

FERGUSON TOWNSHIP PLANNING COMMISSION
Regular Meeting Agenda
Monday, January 24, 2022, 6:00 PM

Hybrid Meeting

REMOTE PARTICIPANTS:

Join Zoom Meeting:

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

Meeting ID: 832 6811 3138

[Zoom Access Instructions](#)

IN-PERSON PARTICIPANTS:

**Ferguson Township Municipal
Building**

**Main Meeting Room
3147 Research Drive
State College, PA**

I. CALL TO ORDER

II. CITIZENS INPUT

III. APPROVAL OF MINUTES

1. December 7, 2021

IV. OLD BUSINESS

V. NEW BUSINESS

1. Planning Commission Introduction

A strong and well-organized planning commission is the key to a successful planning program. While MPC Article II provides the authority to have a planning commission, it offers no guidance for how to be an effective unit serving the elected governing body and the community. Staff will show a short video that will provide a summary of the duties and responsibilities of a planning commission, as well as a short refresher on the Sunshine Act, how to read a plan, making motions and voting on subdivision and land development plans.

Staff Recommendation: That the Planning Commission *receive and discuss* the provided materials.

2. Ferguson Township's Strategic Plan Update

The Board of Supervisors engaged Polity to lead the Strategic Plan update for Ferguson Township. Members of the Authorities, Boards, and Commissions are invited to provide input in creating recommendations that will continue to grow and strengthen Ferguson Township. Members and residents are encouraged to take the online survey by clicking on the link provided or complete the survey included in the agenda.

Strategic Plan Public Opinion Survey:
<https://www.twp.ferguson.pa.us/strategic-plan-survey>

David Pribulka, Township Manager, is present to answer questions and discuss any input provided by Planning Commission.

Staff Recommendation: That the Planning Commission discuss and provide comments for the consultant, Polity, to review as part of their data collection process for updating the Strategic Plan. Completed surveys can be sent to cmartin@twp.ferguson.pa.us or dropped off at the Municipal Building.

3. 2021 State of Planning Report

The Pennsylvania Municipalities Planning Code (MPC) (§207.a) requires the Planning Commission keep a full record of its business and annually make a written report to the governing body by March 1 of each year. This is an opportunity to provide the community and elected officials with a review of the activities and achievements from the previous year. Included in the agenda is the draft State of Planning Report for review.

Recommended Motion: *That the Planning Commission recommend approval of the 2021 State of Planning Report.*

Staff Recommendation: That the Planning Commission receive the report and recommend approval.

4. Agricultural Security Area Application – Burket Farm

Narrative

Provided with the agenda is a copy of Mr. David Burket's Agricultural Security Area application the Township received, by mail on Friday, January 7, 2022, to propose his property be enrolled into the Agricultural Security Area (ASA) as required for the Agricultural Preservation Program. The Burket parcel has been found by Centre County and the Pennsylvania Bureau of Farmland Preservation to meet the requirements for ASA enrollment. This property is zoned Rural Agricultural (RA).

The Board of Supervisors received the application at the January 18th Regular Meeting and referred it to the Planning Commission for review and recommendation.

Recommended motion: *That the Planning Commission direct the Planning Director to write a report from Planning Commission in favor of the Burket application for the Public Hearing.*

Staff Recommendation: That the Planning Commission review the application.

VI. COMMUNICATIONS TO THE COMMISSION

VII. OFFICIAL REPORTS AND CORRESPONDENCE

1. Board of Supervisors—
Traditional Town Development Ordinance Amendment Application
2. CRPC Report
3. Land Development Plans
 - a. Farmstead View Subdivision – Staff completed 2nd review. Awaiting Response
 - b. 264 Sycamore Dr LDP – Staff complete 1st review. Awaiting Response
 - c. CVIM – 2026 Sandy Dr – Awaiting Response to comments
 - d. JL Cidery Proposed Deck – Awaiting Response
 - e. Peace Center and Cemetary – Awaiting Response
 - f. Orchard Square Preliminary LDP – conditionally approved
 - g. Centre Animal Hospital – Awaiting Response
4. Staff Updates

VIII. ADJOURNMENT

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, DECEMBER 7, 2021
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, December 7, 2021, as a zoom meeting. In attendance:

Commission:

Jeremie Thompson – Chair
Shannon Holliday
Bill Keough
Dr. Ellen Taricani
Ralph Wheland
Qian Zhang

Staff:

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

Others in attendance: Rhonda Demchak, Recording Secretary

I. CALL TO ORDER

Mr. Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, December 7, 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 with space available in the Township's main meeting room for any public members to participant. 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. Mr. Crassweller was not able to attend the meeting but sent Ms. Wargo his comments on certain agenda items to read.

II. CITIZEN INPUT

There were none.

III. APPROVAL OF REGULAR MEETING MINUTES OCTOBER 25, 2021

Mr. Wheland moved that the Planning Commission **approve** the minutes of October 25, 2021. Mr. Keough seconded the motion. The motion passed unanimously.

Mr. Keough noted that the Township website listed the wrong time for the Planning Commission tonight and expressed his concern with accurateness. Ms. Wargo stated that it was properly advertised, but it was listed incorrectly on the website.

IV. OLD BUSINESS

A. Official Map Amendments

Ms. Bassett reported that the Board of Supervisors requested staff to review bicycle and pedestrian connections shown on the Official Map. The Official Map was last updated and approved in October 2017. The Board identified amendments and potential additions that they would like to see reviewed for inclusion. Those comments are reflected in the attached spreadsheet along with staff's review comments. The Board referred these amendments to the Planning Commission for review and comment. The Planning Commission is being asked to review the proposed amendments and identify additional connections to include in the Official Map amendment.

Ms. Bassett gave a brief description of the official map that can be found on the [Township's Website](#). Trish Meeks, Senior Transportation Planner, Centre Region Council of Governments, was in attendance to answer questions.

Ms. Bassett reviewed the spreadsheet of comments that were received from the Ferguson Township Board of Supervisors. The spreadsheet is located in the packet agenda starting on page 5.

The following comments were made by the Planning Commission:

1. Should the condemned lot in Pine Grove Mills be noted on the Official Map as land the Township may want to acquire? Mr. Keough noted that parking is a major issue and recommends including on the Official Map.
2. Songer Lot in Park Forest – Ms. Wargo noted that the Township has been offered but has refused due to the stormwater issues. Mr. Keough asked what the downside would be to include on the map. Ms. Wargo stated that she doesn't have a preference either way but didn't feel that staff would accept adding to the map. Ms. Bassett's noted that the Township Engineer stated it would be a bad decision due to liability. Mr. Keough suggested adding to the map in case if something would arise.
3. Add a shared use path along Corl AND/OR Shared use path on Buckhout. – Mr. Keough noted that since this is not in the Township, it should be deleted. Also, Mr. Keough stated that he doesn't want the Borough to think that the Township is in favor of having a shared use path because it is a dangerous area.
4. What is the proposed facility along 45, on bike Route G, right through Pine Grove Mills? Do we want to put it on Official Map? West Ferguson is a MAJOR cycling area- look for connections. – Mr. Keough noted that there was a problem constructing the bike path area because some of the farms are preserved and it not acceptable on preserved farmlands. Mr. Keough asked what land is available to make the connection. Ms. Bassett noted that the previous update in 2017, there was a question about it if it were to show on the map or not. Mr. Binney noted that it is also part of the Pine Grove Mills Mobility Study. Mr. Keough stated that it would not be appropriate to have a link from Whitehall Road to Pine Grove Mills due to the preserved farms. Mr. Keough questioned why it would be included on the map given that it can't be done. As more farms are preserved with municipalities dealing with this issue, Mr. Wheland stated that he would suspect at some point a petition to the Agricultural Land Preservation Board to allow. Mr. Wheland in on the Centre County Agricultural Land Preservation Board and will inquire if there have been any discussions.
5. Look at Terrace Streetscape District (TSD) for needed connections – Mr. Keough stated that the primary alley that runs parallel to College Avenue will never go away and suggested designating a bike path to keep the bikes off the road.

