

**FERGUSON TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING AGENDA**

Monday, September 27, 2021

6:00 PM

Zoom Meeting

<https://us02web.zoom.us/j/83268113138>

Meeting ID: 832 6811 3138

- I. **Call To Order**
- II. **Citizen Input**
- III. **Approval of Regular Meeting Minutes**

A. September 13, 2021

- IV. **Unfinished Business**

- A. **Zoning and SALDO Updates**

Comprehensive updates to the Township's Zoning and Subdivision and Land Development (SALDO) Ordinances were adopted in November 2019 by the Board of Supervisors. While applying the new regulations, staff has identified additional areas within the ordinance that need to be amended. The Board was presented with a redlined copy of staff's proposed amendments at the August 2, 2021 Board of Supervisors meeting. The board identified additional amendment that they would like to see included. Those comments are reflected in this redlined draft.

On September 13, 2021, Planning Commission reviewed the first draft of amendments and provided input to staff. Staff has updated the redlined draft to reflect those comments as well.

**Recommended Motion:** *That the Planning Commission review the updated draft and provide any additional comments to staff.*

**Staff Recommendation:** Staff recommends that the Planning Commission review the updated draft and provide any additional comments to staff.

- V. **New Business**

## A. Land Development Plans

### i. Rogan/Sycamore Drive Subdivision Application for Consideration of a Modification/Waiver from §22.306. – Minor Subdivision

Penn Terra Engineering, Inc, on behalf of their client, has requested a modification/waiver from Section 22.306. – Minor Subdivision. This section has a process that outlines requirements for submission, however the definition of a Minor Subdivision was omitted from the most recent update of the Subdivision and Land Development Ordinance.

Staff has reviewed the application and agrees that the proposed Rogan/Sycamore Subdivision is a Minor Subdivision and is not recommending any conditions to be included with the request.

*Recommended Motion: That the Planning Commission make a recommendation to the Board of Supervisors to approve or deny the Application for Consideration of a Modification from §22.306. – Minor Subdivision.*

**Staff Recommendation:** Staff recommends that the Planning Commission review the application for a modification/waiver and recommend approval to the Board of Supervisors.

### ii. Rogan/Sycamore Drive Subdivision Application for Consideration of a Modification/Waiver from §22-512.1.E. - Sidewalks

Penn Terra Engineering, Inc, on behalf of their client, has requested a modification/waiver from Section 22.512.1.E. – Sidewalks. This section states that sidewalks are required along both sides of all private streets and/or driveways serving more than three units unless a modification is granted by the Board of Supervisors. Only two lots are being proposed, each with approximately a 50 foot frontage to the lot. No sidewalks currently exist along Sycamore Drive. The roadside berms along Sycamore Drive are rip rap lined channels and if sidewalks would be developed along Sycamore Drive, it would require the sidewalks to be placed into the lots and outside of the right-of-way.

Staff has reviewed the application and isn't recommending any conditions to be included with the request.

*Recommended Motion: That the Planning Commission make a recommendation to the Board of Supervisors to approve or deny the Application for Consideration of a Modification from §22.512.1.E. – Sidewalks.*

**Staff Recommendation:** Staff recommends that the Planning Commission review the application for a modification/waiver and recommend approval to the Board of Supervisors.

iii. **Rogan/Sycamore Drive Subdivision Application for Consideration of a Modification/Waiver from §506.1.B. & G. – Water Supply**

Penn Terra Engineering, Inc, on behalf of their client, has requested a modification/waiver from Section 22.506.1.B & G. – Water Supply. These sections require a fire hydrant to be provided along public roads for the protection of buildings. The spacing between fire hydrants shall not exceed 1000 feet in developments of one- and two-family dwellings as measured along the center line of the fire apparatus access roads. Since the proposed house on Lot 1R is set back on the lot, it is not within the required distance from the fire hydrant.

The applicant wishes to install a National Fire Protection Association (NFPA) 13D Sprinkler System in the planned home(s) in lieu of relocating the fire hydrant as required by the Township's Ordinance. Relocating the fire hydrant requires an extension of nearly 700 linear feet and upgrading the current water infrastructure from 4" to 6" pipe. Installing the NFPA 13D Sprinkler System is financially feasible and provides a better opportunity for fire control in the proposed home. The Alpha Fire Chief has reviewed this request and supports it.

Staff has reviewed the application and isn't recommending any conditions to be included with the request.

***Recommended Motion:** That the Planning Commission make a recommendation to the Board of Supervisors to approve or deny the Application for Consideration of a Modification from §22.506.1.B. & G. – Water Supply.*

**Staff Recommendation:** Staff recommends that the Planning Commission review the application for a modification/waiver and recommend approval to the Board of Supervisors.

iv. **Rogan/Sycamore Drive Subdivision Application for Consideration of a Modification/Waiver from §22-301. General.**

The applicant is proposing to construct a residential home on a lot with steep slopes (25% or greater) and is required to submit a land development plan for the proposed home (§27-702.1.D.—Slope Controls).

Penn Terra Engineering, Inc, on behalf of their client, has requested a modification/waiver from Section 22.301. – General. This section requires land development plans to be reviewed in two stages, preliminary and then final. Since this is a residential structure being proposed, the applicant is requesting to go through the land development process as a Preliminary/Final land development plan. Public utilities will be available to connect to the home and minimal earth disturbances will occur on the site.

Staff has reviewed the application and isn't recommending any conditions to be included with the request.

**Recommended Motion:** *That the Planning Commission make a recommendation to the Board of Supervisors to approve or deny the Application for Consideration of a Modification from §22.301. – General.*

**Staff Recommendation:** Staff recommends that the Planning Commission review the application for a modification/waiver and recommend approval to the Board of Supervisors.

v. **Rogan/Sycamore Drive Preliminary Subdivision**

Penn Terra Engineering, Inc. submitted, on behalf of their client, The Rogan/Sycamore Drive Subdivision. The Rogan/Sycamore Drive Subdivision is a 10.152 acre lot located on Sycamore Drive and is currently undeveloped. The purpose of this plan is to subdivide Tax Parcel 24-009A,254-,0000- into two lots, proposed Lot 1A and Lot 1R. The existing lots are 0.547 acres, 0.414 acres, and 0.268 acres respective to the Tax Parcels listed above. Lot 1A is proposed to be 2.586 acres. Lot 1R is proposed to be 7.566 acres. The parcel is located within the Single Family Residential (R1) zoning district.

**Recommended Motion:** *Planning Commission review the proposed subdivision and make a recommendation to the Board of Supervisors to approve or deny the Preliminary Rogan/Sycamore Drive Subdivision pending outstanding staff comments provided in the agenda.*

**Staff Recommendation:** Staff recommends that the Planning Commission review the preliminary subdivision and recommend approval to the Board of Supervisors pending outstanding staff comments.

**B. Community Planning**

i. **Draft Ordinance Amendment – Turf Grass, Weeds and Other Vegetation**

The Board of Supervisors reviewed a draft amendment to the Township's Turf Grass, Weeds and Other Vegetation Ordinance on September 7, 2021. Comments on the

ordinance have been incorporated in the revised draft presented this evening. The amendments include an increase in the permitted height of managed turf grass from six inches to eight inches; requirements to establish a mowed buffer around any installation; and removal of the audit provisions, as well as other minor amendments. The Board referred the amendments to Planning Commission for review and comment. Provided with the agenda are redlined and cleaned copies of the revised draft.

***Recommended Motion:*** *That the Planning Commission make a recommendation to the Board of Supervisors to approve or deny the draft ordinance.*

**Staff Recommendation:** Staff recommends that the Planning Commission review the proposed amendments and recommend approval to the Board of Supervisors.

## ii. Mobile Food Vendor Survey

At the September 13<sup>th</sup> Planning Commission meeting, staff was directed to investigate the viability of meeting with the local mobile food vendors to discuss the Township's regulations for food trucks and allow for input. This task has proven to be unfeasible due to lack of contact information for the vendors. As an alternative, staff has created a draft survey for review and input by Planning Commission that the Township can distribute to vendors for their input, as well as include on the Township's social media accounts. Included in the agenda is the draft survey.

***Recommended Motion:*** *No Motion. The Planning Commission is to review and provide input on the draft survey.*

## VI. Official Reports and Correspondences

- A. Board of Supervisors
- B. CRPC Report
- C. Land Development Plans
- D. Staff Updates

## VII. Adjournment

**FERGUSON TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, SEPTEMBER 13, 2021  
6:00 PM**

**ATTENDANCE**

The Planning Commission held its first meeting of the month on Monday, September 13, 2021, as a zoom meeting. In attendance:

**Commission:**

Jeremie Thompson – Chair  
Jerry Binney – Vice Chair  
Robert Crassweller  
Bill Keough  
Shannon Holliday  
Dr. Ellen Taricani  
Ralph Wheland  
Qian Zhang – Alternate

**Staff:**

Jenna Wargo, Planning & Zoning Director  
Kristina Bassett, Community Planner  
Jeff Ressler, Zoning Administrator

Others in attendance: Rhonda Demchak, Recording Secretary; Ferguson Township Residents – James Gourley, Tanner Lehman, Eric Reischer

**I. CALL TO ORDER**

Mr. Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, September 13, 2021 at 6:00 p.m. Mr. Thompson noted that the Planning Commission meeting had been advertised in accordance with the PA Sunshine Act as a virtual zoom meeting. Persons attending and wanted to participate were asked to enter their name, municipality, and topic by utilizing the Q&A bubble at the bottom of the screen.

Ms. Wargo took roll call, and the Planning Commission had a quorum.

**II. CITIZEN INPUT**

There were none.

**III. APPROVAL OF REGULAR MEETING MINUTES AUGUST 23, 2021**

Mr. Keough moved that the Planning Commission **approve** the minutes of August 23, 2021. Dr. Taricani seconded the motion. The motion passed unanimously.

**IV. UNFINISHED BUSINESS**

**A. Zoning and Subdivision and Land Development Ordinance Amendments**

Ms. Wargo noted that included in the agenda are the Comprehensive updates to the Township's Zoning and Subdivision and Land Development (SALDO) Ordinances were adopted in November 2019 by the Board of Supervisors. While applying the regulations, staff has identified additional areas within the ordinances that need to be amended. The Board of Supervisors was presented with a redlined copy of staff's proposed amendments at the August 2, 2021 Board of Supervisors meeting. The Board identified additional amendments that they would like to see included. Those comments are reflected in this redlined draft. The Board referred these amendments to the Planning Commission for review and comment.

The Planning Commission reviewed the amendments. All page numbers refer to the number included on the packet agenda.

The following comments/suggestions were made:

Land Development 2.B – Mr. Keough suggested adding language for a number 7, a new use substantially different from the previous use. Mr. Keough gave an example of a non-public building being converted into a public building for public use. Dr. Taricani suggested using a percentage instead of the word substantially. Mr. Ressler added that currently change of use can be done for any properties and if the change requires more parking on the plan, then a land development plan needs to be completed. Mr. Crassweller asked for clarification on number 4 regarding fire protection. Ms. Wargo noted that it would be for a residential structure. Ms. Wargo stated they will look further into number 4.

Public Comment:

Mr. Eric Reischer joined the meeting late and asked the chair if he could make a public comment. Mr. Reischer, Ferguson Township Resident, commented that he went through a land development plan last year and want to give some feedback. He noted that the lighting requirements for single family home is not an easy process and suggested separating the lighting requirements to commercial and larger-scale residential. Mr. Reischer suggested that the township implement additional zoning submission requirements for lots under development because his plan was delayed numerous times for approval. Mr. Reischer proposed that the Township implement a rule that any property that contributes to impervious run off to an existing detention basin should be required to submit a storm water management plan.

Mr. Keough commended the staff for the last three sentences under number 2 – Subdivision, Minor regarding lot lines, but suggested ending the sentence after property lines. Ms. Wargo stated they will work on the language. Continued discussion ensued and Ms. Wargo noted that they will let the Zoning Officer determine what is included in the adjustment of lot lines.

Ms. Wargo reviewed the landscaping changes on page 10 of the amendments. Ms. Wargo noted that historically the Township allowed unlimited number of changes, but it was left out of the amendment. Ms. Wargo would like it to be added back in because they are going to be coming across a lot of commercial buildings that have been able to change their use many times, but now they need to be a land development plan.

Ms. Wargo reviewed the Water Supply section and noted that after meeting with the Fire Chief the section will be expanded.

Ms. Wargo reviewed the Bicycle Parking Regulations. Mr. Keough asked what constitutes the size of a bicycle space. Ms. Wargo noted that it is in the SALDO that is not being reviewed tonight. Ms. Bassett noted that in the SALDO a bike rack is no less than 36 inches tall from the base to the top of the rack and no less than 1.5 feet in length.

Mr. Wheland expressed concerns with the language on page 16 (b) and asked that it be rewritten.

Mr. Keough addressed planting in buffer zones and open spaces and cautioned what the impact of planting could mean. Mr. Keough stated he is not against planting of trees/plants, etc.

Ms. Wargo noted that the Board wanted the Planning Commission to take a closer look at the Planned Residential Development District (PRD). Ms. Wargo reviewed the amendments. Mr. Keough stated community interaction should be encouraged such as planned educational or social events in the PRD and that more flexibility with signage should be allowed for such events.

Ms. Wargo reviewed the Corridor Overlay District Requirements. Mr. Keough discussed lighting with regards to trees and noted that from Uni-Mart to the old Houts there is little lighting. Mr. Keough would like the ordinance to address the setting of streetlamps versus the planning of canopy trees. Ms. Wargo noted that they can move landscaping over to the SALDO.

Ms. Wargo reviewed the Slope Controls. Mr. Wheland noted that on page 21 under C-1, 1, 5, and 6 are very subjective. Mr. Wheland expressed concerns with number 5 regarding open space and recreation uses because some areas can't be utilized. Ms. Wargo stated that they will investigate. Mr. Keough stated that flat ground is running out to build houses and should be mindful for future ordinances. Mr. Keough stated that in Boulder, CO their houses are on stilts and perhaps this could be permissible at some point in the Township.

Mr. Ressler reviewed the Short-Term Rentals. Mr. Wheland asked what the logic is for someone renting a vacant home on a short-term basis. Mr. Ressler noted that the intention is that they are not to be rentals that someone from out of state would buy and use for short term rentals. Ms. Wargo noted that it affects neighborhoods poorly.

Ms. Wargo reviewed the Mobile Retail Food Facilities. Mr. Binney asked if there has been any pushback with the times and about soccer games lasting until 11:00 p.m. Mr. Thompson noted that a park permit would be needed to perform after sunset. Mr. Keough stated that regional and local parks are very different and there will be bigger discussions on usage and times in the future. Mr. Keough suggested leaving this as is until there are regional discussions. Mr. Binney concurred with Mr. Keough. Ms. Wargo asked the Commission how they felt about the Village, TTD and the TSD being left out. Mr. Keough stated 11:00 p.m. would be adequate and if there are future issues, they can be addressed. Mr. Thompson expressed concerns with the 13-week limitation and stated that it doesn't cover the entire summer. Mr. Wheland asked for clarification regarding 1.A-4. Ms. Wargo noted that the current ordinance states that the food truck needs to be removed off premises each night. Mr. Ressler concurred that the language is not clear, and they will review. Ms. Holliday asked if there are designated areas for parking. Mr. Keough suggested getting rid of number 4. Mr. Keough asked if the Board wants to be bothered with granting permission and how frequently will they need to obtain permission. Mr. Ressler expressed concerns with narrow streets and the potential liability. Ms. Wargo stated that this needs to be discussed by Police, Engineering, and Planning. Mr. Binney suggested having a meeting with all the vendors to get their viewpoints. Mr. Keough suggested the Planning Commission hold a work session with the vendors. Ms. Wargo reviewed the new language regarding the location of where the mobile food vendor may be permitted, such as parks. Mr. Keough suggested pulling the permission from the agreement because the food trucks go to the Authority to work in parks. Ms. Wargo noted that the agreement was requested by a Board member and that College Township has this in their ordinance. Mr. Keough talked to four food truck owners and asked if they obtained a letter from the site of operation and gave to the Township. Mr. Keough stated all four did not and is by invitation only from the site. Mr. Keough feels the agreement should be between the vendor and the commercial property owner. The Commission concurred with Mr. Keough's suggestion of removing. Mr. Keough suggested removing number 4 regarding the number of food trucks. The Commission concurred with Mr. Keough's suggestion. Mr. Wheland suggested striking out the last sentence under



number 1 of the Sanitation and Safety sentence. Ms. Wargo agreed and will strike it out.

Ms. Wargo will forward the comments to the Board and will be back to the Planning Commission at the next meeting. Ms. Wargo will identify the food vendors and contact them regarding a working session. Mr. Thompson suggested a pre-meeting survey to be sent to the vendors to obtain feedback.

## **V. OFFICIAL REPORTS AND CORRESPONDENCES**

### **A. Board of Supervisors**

Ms. Wargo reported that the Board met on September 7<sup>th</sup> and noted that Pam Steckler was sworn in as a new member, the CIP was adopted, Pine Hall Land Use Appeals Settlement was adopted, amended the Act 537 plan, approved the Conditional Use Application for 1445 West College Avenue, held a public hearing for the 1350 Greenwood Circle flag lot, and an official Township map was discussed.

### **B. CRPC Report**

Dr. Taricani reported that they did not meet but noted there is a bike event on September 24 and attendees could win \$50 gift cards.

### **C. Land Development Plans**

Ms. Bassett reported that they received Rogan/Sycamore Drive Subdivision Plan back for review. They are on the second review of Orchard Square. The Commission could possibly see these plans within the month. Farmstead View Subdivision Plan, the JL Cidery Deck Expansion and Nittany Dental are being reviewed by the engineers.

### **D. Staff Updates**

No Report.

## **VI. Adjournment**

Dr. Taricani made a motion to adjourn the September 13, 2021 Planning Commission meeting at 8:32 p.m.

Respectfully Submitted,

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Rob Crassweller, Secretary  
For the Planning Commission

*The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.*

**§ 22-202 Definitions.**

**[Ord. No. 1050, 11/18/2019]**

**LAND DEVELOPMENT**

Any of the following activities: 1) the improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving: i) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or ii) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of, streets, common areas, leaseholds, condominiums, building groups or other features; 2) a subdivision of land; or 3) development in accordance with § 503(1.1) of the Municipalities Planning Code, as amended.

1. Land Development, Major—A land development which does not qualify or classify as a minor land development;
2. Land Development, Minor—A development or a parcel of land which contains:
  - A. Not more than three detached single-family residential structures, whether developed initially or cumulatively on a single lot, as permitted by the Township’s Zoning Ordinance for the zoning district the structures are located in;
  - B. The construction or alteration of a nonresidential building (not to exceed 1,000 square feet, cumulatively) or building addition with a footprint of not more than 1,000 square feet, whether initially or cumulatively; provided that the construction does not result in the following:
    - (1). Installation of new vehicular access to or from a public right-of way;
    - (2). Activities that would require the submission of a stormwater management site plan;
    - (3). Development within a floodplain or Nolin Soils;
    - (4). Changes to utility services including new service laterals to increase capacity or provide fire protection;
    - (5). Vertical expansions of more than two stories above existing structures; and
    - (6). A requirement of additional parking.
  - C. Conversion of an accessory structure to a residential unit.\*
  - D. The sole construction of a parking lot, as defined in this chapter.

