Public Works Director, dated March 30, 2022, recommending award of the contract.

Ms. Stephens moved that the Board of Supervisors **award** Contract 2022-C7a Fuel to Nittany Oil Company in accordance with their bid in the amount of \$111,949.50. Ms. Strickland seconded the motion. The motion passed unanimously.

8. Award Contract 2022-C7C-Materials – Asphalt and Aggregate

Mr. Modricker noted that on March 29, 2022, bids were opened publicly and read aloud for contract 2022-C7c Materials - Aggregate and Asphalt. The bid was advertised in the Centre Daily Times and was sent to potential bidders. The contract involves the purchase of stone delivered to the Township building and the purchase of asphalt at the plant. Provided with the agenda is a memorandum from David Modricker, Public Works Director, dated March 30, 2022, recommending award of two separate contracts.

Ms. Stephens moved that the Board of Supervisors **award** items 1, 2, 3, and 4 (aggregate) to Hanson Aggregates Pa. LLC, in the amount of \$19,840.00; and award items 5, 6, 7, and 8 (asphalt) to HRI, Inc., in the amount of \$59,800.00, all under Contract 2022-C7c in accordance with their bids. Ms. Williams seconded the motion. The motion passed unanimously.

9. Preliminary Marketing Package for Lot on Blue Course Drive Presented to Ferguson Township

Ms. Martin noted that provided with the agenda is a preliminary marketing package prepared by Trombley Real Estate on behalf of their client, owners of property located along Blue Course Drive, Tax ID Parcel 24-001B,026-,0000. The owners of the property are in support of the concept of Songbird Sanctuary Park and offer the Township an opportunity to exclusively discuss the possibility of a sale to Ferguson Township, if desired by the Board. The Board is asked to determine if there is interest in having staff investigate the property and present at a future executive session a cost-benefit analysis.

Ms. Dininni stated she would be in favor to direct staff to investigate the property and present a cost-benefit analysis due to the location.

Ms. Williams asked how it would benefit the Township. Ms. Martin explained that the Township acquired Songbird Sanctuary Park in 2017 because it was on the official map, and it is a nice natural area. Ms. Martin stated that this park is not an active park like Tudek Park, but rather a natural observation park. Ms. Martin noted that the lot could be purchased to be developed but would need to investigate further to find out.

Ms. Stephens moved that the Board of Supervisors **direct** staff to investigate the property and present a cost-benefit analysis at a future meeting. Ms. Caldwell seconded the motion. The motion passed unanimously.

**X. COMMUNICATIONS TO THE BOARD**

Ms. Stephens reported that there is increase in bear activity and to remind people to pull in their feeders.

Ms. Caldwell had a request about a liquor license transfer from a person outside of the Township who would like to build a business within the Township. Ms. Caldwell will email more information to staff.

## **XI. CALENDAR ITEMS – MARCH**

- a. Coffee & Conversation, Saturday, April 16, Discovery Space
- b. Ferguson Township upcoming committee meetings:
  - 1. Planning Commission – April 11, 25
  - 2. Board of Supervisors Worksession – April 12
  - 3. Parks & Recreation Committee, April 14
  - 4. Tree Commission – April 18
  - 5. Pine Grove Mills Small Area Plan Mobility Study – April 18
  - 6. Pine Grove Mills Small Area Advisory Committee - April 28

## **XII. ADJOURNMENT**

Ms. Strickland thanked Ms. Martin and Mr. Beiling for their efforts tonight setting up the meeting as a hybrid and noted that it went well.

With no further business to come before the Board of Supervisors, Ms. Stephens motioned to **adjourn** the meeting. The meeting adjourned at 10:28 p.m.

Respectfully submitted,



Centrice Martin, Acting Township Manager  
For the Board of Supervisors

Date approved by the Board: 04-19-2022