Ms. Bassett noted that some areas have been updated since 2017 that includes the shared use path along Valley Vista is completed and the shared use path that connects to the Toll Brothers property along the Blue Course Drive extension.

Trish Meek noted that the shared roadway bike route along Devonshire Park Lane and West Aaron Drive was completed.

V. NEW BUSINESS

A. Review and Approval of the 2022 Planning Commission Work Program

Ms. Bassett reviewed the work program that was included in the agenda packet

that starts on page 15.

Mr. Keough noted that he, Mr. Thompson, Ms. Bassett, and Ms. Wargo attended the Ferguson Township Board of Supervisors meeting the night before and stated that there were a lot of discussion around the minor alteration processes. Mr. Keough suggested meeting to discuss how it will be managed.

Ms. Wargo read Mr. Crassweller's comments. Mr. Crassweller suggested placing Elder Cottages Research at #19, Alley and Private Streets Study at # 20, and moving everything else up.

Mr. Binney moved that the Ferguson Township Planning Commission **approve** the 2022 Ferguson Township Planning Commission Work Program. Dr. Taricani seconded the motion. The motion passed unanimously.

B. Review and Approval of the 2022 Planning Commission Calendar

Ms. Bassett reviewed the proposed calendar and noted it follows the Board of Supervisor's Calendar and accommodates for holidays. Ms. Bassett will update the calendar to reflect two new holidays (Veteran's Day and Juneteenth) that will be added to the calendar.

Ms. Zhang suggested sending out calendar invitations for the meetings.

Mr. Thompson noted that the meetings are subject to cancellation if there are no agenda items.

Mr. Keough moved that the Ferguson Township Planning Commission **approve** the 2022 Ferguson Township Planning Commission Calendar. Mr. Wheland seconded the motion. The motion passed unanimously.

C. Draft Thank You Letter to Steve Miller

Mr. Thompson noted that Supervisor Miller will be vacating his seat on the Board of Supervisors at the end of the year. The Planning Commission Chair has requested a Thank-You Letter to be sent to Mr. Miller from the Planning Commission acknowledging and honoring Mr. Miller's dedicated public service to the Township. The letter is attached to the agenda packet on page 18.

Mr. Wheland noted that he doesn't ever remember writing a letter to outgoing supervisors but isn't opposed either.

Mr. Keough noted that the word "serve" in the second sentence should be "service."

Dr. Taricani stated that it is a good time to start something new and approves of the letter.

Ms. Wargo will include the letter in her report on letterhead for the next Board meeting.

Mr. Binney moved that the Ferguson Township Planning Commission **approve** the Thank You Letter to Steve Miller. Mr. Thompson seconded the motion. The motion passed unanimously.

D. 2022 Meeting Format Discussion

Ms. Wargo noted that Public Meetings are a foundational element of democracy in local government. It's here that policy is reviewed, citizen and member's voices are heard, and decisions are made. Running an efficient meeting means sticking to the agenda at hand, appropriate procedures are followed and ensuring that there is enough time for productive dialogue. Planning Staff and the Chair have been reviewing existing meeting formats and procedures and would like to discuss opportunities for improvements on the following:

- (1) Community Planning Meeting and (1) Actionable Meeting every month
- Subdivision/Land Development Plan Review Process/Procedures
- Communications
- Meeting Procedures

Ms. Wargo noted that she feels the process is going well but does hear from some commission members that there needs to be better communication when plans are received. Ms. Wargo stated that she can't add additional meetings with the expectation that the applicant will show up because they aren't required to, and also expect staff to have their review comments prepared.

Ms. Wargo stated that Mr. Crassweller commented that with the pressures from developers and/or the MPC timeline would we be able to put a plan on the community planning meeting. Ms. Wargo stated yes.

Dr. Taricani stated that the stress being placed on the staff is a good point by requesting too much information prior to a meeting. Dr. Taricani stated it's a good process.

Ms. Zhang suggested making the meeting description clear when advertising.

Ms. Holliday commented that someone did ask at one time why the material couldn't be received prior to Friday before the meeting. Ms. Holliday also stated that she felt that staff is doing a good job is very open and always circles back with the Commissions questions/concerns.

Ms. Zhang asked is it legally required to receive a paper packet. Ms. Wargo stated it is not required. Ms. Zhang prefers a pdf packet.

Ms. Wargo noted that they go out on Friday due to deadlines.

Mr. Keough complimented Ms. Wargo and Ms. Bassett for their efforts. Mr. Keough stated that he sometimes gets the packet late on Friday and doesn't have the opportunity to ask questions because Monday is the day of the meeting. Mr. Keough noted that the new format could allow him to get the packet earlier and requested getting it earlier. Mr. Keough would like staff to put in the form of a paragraph the vision for the Community Planning Meeting and the Actionable Meeting. Mr. Keough also suggested that when we get a land development plan to have a structured format plan on how it is reviewed, perhaps by categories.

Mr. Thompson suggested having a meeting to establish a structure plan in the new year. Mr. Keough would be happy to meet with the Chair and Staff. Ms. Zhang suggested to have a small group work on the structure and review at a future meeting as a group.

Mr. Thompson asked if there should be a section titled Open Discussion. Mr. Keough supports the idea. Dr. Taricani noted that it is a good idea, but there needs to be a time limit. Mr. Thompson agreed to the time limit and suggested 15 minutes. Mr. Keough suggested having Open Discussion only at one meeting.

VI. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported that the Board met on December 6, 2021 and noted that the SALDO amendments were authorized for advertisement. The Planning Commission will see it again in January. There is a Zoning Hearing Board on December 14, 2021, for the TGIF site. They want to put in a 2000 square foot addition and requesting a variance. The Board authorized staff to advertise the request for proposals for consulting services to update the Terraced Streetscape District.

B. CRPC Report

Dr. Taricani reported they met on December 2, 2021 and talked about the restart of work on Atherton Street that will include sewage work on Calder Way. They talked about the Whitehall Regional Park as well.

C. Land Development Plans

Ms. Bassett reported that the Rogan/Sycamore Drive Subdivision was re-submitted. Jeff and Ron are completing their review. The Nittany Dental Plan has been withdrawn. There are several plans that Staff is waiting to get back.

D. Staff Updates

There were no updates.

E. Communications to the Planning Commission

Mr. Binney reported he had a communication from a resident about the West College Buckhout project and the concern with pedestrian safety. Mr. Thompson noted at the Board meeting last night there were comments from the public regarding safety. Ms. Wargo stated that it is being addressed by staff.

Ms. Zhang also received a communication from a resident and forwarded the email to staff and the Planning Commission.

Mr. Keough received a communication regarding the alley at the Yocum Property regarding accessibility. There is a work trailer in the middle of the alley. Ms. Wargo noted that Planning and Public Works will look into the matter.

VII. Adjournment

Mr. Binney made a motion to adjourn the December 7, 2021, Planning Commission meeting at 8:30 p.m.

Respectfully Submitted,

Rob Crassweller, Secretary
For the Planning Commission



PLANNING COMMISSION

2022 WELCOME PACKET

WELCOME...

Welcome to the Township of Ferguson and may I take this moment to commend you on your willingness to serve your community! The future of our community depends on people like you getting involved and volunteering your time. This role will keep you on your toes, you will learn a lot and it will be interesting.