**SUBDIVISION**

The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or

lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

1. Subdivision, Major—Any subdivision which does not qualify or classify as a minor subdivision.
2. Subdivision, Minor—A subdivision of a parcel of land into not more than three lots, including the existing lot of record, where in each lot has direct access to and fronts upon any public street or road and does not require any expenditures for the extension of any street or the extension or creation of any public improvements. This includes:
  - A. Adjustment of lot line between lots where no new lots are created;
  - B. Consolidation of lot lines; and
  - C. Survey corrections of property lines for townhouses and other attached dwellings after construction when in conformance with the previously recorded plan.

**§ 22-301 General.**

**[Ord. No. 1050, 11/18/2019]**

Proposed subdivision and land development plans shall be reviewed by the Township Planning Commission and the Centre County Planning Commission, or its designated agent, and shall be approved or not approved by the Board of Supervisors in accordance with the procedures specified in this chapter. Following the recommended preapplication conference for sketch plan review, plans may be presented in two stages, preliminary and final, or simultaneously as a preliminary/final plan. If a plan is presented in one stage as a preliminary/final plan, then the plan must meet both the preliminary plan requirements and final plan requirements as if the plan were presented in two stages.

1. Fees for Review.

The Supervisors shall establish, by resolution, a schedule of fees for applications for development, for the Township's review of the materials in connection therewith which are to be provided to the Township under the provisions of this chapter including, but not limited to, the payment of fees charged by the Township's professional consultants for their review. Such fee schedule shall be reproduced and made available upon request at the Township Building. The resolution providing for the various fees shall be periodically reviewed and amended, when necessary, by resolution of the Supervisors. Any approval for the issuance of any permits under this chapter shall be contingent upon payment of the proper fees as established by the Township's Fee Schedule.

A. Disputed Review Fees. In the event the applicant disputes the amount of any such review fees, the applicant shall, within 10 days of the billing date, notify the Township that such fees are disputed, in which case the Township shall not delay or disapprove a subdivision or land development application due to the applicant's request over disputed fees.

B. Review Fee Dispute Resolution. In the event that the Township and the applicant cannot agree on the amount of review fees which are reasonable and necessary, then the applicant and the Township shall follow the procedure for dispute resolution set forth in the Municipalities Planning Code (MPC) §510(g), 53 P.s. §10510(g).

**§ 22-303 Review of Preliminary Plan.**  
**[Ord. No. 1050, 11/18/2019]**

1. All applications for approval of subdivision and land development plans shall commence with the official submission of a plan and all required supplementary data to the Township Department of Planning and Zoning. All applications for preliminary review of a plan shall be acted upon by the Township within such time limits as established by the Pennsylvania Municipalities Planning Code. At any time during the review process the applicant may substitute an amended plan for that originally submitted solely for the purpose of correcting the original plan to the extent necessary to meet the requirements of this chapter. In the event that the applicant submits an amended plan to the Township, the owner or agent of the subject lot(s) must provide the Township with a written ninety-day time extension in a form to be supplied by the Township to review the plan. The 90 days will be measured from the date the revised plan is submitted to the Township. See § 22-303, Subsection 6D.
2. A plan shall be deemed to have been submitted for preliminary review when the applicant has furnished to the Township Department of Planning and Zoning the following documents:
  - A. One copy of a completed application for subdivision or land development, plus payment of all application and escrow fees.
  - B. Seven black (or blue) on white full-size prints, one eleven-inch-by-seventeen-inch copies and one digital copy of the plan which shall fully comply with the provisions of this chapter.
  - C. One digital copy of all submitted documents.

**§ 22-304 Review of Final Plan.**  
**[Ord. No. 1050, 11/18/2019]**

1. A plan shall be officially submitted to the Township Department of Planning and Zoning for final Township review after all improvements, as defined by this chapter, indicated on the plan receiving preliminary approval have been installed or, in lieu of the completion of the improvements, after deposit with the Township of a corporate bond or other security acceptable to the Board of Supervisors in accordance with this chapter. All plans which have received preliminary approval shall be entitled to final approval in accordance with the terms of the approved preliminary application for a period of five years from the date of the preliminary approval.
  - A. A plan shall be deemed to have been submitted for final review when the applicant has furnished to the Township Department of Planning and Zoning the following documents:
    - (1) Seven black (or blue) on white full-size prints, one eleven-inch-seventeen-inch copies and one digital copy of the plan which shall fully comply with the provisions of this chapter.

**(2) Payment of all application and escrow fees**

- (1) §22-303.6.C.(1) Review of Preliminary Plan.

If the plan receives preliminary approval by the Board of Supervisors and all fees are paid, the action of the Board of Supervisors shall be noted, together with the date of action and signature of the Chairman, Secretary, and Township Engineer on two copies of the plan. One copy of the plan shall be given to the applicant, while the other copy shall be retained in the Township files. After the signatures are obtained, the applicant may immediately begin to lay out all lots, parcels, blocks, easements, and rights-of-way, and construct all streets, sanitary sewage disposal systems, water supply systems, storm drainage facilities, and monuments in accordance with the approved plan, but no parcel or lot may be conveyed or recorded until after final approval of the plan. Any privately owned, off-site easements that shall be approved by others shall be secured by the applicant prior to the filing for final plan approval.

**§ 22-306 Minor Subdivision, Minor Alteration Plan, and Minor Land Development Plan.  
[Ord. No. 1050, 11/18/2019]**

1. Minor Subdivision. Applicants are required to apply for and receive a minor subdivision approval from the Township in accordance with the following criteria:

A. Recommendations and Approvals.

- (1) A minor subdivision plan shall meet both the preliminary plan requirements and final plan requirements as if the plan were presented in two stages.
- (2) Application requirements as shown on the Subdivision and/or Land Development Requirements Table shall be submitted for all minor subdivisions.
- (3) The Township staff shall review and forward an application to the Planning Commission regarding minor subdivision. Township staff comment resulting from said review shall accompany the application forwarded.
- (4) The Planning Commission shall recommend application approval, approval subject to conditions, or denial to the Township Board of Supervisors regarding minor subdivision.
- (5) The Township Board of Supervisors shall be responsible for approving or denying minor land developments.

B. Conferences. A preapplication conference is highly recommended with the Township prior to the submission of a final application.

C. Applicants are required to provide an escrow fee for plan review and legal opinion of the Township Solicitor.

2. Minor Alteration Plan.

A. Minor alterations to a previously issued zoning permit may be made by the applicant submitting a revised application and land development plan, if applicable, to the Zoning Administrator for approval.

B. An alteration to a zoning permit and land development plan, if applicable, shall be considered minor if:

- (1) The building coverage will be increased or decreased by no more than 10%.
- (2) The impervious coverage will be increased by no more than 10%.
- (3) The change in use will not increase the parking requirements.
- (4) The stormwater management controls will not be changed.
- (5) Any motor vehicle access to the property will not be added, deleted or relocated by more than 50% of its width.
- (6) The location for the construction of proposed structures from an approved plan will not be changed by more than 10% of the ground floor area.
- (7) All landscaping alterations are permitted if in compliance with the current §27-707. (§22-515.) Landscaping regulations.
- (8) The changes to the proposed/existing sign(s), include changes in size, shape, height, location, orientation, lighting, or number of signs. A change in sign copy does not require minor alteration approval.

C. The revised minor alteration plan shall be a full-size copy of the latest recorded land development plan with the appropriate changes as required below:

- (1) Clear delineation of all proposed changes to the previously approved land development plan.
- (2) Revision of the existing plan notes to accurately reflect the current plan information.
- (3) Removal or strike-out of all previously executed signature blocks that are no longer applicable, including any signatures or certifications that were not specifically obtained in relation to the proposed change(s).
- (4) Provision of new notarized signatures of all landowners affected by the proposed change(s) and any certifications necessitated by these changes.
- (5) Provision of the following note:

This minor alteration plan revises the plan recorded in the Centre County Recorder's Office in Plat Book\_\_\_\_, Page\_\_\_\_, only in the manner identified herein. Such alteration(s) do(es) not meet the definition of subdivision or land development [Chapter 22] and is/are therefore exempted from the approval process set forth in Chapter 22 of the Ferguson Township Code of Ordinances. This represents a true and correct copy of the approved plan as of \_\_\_\_ (date).

- (6) Submission of sufficient documentation to demonstrate compliance with the minor alteration

criteria set forth in this chapter.

- D. An applicant/landowner shall be permitted to file more than one minor alteration plan to a previously issued zoning permit or land development plan based on any of these subsections of § 22-306, **Subsection 2 (3), (7), or (8)**.

### 3. Minor Land Development Plan

A. A Minor Land Development Plan may be permitted where it can be demonstrated that the initial or cumulative impact of the activity or improvement will not result in the need for plan approvals typically associated with a land development plan approval process. Applicants undertaking a Minor Land Development Plan as defined in §22-202. Definitions, may submit a preliminary/final plan in one stage following a pre-application conference with Township staff, as per §22-302 and in accordance with the following requirements.

- (1) A minor land development plan shall meet both the preliminary plan requirements and final plan requirements as if the plan were presented in two stages.
- (2) Application requirements as shown on the Subdivision and/or Land Development Requirements Table shall be submitted for all minor land developments.
- (3) Township staff shall review and forward an application to the Planning Commission regarding minor land developments. Township staff comment resulting from said review shall accompany the application forwarded.
- (4) Planning Commission shall recommend application approval, approval subject to conditions, or denial to the Township Board of Supervisors regarding the minor land development.
- (5) The Township Board of Supervisors shall be responsible for approving or denying minor land developments.
- (6) Applicants are required to provide an escrow fee for plan review and legal opinion of the Township Solicitor.

#### **§22-506.1. Water Supply**

- 1. All water supply systems shall meet applicable state and/or local water authority/company standards.
  - A. All lots located within the designated water service area of the current Centre Region Sewage Facilities Plan, as revised, shall connect to public water authority/company mains when such is feasible and/or permitted by the appropriate water authority/company. All water mains and laterals shall meet the design and installation specifications of said water authority/company.
  - B. Fire hydrants shall be provided in accordance with this section for the protection of buildings or portions of buildings. Fire hydrants shall be provided along required fire apparatus access roads and adjacent to public streets along the route of travel for fire apparatus.

- C. Existing fire hydrants on public streets may be considered available. Existing fire hydrants on adjacent private properties shall not be considered available.
- D. One-and two- family dwellings.
  - 1. Minimum fire flow.
    - a. Lots with front, side, and rear yard setback requirements of 15 feet or greater and building separations of 30 feet or greater shall be 750 gallons per minute.
    - b. Lots with front, side, and rear yard setback requirements of less than 15 feet or building separations of less than 30 feet shall be 1,000 gallons per minute.
  - 2. Fire hydrant spacing.
    - a. Spacing between fire hydrants shall not exceed 1,000 feet in developments of one- and two-family dwellings as measured from the center line of the fire apparatus access roads.
    - b. One- and two-family dwellings may install a National Fire Protection Association (NFPA) 13D Residential Sprinkler System in lieu of being located within 1,000 feet of a fire hydrant.
- E. All other types of developments.
  - 1. Minimum fire flow.
    - a. Requirements for developments of other than one- and two-family dwellings shall be determined by using the Needed Fire Flow Method described in the Fire Suppression Rating Schedule published by the Insurance Services Office, Inc. (ISO).
  - 2. Fire hydrant spacing.
    - a. Spacing between fire hydrants in all other types of developments shall not exceed 600 feet as measured from the center line of the fire apparatus access roads.
- H. If the needed fire flow is not provided in developments served by a community water system, all dwellings and occupied structures shall be provided with an approved automatic fire sprinkler system installed in accordance with the applicable NFPA standard.
  - (1) Exception. The Fire Chief is authorized to accept a deficiency of up to 10% of the required fire flow where existing fire hydrants provide all or a portion of the required fire flow.



(Written notice of the deficiency and approval shall be noted on the plan.)

(2) Exception. Subdivisions and land developments located outside of the regional growth boundary and served by a community water system may utilize water storage systems, as described in § 506, Subsection 2A, to meet the water supply requirements.

**§ 22-5C01.C General Regulations.**

**[Ord. No. 1050, 11/18/2019]**

C. Parking Lots. For the purposes of this chapter, parking lots are defined as facilities providing off-street parking space for five or more motor vehicles. All parking lots shall meet the design and maintenance standards specified below. All applications for a zoning permit to use land, in whole or in part, as a parking lot as herein defined shall be accompanied by a minor land development plan as stipulated in this chapter.

**§ 22-5C02 Bicycle Parking Regulations.**

**[Ord. No. 1050, 11/18/2019]**

1. Short-term and long-term bicycle parking spaces shall be required for all new development and major renovations.

A. Bicycle Parking Spaces Required.

(1) Required Number of Bicycle Parking Spaces. All new development and major renovations shall provide at least the number of short-term and long-term bicycle parking spaces identified in the table in this subsection; however, the number shall not fall below a minimum of two short-term and two long-term bicycle parking spaces, regardless of other provisions herein, except that multifamily dwellings that have individual private garages (or equivalent separate storage space for each unit) are not required to provide any long-term bicycle parking spaces. Where the calculation of total required spaces results in a fractional number, the next highest whole number shall be used. Up to half of the required short-term bicycle parking spaces may be replaced with long-term bicycle parking spaces.

General Use Category	Specific Use	Number of Short-Term Bicycle Parking Spaces Required	Number of Long-Term Bicycle Parking Spaces Required
<b>Residential</b>	Multifamily dwelling; more than 4 units:		
	(a) Without private garage or equivalent separate storage space for each unit:	0.05 spaces per bedroom	0.5 spaces per bedroom
	(b) With individual private garages or equivalent separate storage space for each unit:	0.05 per bedroom	None
<b>Commercial</b>	Office building	1 per each 20,000 square feet of floor area	1 to 1.5 per 10,000 square feet of floor area
	General retail	1 per each 5,000 square feet of floor area	1 per 10,000 to 12,000 square feet of floor area
	Grocery	1 per each 2,000 square feet of floor area	1 per 10,000 to 12,000 square feet of floor area
	Restaurant	1 per each 2,000 square feet of floor area	1 per 10,000 to 12,000 square feet of floor area
	Parking garage	2 spaces	1 per 20 motor vehicle spaces
	Outdoor parking lot	1 per 20 motor vehicle spaces	2 spaces
<b>Civic</b>	Nonassembly cultural (e.g., library, government buildings)	1 per each 8,000 to 10,000 square feet of floor area	1 to 1.5 per each 10 to 20 employees
	Assembly (e.g., places of worship, theaters, stadiums, parks)	Spaces for 2 to 5 percent of maximum expected daily attendance	1 to 1.5 per each 20 employees
	Schools (K through 12)	1 per each 20 students of planned capacity	1 per each 10 to 20 employees and 1 per each 20 students of planned capacity for grades 6 through 12 to
	Colleges and universities	1 per each 10 students of planned capacity	1 per each 10 to 20 employees and 1 per each 10 students of planned capacity or 1 per each 20,000 square feet of floor area, whichever is greater
<b>Industrial</b>	Manufacturing and production, agriculture	2 spaces	1 per 20 employees

**§ 22-515 Landscaping.**  
**[Ord. No. 1049, 11/18/2019]**

1. Purpose and Intent. The purpose of this section is to provide landscaping requirements which:
  - A. Enhance and promote the aesthetics of the community through seasonal diversity of plantings.
  - B. Protect the public health, safety and welfare by:
    - (1) Screening and buffering incompatible land uses.
    - (2) Minimizing noise, air, water, dust and visual pollution.
    - (3) Preserving property values and the character of neighborhoods.
    - (4) Reducing the heat and glare absorbed and radiated by development.
    - (5) Helping control soil erosion.
    - (6) Increasing traffic safety.
    - (7) Mitigate stormwater runoff on site and improve the water quality through the use of vegetation.
  - C. Increase the variety of plant materials used in landscape plans.
  - D. Improve the aesthetics of the site through seasonal diversity of plantings.
- 9.
13. Purpose. Buffer yards are intended to aid the Township of Ferguson in protecting the community character of the Township by separating incompatible uses either within the same zoning district and/or between adjacent zoning districts. The purpose of the buffer yard requirements is to alleviate problems which could be encountered by a single standard. The requirements of this section can reasonably accommodate the characteristics of each site and the range of land uses.
  - A. All buffer yards shall include:
    - (1) A required width of 15 feet;
    - (2) A minimum of three canopy trees and four understory trees/evergreen trees per every 100 linear feet of distance along a site's perimeter;
    - (3) A minimum of six shrubs per every 100 linear feet of distance along a site's perimeter;
      - (i) Areas less than 100 linear feet and/or fractions thereof are to be landscaped with the corresponding ratio by 100 linear feet, rounded up to the nearest whole plant.

- (4) Planting stock to be used as landscape materials for the buffer yard in question are included in the Township's Official Plant List.
- (5) Village District. Within the required three-foot side yard setback, the Board of Supervisors may approve the use of a fence or wall in place of the buffer yard which would satisfy the buffer yard requirements as defined above. When landscaping is being provided to buffer against a different use group than is on the site, the required plant material must be evenly distributed within each 100-foot section of the buffer area. The even distribution of plantings is intended to screen objectionable views. When landscaping is being provided to buffer against the same use group as exists on the site, the required plant material may be grouped or unevenly distributed within each 100-foot section of the buffer area.
- (6) Corridor Overlay District Flexible Buffer Yard. In addition to the requirements of §27-401, including the buffer yard options set forth in illustrations adopted as part of this chapter and codified at the end of this section, any site located within the Corridor Overlay District shall comply with the following landscaped buffer yard requirements:
- (i.) A minimum ten-foot-wide landscaped strip shall be planted with a minimum of one canopy tree or evergreen tree and 15 shrubs per 35 linear feet of frontage along the parking area (excluding driveway openings) (Figure 1).
  - (ii) A berm/earth mound, the top of which is at least two feet higher than the elevation of the adjacent parking lot pavement. The slope of the berm shall not exceed 25% (4:1) for lawn areas. Berms planted with ground covers and shrubs may be steeper. However, no slope shall exceed 50% (2:1). Berms shall be graded to appear as naturalistic forms not causing any soil erosion problems and planted with a minimum of one canopy tree or evergreen tree and 15 shrubs per 35 linear feet of frontage along the parking area (excluding driveway openings) (Figure 2).
  - (iii) A six-foot-wide landscaped embankment strip and a minimum three feet grade drop from the required yard area into any adjacent parking lot pavement. The resulting embankment shall be planted with a minimum of one canopy tree or evergreen tree and 15 shrubs per 35 linear feet of frontage along the parking area (excluding driveway openings). At least 50% of the required shrubs shall be planted in the top half of the grade drop area (Figure 3).
  - (iv) A minimum of a five-foot-wide landscaped strip with a minimum three feet high brick, stone or finished concrete material wall to screen any parking lot. The wall shall be located adjacent to, but entirely outside, the minimum five-foot-wide landscaping strip. The strip shall be planted with a minimum of one canopy tree or evergreen tree and 15 shrubs per 35 linear feet of frontage along the parking area (excluding driveway openings) (Figure 4).
  - (v) A minimum twenty-five-foot-wide strip of existing woodlands or tree growth of

sufficient trunk diameter or caliper of six inches if preserved between any parking lot or buildings and the corridor street (Figure 5).

