

**FERGUSON TOWNSHIP BOARD OF SUPERVISORS**  
**Zoning Subdivision and Land Development Ordinance Amendments**  
**Worksession Minutes**  
**Tuesday, February 8, 2022**  
**2:00 p.m.**

**ATTENDANCE**

The Board of Supervisors held a worksession to discuss Zoning, Subdivision and Land Development Ordinance Amendments on Tuesday, February 8, 2022, as a hybrid meeting. In attendance were:

<b>Board:</b>	Laura Dininni, Chair	<b>Staff:</b>	David Pribulka, Township Manager
	Lisa Strickland, Vice Chair		Centrice Martin, Assistant Township Manager
	Patty Stephens		Jenna Wargo, Planning/Zoning Director
	Tierra Williams		Kristina Bassett, Community Planner
	Hilary Caldwell		Jeff Ressler, Zoning Administrator
			Eric Endresen, Finance Director

Others in attendance included: Faith Norris, Recording Secretary; Betsy Dupuis, Township Solicitor; William Keough, Resident; Tom Adams, Resident; Jeremie Thompson, Resident; Larry Harpster, Resident.

**I. CALL TO ORDER**

Ms. Dininni called the Tuesday, February 8, 2022, worksession to order at 2:01 p.m. Mr. Pribulka noted general Zoom meeting instructions. Mr. Pribulka took roll call and the Board of Supervisors worksession had a quorum.

**II. CITIZENS INPUT**

There were no comments.

**III. UNFINISHED BUSINESS**

**CONTINUED DISCUSSION OF ZONING, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT**

Ms. Wargo presented the history of the ordinance and updates in order to interpret what was reflected at the January 18<sup>th</sup> Board of Supervisors' Regular Meeting. This worksession was setup to discuss recent updates, outstanding topics, next steps and a closing timeline.

Discussion started with removal of all parking requirements and the height restrictions had been updated. Ms. Wargo verified that Ch. 16 was included and was solely related to allowance of food trucks in parks. Discussion continued on CRPR requirements and what the Township's requirements are for discussion of outstanding topics.

Ordinance discussion on what to include for places of assembly, food trucks and other outstanding topics that will be included in the draft for the February 15<sup>th</sup>

Board Meeting. Examples were shared and discussed in detail on Ch 27, zoning definitions, language and what is considered accessory uses and permitted uses in zoning district(s). A lengthy discussion followed on how to calculate parking standards and accessory parking uses. Specifically discussed the engineering manual used for parking standards in the SALDO. Discussed unclear language and if it should be defined better for other accessory uses not full time for community places of assembly, neighborhood and regional uses. It was noted the language needs to be transparent and not ambiguous.

## **FOOD TRUCKS**

Currently, food trucks are permitted in every zoning district in the Township for 13 weeks except for parks which require a Special Events Permit. Ms. Wargo reviewed permitting requirements. Consistent background checks required by CRPR. In line with the policy. Family insurance not required. Will be ironed out in resolution to be approved. Ms. Dininni noted great streamlining. Are we too permissive? Ms. Wargo stated she had a meeting with Pam Salankingus and Eric Nurenberg to discuss the issues. Issues allowing food trucks in parks were: more staff time needed, trash pickup, more funds to CRPR needed to address the issue, CRPR does not have the staff to handle the extra manpower needed, and issue of overlapping Townships' parks. Mr. Wargo suggested using a few Township parks on a trial basis. Parking and noise to be dealt with. Residential districts and hours of operation. Ms. Dininni discussed non-park ROWs (Right of Ways) in residential districts. Ms. Wargo noted safety concerns addressed. Make sure channels stay open and address upcoming issues. Ms. Strickland asked about overnight parking. Ms. Wargo did not recommend allowing mobile food trucks to be parked overnight in ROWs. Can we identify whether a private home vs. permanently parked food truck? Working on an application with CRPR that can expedite the process of clearances and background checks. Insurance requirements (renting facilities) from CRPR. Ferguson Township does not require insurance in our applications. Permit requirements discussed on parking by permit overnight in ROW. Township regulations do not allow overnight parking. Public Property ROWs – does staff propose solution in next draft? Tie parking with the permit? Ms. Dupus noted yes you can.

## **OUTSTANDING TOPICS – Bed and Breakfasts**

Don't remove owner occupied. Discussion on language for loophole on outside investors. Look at extenuating circumstances around the uses.

Ms. Wargo started discussion on next steps. Ms. Dininni noted places of assembly and accessory uses needs more discussion.

## **PUBLIC COMMENT**

Mr. Keough thanked everyone who attended the worksession. Since being the President of Baileyville Association, he was hoping for a consensus on moving forward. Ms. Dininni had discussion on Mr. Keough's questions on proposed changes. Ms. Strickland asked if any changes were going to impact the district. Traditional use in RA and AR.

Next Steps clarified. Current draft is in the ordinance. Clarify defining new places of assembly. Quickviews storage of zoning districts. Consensus of the Board

members present was to move forward with additional information to bring before the Board at their next Board Meeting on February 15 for a future authorized public hearing date. Ms. Dininni noted to add the capacity number.

Ms. Dininni thanked everyone for attending the worksession.

**IV. CALENDAR ITEMS – February**

1. [Planning Commission, Monday, February 14, 28](#)
2. [Tree Commission, February 28](#)
3. [Pine Grove Mills Small Area Advisory Committee, February 24](#)

**V. ADJOURNMENT**

With no further business to come before the Board of Supervisors, Ms. Stephens moved to adjourn the meeting. The meeting adjourned at 3:55 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Centrice Martin". The signature is fluid and cursive, with the first name "Centrice" written in a larger, more prominent script than the last name "Martin".

Centrice Martin, Acting Township Manager  
For the Board of Supervisors

Date approved by the Board: 03-15-2022