Your central duty is a tough one: to determine how to balance the public good with private rights and interests. Being a good listener will help you to determine what the public good or interest is. You'll find, being on the front line, that it helps to follow standard meeting procedures to create public meetings that feel fair and civil to all involved.

Inside this Welcome Packet, you will find a few questions, and their answers, that new Planning Commission members often have before attending their first meeting. Following those questions are the adopted Bylaws and Rules of Procedure of the Ferguson Township Planning Commission for you to review, along with a compilation of pertinent planning related documents that will assist you with your new role.

At any point in time, if you have questions, please don't hesitate to contact me.

Thank you,

A handwritten signature in black ink that reads "Jenna Wargo". The signature is written in a cursive, flowing style.

Jenna Wargo, AICP
Director of Planning and Zoning

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The Comprehensive Plan

Department of Community and Economic Development (DCED)

Zoning

Department of Community and Economic Development (DCED)

Subdivision and Land Development (SALDO)

Department of Community and Economic Development (DCED)

HOW DID I GET HERE?

You applied to be on one of Ferguson Township's Authorities, Boards, and Commissions (ABC's) and were appointed by the Board of Supervisors to fill a specified term (planning commissioners typically have a 4-year term). Take this appointment as a compliment that you have been recognized as someone who can serve the community well. If you don't get a letter from the Township notifying you formally on the length of your term, you may want to check on that. If you wish to continue after your term is up, you will need to request a re-appointment.

WHAT'S EXPECTED OF ME?

- Contribute to meetings in a constructive way.
- Show up to meetings and arrive on time. Any member of a commission or board may be removed prior to the expiration of his/her appointed term by the Board of Supervisors for failure to attend three consecutive meetings unless proper notification to the Chair of the respective commission or board is given. The Chair of the board or commission shall notify the Board of Supervisors of a member's lack of attendance.
- Keep an open mind and treat your fellow commission members, staff and everyone who comes before you with respect.
- Listen.
- Display good ethical behavior by avoiding the pursuit of special privileges.
- Take advantage of training that is available.
- Always seek to ascertain the public interest and how best to further the interests of the whole community.

WHAT IS THE SOURCE OF MY AUTHORITY?

In Pennsylvania, all local powers are specifically granted to municipalities from the state. Local authority to plan and regulate land uses is defined in the Commonwealth of Pennsylvania State Statutes.

Our Municipal Administrative Code, written in conformance with state statutes, further describes what the local Planning Commission members can and can't do.

WHAT ARE MY ROLES AND RESPONSIBILITIES?

The responsibility for local land use decisions can be divided into two functions:

- Planning (policy-making or "legislative function") and
- Regulation (development review or "quasi-judicial function").

In Ferguson Township, the Planning Commission carries out planning functions, and should seek broad public involvement in the process and try to keep its activities open and inclusive. Members may discuss issues publicly and should seek all opportunities to inform interested parties and the public at large.

WHAT ARE THE LIMITS TO MY AUTHORITY?

In preparing plans and ordinances for adoption, the Planning Commission must follow procedures for notice and public hearing established in the Pennsylvania Municipalities Planning Code (PA MPC). Plans and ordinances are adopted by the Board of Supervisors.

HOW DO I MAKE DECISIONS?

- Work together as a team with your fellow members and other Township ABC's.
- Try hard to decide what is in the public interest.
- Read carefully, and make sure your recommendation is based on the Township's Strategic Plan and the Centre Region's Comprehensive Plan.

ARE OUR MEETINGS SUPPOSED TO BE PUBLIC?

You are a member of a 'public body'. Under Pennsylvania law, all meetings of a public body must be open to the public at all times. A meeting is defined as a gathering of a quorum (i.e. majority of the total membership) of the Planning Commission for the purpose of discussing the business of the public body or for taking action. This also applies to subcommittees of the Planning Commission.

All meetings of a public body must be advertised, and minutes must be kept. Specific advertisement requirements can be found in the PA MPC. Individual ABC's may adopt rules of procedure for the conduct of meetings.

When reviewing an application for development, avoid discussing the project with the applicant or any interested party outside of the public meeting. It is important to maintain impartiality until all evidence has been heard.

WHO WILL I WORK WITH?

Hopefully you like people, because you will interact with a lot of them. The "public", or citizens who will attend controversial or interesting meetings, the media, private developers and landowners along with their consultants, and lawyers. All kinds of individuals, all of whom deserve respect.

Township staff, specifically within the Planning & Zoning Department, will be of major assistance in providing information to you. Sometimes you will interact with other local officials, regional and state employees.

As in any relationship, everything goes better if communication lines are open and active between the various ABC's, public, and staff. We should all work together for the good of the community.

WHAT IS A MOTION AND HOW DO I MAKE ONE?

A motion is a formal proposal by a member of a deliberative body to take a certain action. Members have the right to make motions during a meeting almost any time no other business is pending.

1. Offer your motion concisely by saying "I move that..."
2. Main motions must be seconded, meaning that a second member expresses a desire to have the motion considered by the group. To do so, a member simply calls from their place, "Second."
 - a. If no second is forthcoming, the chair will ask "Is there a second to the motion?" If there is no second, the motion will *fall to the floor* and simply does not come before the group for discussion.
3. The Chair will state the motion by "It is moved and seconded that..." and then restates the motion to the members. The Chair will ask, "Is there any discussion?", the motion is then put in the control of the group, and the member who made the motion needs the approval of the assembly to withdraw the motion or to make or approve changes on their own.
4. The Chair will ask the members whether they want to adopt the motion. The motion is voted on by answering a yes-or-no question. After the ayes have been heard, the Chair then takes the negative vote by saying, "All opposed, say 'No.'"
 - a. Motions are commonly decided by voice vote. The presiding Chair may call for a rising vote, a counted vote, or even a ballot vote.
5. The Chair announces the result of the vote. The Chair's duty is to make the declaration of fact and to announce the result by saying, "The ayes have it and the motion carries" or "The nays have it and the motion is lost." The Chair also needs to tell the body what will happen as a result of the vote—for example, buying or not buying a new copy machine.

WHERE CAN I GO FOR HELP OR MORE INFORMATION?

American Planning Association (APA): www.planning.org

Pennsylvania Chapter of the American Planning Association (APA PA): <https://planningpa.org/>

PA Department of Community & Economic Development (DCED): <https://dced.pa.gov/>

Pennsylvania Municipal Planning Education Institute (PMPEI): <https://pmpei.org/>

PARLIAMENTARY PROCEDURE BASICS

Parliamentary procedure is a system of rules used to conduct fair and efficient meetings and used to facilitate group decision making. Parliamentary procedure ensures that participants leave a meeting feeling that: they had their say; their opinion was respected, and the work got done. Parliamentary procedure is a code of rules for working together in meetings.