(vi) For display areas consisting of a parking lot that will be used to display products for sale or rent such as cars, trucks, boats and recreational vehicles, the following buffer yard may be used:

(a) A landscaped planting strip shall be planted with a minimum of one canopy tree for every 50 feet of frontage along the display parking area. Each tree shall have a landscaped planting bed around its base. In addition, each end of the display area shall include a planting bed/mound which includes one canopy tree and 10 shrubs (Figure 6). As required but this chapter, a certain number of plants shall be planted per 35 linear feet. Within the specified length, the plantings may be staggered and do not have to be planted in a linear fashion.

(b) The placement/configuration of mulch shall reflect best practices in horticultural and landscape maintenance standards. Materials must be at a minimum, two inches of mulch and not create a formation indicative of a mulch volcano.

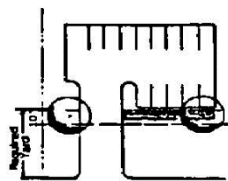


Figure 1

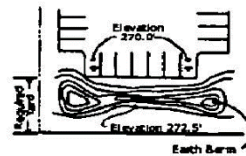


Figure 2

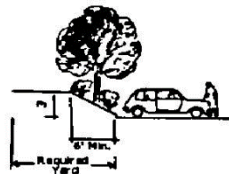


Figure 3



Figure 4

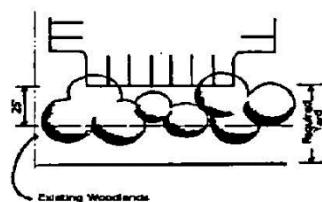


Figure 5

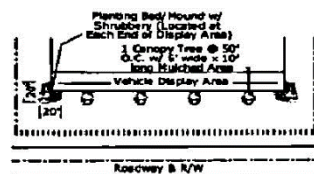


Figure 6

*Corridor Overlay District Flexible Buffer Yard*

D. Placement of Buffer Yard Width. The landscaped buffer yard area shall be established along the

length of, and contiguous to, any lot line or demarcation of land use, such as a leasable area. The width of the area determined from buffer yard of this section shall be measured at right angles to the lot line of the applicant's land development.

**§ 27-302 Planned Residential Development (PRD) District.  
[Ord. No. 1049, 11/18/2019]**

7. Post Final.

- A. In the event that a development plan, or a section thereof, is given final approval and the landowner abandons such plan or the section thereof that has been finally approved, and so notifies the Board of Supervisors, in writing, or, in the event the landowner shall fail to commence and carry out the planned residential development within such five years after final approval has been granted, no development or further development shall take place on the property included in the development plan until after the said property is resubdivided and is reclassified by enactment of an amendment to this chapter in the manner prescribed for such amendments in Article VI of the Pennsylvania Municipalities Planning Code.
- B. No changes may be made in the approved final development plan during the construction of the planned residential development plan except upon application to the appropriate agency under the procedure provided below.

- (1) Changes in the landscaping, rearrangement of common open space that does not result in total amount of open space being increased or decreased, signage, relocating of lighting and rearrangement of bicycle parking may be approved by the Township after authorization by the Planning Commission if required by engineering or other circumstances not foreseen at the time the final development plan was approved.

**(2) All other changes in use, any rearrangement of lots, blocks, building tracts, locating, siting and height of buildings, structures and rearrangement of lots to not exceed a 10% reduction of overall dwelling units of the approved final development plan and all other changes must be made by the Board of Supervisors, under the procedures authorized for final plan approval. No amendments may be made to the approved final development plan unless they are shown to be required by changes in conditions that have occurred since the final development plan was approved or by changes in the development policy of the Township. § 27-303 Traditional Town Development (TTD).**

**[Ord. No. 1049, 11/18/2019]**

3. Site Plans.

A. Land Use Standards.

- (1) Composition of Uses. A variety of uses are required to be provided within a traditional town development. This variety shall be comprised of a combination of the permitted uses as listed below in the percentages required by the diversity provisions of **§ 27-303.3.B.:**

D. Density and Setbacks.

- (1) Standards.
- (e) Fence Heights. Fence heights at the front of residential units and along the side to the front facade of the structure shall not exceed 3.5 feet and, for the balance of the lot, shall not exceed six feet. Piers, fence posts and gateways in the front yard may have a maximum height of five feet, and trellises and similar features may have a maximum height of nine feet. Fence height restrictions on corner lots shall be subject to the preservation of adequate clear sight per § 22-502.G.

**§ 27-304 Terraced Streetscape (TS) District.  
[Ord. No. 1049, 11/18/2019]**

2. Use Regulations

E. Conditional Uses. All of the following conditional uses shall be permitted only upon a lot, or combined lots, that total one acre or larger upon approval by the Board of Supervisors:

(4) Uses accessory to permitted principal uses, subject to the following criteria:

(a) The proposed accessory use is associated with a use specifically permitted in the district.

- 1) The proposed accessory use is complementary to the specific intent of the TS Zoning District and the West College Avenue streetscape.
- 2) Sufficient parking exists or can be established to support the proposed accessory use under the parking standards specified in this district.
- 3) Conformance with the criteria found in § 27-205.

3. G. **Parking Requirements.** Parking regulations shall be in accordance with the provisions of §22-502.

~~1. The required parking may be met through the use of on-site, off-site, and remote or structured parking, or any combination thereof.~~

~~2. When an on-site surface parking area is proposed, it shall be located underneath or to the side or rear of the structure(s) it is intended to serve and shall have vehicular access from the side or rear of the lot. On-site parking in the front yard is specifically prohibited.~~

~~3. When surface parking is located to the side of a structure, it must be set back from the sidewalk edges a minimum of 10 feet. This additional setback shall be used to accommodate screening composed of a low architectural wall, masonry piers, fencing, or a combination thereof, and a continuous four-foot high (at time of planting) shrub hedge that screens the parking and defines the sidewalk edge. Additional deciduous and evergreen trees may be used to supplement the required plantings.~~

~~4. Surface parking located to the side of a structure may not extend to a side street. The corner lots are subject to the use and yard requirements as stipulated above.~~

~~5. The maximum number of permitted spaces in an on-site surface parking lot is 30. However, if acceptable pervious paving is used for the entire parking area, this number may be increased to 45.~~

~~6. Parking areas shall be designed so as to optimize the potential to serve more than one building or more than one use on a site or adjoining sites as long as the location and design remain consistent with the other criteria of this section.~~

~~7. To be counted toward the minimum number of required spaces, off-site parking must be located within two blocks or 1/4 mile of the main entrance to the use that requires the spaces. If the off-site spaces are not in a publicly owned and operated parking structure, documentation of the reservation of such spaces for each use must be provided in the form of a shared parking agreement.~~

~~8. Residential parking within the TS District shall be provided at the rate of 1.0 space for each studio or one-bedroom unit and 1.5 spaces for each unit that is two bedrooms or larger, subject to the following criteria:~~

~~a. To utilize this parking standard, all surface parking on the site shall be priced separately from the cost of the unit. Such fee structure would not be applicable to the use of driveways, attached garages, or underground and understructure parking spaces on-site but would be applicable to the use of off-site parking spaces in a structured parking facility.~~

~~b. The use of incentives cannot reduce this required parking ratio.~~

~~9. Parking for nonresidential uses within the TS District shall be provided at the rate of 1/500 square feet, subject to the following criteria:~~

~~(a) Where shared parking can be arranged, the amount of required parking shall be dictated in accordance with the provisions of the ULI Shared Parking Handbook, Second Edition (2005).~~

~~(b) Where either on- or off-site shared parking is utilized, an agreement establishing the rights to use of the spaces shall be prepared, submitted and, upon approval by the Township, recorded.~~

~~(c) Additional reductions may be considered through the use of incentives as listed elsewhere in this section.~~

~~10. Every nonresidential use with a floor area of 10,000 square feet or more must provide a loading/unloading area. Curbside deliveries are permitted so long as they do not block travel lanes.~~

~~11. All uses shall provide bicycle parking accommodations on site. See § 22-502, Subsection 3.~~

~~12. All egress from a parking area shall be designed so that motor vehicles leaving the parking area will enter the public street traveling in a forward direction.~~

~~13. All surface parking lots must be suitably landscaped to minimize noise, glare, and other nuisance characteristics as well as enhance the environment and ecology of the site and surrounding area. At a minimum, all surface parking areas shall be landscaped in accordance with the provisions of § 27-707.~~



~~Subsection 14B and C and shall demonstrate that a minimum of 5% of the internal surface parking area has been devoted to landscaping area.~~

~~14. Surface parking space dimensions shall be in accordance with the provisions of § 27-601.~~

**§ 27-401 Corridor Overlay District Requirements.**

**[Ord. No. 1049, 11/18/2019]**

- E. Landscaping Requirements to Apply. Any site located within the Corridor Overlay District shall comply with the landscaped buffer yard requirements set forth in Chapter 22. Subdivision and Land Development.
- H. Signage. Ground signage in the Corridor Overlay District shall be installed in accordance with Chapter 19 of the Sign Ordinance and applied to all uses. The ground pole shall not exceed 10 feet above grade except that the sign height is permitted to be an additional three feet higher with a landscaped base elevated with each mounding up to three feet tall. The placement of building-mounted signs is permissible in accordance with the applicable sections of the Sign Ordinance (Chapter 19) for the relevant use.

**§ 27-502 Standards for Specific Uses.**

**[Ord. No. 1049, 11/18/2019]**

- 33. Water Production Facilities. Water production facilities in the vicinity of their potable water wells shall be permitted as a conditional use if the following standards and criteria are met:
  - A. An ambient sound-level study is provided and the ambient sound level at all points along the boundary line of the property upon which the water production facility is located shall be no more than 55 decibels (dBA).
  - B. A land development plan shall be prepared in accordance with § 22-403. Subdivision and Land Development. An elevation drawing of any structure to be constructed on the property shall be provided as part of the land development plan.

**§ 27-702 Slope Controls.**

**[Ord. No. 1049, 11/18/2019]**

- 1. All land defined herein as having steep slopes shall be subject to the following regulations:
  - A. Intent. It is the intent of this section to control the following purposes: 1) to limit erosion and sedimentation, 2) to prevent an increase in the possibilities of landslides and soil subsidence, 3) to maintain adequate foliage cover on hillsides and 4) to protect streams from increases in sediment and pollution.
  - B. Permitted Uses. Steep slopes may be used as permitted by the district regulations within which they are located, subject to the additional requirements below.
  - C. Principles of Development. Where it is necessary to use steep slopes (25% or greater) to permit

development of a lot, all such proposals shall, in addition to other applicable regulations of this chapter, be in accordance with the following principles of development. All development on steep slopes shall:

- (1) Be oriented so that grading and other site preparations are kept to an absolute minimum.
- (2) Where grading is essential, shape such grading to complement the natural land form.
- (3) Be staged where necessary to complete construction of each stage during a season so that large areas of disturbed land are not left bare and exposed during the winter-spring runoff period.
- (4) Accomplish all paving as rapidly as possible after grading.
- (5) Allocate to open space and recreation uses those areas least suited to development, as evidenced by competent soils, geology and hydrology investigations.
- (6) Landscape areas around structures to blend them with the natural landscape.
- (7) Take measures to minimize erosion and sedimentation and to limit increases in stormwater runoff in accordance with related regulations of the Township and the Commonwealth of Pennsylvania.

D. Land Development Plan Review. All applications for zoning permits for lot, uses and structures located, in whole or in part, on land with steep slopes shall submit, along with the application, a land development plan as required in the Township Subdivision and Land Development Ordinance. A land development plan is not required for residential dwellings when a zoning permit is issued for lot, uses and structures that are not located on steep slope portions of the lot and are not within 50 feet of the steep slopes on the lot.

#### **§27-701.8.B. Solar Collectors and Solar-Related Equipment.**

B. Building-mounted systems mounted on a flat roof shall not be raised to a height greater than three (3) feet from the roof surface.

#### **§ 27-719 Short-Term Rentals. [Ord. No. 1049, 11/18/2019]**

1. The dwelling must be the permanent address of the owner or lessee and the owner or lessee must occupy the dwelling for at least six months of the calendar year and provide certification that the property is the principal place of residence by providing a driver's license, voter registration or other documentation to prove residency.
2. All activity at the short-term rental shall be subject to enforcement of the Township's noise-, nuisance- and property maintenance-related ordinances including but not limited to performance standards and property maintenance. The owner shall include a copy of their rental permit from the

Centre Region Code Office at the time of application or a Rental Permit Application from the Centre Region Code Office.

**§ 27-723 Mobile Retail Food Facilities.  
[Ord. No. 1049, 11/18/2019]**

1. General. Mobile retail food facility shall be a permitted use in every zoning district in Ferguson Township under the following conditions:

A. Time Limits.

- (1) This permitted use is for the sale of food and nonalcoholic beverages between the hours of 6:00 a.m. to 2:00 a.m. in the General Commercial (C), General Industrial (I), and Industrial, Research and Development (IRD) Zoning Districts.
- (2) This permitted use is for the sale of food and nonalcoholic beverages between the hours of 7:00 a.m. to 11:00 p.m. in the Village (V), Terraced Streetscape (TS), and Traditional Town Development (TTD) Zoning Districts.
- (3) In all other zoning districts, food trucks are permitted between the hours of 7:00 a.m. and 7:00 p.m.
- (4) Parks and Places of Assembly located in residential zoning districts may operate between the hours of 7:00 a.m. and 9:00 p.m. (5) Mobile retail food facilities can be located on a premises for no more than 13 weeks per calendar year.

B. Location.

- (1) The mobile food vendor shall first obtain permission from Ferguson Township's Zoning Administrator prior to selling its products within a Township public right-of-way. Township staff shall be permitted to establish conditions restricting specific streets, location, or time of day as to which products may be sold.
  - (a) The vending of food from a mobile food facility shall be prohibited from the street side of the facility or in a way where customers will be positioned to impede vehicle traffic in a parking lot.
  - (b) Approval of operating in a Township public right-of-way is site specific. If a new location to operate a mobile food facility is proposed, a new permit shall be issued.
- (2) The mobile food vendor may be permitted to sell its products on public property, such as parks, under the following conditions:
  - (a) The mobile food vendor shall first obtain permission from the Board of Supervisors; and

(b) The mobile food vendor shall follow all regulations contained herein.

(3) The mobile retail food facility must be located at least 15 feet from fire hydrants or any other fire department connection.

(6) Mobile retail food facilities shall be prohibited from utilizing or blocking handicapped-accessible parking.

C. Noise. No audio amplification, including, but not limited to, megaphones or speaker systems, shall be permitted as part of the mobile retail food facility operation.

D. Sanitation and Safety.

(1) The mobile food vendor is responsible for the proper disposal of trash and waste associated with the operation. Vendors shall remove trash from their approved locations at the end of each day as needed to maintain the health and safety of the public. No liquid waste or grease is to be disposed of in landscape areas, storm drains, onto sidewalks or streets or other public spaces. Specific plans for disposal of liquids shall be included in the permit application.

(2) The mobile food vendor shall obtain a mobile retail food facility operation zoning permit and applicable health permit; both shall be displayed on the mobile retail food facility. Each person obtaining a zoning permit shall pay all applicable fees set forth in the Township fee schedule. The permit required will be for a period of one year and shall be renewed on an annual basis. Prior to the issuance of a zoning permit, the vendor shall provide evidence of a Pennsylvania Department of Agriculture Bureau of Food and Laboratory Services retail food facility permanent license, or a division of health and neighborhood services permit with facilities plan review and the following:

(a) A plan for refuse and recycling containers.

(b) Proposed seating (if applicable).

(c) The mobile retail food facility shall be subject to all code requirements in Chapter **10** (Health and Safety) of the Township Code of Ordinances.

(3) The mobile food vendor or his/her designees must be present during operating hours, except in the case of emergencies.

(4) Vehicle registration for all vehicles being used shall be provided as part of the zoning permit application.

(5) A twenty-four-inch-by-thirty-six-inch sandwich board sign is permitted and shall be located within five feet of the mobile retail food facility. No off-site signs shall be permitted.

E. If the office for the mobile retail food facility business is located within the owner's home in Ferguson Township, a No-Impact Home-Based Business permit shall be required.

F. The requirements of this subsection are not subject to the provisions of temporary uses.

§ 27-1102 **Definitions.**

**[Ord. No. 1049, 11/18/2019]**

Unless a contrary intention clearly appears, the following words and phrases shall have a meaning given in this section. All words and terms not defined herein shall be used with a meaning of standard usage as defined in Merriam Webster's Collegiate Dictionary, Eleventh Edition. Definitions found in the Subdivision and Land Development Ordinance (Chapter 22) shall be applicable to this chapter.

**FOOD VENDOR, MOBILE**

Any person, firm, corporation, vendor, or operator within the Township engaging in the peddling, selling, or taking orders, either by sample or otherwise, of food items to be used or sold for immediate human consumption, in serving size packages using a mobile unit either in a stationary position on private or public property or in a moving position on public streets. This definition shall apply to any mobile unit who dispenses food items to the public which are prepackaged, or are cooked, prepared and/or assembled and served from within the mobile unit.

**RETAIL FOOD FACILITY, MOBILE**

Mobile units including food trucks, trailers, stick stands, carts, and other similar structures that are mobile/transitory by design from which food is stored, prepared, processed, distributed, or sold. A Mobile Food Facility is synonymous with the term Retail Food Facility as defined in PA State Regulation, Title 7, Chapter 46, PA Food Code. Ice cream trucks are exempted from this chapter.

**PLACE OF ASSEMBLY**

An institution, other than recreation and/or school-related, that people regularly attend to participate in or hold religious worship services, community wide activities and/or related meetings.

**1. COMMUNITY PLACE OF ASSEMBLY**

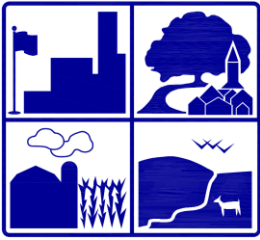
A place of assembly, as herein defined, that is designed to serve those within the surrounding community and maximum seating capacity of the largest assembly space (present or proposed) is less than or equal to 750.

**2. NEIGHBORHOOD PLACE OF ASSEMBLY**

A place of assembly, as herein defined, that is design to serve those within one or more adjacent neighborhoods and maximum seating capacity of the largest assembly space (present or proposed) is less than or equal to 250.

**3. REGIONAL PLACE OF ASSEMBLY**

A place of assembly, as herein defined, that is designed to serve those in multiple communities and maximum seating capacity of the largest assembly space (present or proposed) is equal to or greater than 750.



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# TOWNSHIP OF FERGUSON

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TO: Planning Commission

FROM: Kristina Bassett, Community Planner

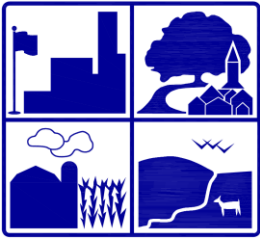
DATE: September 24, 2021

SUBJECT: Application for Consideration of a Modification/Waiver

PennTerra Engineering, Inc, on behalf of their client, has requested a modification/waiver from Section 22-306.1.—Minor Subdivision and Minor Alteration. This section has a process outlined for a Minor Subdivision with requirements, however, the definition of a minor subdivision was omitted during the Township’s Comprehensive Update to Chapter 22. The plan submitted is to subdivide a lot into two lots.

Staff has reviewed the application and isn’t recommending any conditions be included with the request.

***Staff Recommendation:*** *That the Planning Commission recommend to the Board of Supervisors approval of the Application for Consideration of a Modification from §22-306.1.—Minor Subdivision and Minor Alteration.*



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# TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801  
Telephone: 814-238-4651 • Fax: 814-238-3454  
[www.twp.ferguson.pa.us](http://www.twp.ferguson.pa.us)

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TO: Planning Commission

FROM: Kristina Bassett, Community Planner

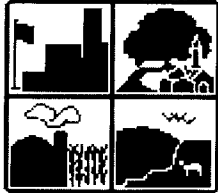
DATE: September 24, 2021

SUBJECT: Application for Consideration of a Modification/Waiver

PennTerra Engineering, Inc, on behalf of their client, has requested a modification/waiver from Section 22-512—Sidewalks. The plan is proposing to subdivide an existing lot on Sycamore Drive. There are no existing sidewalks on either side of the street. The potential for connection to future sidewalks is extremely unlikely as there are no other opportunity to subdivide lands along Sycamore Drive and the installation of two 50' strips of sidewalks would be disconnected. The roadside berms along Sycamore Drive are rip rap lined channels, thus other sidewalks, if developed along Sycamore Drive, would require the sidewalks to be placed into the lots.

Staff has reviewed the application and isn't recommending any conditions be included with the request.

**Staff Recommendation:** *That the Planning Commission recommend to the Board of Supervisors approval of the Application for Consideration of a Modification.*



**APPLICATION FOR CONSIDERATION OF A MODIFICATION**  
Ferguson Township, Centre County

Submittal Date: 4/14/2021

*A fee of \$50.00 is required at the time of submitting this application.*

The undersigned hereby applies for approval of a modification/waiver, submitted herewith and described below:

**Applicant Information**

**Christopher & Jennifer Rogan**

Name

**111 Meadowview Drive      State College      16801**

Street Address

City

Zip

**814-404-6776 (cell)**

Phone Number

**Property/Plan Information**

ROGAN/SYCAMORE DRIVE SUBDIVISION (Subdivision and Replot of Tax Parcel 24-009A-254-,0000-)

Plan Name

**21012**

**March 12, 2021**

Plan Number

Plan Date

**194 (Lot 1A) & 264 (Lot 1R/existing) Sycamore Drive      24-009A,254-,0000-**

Project Location

Parcel Number

**Christopher and Jennifer Rogan**

Name of Property Owner(s)

**111 Meadowview Drive      State College      16801**

Street Address

City

Zip

Application Type:

- Subdivision     
  Terraced Streetscape District (TSD)     
 Replot  
 Land Development     
  Traditional Town Development (TSD) District

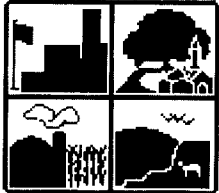
**Modification/Waiver Request Information**

Specific Section(s) of the Subdivision and Land Development Ordinance or Design Standards for which a Modification/Waiver is requested:

Modification/waiver from Section 22-306/

**Chapter 22 Section 306, Minor Subdivision**





**APPLICATION FOR CONSIDERATION OF A MODIFICATION**  
Ferguson Township, Centre County

State any proposed alternative(s) to the requirement:

This section has a process outlined and what is required with submission, however what was left out of the section is (during the Zoning and SALDO update process) what constitutes a minor subdivision.

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Please state in full, the grounds and facts of the unreasonableness or hardship the Ferguson Township Subdivision and Land Development Ordinance has placed on the property.

This plan is a proposed replot which would meet the requirements of a Minor Plan Subdivision since it proposes no new public infrastructure. The single Lot is being Subdivided to two new Lots.

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\*If necessary, please continue with your hardship specification on another page.

The undersigned hereby represents that, to the best of their knowledge and belief, all information listed above is true, correct, and complete.

Signature *CA Stutz*

Date 4-14-2021

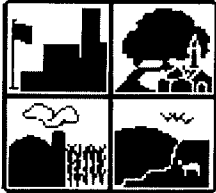
**-For Office Use Only-**

Date Received: \_\_\_\_\_ By: \_\_\_\_\_

Date Paid: \_\_\_\_\_ Check No.: \_\_\_\_\_ Amount: \_\_\_\_\_

Advertisement Dates: \_\_\_\_\_ Planning Commission Review Date: \_\_\_\_\_

Board of Supervisors Meeting Date: \_\_\_\_\_



**APPLICATION FOR CONSIDERATION OF A MODIFICATION**  
Ferguson Township, Centre County

Submittal Date: 4/14/2021

*A fee of \$50.00 is required at the time of submitting this application.*

The undersigned hereby applies for approval of a modification/waiver, submitted herewith and described below:

**Applicant Information**

**Christopher & Jennifer Rogan**

Name

**111 Meadowview Drive      State College      16801**

Street Address

City

Zip

**814-404-6776 (cell)**

Phone Number

**Property/Plan Information**

**ROGAN/SYCAMORE DRIVE SUBDIVISION (Subdivision and Replot of Tax Parcel 24-009A-254-,0000-)**

Plan Name

**21012**

**March 12, 2021**

Plan Number

Plan Date

**194 (Lot 1A) & 264 (Lot 1R/existing) Sycamore Drive      24-009A,254-,0000-**

Project Location

Parcel Number

**Christopher and Jennifer Rogan**

Name of Property Owner(s)

**111 Meadowview Drive      State College      16801**

Street Address

City

Zip

Application Type:

- Subdivision                       Terraced Streetscape District (TSD)                      Replot  
 Land Development                       Traditional Town Development (TSD) District

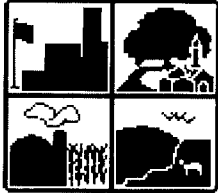
**Modification/Waiver Request Information**

Specific Section(s) of the Subdivision and Land Development Ordinance or Design Standards for which a Modification/Waiver is requested:

Modification/waiver from Section 22-512 SIDEWALKS:

1. Sidewalks shall be shown on all new subdivision plans.

\_\_\_\_\_  
\_\_\_\_\_



**APPLICATION FOR CONSIDERATION OF A MODIFICATION**  
Ferguson Township, Centre County

State any proposed alternative(s) to the requirement:

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Please state in full, the grounds and facts of the unreasonableness or hardship the Ferguson Township Subdivision and Land Development Ordinance has placed on the property.

22-512- Sidewalks: E. states 'Sidewalks are required along both sides of all private streets and/or driveways serving more than three units unless a modification is granted by the Board of Supervisors.'

1. ONLY Two Lots are serviced, each with a ~50' frontage to the lot. The Lots are 'flag type' Lots with the houses being set (ultimately) several hundreds of feet back into the properties.

2. The nearest sidewalk is over 1/2 mile away in Pine Grove Mills.

3. There is no opportunity to further subdivide lands along Sycamore Drive; thus the installation of two 50' strips of sidewalk along the Street would ALWAYS be disconnected from other sidewalks, etc.

4. The roadside berms along Sycamore Drive are rip-rap lined channels; thus other sidewalks if developed along Sycamore would require the sidewalks be placed into lots

\*If necessary, please continue with your hardship specification on another page.

The undersigned hereby represents that, to the best of their knowledge and belief, all information listed above is true, correct, and complete.

Signature *Clara Stutz*

Date 4-14-2021

**-For Office Use Only-**

Date Received: \_\_\_\_\_ By: \_\_\_\_\_

Date Paid: \_\_\_\_\_ Check No.: \_\_\_\_\_ Amount: \_\_\_\_\_

Advertisement Dates: \_\_\_\_\_ Planning Commission Review Date: \_\_\_\_\_

Board of Supervisors Meeting Date: \_\_\_\_\_



3075 Enterprise Drive, Suite 100  
State College, PA 16801  
EIN 25-1376538

FIRST NATIONAL BANK

60-1809/433

047903

CHECK DATE  
April 14, 2021

Fifty and 00/100 Dollars

PAY

AMOUNT

50.00

TO

Ferguson Township Supervisors  
3147 Research Drive  
State College, PA 16801



⑈047903⑈ ⑆043318092⑆ 0001129651⑈

PennTerra Engineering, Inc.

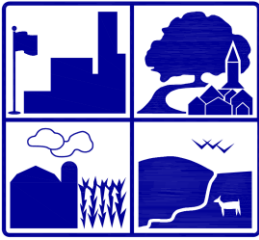
047903

Check Date: 4/14/2021

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
SIDEWALK WAIVER REQ	4/14/2021	000000012441	50.00			50.00
Ferguson Township Supervisors		<b>TOTAL</b>	50.00			50.00
Checking - First National	1	FERGUSONTW				

WLZ282590C-04-17

Security Features included Details on back



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# TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801  
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[www.twp.ferguson.pa.us](http://www.twp.ferguson.pa.us)

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TO: Planning Commission

FROM: Kristina Bassett, Community Planner

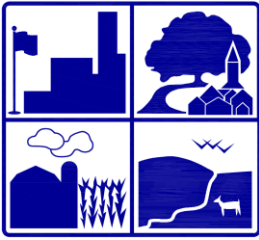
DATE: September 24, 2021

SUBJECT: Application for Consideration of a Modification/Waiver

PennTerra Engineering, Inc, on behalf of their client, has requested a modification/waiver from Section 22-301—General. This plan is a simple Land Development and Subdivision. Two lots, each over 2.5 acres in size are being created with a single-family home proposed for each lot. Public Sewage and water will be connected to each. There will be minimal earth disturbance for the driveways and homes. Due to the simplicity of this Subdivision, the applicant is requesting to go through the land development process as a Preliminary/Final Subdivision and Land Development Plan.

Staff has reviewed the application and isn't recommending any conditions be included with the request.

***Staff Recommendation:*** *That the Planning Commission recommend to the Board of Supervisors approval of the Application for Consideration of a Modification from §22-301.—General.*



# TOWNSHIP OF FERGUSON

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[www.twp.ferguson.pa.us](http://www.twp.ferguson.pa.us)

TO: Planning Commission

FROM: Kristina Bassett, Community Planner

DATE: September 24, 2021

SUBJECT: Application for Consideration of a Modification/Waiver

Penn Terra Engineering, Inc, on behalf of their client, has requested a modification/waiver from Section 22.506.1.B & G. – Water Supply. These sections require a fire hydrant to be provided along public roads for the protection of buildings. The spacing between fire hydrants shall not exceed 1000 feet in developments of one- and two-family dwellings as measured along the center line of the fire apparatus access roads. Since the proposed house on Lot 1R is set back on the lot, it is not within the required distance from the fire hydrant.

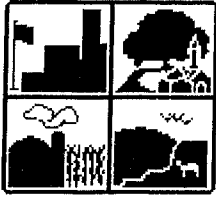
The applicant wishes to install a National Fire Protection Association (NFPA) 13D Sprinkler System in the planned home(s) in lieu of relocating the fire hydrant as required by the Township's Ordinance. Relocating the fire hydrant requires an extension of nearly 700 linear feet and upgrading the current water infrastructure from 4" to 6" pipe. Installing the NFPA 13D Sprinkler System is financially feasible and provides a better opportunity for fire control in the proposed home. The Alpha Fire Chief has reviewed this request and supports it.

Staff has reviewed the application and isn't recommending any conditions to be included with the request.

***Recommended Motion:*** *That the Planning Commission make a recommendation to the Board of Supervisors to approve or deny the Application for Consideration of a Modification from §22.506.1.B. & G. – Water Supply.*

***Staff Recommendation:*** *That the Planning Commission recommend to the Board of Supervisors approval of the Application for Consideration of a Modification.*

**Staff Recommendation:** Staff recommends that the Planning Commission review the application for a modification/waiver and recommend approval to the Board of Supervisors.



**APPLICATION FOR CONSIDERATION OF A MODIFICATION**  
Ferguson Township, Centre County

Submittal Date: 8/31/2021

*A fee of \$50.00 is required at the time of submitting this application.*

The undersigned hereby applies for approval of a modification/waiver, submitted herewith and described below:

**Applicant Information**

**Christopher and Jennifer Rogan**

Name

**111 Meadowview Drive State College 16801**

Street Address

City

Zip

**814-404-6776**

Phone Number

**Property/Plan Information**

**Rogan/Sycamore Drive Subdivision**

Plan Name

**21012**

**March 12, 2021**

Plan Number

Plan Date

**Sycamore Drive**

**24-009A-254**

Project Location

Parcel Number

**194 & 264 Sycamore Drive**

Name of Property Owner(s)

**same as applicants**

Street Address

City

Zip

Application Type:



Subdivision



Terraced Streetscape District (TSD)



Land Development



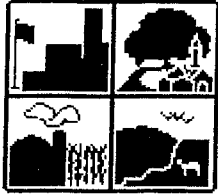
Traditional Town Development (TSD) District

**Modification/Waiver Request Information**

Specific Section(s) of the Subdivision and Land Development Ordinance or Design Standards for which a Modification/Waiver is requested:

**§22-301 General**

**§22-506.1.B & G. Water Supply**



**APPLICATION FOR CONSIDERATION OF A MODIFICATION**  
Ferguson Township, Centre County

State any proposed alternative(s) to the requirement:

**Subdivision and**

§22-301 General - 1—Since this is a residential structure, we are requesting to go through the land development process as a Preliminary/Final Land Development Plan

§22-506.1.B & G. Water Supply - Install a NFPA 13D Sprinkler System in the planned home(s) vs. relocating the fire hydrant as required by Ordinance

**Subdivision and**

Please state in full, the grounds and facts of the unreasonableness or hardship the Ferguson Township Subdivision and Land Development Ordinance has placed on the property.

§22-301 General - 1: This is a simple Land Development, two lots each being over 2 1/2 acres in size are being created with the Subdivision. A single home will be planned for each lot. Public sewage and water will be able to be connected to; minimal earth disturbance will occur for the driveways and houses. A multiple month review and processing for something as simple as these minor residential house constructions would make one consider this minor process. But because there are small pockets of 25% slopes; we are not exempt from the Township Staff's interpretation of having to submit the plan for public (Planning Commission and Supervisor) reviews.

§22-506.1.B & G. Water Supply: SEE SECOND SHEET attached.

\*If necessary, please continue with your hardship specification on another page.

The undersigned hereby represents that, to the best of their knowledge and belief, all information listed above is true, correct and complete.

Signature: [Handwritten Signature]  
AGENT FOR  
ROGAN

Date: 8-31-2021

**-For Office Use Only-**

Date Received: \_\_\_\_\_ By: \_\_\_\_\_

Date Paid: \_\_\_\_\_ Check No.: \_\_\_\_\_ Amount: \_\_\_\_\_

Advertisement Dates: \_\_\_\_\_ Planning Commission Review Date: \_\_\_\_\_

Board of Supervisors Meeting Date: \_\_\_\_\_

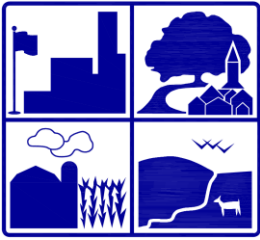


**APPLICATION FOR CONSIDERATION OF A MODIFICATION Ferguson  
Township, Centre County**

**Please state in full, the grounds and facts of the unreasonableness or hardship the Ferguson  
Township Subdivision and Land Development Ordinance has placed on the property.**

§22-301 General - 1: This is a simple Land Development, two lots each being over 2 1/2 acres in size are being created with the Subdivision. A single home will be planned for each lot. Public sewage and water will be able to be connected to; minimal earth disturbance will occur for the driveways and houses. A multiple month review and processing for something as simple as these minor residential house constructions would make one consider this minor process. But because there are small pockets of 25% slopes; we are not exempt from the Township Staff's interpretation of having to submit the plan for public (Planning Commission and Supervisor) reviews.

§22-506.1.B & G. Water Supply: Developers wish to install a NFPA 13D Sprinkler System in the planned home(s) vs. relocating the fire hydrant as required by Ordinance. Relocating the fire hydrant requires installation of nearly 700 linear feet of public water from 4" to 6" and the exhausted costs of over \$80,000. The install of the NFPA 13D Sprinkler System provides likely a better opportunity for fire control and less costs for the Developer(s). We believe that the Fire Chief also supports this request.