Principles:

- Parliamentary procedure facilitates the transaction of business and promotes cooperation.
- All members have equal rights, privileges and obligations.
- A quorum must be present for the group to act. A quorum is a majority of the eligible members.

| WHAT IS IT | WHAT DO YOU SAY | WHAT DOES IT MEAN | DOES IT NEED A SECOND | CAN IT BE AMENDED | IS IT DEBATABLE | WHAT VOTE IS NEEDED TO PASS |
|--------------------------|--|---|-----------------------|-------------------|-----------------|-----------------------------|
| Main Motion | "I move that..." | We should do this. | Yes | Yes | Yes | 50% + 1 (majority) |
| Amendment | "I move to amend the motion by..." | I have an idea to make this motion better. | Yes | Yes | Yes | 50% + 1 (majority) |
| Close Debate | "I move the question..." | I think that we should vote. | Yes | No | No | 2/3 |
| Unanimously Close Debate | "I call the question..." | Let's vote—we've all had enough discussion. | No | No | No | 100% (consensus) |
| Correction | "Point of information..." | There's something we should all know about. | No | No | No | No Vote |
| Complaint | "I raise a point of personal privilege." | We need to resolve the following problem. | No | No | No | No Vote |
| Confusion | "Point of clarification..." | I'm confused...explain this situation more clearly. | No | No | No | No Vote |
| Rules Suspension | "I move to suspend the rule(s) in order to..." | To make things easier, let's forget about the rules for a moment. | Yes | No | No | 2/3 |
| Table | "I move to table this motion until..." | We need more time to think about this. | Yes | No | No | 50% + 1 (majority) |
| Remove from the Table | "I move to take up from the table..." | Let's talk about this again. | Yes | No | No | 50% + 1 (majority) |
| Refer to a Committee | "I move to refer this issue to a committee." | This needs some detailed study outside of this group. | Yes | Yes | Yes | 50% + 1 (majority) |
| Order | "I raise a point of order." | We need to follow process and procedure. | No | No | No | No Vote |



DATA-DRIVEN MUNICIPAL CONSULTANTS

FERGUSON TOWNSHIP, CENTRE COUNTY



RESIDENT SURVEY

Q1. What is your first name?

Q2. What is your last name?

Q3. What is your email address?

Q4. To begin, how long have you lived in Ferguson Township?

1. Less than 1 year _____
2. 1 to 3 years _____
3. 4 to 6 years _____
4. 7 to 10 years _____
5. 11 to 15 years _____
6. 16 to 20 years _____
7. 20 or more years _____
8. Prefer not to answer _____

Q5. How likely would you be to recommend Ferguson Township to friends or family looking to move into the area?

1. 0 – not likely at all _____
2. 1 _____
3. 2 _____
4. 3 _____
5. 4 _____
6. 5 - neutral _____
7. 6 _____
8. 7 _____
9. 8 _____
10. 9 _____
11. 10 – highly likely _____

Q6. Please explain why you chose your answer in Q5.

Q7. If you had to describe Ferguson Township to someone, what would you say?

Q8. If you pictured a perfect Ferguson Township five years from now, what would it look like?

Q9. Based on the following ***economic*** issues, please rank the following from 1-7 in terms of importance (1 being most important). If an item is not in your top 7 ranking, please leave it blank.

- Financial stability of the township_____
- Long-term economic sustainability_____
- Reduced poverty_____
- More small businesses_____
- A vibrant business community_____
- More art and cultural opportunities_____
- Preservation of farmland_____

Q10. Based on the following ***community*** issues, please rank the following from 1-6 in terms of importance (1 being most important). If an item is not in your top 6 ranking, please leave it blank.

- A prosperous community_____
- Citizen advisory boards_____
- Engaged and involved community_____
- Residents living and working in the township_____
- Access to recovery/support programs such as AA, NA_____
- Access to recreational opportunities (Trails, parks, open space)_____

Q11. Based on the following ***infrastructure*** issues, please rank the following from 1-7 in terms of importance (1 being most important). If an item is not in your top 7 ranking, please leave it blank.

- A light rail system_____
- Connectivity to Penn State University, other municipalities, residents_____
- Multi-modal transportation options_____
- Centralized town square_____
- Newly paved roads_____
- Improved traffic signals_____
- Infrastructure to improve internet speeds and/or township wide Wi-Fi access_____
- Infrastructure to improve mobile phone connectivity across carriers_____

Q12. Based on the following ***housing*** issues, please rank the following from 1-5 in terms of importance (1 being most important). If an item is not in your top 5 ranking, please leave it blank.

- Clean, well-maintained businesses and residential properties_____
- Mixed housing in neighborhoods_____
- Variety of housing types (single family, duplex, house, apartments)_____
- Well-built housing_____
- Accessible housing (for people with disabilities)_____

Q13. Based on the following ***safety*** issues, please rank the following from 1-6 in terms of importance (1 being most important). If an item is not your top 6 ranking, please leave it blank.

- Increased police force_____
- Decreased police force_____
- Increased fire and medical personnel_____
- Decreased fire and medical personnel_____
- Increased neighborhood watch programs_____
- Improved emergency communications_____

Q14. Based on the following ***environmental*** issues, please rank the following from 1-7 in terms of importance (1 being most important). If an item is not in your top 7 ranking, please leave it blank.

- Increased conserved and preserved land_____
- More support for diversified agriculture_____
- Partnership between the township and industry to promote alternative energy_____
- A government focused on carbon reduction and support of renewable energy_____
- Incentives for business adopting sustainable practices_____
- Tax rebates for energy upgrades for residential properties_____
- Tax rebates for energy upgrades for commercial properties_____

Q15. Based on the following government issues, please rank the following from 1-6 in terms of importance (1 being most important). If an item is not in your top 6, please leave it blank.

- Use of state legislation to address and make new policies_____
- Regionalization of essential services_____
- Scientifically informed decision making_____
- Transparency of government deliberations_____
- Increased community representation_____
- Visibility of government officials within the community_____

Q16. What, if anything, other than the previous questions answered that you feel the Township should address?

Q17. What would you like to see more of in Ferguson Township?

Q18. What would you like to see less of in Ferguson Township?

Q19. Ferguson Township is appealing to young families

1. Completely agree _____
2. Somewhat agree _____
3. Neither agree nor disagree _____
4. Somewhat disagree _____
5. Completely disagree _____

Q20. Ferguson Township is appealing to families with teenage children

1. Completely agree _____
2. Somewhat agree _____
3. Neither agree nor disagree _____
4. Somewhat disagree _____
5. Completely disagree _____

Q21. Ferguson Township is appealing to young families

1. Completely agree _____
2. Somewhat agree _____
3. Neither agree nor disagree _____
4. Somewhat disagree _____
5. Completely disagree _____

Q22. Ferguson Township is a good place to retire

1. Completely agree _____
2. Somewhat agree _____
3. Neither agree nor disagree _____
4. Somewhat disagree _____
5. Completely disagree _____

Q23. Ferguson Township has a variety of employment opportunities

1. Completely agree _____
2. Somewhat agree _____
3. Neither agree nor disagree _____
4. Somewhat disagree _____
5. Completely disagree _____

Q24. Ferguson Township is appealing to empty nesters

1. Completely agree _____
2. Somewhat agree _____
3. Neither agree nor disagree _____
4. Somewhat disagree _____
5. Completely disagree _____

Q25. Ferguson Township has adequate activities for children

1. Completely agree _____
2. Somewhat agree _____
3. Neither agree nor disagree _____
4. Somewhat disagree _____
5. Completely disagree _____

Q26. Taxes in Ferguson Township are reasonable

1. Completely agree _____
2. Somewhat agree _____
3. Neither agree nor disagree _____
4. Somewhat disagree _____
5. Completely disagree _____

Q27. I feel that the services provided to me are a good public value.

1. Completely agree _____
2. Somewhat agree _____
3. Neither agree nor disagree _____
4. Somewhat disagree _____
5. Completely disagree _____

Q28. Ferguson Township welcomes families of various ethnic and cultural backgrounds

1. Completely agree _____
2. Somewhat agree _____
3. Neither agree nor disagree _____
4. Somewhat disagree _____
5. Completely disagree _____

Q29. Ferguson Township has a low crime rate

1. Completely agree _____
2. Somewhat agree _____
3. Neither agree nor disagree _____
4. Somewhat disagree _____
5. Completely disagree _____

Q30. The current housing market is strong

1. Completely agree _____
2. Somewhat agree _____
3. Neither agree nor disagree _____
4. Somewhat disagree _____
5. Completely disagree _____

Q31. There are pet friendly activities in Ferguson Township

1. Completely agree _____
2. Somewhat agree _____
3. Neither agree nor disagree _____
4. Somewhat disagree _____
5. Completely disagree _____

Q32. I feel safe in Ferguson Township

1. Completely agree _____
2. Somewhat agree _____
3. Neither agree nor disagree _____
4. Somewhat disagree _____
5. Completely disagree _____

Q33. Which of the following best describes your age?

1. Under 18 _____
2. 18 – 24 _____
3. 25 – 34 _____
4. 35 – 44 _____
5. 45 – 54 _____
6. 55 – 64 _____
7. 65+ _____
8. Prefer not to answer _____

Q34. Which of the following best describes your gender?

1. Male _____
2. Female _____
3. Non-Binary _____
4. Prefer not to answer _____
5. Other _____

Q35. Which of the following best describes your current employment status?

1. Employed Full-Time _____
2. Employed Part-Time _____
3. Student _____
4. Retired _____
5. Stay at home parent _____
6. Unemployed but seeking work _____
7. Unemployed but not seeking work _____
8. Other _____

Q36. Do you have any children in the household under the age of 18?

1. Yes _____
2. No _____
3. Prefer not to answer _____

Q37. Which of the following best describes your race?

1. White/Caucasian _____
2. Black/African-American _____
3. Asian _____
4. Hispanic _____
5. Pacific Islander _____
6. Two or more races _____
7. Prefer not to answer _____
8. Other _____



STATE OF PLANNING ANNUAL REPORT 2021

**FERGUSON TOWNSHIP
PLANNING & ZONING DEPARTMENT**

PREPARED DECEMBER 2021

2021 ANNUAL REPORT OF ACTIVITIES FOR:

Ferguson Township Planning Commission Ferguson Township Planning & Zoning Department

In 2021, the Planning Commission held 16 regular meetings and 1 joint meeting with the Ferguson Township Board of Supervisors to discuss community-wide planning issues.

PLANNING COMMISSION

- Jeremie Thompson, Chair
- Jerry Binney, Vice-Chair
- Rob Crassweller, Secretary
- Ralph Wheland
- William Keough
- Shannon Holliday
- Dr Ellen Taricani
- Qian Zhang - Alternate
- Lisa Rittenhouse - Alternate
- Lewis Steinberg - Alternate



PLANNING STAFF

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

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| Minor Alterations | 12 |

COMMUNITY PLANNING

Annual Activities

Each year, the Planning Commission completes a number of routine activities. In 2021, these activities included reviewing and preparing a 2022 Work Program and meeting schedule, providing reports and recommendations to Board of Supervisors, and commenting on the proposed Capital Improvements Program for 2022-2026.

2021 Work Program

The Board of Supervisors reviewed and approved the 2021 Planning Commission Work Program during their January 4, 2021 meeting. Key responsibilities of Planning Commission in 2021 were to meet PA Municipalities Planning Code (MPC) requirements; perform mandated land development and subdivision review; review the Township’s Zoning and Subdivision and Land Development ordinances; assist in the implementation of the Pine Grove Mills Small Area Plan and navigate a post-pandemic economy and the impacts on land use.

2021 FERGUSON TOWNSHIP PLANNING COMMISSION WORK PROGRAM

| Approved by Planning Commission on : December 1, 2020 Approved by Board of Supervisors on : December 14, 2020 | | | | | | | | Key: I= Initiate Planning, IP= In Progress BOS=Refer to Board of Supervisors R/C=Review and Comment, C=Complete H = High, M = Medium, L = Low |
|--|----------|---|---|---------|---------|---------|--|--|
| ROUTINE ACTIVITIES | Priority | Board Goals | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | Comments | |
| 1 Plan Reviews | H | These activities vary greatly in their scope and support the Strategic Plan Goals | All routine items take place on an as needed basis. | | | | | |
| 2 Subdivision/Lot Consolidation Reviews | H | | | | | | | |
| 3 Items referred by the Board | H | | | | | | | |
| 4 Capital Improvements Program | H | | | | | | | Ferguson Township Long Range Growth Management Plan |
| 5 Interaction with CRPC | H | | | | | | | |
| 6 FTPC Reports to the Board | H | | | | | | BOS | BOS |
| ORDINANCE AMENDMENTS | Priority | Board Goals | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | Comments | |
| 7 Zoning/SALDO Ordinance Amendments | H | | | | | → | | |
| 8 Village Zoning District | M | | | | R/C | | This will involve coordination with PGMAC and FTPW | |
| 9 Tree Preservation Ordinance | H | | IP | | | | This will involve coordination with FTPW | |
| 10 Workforce Housing Ordinance | M | Goal 3: Growth Management | | | | → | This will involve coordination with Centre County Housing & Land Trust | |
| 11 Post- COVID-19 Planning and Zoning Observations | M | | | I | | | | |

2021 FERGUSON TOWNSHIP PLANNING COMMISSION WORK PROGRAM

| PLAN IMPLEMENTATION & REVISIONS | | | | | | | | |
|--|----------|---|-----------|---------|---------|---------|---|--|
| | Priority | Board Goals | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | Comments | |
| 12 | M | These activities vary greatly in their scope and support the Strategic Plan | As needed | | | | Implementation of priority recommendations/items and identification of partnerships/resources needed. | |
| 13 | M | Goal 4: Environmental Stewardship | As needed | | | | This will involve coordination with Ferguson Township Parks Committee | |
| ADDITIONAL DUTIES | | | | | | | | |
| | Priority | Board Goals | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | Comments | |
| 14 | L | Goal 3: Growth Management | | | | → | This will involve coordination with FTPW | |
| 15 | L | Goal 3: Growth Management | | | | → | | |
| 16 | L | Goal 2: Economic Development | R | | | → | This will involve coordination with PGMAC | |
| 17 | L | | As needed | | | | | |

Capital Improvement Program

The Capital Improvement Program is a planning document used for the Township’s budget process. The program identifies capital projects, provides a planning schedule and identifies options for financing the plan. It is the link between the Township’s annual budget and the Comprehensive Plan and Strategic Plan.

The process for preparing the 2022-2026 Capital Improvements Program (CIP) kicked off May 2021. In order for staff to begin drafting the 2022-2026 CIP, staff requested Planning Commission to review the previous CIP, for feedback on the projects that were previously approved.

Planning Commission and staff discussed the 2020 Work Program. Key responsibilities of Planning Commission in 2020 were to look at design guidelines and a vision for the Terraced Streetscape District and develop a Request for Proposals (RFP) for professional services to rewrite the zoning district ordinance; reviewing the sign ordinance, workforce housing ordinance and work with the Pine Grove Mills Advisory Committee on a Village Overlay District and how it could benefit Pine Grove Mills.

ZONING UPDATE

Ordinance Updates

- Chapter 25, Trees, Part 4 - Heritage and Significant Trees (Ordinance 1062 1/18/2021)
 - This ordinance was established to recognize, appreciate and provide for the voluntary protection of trees that are of landmark importance due to age, size, species, horticultural quality or historic importance.
- Chapter 27, Zoning Part 3 - Residential Planned Development and Mixed Use, Section 304.3.B.3 Terraced Streetscape District, Height Incentives and amending Chapter 27, Zoning, Section 717, Workforce Housing (Ordinance 1065 1/4/2021)
 - This update amended the Workforce housing incentive in the TSD limiting the additional building height to 65 feet and repealed and replaced the Workforce Housing Ordinance in its entirety.
- Chapter 22, Subdivision and Land Development, Part 5, Design and Improvement Standards. (Tree Preservation and Protection) (Ordinance 1067 4/5/2021)
 - This ordinance established section 515, Tree Preservation and Protection.
 - The intent of this ordinance is to preserve, protect and maintain existing native trees, individual and groups of heritage trees and increase the overall tree canopy and understory with native species, thus improving tree and ecosystem health on both public and private lands.
 - The Tree Preservation and Protection ordinance is required when a subdivision plan greater than 4 lots and land development plans are submitted to the Township.
 - The ordinance requires an existing Tree Survey Plan and Tree Protection Plan to ensure that 20% of the existing tree canopy is preserved. Additional tree save can be used as an incentive to offset parking requirements.