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# TOWNSHIP OF FERGUSON

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[www.twp.ferguson.pa.us](http://www.twp.ferguson.pa.us)

---

TO: Planning Commission

FROM: Kristina Bassett, Community Planner

DATE: September 24, 2021

SUBJECT: Rogan/Sycamore Subdivision

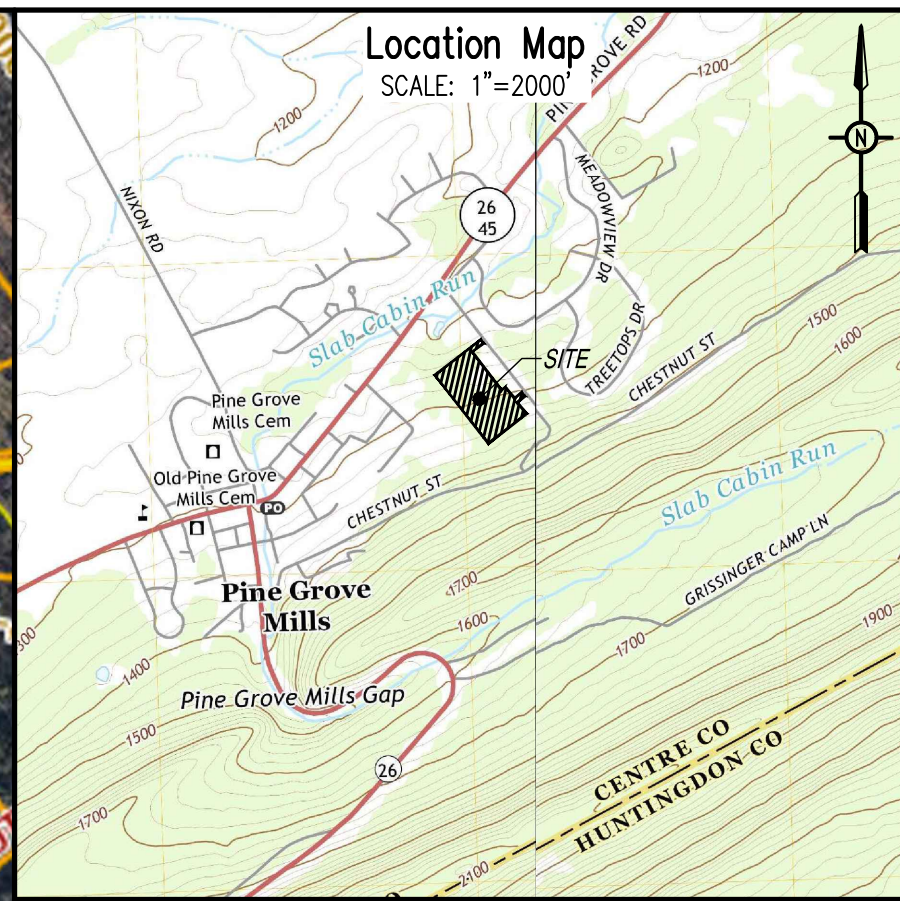
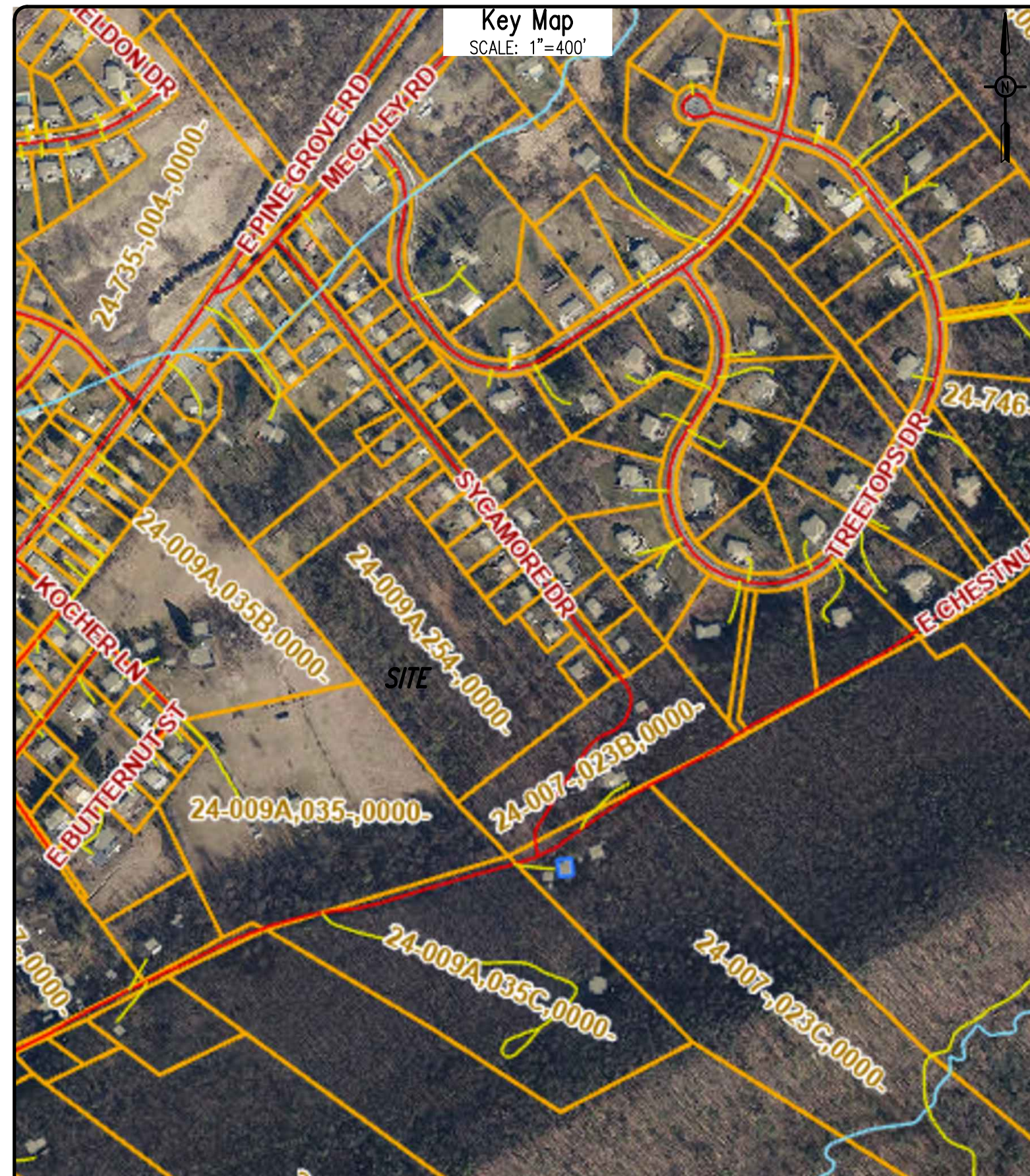
This subdivision proposed to subdivide tax parcel 24-009A,254-,0000- into two lots. The existing lot is 10.152 acres and is located on Sycamore Drive. The lot 'fronts' to Sycamore Drive just south of 204 Sycamore drive and spans behind the lots up to 272 Sycamore Drive, where the lot 'fronts' onto Sycamore Drive again.

The proposed Lot 1A would be accessed from the first frontage and be 2.586 acres. The proposed Lot 1R would be accessed from the second frontage and would be 7.566 acres. Lot 1R will require a driveway and maintenance agreement as access to the home at 272 Sycamore Drive is on Tax Parcel 24-009A,254-,0000-. Since this lot shows areas with steep slopes, a Land Development Plan is required for construction on the site. The parcel is located within the Single-Family Residential (R1) zoning district.

Four modification/waivers have been submitted for this subdivision. The applicant is seeking relief from Sections 22.301-general, 22.306 – minor subdivision, 22.512 – Sidewalks, 22.506 – water supply.

Staff recommends the Planning Commission make a recommendation to the Board of Supervisors to approve the Rogan/Sycamore Subdivision pending outstanding review comments included in the agenda.

**Staff Recommendation:** The Planning Commission make a recommendation to the Board of Supervisors to approve the Rogan/Sycamore Subdivision pending outstanding review comments included in the agenda.



**PROJECT NOTES:**

- General Site Information:**
  - Owner of Record: Christopher and Jennifer Rogan, 111 Meadow Drive, State College, PA 16801, Record Book 2264, Page 945
  - Deed Information: 24-009A,254-0000-
  - Tax Parcel No.: Lot 1 Existing= 10.152 Acres (442,225 Square Feet) Proposed Lot 1R = 7.566 Acres (329,558 Square Feet) Proposed Lot 1A= 2.586 Acres (112,666 Square Feet) Lot 1R: 264 Sycamore Drive, State College, PA
  - Site Address: Lot 1A: 194 Sycamore Drive, State College, PA
  - Zoning: R1 - Single Family Residential District
  - Site Use: Existing: TP 24-009A,254-0000- Vacant  
Proposed: Revised TP 24-009A,254-0000- Single Family Residence & Undeveloped Land  
Lot 1R Single Family Residence with Offsite Sewage  
Lot 1A Single Family Residence with Offsite Sewage
- Building Setbacks:**
  - Front = 25'
  - Side = 10'
  - Rear = 30'
- Minimum Lot Width:** 80' at Building Setback Line  
50' at Street Line
- Building Height:** Principal Structure: 40 Feet  
Accessory Structure: 24 Feet
- Coverage:**
  - Building: 30%
  - Lot 1R Allowed: 98,899 S.F.
  - Lot 1A Allowed: 33,631 S.F.
  - Impervious Surface: 50%
  - Lot 1R Allowed: 164,832 S.F.
  - Lot 1A Allowed: 56,052 S.F.
- UAJA has granted Lots 1R & 1A approval for sewage connection.
- PROPOSED USE & PLAN PURPOSE:**  
The purpose of this plan is to Subdivide Existing TP 24-009A-254, creating Lot 1R/Revised TP 24-009A-254 and create the new Proposed Lot 1A
- Contours are shown per the PASDA Website and from field data from Survey performed by PennTerra Engineering, Inc.
- Soil limits and descriptions have been taken from Web Soil Survey.
- The site is not located within the 100-year flood plain shown on the Flood Insurance Rate Map (FIRM), Community Panel 42027C0835F, prepared by Federal Emergency Management Agency (FEMA), effective May 4, 2009. The nearest FEMA mapped stream is Slab Cabin Run located 0.075 miles northwest and down slope of these lands.
- There are no wetlands located on site according to the National Wetlands Inventory mapping. An area of possible wetlands are identified on the property as shown on this plan.
- Based on field survey by PennTerra Engineering, Inc., there are 'spot' steep slopes on the property. Steep slopes are defined as slopes greater than 25% slope. Those areas are designated by GREY HATCHED symbols as shown in the EXISTING FEATURES LEGEND.
- Based on field survey by PennTerra Engineering, Inc., there are no visible sinkholes on the property.

- A Land Development Plan will be required to construct a single family dwelling on each lot in accordance with Ferguson Township Ordinance Chapter 27-702. A 'Consideration for Modification' is submitted to the Township to be able to submit this plan as a Preliminary/Final Development Plan.
- Fee-in-lieu in accordance with Ferguson Township Ordinance Section 22-513.21 (b)(1) has been requested for a Modification by the Ferguson Township Supervisors that this Subdivision on lots are exempt from paying the fee-in-lieu.
- This Record Plan conforms with the plan receiving final approval by the Ferguson Township Board of Supervisors on 02/21/2021. All improvements are or will be installed in accordance with such plan in a manner and time so specified therein.
- Sidewalks shall be constructed along the frontage of Lots OR may be waived at the discretion of the Township Supervisors. A waiver request has been made by the Subdivider since no other sidewalks exist within the development area and/or along Sycamore Drive; the public roadway. The nearest sidewalk is approximately 1/2 mile away in Pine Grove Mills on S.R. 45. The Township has right on the future to mandate a sidewalk be constructed along Sycamore Drive by the Lot 1R and Lot 1A owner if circumstances warrant a sidewalk to be constructed.
- Project References:**
  - Plat of Land Extension of Albert Carol Farm (For Ian Drew - Pine Grove Mills, Ferguson Twp. Centre Co. PA) by Harold L. Dillebeck #3038-E, April 1, 1959 (PB 11 PG 98)
  - Retracement Survey of Lands of Donna E. Garban, by Henry Surveys
  - RB 2172, Page 422, November 20, 2015. This deed refers to the Lands/Property referred to as 'Highland Hills'.
  - Final Plan of a Proposed Subdivision of a portion of the W. Albert Carl Farm (PB 17 PG 50)
  - Survey Plan/Lot Addition Plan for Guy A. Kocher Estate, dated February 28, 1985 (PB 33 PG 159)
- No homes currently exist along Sycamore Drive have built-in fire suppression systems.
- The Lot 1R created lot & deeds must include a provision placed in the deed regarding access to the private driveway & identify the private drive for Tax Parcel 24-009A-276 / 272 Sycamore Drive.
- The Ferguson Township Zoning Ordinances (Chapter 27-208.D) will permit only one (1) single family dwelling per lot.
- ACT 287 Utility Information: (Serial No. 20210342055) All utility locations should be verified prior to any construction, utility information and locations should be considered approximate. Contractor shall notify PA One Call prior to any excavation.
  - Electric:** West Penn Power Company, 2800 E. College Avenue, State College, PA 16801 - Phone: 814-237-5721
  - Telephone:** Verizon, Facility Management Center, 224 South Allen Street, State College, PA 16801 - Phone: 814-231-6511
  - TV Cable:** Comcast Communications, 1155 Benner Pike, State College, PA 16801 - Phone: 814-238-5050
  - Gas:** Columbia Gas, 2550 Caroleen Drive, State College, PA 16801 - Phone: 814-278-5840
  - Sanitary Sewer:** University Area Joint Authority, 1576 Spring Valley Road, State College, PA 16801 - Phone: 814-238-6766
  - Water:** State College Borough Water Authority, 1201 West Branch Road, State College, PA 16801 - Phone: 814-238-6766
  - Stormwater:** Township of Ferguson, 3147 Research Drive, State College, PA 16801 - Phone: 814-238-4651

**NOTE:**  
ALL INTERNAL LINES, LOTS 1-15 AND 33-39 AND RIGHT-OF-WAY STREET AND ACCESS ROADS TO BE DELETED (FROM PLAT OF LAND EXTENSION OF ALBERT CAROL FARM - APRIL 1959 AS WELL AS THE RETRACEMENT SURVEY OF LANDS OF DONNA E. GARBAN; LANDS KNOWN AS 'HIGHLAND HILLS')

**SOILS LEGEND**  
Soil cover on the site consists of:  
AnB - Andover Chanery Silt Loam, 0-8% Slopes  
AnC - Andover Chanery Silt Loam, 8-15% Slopes  
BmF - Berk and Weikert Soils, 25-70% Slopes  
BuB - Buchanan Chanery Loam, 8-15% Slopes  
BuC - Buchanan Chanery Loam, 8-15% Slopes  
LdF - Lading Extremely Stony Loam, Steep  
MuB - Murrill Chanery Silt Loam, 3-8% Slopes

EXISTING LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 38° 04' 53" E	49.63'
L2	N 51° 55' 07" E	48.46'
L3	S 38° 04' 53" E	50.00'

**Owners Certification (T.P. 24-009A-254)**

Commonwealth of Pennsylvania  
County of Centre

On this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

personally appeared before me and certified that they are the owner of the properties shown on this plan and acknowledge the same to be their act and plan and designs, the same to be recorded as such, according to the law.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

witness my hand and seal, this date \_\_\_\_\_

Notary Public Commission Expires \_\_\_\_\_

**GEODETTIC GPS POINTS**

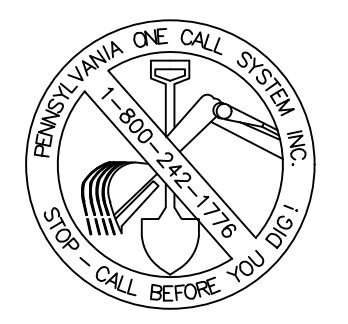
POINT	LATITUDE	LONGITUDE
A	N40°44'17.751"	W77°52'35.893"
B	N40°44'14.094"	W77°52'42.090"
C	N40°44'07.042"	W77°52'34.927"
D	N40°44'10.160"	W77°52'29.712"

**EXISTING FEATURES LEGEND**

- Existing Curbing & Edge of Pavement
- Existing Concrete Areas
- Existing Water Line w/ Valve
- Existing Storm Sewer Line w/ Inlet
- Existing Overhead Utility Line w/ Pole
- Existing Utility Pole
- Existing Utility Main Valve
- Existing Utility Lateral Valve
- Existing Clean-Out
- Existing Sign
- Existing Soil Limit Line / Boundary
- Existing Soil Type
- Slopes Greater Than 25%
- Existing (Probable) Wetlands
- Existing Tree Row

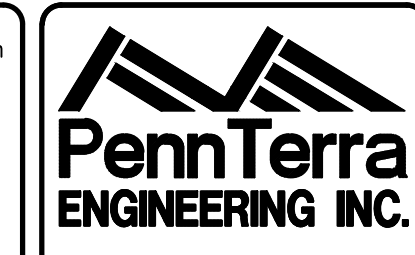
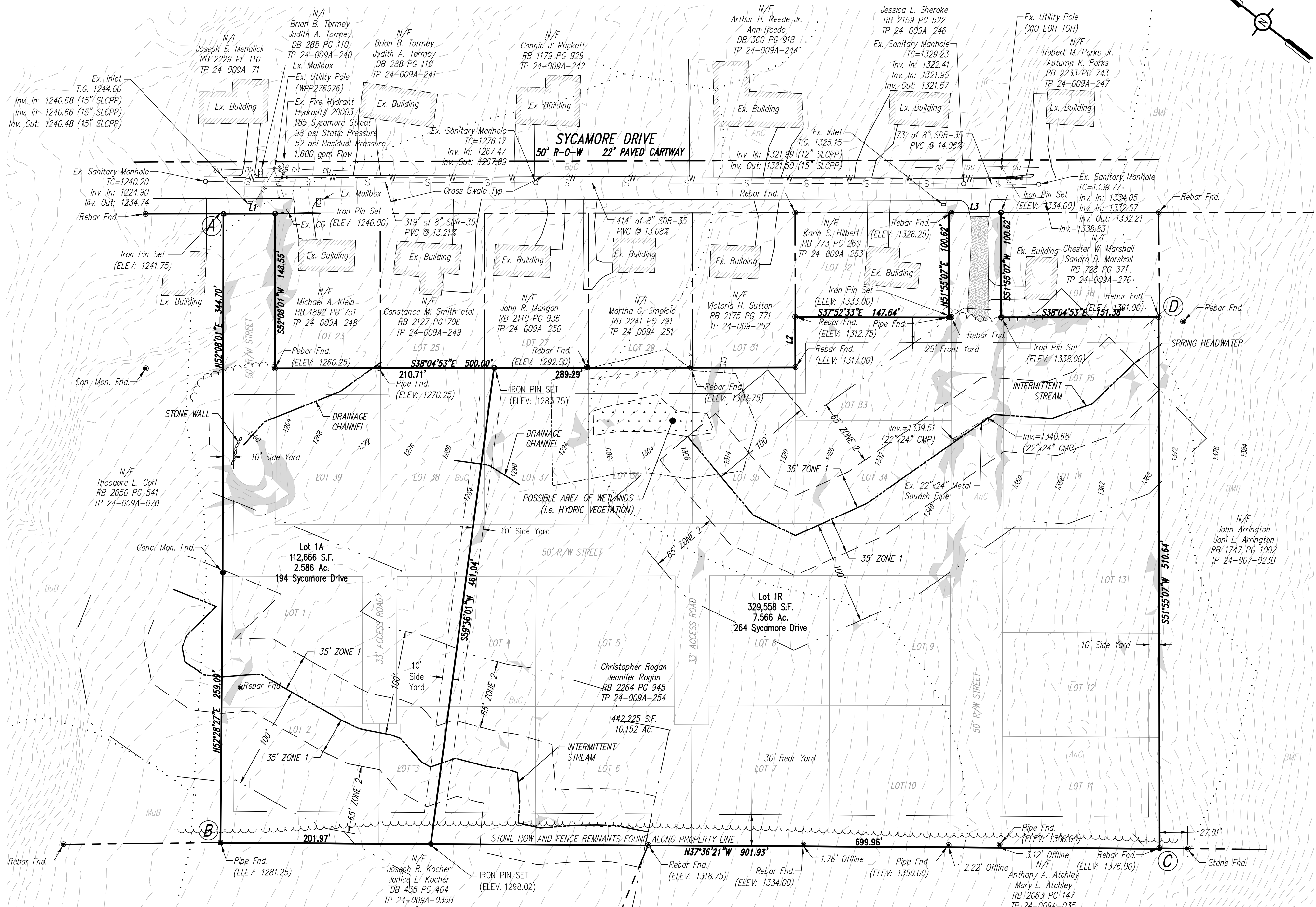
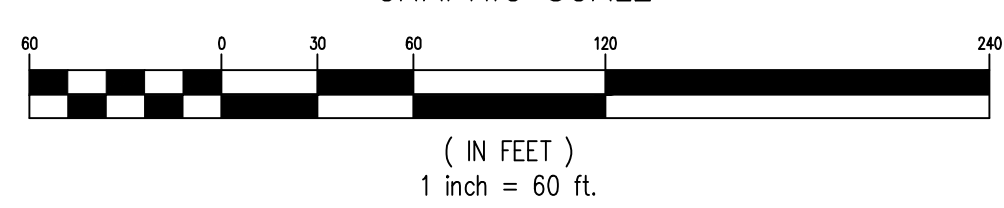
**SURVEY FEATURES LEGEND**

- Property Line, Lot Line or Right of Way Line
- Adjoining Property Line
- Building Setback Line
- Property Corner Found
- Property Corner To Be Set
- Wetland Overlay Buffer
- Zone 2 Riparian Buffer Limits
- Zone 1 Riparian Buffer Limits