- Chapter 27, Zoning; Part 3 - Residential Planned Development and Mixed Use, Section 304.3.B.2 Terraced Streetscape District, Building Height Incentives. (Ordinance 1070 5/3/2021)
 - This ordinance removed the incentive of an additional 20 feet of building height if structured parking is provided and provided space for use by others.
- Chapter 27, Zoning, District Regulations, Section 205.13 (Ordinance 1074 6/21/2021)
 - This text amendment to the General Commercial Zoning District amended Principal Uses, Area and Bulk Category 4 to permit self-storage facilities.

Conditional Uses

A use permitted by right is a use expressly permitted in a zoning ordinance for which the zoning officer has authority to determine conformance with ordinance requirements and approve and issue a zoning permit. A use permitted by conditional use is also expressly permitted in a zoning ordinance, and subject to a hearing and decision of the governing body. The function of these public hearings is to determine whether the conditional use application is consistent with the public interest as expressed in specific standards and criteria established in the zoning ordinance. Planning Commission reviews and makes recommendations to the Board of Supervisors on Conditional Uses before the public hearing. In 2021, Planning Commission reviewed four conditional use applications.

- **Centre Animal Hospital**

This veterinarian clinic, located in the Terraced Streetscape Zoning District, sits on a 0.937 acre lot. The Ferguson Township Zoning Ordinance (§27-304.2.E.) allows for conditional uses to be permitted only upon a lot or combined lots, that total one acre or larger upon approval by the Board of Supervisors for any use not expressly permitted (§27-304.2.E.(1)) nor prohibited (§27-304.2.E.(2)) in the Terraced Streetscape District. A veterinarian clinic is not included as a permitted use (§27-304.2.E.(1)) nor a prohibited use (§27-304.2.E.(2).) The clinic received a variance for the one acre minimum lot size.

- **PSU - 1445 West College Avenue**

A Conditional Use agreement, dated November 7, 2011, allowed the Pennsylvania State University to use the property as a golf maintenance facility for 10 years. Another Conditional Use agreement, dated August 26, 2014, allowed the retail use for the Mixed

Martial Arts studio for an additional 5 years. Both agreements expired on December 31, 2021.

The Ferguson Township Zoning Ordinance (§27-304.2.E.) allows for conditional uses to be permitted only upon a lot or combined lots, that total one acre or larger upon approval by the Board of Supervisors for any use not expressly permitted (§27-304.2.E.(1)) or prohibited (§27-304.2.E.(2)) in the Terraced Streetscape District. A Storage, Maintenance and Repair Facility and Mixed Martial Arts studio are not included in the list of permitted or prohibited uses.

- **1350 Greenwood Circle**

The applicant proposed to subdivide their property to create a flag lot. Creation of a flag lot is a permitted use through the conditional use process.

- **BTJM Orchard View–179 Apple View Drive**

The applicant proposed a model home to be constructed at 179 Apple View Drive. A model home is a permitted use through the conditional use process in the Single-Family Residential Zoning District.

PLAN REVIEW

Land Development Plans

West College Avenue Student Housing LDP

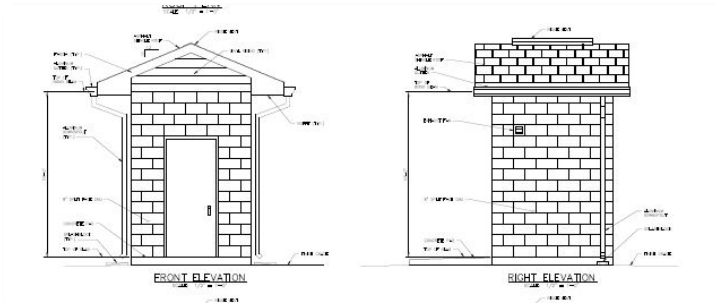
This land development plan proposed to consolidate 5 lots on the 900 block of West College Avenue. The 1.136-acre consolidated lot is proposed to be a 6-story multi-use building, with two subterranean parking levels, five floors of multi-family residential apartments and the ground-floor commercial space. The proposal included a total of 96 residential units (268 beds) with 159 parking spaces.



The applicant provided shared parking on the site, utilizing building height incentives that allowed an additional 20 feet of height to be utilized.

The plan was approved by the Board of Supervisors on June 21, 2021.

State College Borough Water Authority Kocher Well Field Water Pumping Improvements



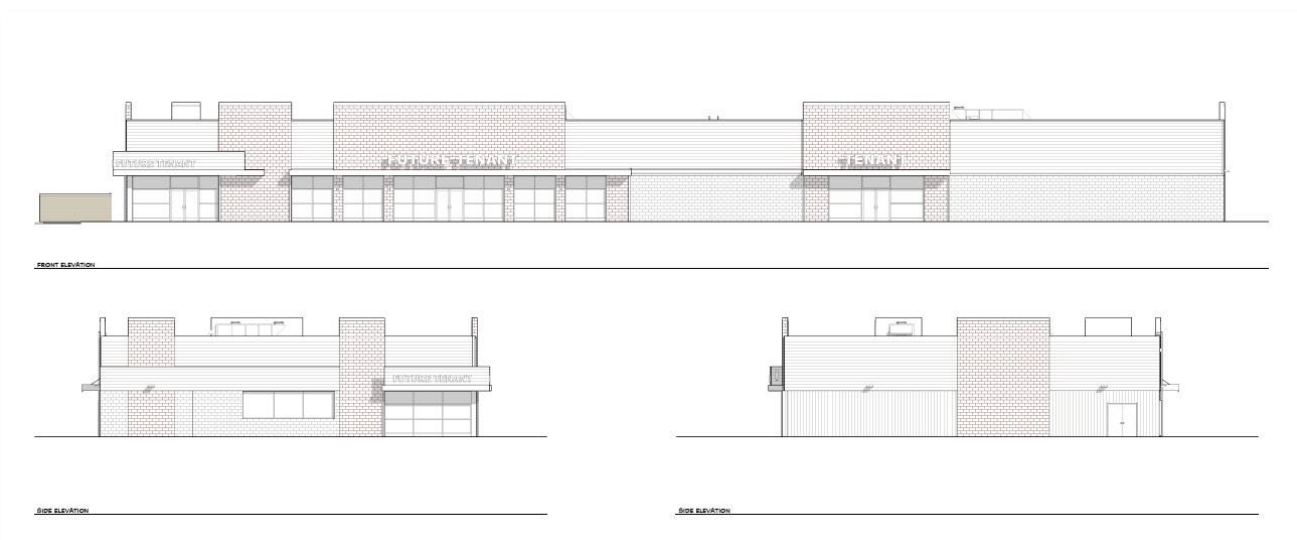
This land development plan proposed the construction of two (2) small buildings near existing water wells. The buildings would facilitate improved water pumping on the well sites.

The plan was approved by the Board of Supervisors on March 15, 2021.

Orchard Square Preliminary Land Development Plan

The land development plan proposed the construction of a 19,856 square foot Commercial/retail shopping center with associated parking and utilities. As proposed, there will be 3 retail store fronts and 119 parking spaces, including 5 ADA handicap spaces provided. The retail spaces are proposed to be 10,722 square feet, 6,483 square feet and 2,566 square feet.

The preliminary plan was approved by the Board of Supervisors on October 18, 2021.

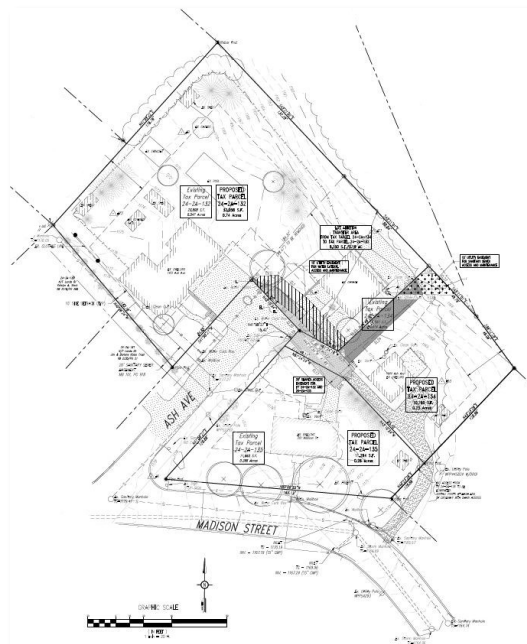


Subdivision/Replot Plan Reviews

Wasson/Ash Avenue Replot

The proposed minor subdivision plan subdivided three (3) lots at the northern end of Ash Avenue. The parcels are located within the Single Family Residential (R1) zoning district.

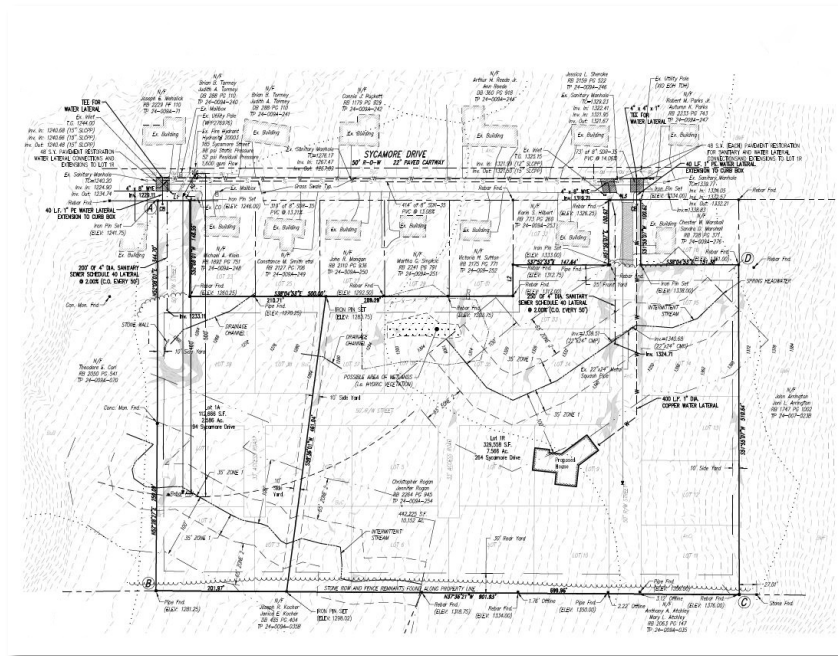
The plan was approved by the Board of Supervisors on April 5, 2021.



Rogan/Sycamore Drive Subdivision

This proposed subdivision plan subdivided tax parcel 24-009A,254-,0000- into two lots. The existing lot is 10.152 acres and access to the lot is located on Sycamore Drive. The lot 'fronts' on 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 plan was approved by the Board of Supervisors on October 4, 2021.



Minor Alterations

All applications for approval of a minor alteration plan shall be reviewed and approved by the Township Zoning Administrator.

- **1500 Martin Street**
 - Change of use for 2 tenants, Happy Valley Nutrition and IGAR Games

- **Sheetz at Whitehall Road**
 - Landscaping

- **PSU Golf Course - Walker Clubhouse**
 - Parking lot changes and interior renovations

- **PSU ARL - 3075 Research Drive**
 - Change of use for Helium recovery

- **West Cherry Land Multi-Use Building Minor Alteration**
 - Landscaping, parking, removal of street median and lighting





APPLICATION FOR PROPOSED ORDINANCE AMENDMENT
Ferguson Township, Centre County

Date Application Submitted: January 10, 2022

Subject of Proposed Ordinance Amendment: Amend Use Regulations of the TTD District to Allow for Additional Use of Tower-based WCFs, subject to Limitations

Applicant Name: New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility

Address: c/o C. H. Schubert, Esq./RILEY RIPER HOLLIN & COLAGRECO
PO Box 1265, Exton, PA 19341

Phone: (610) 283-7440 **Fax:** (610) 458-4441 **E-Mail:** chriss@rrhc.com

Chapter / Section of Existing Ordinance to be Amended: Chapt. 27, Sect. 303.3.A.(c)

Description of Proposed Ordinance Amendment: Subject to applicable provisions of Sect. 27-710 (Wireless Communication Facilities), allow additional use of Tower-based WCFs outside of the rights-of-way, if located at least 1/3 the tower height from adjoining property lines and 4,000 from existing towers. See proposed text amendment, attached hereto as Addendum "A".

Describe Reason for Ordinance Amendment: To provide for enhanced wireless services to a highly-populated and heavily-traveled area of the township, and for emergency first responders, including state-of-the-art locational capabilities and greater capacity and data through-put speeds.

Signature of Applicant:

Christopher H. Schubert, Esquire

Date Fee Paid: _____ **Amount:** \$ 250.00

Note: To be considered on a Board agenda, this application along with the required fee (see Township Fee Schedule) must be submitted to the Township a minimum of 7 days in advance of the Board meeting at which the applicant wishes to attend. The fee is non-refundable.

LOCAL GOVERNMENT UNIT USE ONLY

DATE RECEIVED _____
 HEARING DATE _____
 ACTION DATE: _____

_____ APPROVED W/O MODIFICATION
 _____ MODIFIED, THEN APPROVED
 _____ REJECTED

PROPOSAL FOR THE ADDITION OF AN AGRICULTURAL SECURITY AREA

This form is to be completed by the landowner(s) who propose(s) to form an agricultural security area under the Agricultural Area Security Law (Act 43 of 1981). Three copies of this form, including the required map (see below) shall be submitted certified mail, return receipt requested, to the township in which the proposed agricultural security area is located. If the proposed area is located in more than one township (municipality) the proposal shall be submitted to all governing bodies affected. The tax parcel number may be obtained from the property tax notice or the county mapping office. If a number cannot be found, the deed reference numbers/account numbers of the property may be substituted. A map showing the boundary of the proposed agricultural area and boundaries of the properties owned by the undersigned landowners within the proposed agricultural security area should be attached to each copy of this form (A county tax map, US Geological Survey topographic map, or other map as specified by the local government). Properties owned by each petitioner shall be identified on each map. In cases of joint ownership, all owners must sign the proposal.