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776 NON-MEMBERS MUST BE CONTACTED DIRECTLY

**GRAPHIC SCALE**

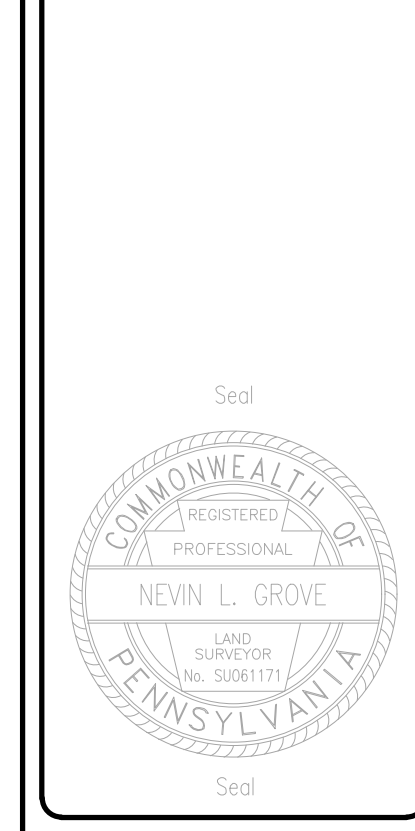


**CENTRAL PENNSYLVANIA REGION OFFICE:**  
3075 ENTERPRISE DRIVE  
SUITE 100  
STATE COLLEGE, PA 16801  
PH: 814-231-8285  
FOX: 814-237-5308

**LANCASTER REGION OFFICE:**  
3904 B ABEL DRIVE  
COLUMBIA, PA 17512  
PH: 717-522-5031  
FOX: 717-522-5046

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Designer	PTE
Draftsman	PTE
Proj/Manager	CDS
Surveyor	JDF
Perimeter Clk.	XXX
Book	567 Pg 5
Drawn P:	Layout XXX
Acad	XXX

02/21/21	PRELIMINARY REVISION
07/27/21	TWP 2ND COMMENTS
09/16/21	TWP COMMENTS
09/16/21	MAA
Date	Description
	REVISIONS

**ROGAN/SYCAMORE DRIVE SUBDIVISION**

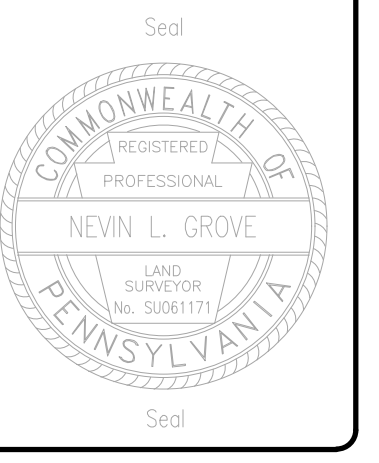
FERGUSON TOWNSHIP  
CENTRE COUNTY  
PENNSYLVANIA

**PRELIMINARY SUBDIVISION PLAN**

**SUBDIVISION AND REPLAT OF TAX PARCEL 24-009A-254-0000-**

PROJECT NO.	21012
DATE	MARCH 12, 2021
SCALE	1" = 60'
SHEET NO.	1

**Recorder's Stamp Here**



Designer	PTE
Draftsman	PTE
Proj/Manager	CDS
Surveyor	XXX
Perimeter Clk.	XXX
Book	XXX Pg. XXX
Drawn P.	Layout XXX
Acad.	XXX

Date	Description
08/27/21	PRELIMINARY RESUBMISSION
07/27/21	TMP 2ND COMMENTS
06/16/21	TMP COMMENTS
	MA
	REVISIONS

**ROGAN/SYCAMORE DRIVE SUBDIVISION**

FERGUSON TOWNSHIP  
 CENTRE COUNTY  
 PENNSYLVANIA

**PRELIMINARY SUBDIVISION PLAN**

**EXISTING CONDITIONS**

PROJECT NO.	21012
DATE	MARCH 12, 2021
SCALE	1" = 60'
SHEET NO.	2

**EXISTING FEATURES LEGEND**

- Existing Curbing & Edge of Pavement
- Existing Concrete Areas
- Existing Water Line w/ Valve
- Existing Storm Sewer Line w/ Inlet
- Existing Overhead Utility Line w/ Pole
- Existing Utility Pole
- Existing Utility Main Valve
- Existing Utility Lateral Valve
- Existing Clean-Out
- Existing Sign
- Existing Soil Limit Line / Boundary
- Existing Soil Type
- Slopes Greater Than 25%
- Existing (Probable) Wetlands

**SURVEY FEATURES LEGEND**

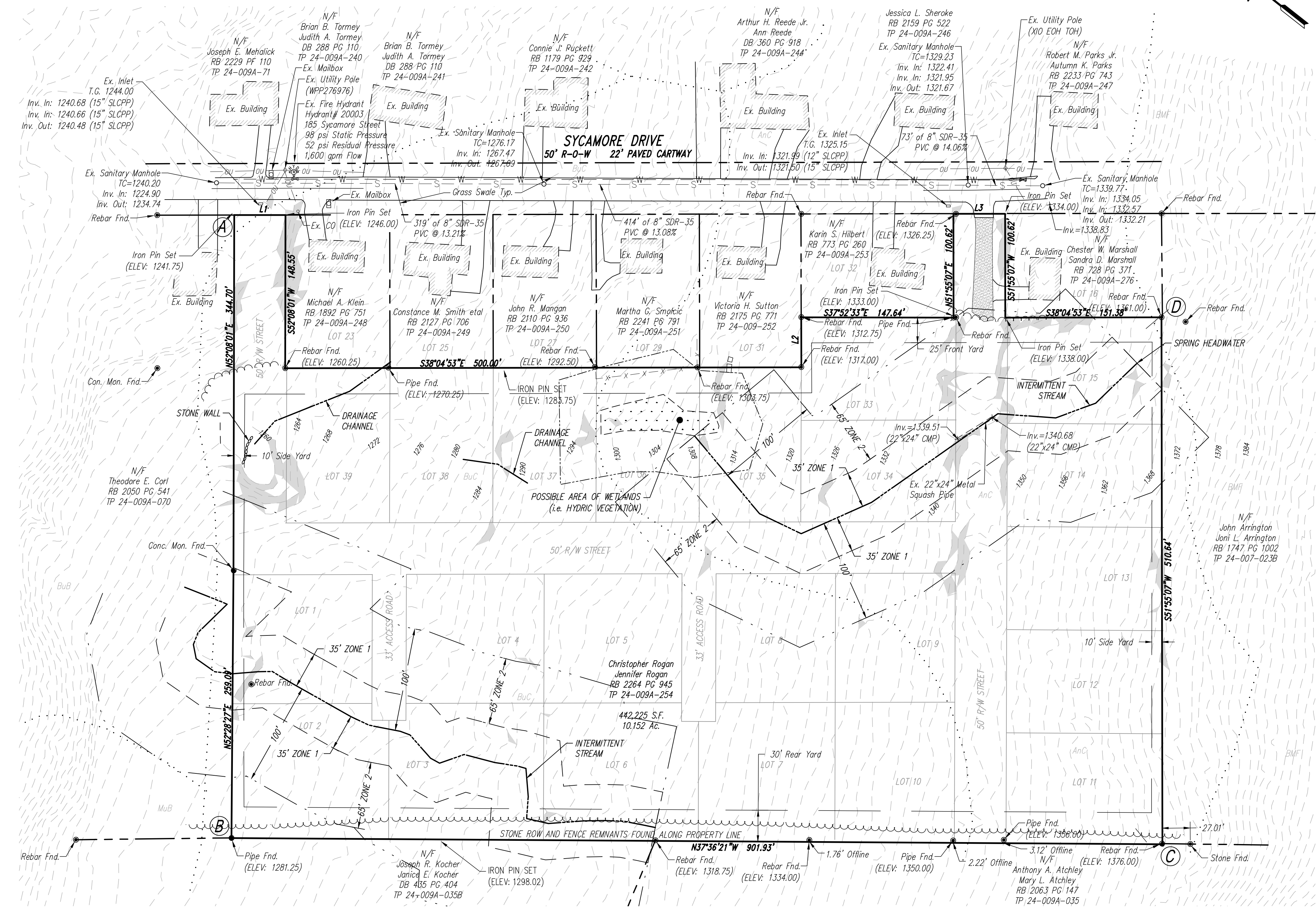
- Property Line, Lot Line or Right of Way Line
- Adjoining Property Line
- Building Setback Line
- Property Corner Found
- Property Corner To Be Set
- Wetland Overlay Buffer
- Zone 2 Riparian Buffer Limits
- Zone 1 Riparian Buffer Limits

**SOILS LEGEND**

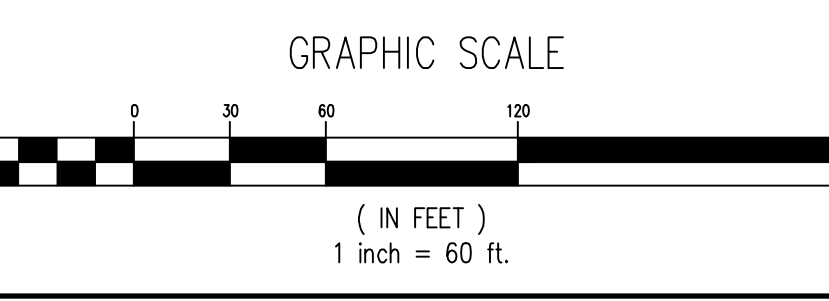
Soil cover on the site consists of:  
 AnB - Andover Channery Silt Loam, 0-8% Slopes  
 AnC - Andover Channery Silt Loam, 8-15% Slopes  
 BMF - Berk and Weikert Soils, 25-70% Slopes  
 BuB - Buchanan Channery Loam, 8-15% Slopes  
 BuC - Buchanan Channery Loam, 8-15% Slopes  
 LDF - Laidig Extremely Stagny Loam, Steep  
 MuB - Murrill Channery Silt Loam, 3-6% Slopes

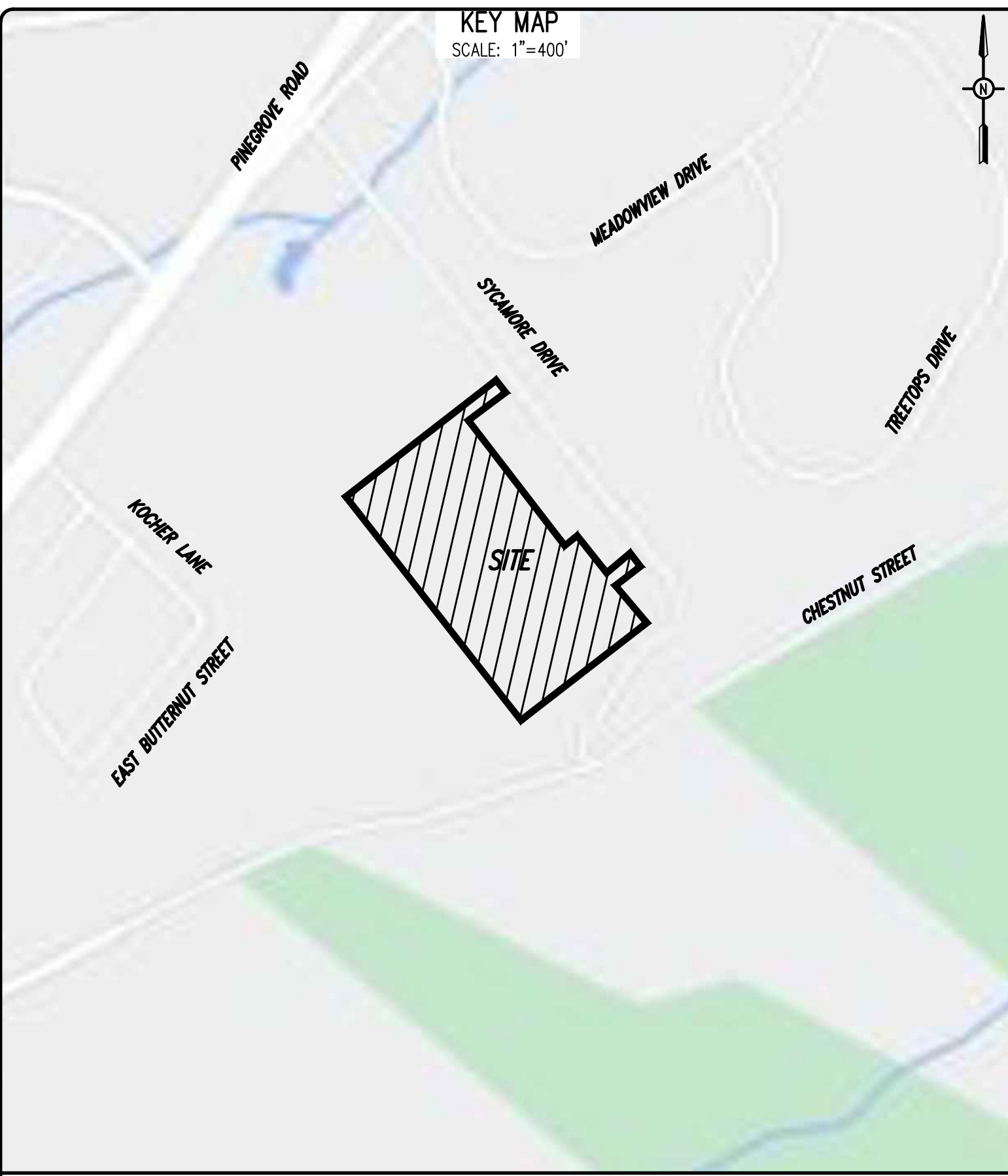
**EXISTING LINE TABLE**

LINE	DIRECTION	LENGTH
L1	S 38° 04' 53" E	49.63'
L2	N 51° 55' 07" E	48.46'
L3	S 38° 04' 53" E	50.00'



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 800-242-1776. NON-MEMBERS MUST BE CONTACTED DIRECTLY.





**SOILS LEGEND**

Soil cover on the site consists of:

- And - Andover Channery Silt Loam, 0-8% Slopes
- ANC - Andover Channery Silt Loam, 9-15% Slopes
- BMF - Berk and Wekert Soils, 25-70% Slopes
- BuB - Buchanan Channery Loam, 8-15% Slopes
- BuC - Buchanan Channery Loam, 16-15% Slopes
- LDF - Laidig Extremely Stony Loam, Steep
- MuB - Merrill Channery Silt Loam, 3-8% Slopes

**EXISTING FEATURES LEGEND**

- Existing Curbing & Edge of Pavement
- Existing Concrete Areas
- Existing Water Line w/ Valve
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- Existing Overhead Utility Line w/ Pole
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**SURVEY FEATURES LEGEND**

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- Zone 2 Riparian Buffer Limits
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**PROPOSED FEATURES LEGEND**

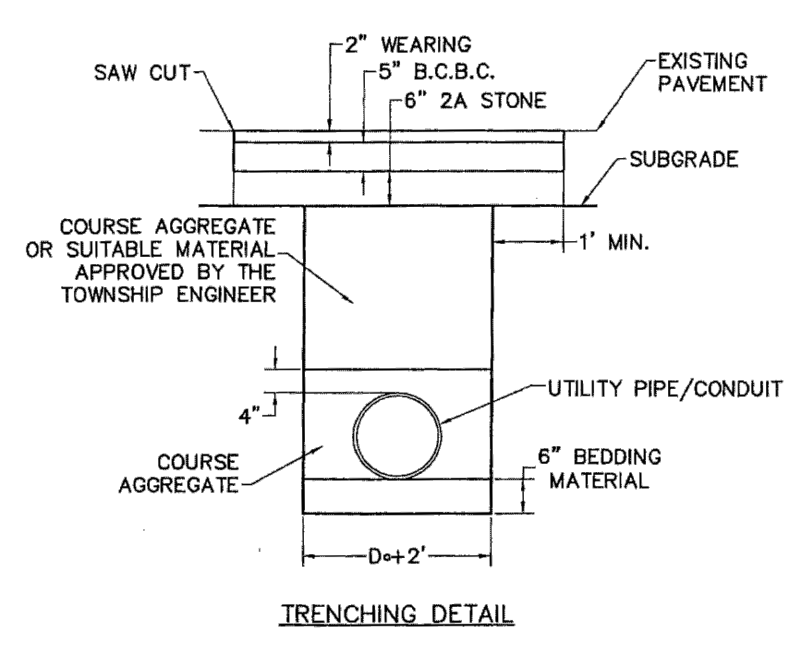
- PROPOSED BUILDING
- PROPOSED 6" PVC SANITARY SEWER LATERAL
- PROPOSED WATER LINE

**GEODETIC GPS POINTS**

POINT	LATITUDE	LONGITUDE
A	N40°44'17.751"	W77°52'35.893"
B	N40°44'14.094"	W77°52'42.090"
C	N40°44'07.042"	W77°52'34.927"
D	N40°44'10.160"	W77°52'29.712"

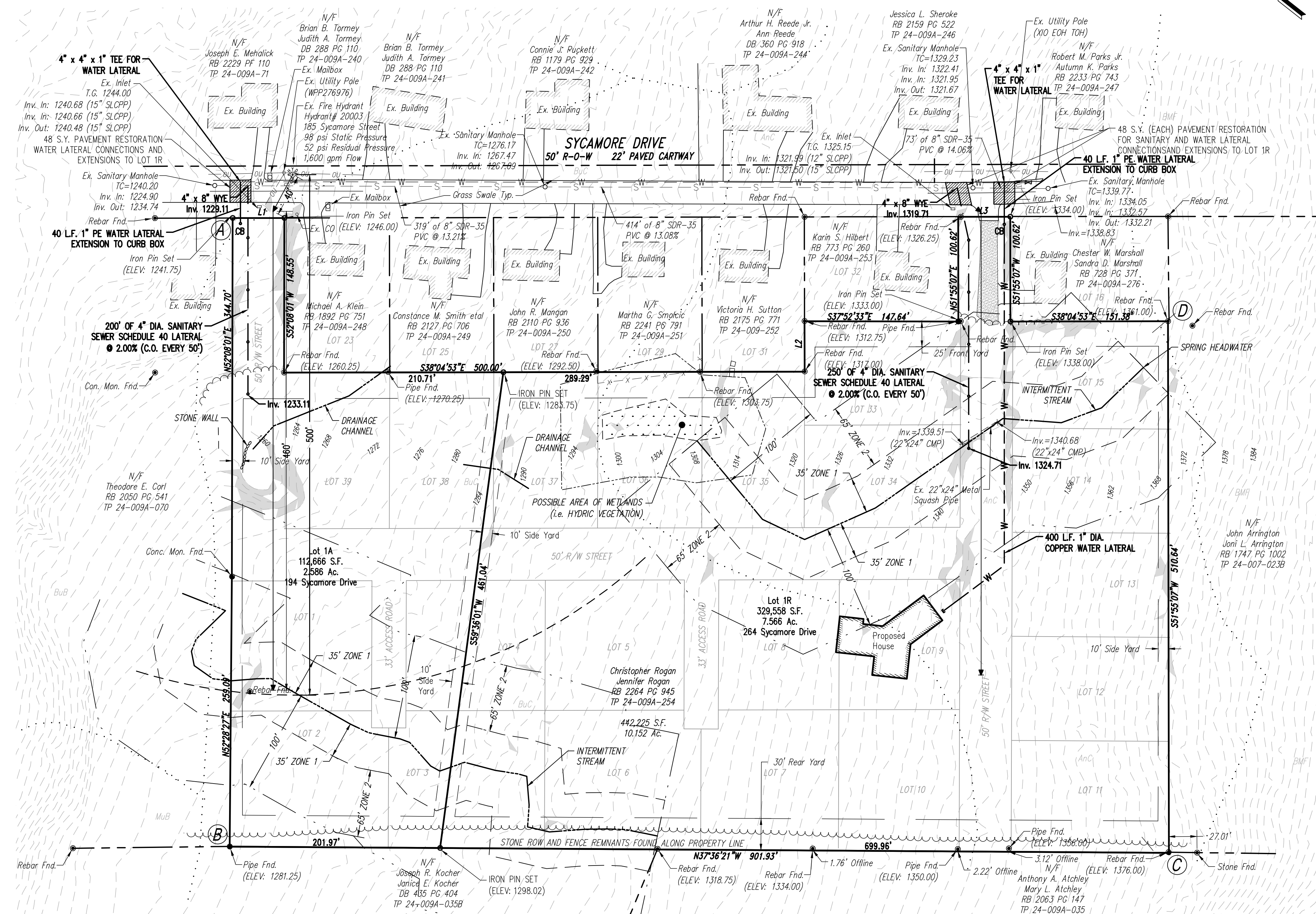
**EXISTING LINE TABLE**

LINE	DIRECTION	LENGTH
L1	S 38° 04' 53" E	49.63'
L2	N 51° 55' 07" E	48.46'
L3	S 38° 04' 53" E	50.00'



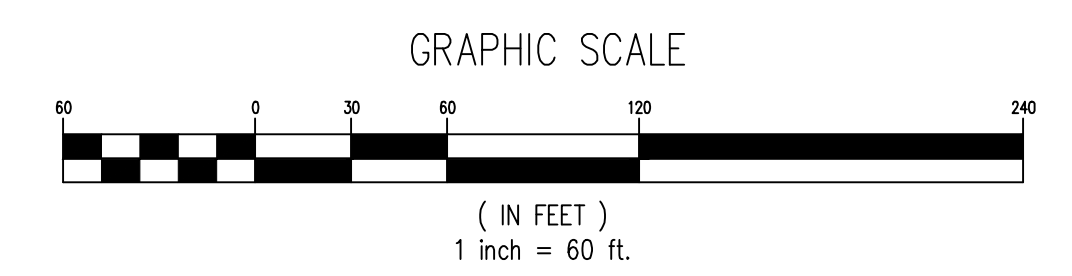
**CONSTRUCTION PROCEDURE:**

- EXCAVATE THE TRENCH TO THE WIDTH OF THE OUTSIDE DIAMETER OF THE PIPE (D<sub>o</sub>) PLUS 2 FEET AND CREATE AN APPROPRIATE BEDDING 8 INCHES DEEP.
- PLACE 2B COARSE AGGREGATE MATERIAL (N 8" LIFTS)
- ALL MATERIAL TO BE COMPACTED TO 100% OF THE DRY WEIGHT DENSITY.
- AT UNPAVED AREAS, SUITABLE MATERIAL MAY BE UTILIZED. THE ENTIRE DEPTH OF TRENCH (LESS 6" TOPSOIL), PLACEMENT AND COMPACTED TO BE AS NOTED FOR PAVED AREAS.
- SEAL EDGES OF PAVEMENT REPAIR WITH AC-20 OR APPROVED SEALANT



New home at Lot 1R shall have a fire suppression system installed. A 'Consideration for Modification' is submitted to the Township Supervisors to install a NFPA 13D Fire Sprinkler/Suppression System in lieu of extending the public water main and installing a fire hydrant.

NOTE: NEW HOME AT LOT 1R SHALL HAVE A FIRE SUPPRESSION SYSTEM INSTALLED.



**PennTerra ENGINEERING INC.**  
 CENTRAL PENNSYLVANIA REGION OFFICE  
 3075 ENTERPRISE DRIVE  
 SUITE 100  
 STATE COLLEGE, PA 16801  
 PH: 814-231-8285  
 FAX: 814-237-2308

LANCASTER REGION OFFICE  
 3904 B ABEL DRIVE  
 COLUMBIA, PA 17512  
 PH: 717-522-5031  
 FAX: 717-522-5046

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PROFESSIONAL ENGINEER  
 NEVIN L. GROVE  
 No. 50081179  
 STATE OF PENNSYLVANIA

Designer: PTE  
 Draftsman: PTE  
 Proj/Manager: CDS  
 Surveyor: JDF  
 Perimeter Clk: XXXX  
 Book: 567 Pg: 5  
 Drawn P: Layout XXXX  
 Acad: XXXX

02/07/21 PRELIMINARY REVISION  
 07/07/21 TWP 2ND COMMENTS  
 06/16/21 GREAT SHEET 3  
 Date Description  
 REVISIONS

**ROGAN/SYCAMORE DRIVE SUBDIVISION**  
 FERGUSON TOWNSHIP  
 CENTRE COUNTY  
 PENNSYLVANIA

PRELIMINARY SUBDIVISION PLAN

CONSTRUCTION IMPROVEMENTS PLAN

PROJECT NO. 21012  
 DATE MARCH 12, 2021  
 SCALE 1" = 60'  
 SHEET NO. 3



---

## TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801  
Telephone: 814-238-4651 • Fax: 814-238-3454  
[www.twp.ferguson.pa.us](http://www.twp.ferguson.pa.us)

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TO: Kristina Aneckstein, Community Planner  
FROM: Ron Seybert, Township Engineer  
DATE: September 14, 2021  
SUBJECT: Rogan/Sycamore Subdivision  
Third Review (ES-419)

As requested, I have reviewed the '*Rogan/Sycamore Drive Subdivision | Subdivision and Replot of Tax Parcel 24-9A-254*' prepared by PennTerra Engineering and dated March 12, 2021 and last revised "*August 27, 2021*" consisting of 3 sheets for conformity to the Township Subdivision and Land Development Ordinance (Chapter 22) and Stormwater Management Ordinance (Chapter 26). All prior resolved comments have been removed from this memo.

3. *The plan should show all existing features along Sycamore Drive including the existing storm sewer and inlets. The plan also depicts rip rap swales that do not exist. Update all existing features accordingly. (Ch. 22-401.A(2)(d)) **Not resolved. There are still inlets and storm pipe along Sycamore Drive that are not depicted on the plan.***
4. *Sewer and water services to the lots need to be designed and shown on the plan. Be sure to include pavement restoration details for Sycamore Drive. (Ch. 22-401.A(3)(t), 505.1.A, and 506.1.A)*
  - a. **Laterals are shown, so Note 24 is not appropriate and should be removed.**
  - b. **Please provide evidence of design approval for the laterals from SCBWA and UAJA.**
  - c. **Is a 400 foot long 1" water service to Lot 1R adequate for the proposed fire suppression system?**
  - d. **The limits of paving for the laterals to Lot 1R needs revised to perform a mill and overlay of the section of street encompassed by both laterals.**
  - e. **The water service design is pending a requested modification. Further comments may be made pending the result of the request.**
  - f. **The proposed improvements will require a Pave Cut Permit from the Township which needs to be reviewed by the Public Works Director. Add a note to the plan requiring the permit prior to start of construction.**
5. *Surety will need posted for the sewer and water services to the lots along with the required street restoration for those services. (Ch. 22-304.A) **Pending. The surety checklist will be reviewed after the utility design has been approved and the modification request acted upon.***
6. *The Township staff has considered obtaining either a Township right of way or permanent easement on the 50' right of way shown on PB 11, PG 98 that leads to the proposed Lot 1R for an area where service vehicles can turn around at the end of*

*Sycamore Drive. A dedication of a portion of this right of way is requested. (Ch. 22-401.A(3))* **Not resolved.**

7. *The adjoining Parcel 24-9A-276 currently utilizes the existing right of way from PB 11, PG 98 for access to their property. Consideration of this access needs to be reflected on this plan with either the creation of a public street, a private street agreement if this qualifies as an existing private street, or a shared driveway agreement. Note 17 includes some language to that effect. (Ch. 22-401.A(3))* **Pending. The shared driveway agreement should be reviewed by the Township Solicitor.**
9. *Fire hydrants are to be spaced at 1000' maximum in single family neighborhoods so that structures will be within 500' of any hydrant. The distance to the potential building sites on Lot 1A are greater than 500' from the existing hydrant on Sycamore Drive. A new hydrant should be installed. (Ch. 22-506.1.B & G)* **Not resolved. A modification has been requested. More comments may be made pending action on the request.**
10. *The plan notes include modifications regarding sidewalks Ch. 22, Section 512 and public use areas Ch.22, Section 513. Plan revisions are dependent upon Board of Supervisor action on the modification requests. (Ch. 22-105)* **Pending.**
16. **Recognizing that our ordinance needs updated, please revise the pavement restoration detail as follows:**
  - a. **Revise the material for wearing and base to specify the appropriate Superpave spec.**
  - b. **Revise the trench backfill to be 2A stone on both the graphic detail and the construction procedure.**
  - c. **Edges are to be sealed with PG 64-22, not AC-20.**
17. **Show the area between the two pave cuts for the laterals to Lot 1R to be milled 2" deep. Pave entire limit of pavement disturbance with 2" of wearing.**

If you have any questions on this review or require additional information, please let me know.

Copy: Jenna Wargo

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## Part 1

# TURF GRASS, WEEDS AND OTHER VEGETATION

**§ 10-101 Turf Grass, Weeds and Certain Other Vegetation Not Permitted Under Certain Conditions.**  
**[Ord. 99, 4/13/1976, § 1; as amended by Ord. 575, 1/17/1993, § 1; and by Ord. 1014, 4/18/2016]**

1. No person, partnership, association, corporation or other legal entity owning or occupying any property within the Township of Ferguson shall permit any turf grass, weeds or other vegetation which is not edible or planted for some useful or ornamental purpose to grow or remain upon such premises, if:
  - A. Such managed turf grass, weeds or vegetation exceeds a height of eight (8) inches.
  - B. Emits any unpleasant or noxious odor.
  - C. Conceals any filthy deposit.

**§ 10-102 Turf Grass, Weeds and Certain Other Vegetation a Nuisance Under Certain Conditions.**  
**[Ord. 99, 4/13/1976, § 2; as amended by Ord. 1014, 4/18/2016]**

Any turf grass, weeds or other vegetation growing upon any premises in the Township in violation of the provisions of § **10-101** of this Part is hereby declared to be detrimental to the health, safety and welfare of the inhabitants of the Township and is accordingly declared to be a nuisance.

**§ 10-103 Green Infrastructure.**  
**[Added by Ord. 1014, 4/18/2016]**

1. Intent. Green infrastructure in public and private spaces enhances the environment and ecology of Ferguson Township, as well as adds to the aesthetic quality of life. This Section intends to permit the establishment of green infrastructure on privately owned properties in the Township, while still protecting adjacent properties from the nuisances and hazards that may accompany them. Furthermore, it is the intent of this Section is to establish a minimal regulatory framework to provide for the private installation and maintenance of green infrastructure on privately owned property in the Township.
  - A. It is not the intent of this section to allow vegetated areas to be unmanaged or overgrown in ways that may adversely affect human health or safety, or pose a threat to agricultural activity. It is the express intent of this Township to allow for the preservation, restoration, and management of native plant communities; including, but not limited to, ferns, grasses, forbs, aquatic plants, trees, and shrubs in a landscape when these plants were obtained not in violation of local, state, or federal laws.
2. Any landowner wishing to maintain green infrastructure on their property may register his/her property with the Township must register the property with the Township and specify the type of green infrastructure installation as described below. The Township shall establish a registration application, which shall be reviewed by the Township Arborist or designee. The registration with the Township shall include, at minimum:
  - A. The names, addresses, and phone numbers of the landowner and landscape designer (if someone other



than the landowner);

- B. The parcel number and address of the proposed property;
  - C. A brief description of the maintenance plan including an intended maintenance plan. The maintenance plan will be tailored to the type of green infrastructure proposed to be installed and shall be subject to review and approval by the Township Arborist. The maintenance plan shall reflect a perimeter of two (2) feet around any green infrastructure installation that will be mowed and maintained to a height no greater than permitted in § 10-101.
3. Permit Required. The Arborist shall issue a permit to the applicant within thirty (30) days of receipt of the registration, or describe in writing the reason a permit request is being denied. The applicant may appeal the decision of the Township Arborist to the Township Manager within thirty (30) days of receipt of a denial of a permit by notifying the Manager in writing and describing the reason for appeal. The Township Manager shall decide within seven (7) days of receipt of an appeal whether to issue or deny a permit request. The decision of the Township Manager shall be binding on the applicant.

§ 10-104 **Definitions.**

[Added by Ord. 1014, 4/18/2016]

As used in this Part, the following terms shall have the meanings indicated:

**DCNR**

The Pennsylvania Department of Conservation and Natural Resources.

**DESTRUCTION or DESTROY**

The complete killing of plants, or effectually preventing such plants from maturing to the bloom or flower stage.

**FORB**

A herbaceous flowering plant that does not include grasses, sedges and rushes. Such plants include herbs and may be annual, biennial, or perennial.

**INVASIVE SPECIES**

Those species that grow aggressively, and spread and displace native vegetation. Invasive plants are generally undesirable because they are difficult and costly to control and can dominate whole habitats, making them environmentally destructive in certain situations. The list that shall be used by this Part is the PA Department of Conservation and Natural Resources Invasive Plants list.

**LANDOWNER**

One who owns or controls land within the Township, including the Township itself.

**MAINTENANCE PLAN**

A description of the maintenance of green infrastructure installed in accordance with this Ordinance.

**GREEN INFRASTRUCTURE**

A planned, intentional and maintained planting of native or non-native grasses, wildflowers, forbs, ferns, shrubs or trees, including but not limited to rain gardens, meadow vegetation, and ornamental

plantings. All Green Infrastructure defined in this Ordinance shall conform to at least one of the following categories:

- A. Planted meadow. Designated area purposefully planted with native grass, forbe, and wildflower seed to provide food sources and habitat for wildlife and pollinators. Low-mow and planted meadows are examples.
- B. Meadow. Designated area where existing site vegetation is evaluated to control invasive species with a continued maintenance plan to prevent the spread of invasive species from area to area. Low-mow and no-mow meadows are examples.
- C. Pollinator gardens and plots. Designated area that is planted with specific plant types beneficial to pollinators in a designated garden. Pollinator plots and gardens may also be for demonstration and educational purposes. These types of green infrastructure typically require ongoing maintenance including routing weeding, mulching, trimming, and other plant care.

### **NATIVE PLANT**

Species of plants occurring within the Commonwealth of Pennsylvania prior to European contact, according to best scientific and historical documentation. More specifically, it includes those species understood as indigenous, occurring in natural associations in habitats that existed prior to significant human impacts and alterations of the landscape. Lists of Pennsylvania native plants are available from the PA Department of Conservation and Natural Resources (DCNR) and Penn State Cooperative Extension, Master Gardeners of Centre County.

### **NOXIOUS WEED**

A generally invasive plant that once declared noxious becomes illegal to sell, transport, plant or otherwise propagate within the commonwealth. The list of Pennsylvania Noxious Weeds is periodically updated and is available from the U.S. Department of Agriculture, Natural Resources Conservation Service.

### **PRESERVATION OR RESTORATION AREA**

Any lands managed to preserve or restore native Pennsylvania grasses and forbs, native trees, shrubs, wildflowers, and aquatic plants; succession of native and non-native plants; or a combination of these.

### **TURF GRASS**

Grass commonly used in regularly cut lawns or play areas.

#### **§ 10-105 Landowners' rights and responsibilities.**

**[Added by Ord. 1014, 4/18/2016]**

1. Compliance with the provisions of this Ordinance shall be the responsibility of the landowner.
2. Noxious weeds shall be destroyed by the landowners on whose land they grow.

#### **§ 10-106 Turf Grass, Weeds and Certain Other Vegetation to Be Removed, Trimmed or Cut.**

**[Ord. 99, 4/13/1976, § 3; as amended by Ord. 1014, 4/18/2016]**

The owner of any premises, either as to vacant premises or premises occupied by the owner, and the occupant thereof, in case of premises occupied by other than the owner thereof, shall remove, trim or cut all turf grass, weeds or other vegetation growing or remaining upon such premises in violation of the provisions

of § **10-101** of this Part.

**§ 10-107 Provisions Inapplicable to Certain Land.**

**[Ord. 99, 4/13/1976, § 4; as amended by Ord. 575, 1/17/1993, § 2; by Ord. 734, 8/16/1999, § 1; and by Ord. 1014, 4/18/2016]**

1. Notwithstanding any of the other terms of this Part to the contrary, the provisions of this Part shall not apply to:
  - A. Land which is in agricultural use or any property located within the Rural Agricultural (RA), Rural Residential (RR), and Agricultural Research (AR) Zoning Districts.
  - B. Vegetation growing within the right-of-way of roadway maintained by local, state or federal authorities. Unless described as not applying above, the terms of this Part apply to vacant lots in residential, commercial and industrial subdivisions.

**§ 10-108 Notice to Remove, Trim or Cut; Authority for Township to Do So at Expense of Defaulting Owner or Occupant.**

**[Ord. 99, 4/13/1976, § 5; as amended by Ord. 575, 1/17/1993, § 3; and by Ord. 1014, 4/18/2016]**

The Township Manager, or any officer or employee of the Township designated thereby for the purpose, is authorized to give notice, by personal service or by United States mail, to the owner or occupant, as the case may be, of any premises whereon turf grass, weeds or other vegetation is growing or remaining in violation of the provisions of § **10-101**, directing and requiring such occupant to remove, trim or cut such turf grass, weeds or vegetation, so as to conform to the requirements of § **10-101** within five days after issuance of such notice. In case any person, partnership, association, corporation or other legal entity shall neglect, fail or refuse to comply with such notice within the period of time stated therein, the Township authorities may remove, trim or cut such turf grass, weeds or vegetation, and the cost thereof, together with any additional penalty authorized by the law, may be collected by the Township as a municipal lien or in any other manner provided by law.

**§ 10-109 Notice of Ordinance Violation; Payment.**

**[Ord. 99, 4/13/1976; as added by Ord. 575, 1/17/1993, § 4; as amended by Ord. 1014, 4/18/2016]**

1. Upon the discovery of the initial violation on a premises during a growing season (April through October), the authorized agent of the Township shall give a written notice of warning to the owner and/or occupant of such violation. The owner and/or occupant shall then have five days to abate such violation.
2. After a period of no less than five days after the issuance of the warning notice, the Township's authorized agent may inspect the premises for compliance with this Part. If after the five days' warning time and within the same growing season, the Township's authorized agent observes the premises to again be in violation, an ordinance violation notice shall be issued to the owner and/or occupant either by personal delivery, by United States mail directed to the last known address, or by posting the violation notice upon the premises where such violation occurs. Each twenty-four-hour period shall constitute a separate violation and an ordinance violation notice may be issued every 24 hours. If such owner and/or occupant notified shall, within seven days after the delivery, mailing or leaving of such violation notice, pay to the Treasurer of the Township a penalty for the violation as set forth by resolution of the Board of Supervisors, the same will constitute full satisfaction for violation noted in said notice. The failure of such person to make payment, as aforesaid, within seven days shall render

such owner and/or occupant subject to the penalties as provided for in § **10-110** of this Part.

3. Notice of any observed violations of § **10-103** shall be provided in writing, and the property owner shall have thirty (30) days from receipt to correct any violations. Failure to do so will result in a revocation of the green infrastructure permit issued under § **10-103**.

**§ 10-110 Penalty for Violation.**

**[Ord. 99, 4/13/1976, § 6; as amended by Ord. 820, 12/8/2003; and by Ord. 1014, 4/18/2016]**

Any person, partnership, association, corporation or other legal entity who or which shall violate or fail, neglect or refuse to comply with any of the provisions of this Part, upon conviction thereof, in a proceeding commenced before a district justice pursuant to the Pennsylvania Rules of Criminal Procedures, shall be sentenced to a fine of not less than \$100 nor more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days; provided, each day's violation shall constitute a separate offense and notice to the offender shall not be necessary in order to constitute an offense.

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## Part 1

### **TURF GRASS, WEEDS AND OTHER VEGETATION**

**§ 10-101 Turf Grass, Weeds and Certain Other Vegetation Not Permitted Under Certain Conditions.**  
[Ord. 99, 4/13/1976, § 1; as amended by Ord. 575, 1/17/1993, § 1; and by Ord. 1014, 4/18/2016]

1. No person, partnership, association, corporation or other legal entity owning or occupying any property within the Township of Ferguson shall permit any turf grass, weeds or other vegetation which is not edible or planted for some useful or ornamental purpose to grow or remain upon such premises, if:
  - A. Such managed turf grass, weeds or vegetation exceeds a height of ~~six-eight (8) (6)~~ inches.
  - B. Emits any unpleasant or noxious odor.
  - C. Conceals any filthy deposit.

**§ 10-102 Turf Grass, Weeds and Certain Other Vegetation a Nuisance Under Certain Conditions.**  
[Ord. 99, 4/13/1976, § 2; as amended by Ord. 1014, 4/18/2016]

Any turf grass, weeds or other vegetation growing upon any premises in the Township in violation of the provisions of § **10-101** of this Part is hereby declared to be detrimental to the health, safety and welfare of the inhabitants of the Township and is accordingly declared to be a nuisance.

**§ 10-103 Green Infrastructure.**  
[Added by Ord. 1014, 4/18/2016]

1. Intent. Green infrastructure in public and private spaces enhances the environment and ecology of Ferguson Township, as well as adds to the aesthetic quality of life. This Section intends to permit the establishment of green infrastructure on privately owned properties in the Township, while still protecting adjacent properties from the nuisances and hazards that may accompany them. Furthermore, it is the intent of this Section is to establish a minimal regulatory framework to provide for the private installation and maintenance of green infrastructure on privately owned property in the Township.
- A. It is not the intent of this section to allow vegetated areas to be unmanaged or overgrown in ways that may adversely affect human health or safety, or pose a threat to agricultural activity. It is the express intent of this Township to allow for the preservation, restoration, and management of native plant communities; including, but not limited to, ferns, grasses, forbs, aquatic plants, trees, and shrubs in a landscape when these plants were obtained not in violation of local, state, or federal laws.
2. Any landowner wishing to maintain green infrastructure on their property may register his/her property with the Township must register the property with the Township and specify the type of green infrastructure installation as described below. The Township shall establish a registration application, which shall be reviewed by the Township Arborist or designee. The registration with the Township shall include, at minimum:
  - A. The names, addresses, and phone numbers of the landowner and landscape designer (if someone other

than the landowner);

- B. The parcel number and address of the proposed property;
- C. A brief description of the maintenance plan including an intended maintenance plan. The maintenance plan will be tailored to the type of green infrastructure proposed to be installed and shall be subject to review and approval by the Township Arborist. The maintenance plan shall reflect a perimeter of two (2) feet around any green infrastructure installation that will be mowed and maintained to a height no greater than permitted in § 10-101.
- 3. Permit Required. The Arborist shall issue a permit to the applicant within thirty (30) days of receipt of the registration, or describe in writing the reason a permit request is being denied. The applicant may appeal the decision of the Township Arborist to the Township Manager within thirty (30) days of receipt of a denial of a permit by notifying the Manager in writing and describing the reason for appeal. The Township Manager shall decide within seven (7) days of receipt of an appeal whether to issue or deny a permit request. The decision of the Township Manager shall be binding on the applicant.
- ~~4. Audit. Each property registered in accordance with this Section shall be periodically visually inspected by the Township Arborist for compliance with the requirements described herein. Any observed violations shall be provided in writing, and the property owner shall have thirty (30) days from receipt to correct any violations. Failure to do so will result in a revocation of the green infrastructure permit issued under this Section.~~

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**§ 10-104 Definitions.**  
**[Added by Ord. 1014, 4/18/2016]**

As used in this Part, the following terms shall have the meanings indicated:

**DCNR**

The Pennsylvania Department of Conservation and Natural Resources.

**DESTRUCTION or DESTROY**

The complete killing of plants, or effectually preventing such plants from maturing to the bloom or flower stage.

**FORB**

A herbaceous flowering plant that does not include grasses, sedges and rushes. Such plants include herbs and may be annual, biennial, or perennial.

**INVASIVE SPECIES**

Those species that grow aggressively, and spread and displace native vegetation. Invasive plants are generally undesirable because they are difficult and costly to control and can dominate whole habitats, making them environmentally destructive in certain situations. The list that shall be used by this Part is the PA Department of Conservation and Natural Resources Invasive Plants list.

**LANDOWNER**

One who owns or controls land within the Township, including the Township itself.

## **MAINTENANCE PLAN**

A description of the maintenance of green infrastructure installed in accordance with this Ordinance.

## **GREEN INFRASTRUCTURE**

A planned, intentional and maintained planting of native or non-native grasses, wildflowers, forbs, ferns, shrubs or trees, including but not limited to rain gardens, meadow vegetation, and ornamental plantings. All Green Infrastructure defined in this Ordinance shall conform to at least one of the following categories:

A. Planted meadow. Designated area purposefully planted with native grass, forbe, and wildflower seed to provide food sources and habitat for wildlife and pollinators. Low-mow and planted meadows are examples.

B. Meadow. Designated area where existing site vegetation is evaluated to ~~identify and remove~~ control invasive species with a continued maintenance plan to prevent the spread of invasive species from area to area. Low-mow and no-mow meadows are examples.

~~C. Grow Zone. Refers to all types of meadows, with native seed mix plantings or natural vegetation growth.~~

~~D.C.~~ Pollinator gardens and plots. Designated area that is planted with specific plant types beneficial to pollinators in a designated garden. Pollinator plots and gardens may also be for demonstration and educational purposes. These types of green infrastructure typically require ongoing maintenance including routing weeding, mulching, trimming, and other plant care.

## **NATIVE PLANT**

Species of plants occurring within the Commonwealth of Pennsylvania prior to European contact, according to best scientific and historical documentation. More specifically, it includes those species understood as indigenous, occurring in natural associations in habitats that existed prior to significant human impacts and alterations of the landscape. Lists of Pennsylvania native plants are available from the PA Department of Conservation and Natural Resources (DCNR) and Penn State Cooperative Extension, Master Gardeners of Centre County.

## **NOXIOUS WEED**

A generally invasive plant that once declared noxious becomes illegal to sell, transport, plant or otherwise propagate within the commonwealth. The list of Pennsylvania Noxious Weeds is periodically updated and is available from the U.S. Department of Agriculture, Natural Resources Conservation Service.

## **PRESERVATION OR RESTORATION AREA**

Any lands managed to preserve or restore native Pennsylvania grasses and forbs, native trees, shrubs, wildflowers, and aquatic plants; succession of native and non-native plants; or a combination of these.

## **TURF GRASS**

Grass commonly used in regularly cut lawns or play areas.

## **§ 10-105 Landowners' rights and responsibilities. [Added by Ord. 1014, 4/18/2016]**

1. Compliance with the provisions of this Ordinance shall be the responsibility of the landowner.

2. Noxious weeds shall be destroyed by the landowners on whose land they grow.

**§ 10-106 Turf Grass, Weeds and Certain Other Vegetation to Be Removed, Trimmed or Cut.**  
**[Ord. 99, 4/13/1976, § 3; as amended by Ord. 1014, 4/18/2016]**

The owner of any premises, either as to vacant premises or premises occupied by the owner, and the occupant thereof, in case of premises occupied by other than the owner thereof, shall remove, trim or cut all turf grass, weeds or other vegetation growing or remaining upon such premises in violation of the provisions of § 10-101 of this Part.

**§ 10-107 Provisions Inapplicable to Certain Land.**  
**[Ord. 99, 4/13/1976, § 4; as amended by Ord. 575, 1/17/1993, § 2; by Ord. 734, 8/16/1999, § 1; and by Ord. 1014, 4/18/2016]**

1. Notwithstanding any of the other terms of this Part to the contrary, the provisions of this Part shall not apply to:
  - A. Land which is in agricultural use or any property located within the Rural Agricultural (RA), Rural Residential (RR), and Agricultural Research (AR) Zoning Districts.
  - B. Vegetation growing within the right-of-way of roadway maintained by local, state or federal authorities. Unless described as not applying above, the terms of this Part apply to vacant lots in residential, commercial and industrial subdivisions.

**§ 10-108 Notice to Remove, Trim or Cut; Authority for Township to Do So at Expense of Defaulting Owner or Occupant.**  
**[Ord. 99, 4/13/1976, § 5; as amended by Ord. 575, 1/17/1993, § 3; and by Ord. 1014, 4/18/2016]**

The Township Manager, or any officer or employee of the Township designated thereby for the purpose, is authorized to give notice, by personal service or by United States mail, to the owner or occupant, as the case may be, of any premises whereon turf grass, weeds or other vegetation is growing or remaining in violation of the provisions of § 10-101, directing and requiring such occupant to remove, trim or cut such turf grass, weeds or vegetation, so as to conform to the requirements of § 10-101 within five days after issuance of such notice. In case any person, partnership, association, corporation or other legal entity shall neglect, fail or refuse to comply with such notice within the period of time stated therein, the Township authorities may remove, trim or cut such turf grass, weeds or vegetation, and the cost thereof, together with any additional penalty authorized by the law, may be collected by the Township as a municipal lien or in any other manner provided by law.

**§ 10-109 Notice of Ordinance Violation; Payment.**  
**[Ord. 99, 4/13/1976; as added by Ord. 575, 1/17/1993, § 4; as amended by Ord. 1014, 4/18/2016]**

1. Upon the discovery of the initial violation on a premises during a growing season (April through October), the authorized agent of the Township shall give a written notice of warning to the owner and/or occupant of such violation. The owner and/or occupant shall then have five days to abate such violation.
2. After a period of no less than five days after the issuance of the warning notice, the Township's authorized agent may inspect the premises for compliance with this Part. If after the five days' warning time and within the same growing season, the Township's authorized agent observes the premises to again be in violation, an ordinance violation notice shall be issued to the owner and/or occupant either



## Mobile Food Vendor Survey



**Do you currently operate in Ferguson Township?**

Yes |  No

If yes, Do you have a permit?

Yes |  No

**What are your ideal hours of operation?**

Check all that apply.

- Morning (7:00 am – 11:00 am)
- Afternoon (11:00 am – 3:00 pm)
- Dinner (3:00 – 8:00 pm)
- Late night (8:00 pm – 2:00 am)

**Were you aware of Ferguson Township's Food Truck Ordinance?**

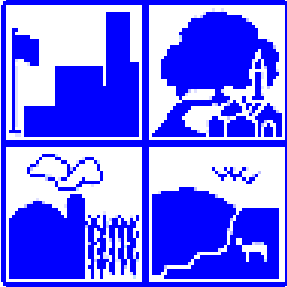
Yes |  No

**What would you say are the biggest regulatory limitations?**

**Where do you typically operated your food truck?**


**Have you ever operated your food truck in a park?**

Yes |  No



**Ferguson Township**  
**3147 Research Drive**  
**State College, PA 16801**  
**Telephone: 814 – 238 – 4651**  
**Fax: 814 – 238 – 3454**  
**[www.twp.ferguson.pa.us](http://www.twp.ferguson.pa.us)**

# Memo

**To:** Board of Supervisors  
**From:** David Pribulka, Township Manager   
**CC:** Department Heads  
**Date:** September 8, 2021  
**Re:** September 7, 2021 Regular Meeting Follow Up

At the September 7<sup>th</sup> Regular Meeting, the following items were discussed:

- I. Citizen's Input
  - a. Result: Rhonda Stern discussed concerns about the Terraced Streetscape District rewrite; parking regulations; and amenities planned for Whitehall Road Regional Park.
- II. Approval of August 16<sup>th</sup> Regular Meeting Minutes
  - a. Result: Motion to approve minutes as presented carried unanimously.
- III. Reports – University Area Joint Authority
  - a. Result: Report was received.
  - b. Action: No follow-up action is needed.
- IV. Reports – Second Quarter Financial Report
  - a. Result: Report was received.
  - b. Action: No follow-up action is needed.
- V. Reports – Gypsy Moth Abatement Report
  - a. Result: Report was received.
  - b. Action: No follow-up action is needed. Staff and the Board will monitor for any potential gypsy moth infestation in future years and consider abatement if necessary.

- VI. Resolution – 2022 – 2026 Capital Improvement Program Budget
  - a. Result: Motion to adopt the resolution for the 2022 – 2026 Capital Improvement Program Plan (CIP) carried unanimously.
  - b. Action: The approved 2022 – 2026 CIP will be made available on the Township website.
  
- VII. Resolution – Pine Hall TTD Settlement Agreement
  - a. Result: Motion to adopt the resolution approving a settlement agreement with Residential Housing Land, LLC and Residential Housing Development, LLC to resolve pending litigation in the Centre County Court of Common Pleas Dockets #19-3373, 19-3374, and 19-3395 carried 4 - 0.
  - b. Action: The approved settlement agreement will be signed and recorded by the Chair and Secretary once all other parties have endorsed the document.
  
- VIII. Conditional Use Addendum – 1445 West College Avenue
  - a. Result: Motion to approve the conditional use permit for 1445 West College Avenue subject to the conditions described in the decision written by the Township Manager carried unanimously.
  - b. Action: The decision will be provided to the property owner. Staff will continue to monitor for compliance with the prescribed condition. Staff will require a stormwater site plan and zoning permit from the property owner for the access road behind the building.
  
- IX. Recreation, Parks, and Open Space Plan Contract Addendum
  - a. Result: Motion to authorize the Township Manager to execute a supplement to the contract to update the Recreation, Parks, and Open Space Plan with HRG, Inc. in an amount not to exceed \$15,000 carried unanimously.
  - b. Action: The supplement will be executed, and more information will be available as the project develops. Centrice Martin
  
- X. Regional Solar Power Purchase Agreement Consultant Engagement
  - a. Result: Motion to authorize the Solar Power Purchase Agreement Working Group representative, Eric Endresen, to vote to recommend that the State College Area School District retain GreenSky Development Group as the energy services consultant for the regional solar power purchase agreement project carried unanimously.
  - b. Action: Eric Endresen will vote as directed on the consultant engagement. The Board will receive updated on the progress of the preparation of the Request for Proposals as it is developed by the consultant, GreenSky Development Group.
  
- XI. Ferguson Township Official Map Amendment
  - a. Result: Motion to direct staff to draft an amendment to the Ferguson Township Official Map incorporating the comments from the Board for further review carried unanimously.

- b. Action: Staff will draft an amended Official Map reflective of the comments received from Board members and refer the document to the Planning Commission. The Planning Commission will also be asked to review additional Board comments and provide recommendations on specific amendments. The Board will then review the draft again and discuss a strategy for public engagement and consideration of the revised Official Map.
  
- XII. Draft Ordinance Amendment – Turf, Grass, Weeds, and Other Vegetation
  - a. Result: Motion to refer the draft Turf Grass, Weeds, and Other Vegetation to the Planning Commission for review and comment carried unanimously.
  - b. Action: The draft ordinance will be updated to correct language, add a note that *typical* gardening activity does not require registration by this ordinance, and clarifying that the two-foot mower perimeter only applies to meadow areas. The revised ordinance draft will be forwarded to the Planning Commission for review and comment. The Tree Commission will provide comments on the ordinance and native species list. The Board will review the comments before advertising the ordinance for public hearing.
  
- XIII. Consent Agenda
  - a. Result: Motion to approve the consent agenda as presented carried unanimously.
  - b. Action: Follow-up action as appropriate.
  
- XIV. Conditional Use Hearing – 1350 Greenwood Circle
  - a. Result: Motion to close the public hearing and direct the Township Manager to present Findings of Fact and a written decision to the Board for consideration at the September 20th Regular Meeting carried unanimously.
  - b. Action: The written decision will be prepared and presented for the flag lot at the September 20<sup>th</sup> Regular Meeting.
  
- XV. Resolution – Component 3M Sewage Facilities Planning Module
  - a. Result: Motion to adopt the resolution adopting an update to the Centre Region Act 537 Sewage Facilities Plan carried unanimously.
  - b. Action: The resolution will be signed and provided to the University Area Joint Authority approving the Act 537 Plan amendment.
  
- XVI. Citizen’s Right to be Heard – Reimagine Appalachia Climate Action Strategy
  - a. Result: Motion to authorize the Chair to endorse a letter of support for the Reimagine Appalachia Climate Action Strategy carried unanimously.
  - b. Action: The Chair will endorse a letter of support for the legislative initiative.

- XVII. Windstream Franchise Agreement Renewal – Cohen Law Group Authorization
  - a. Result: Motion to authorize the Township Manager to execute an agreement with the Cohen Law Group to negotiate a renewal of the Township’s franchise agreement with Windstream D & E Inc., and to conduct a franchise fee audit in an amount not to exceed \$9,350carried unanimously.
  - b. Action: The Manager will execute the contract engagement and update the Board as the negotiations develop. The Board will review the franchise agreement prior to execution. State College Borough and Ferguson Township are partnering on this project and will engage C-NET in the franchise fee audit.
  
- XVIII. Noise Ordinance Amendment
  - a. Result: Motion to direct staff to draft an amendment to the Ferguson Township Noise Ordinance focused on revising definitions, standards of assessment, exceptions, and prohibitions with the goal of increasing community quality of life, well-being, and ease of enforcement carried 4 - 1.
  - b. Action: Staff will begin work on a draft amendment to the Noise Ordinance to present back to the Board for review at a future meeting. Any issues or policy-level questions may be presented earlier for discussion by the Board, as well.
  
- XIX. Meeting Format for Authorities, Boards, and Commissions
  - a. Result: Motion to direct all Township Authorities, Boards, and Commissions to meet virtually until further notice carried unanimously.
  - b. Action: All meetings will be re-advertised, and the chairs will be notified that meetings will be conducted virtually until further notice. The next milestone for additional consideration should be when Centre County is downgraded from a region of high transmission of COVID-19.
  
- XX. Reports
  - a. Action: No follow-up action is needed.