1. Location of the proposed area: FERGUSON TWP CENTRE
 (Township, Borough or City) (County)
2. Total acreage in area: 50.73
3. Names and addresses of landowners proposing the area. Use additional paper with just columns if needed. Signers to this proposal give their consent to include the described land in the agricultural security area once it is approved.

| Landowner's Name (PRINTED) and Signature (BELOW LINE) | Address (PRINT) | County Tax Parcel ID Number (PIN) & Account Number | Acreage |
|--|---|--|---------|
| DAVID G. BURKET LIVING TRUST <i>David G. Burket</i> | 4500 W PINE GROVE ROAD PENNSYLVANIA FURNACE, PA 16865 | 24-008;008 | 30.79 |
| DAVID G BURKET <i>David G. Burket</i> | 4500 W PINE G-ROVE ROAD PENNSYLVANIA FURNACE, PA 16865 | 24-008-008A | 19.94 |
| | | | |
| | | | |
| | | | |
| | | | |

24-006-070-00

24-006-076C-0000

24-006-023J-0000

24-006-025A-0000

24-006-024-0000

24-006-006-0000

JOHNSON RD

24-006-076-0000

24-006-008A-0000

DELCER RD

W WHITEHALL RD

24-008-006A-0000

24-008-009A-0000

24-008

24-008A-012-0000

24-008-006-0000

24-008-002-0000

24-008-004A-0000

W PINE GROVE RD

24-008-002-0000

24-008-006-0000

24-008

24-008-008-0000
DAVID G BURKET TRUST

OWNER OF
24-008-008-0000
IS DAVID G BURKET LIVING
24-008-001-0000 TRUST

24-008-002A-0000



Ferguson Township

24-006-076-0000-

24-006-025,0000-

24-025,0000-

DEBIER RD

24-006-025A,0000

24-006-025,0000

W. WHITEHALL RD.

24-008-006-

24-008-025,0000

24-006-025,0000

24-006-001,0000

24-008-047,0000

24-008-008A,0000-

24-008-003A,0000-

SQUAYER, DAVID G. BURRET

24-008-048,0000-

24-008-001,0000

24-008-002,0000

24-008-003,0000

24-008-000,0000

24-008-002,0000-

DOVE RD

24-008

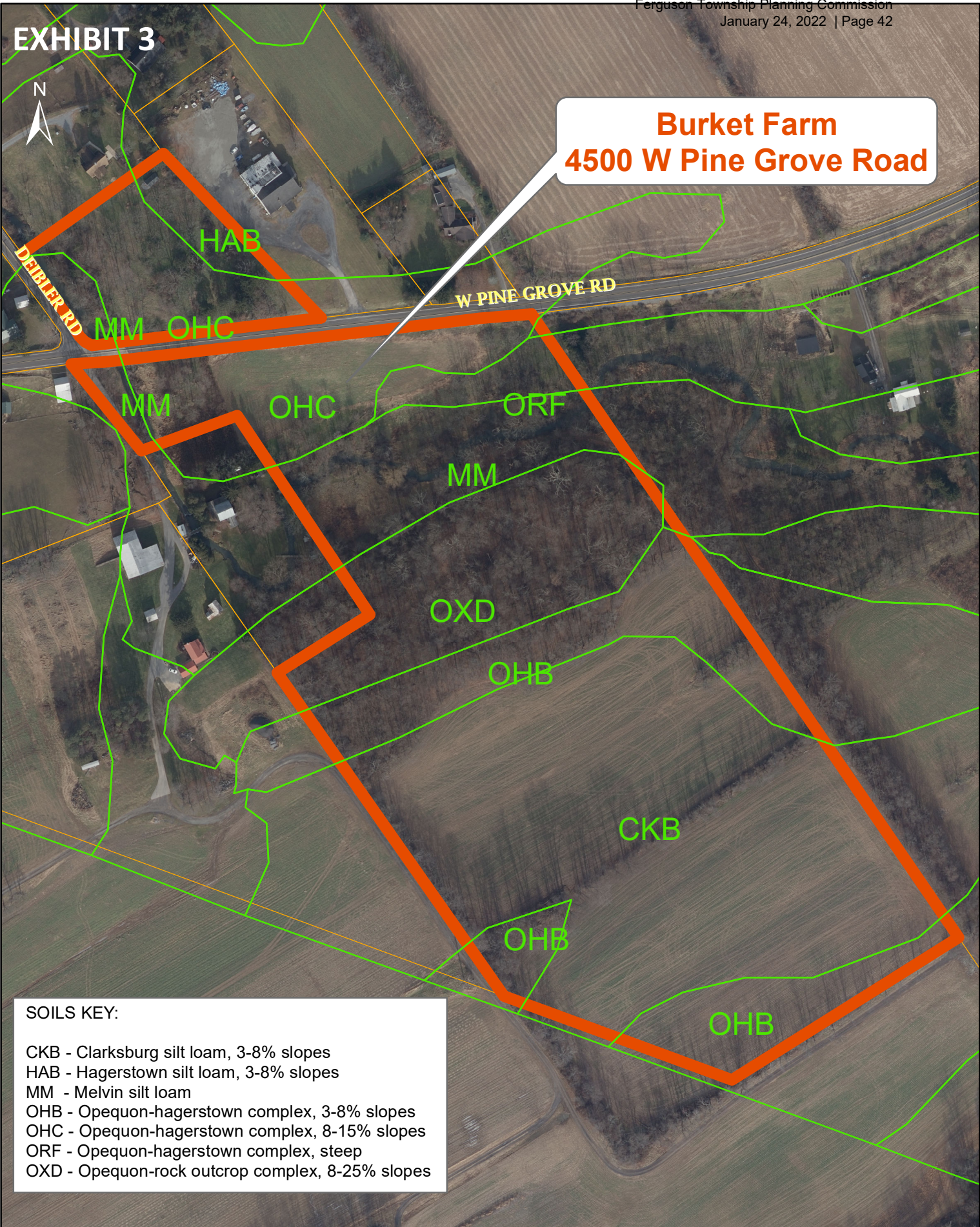
24-008-003,0000-

24-008-00

EXHIBIT 3



Burket Farm
4500 W Pine Grove Road

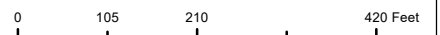


SOILS KEY:

- CKB - Clarksburg silt loam, 3-8% slopes
- HAB - Hagerstown silt loam, 3-8% slopes
- MM - Melvin silt loam
- OHB - Opequon-hagerstown complex, 3-8% slopes
- OHC - Opequon-hagerstown complex, 8-15% slopes
- ORF - Opequon-hagerstown complex, steep
- OXD - Opequon-rock outcrop complex, 8-25% slopes



Location of Burket Farm



FERGUSON TOWNSHIP CODE PROPOSED ZONING TEXT AMENDMENT

§ 27-303. Traditional Town Development (TTD)

...

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**, Subsection 1C(2):

...

(c) Commercial.

...

[6]. Subject to the applicable provisions of Section 27-710, Tower-based Wireless Communication Facilities Outside of the Rights-of-Way, if located at least 1/3 the tower height from adjoining property lines¹ and 4,000 feet from existing towers.²

¹ This provision is necessary due to §27-710.3.A of the Wireless Communication Facilities provisions (which requires a setback of 500 feet from adjoining property lines for Tower-based WCFs). NOTE: By §27-303.2.F(1), the above proposed setback requirement applicable in the TTD district will override the general setback requirement in the Wireless Communication Facilities section. §27-303.2.F(1) provides:

“Where specific reference is made to one or more provisions of other chapters of the Code of Ordinances, only those regulations so referenced will be applicable where they are not in conflict with standards found herein.”

Also, §27-303.2.F(4) provides, “The Board of Supervisors may allow for modification of the design standards applicable to a traditional town development provided for in this section, including but not limited to compactness, pedestrian orientation, street geometry or other related design features, in accordance with the standards applicable to the grant of modifications under Chapter 22, Subdivision and Land Development, § 22-105.

² This provision is provided to ensure that only one Tower-based WCF located outside of the ROW will be possible within the land area zoned TTD-Traditional Town Development. The closest tower is the SBA tower located 4,150 feet to the south in the I-Industrial district. See attached Zoning Map Detail.

CHRISTOPHER H. SCHUBERT
chriss@rrhc.com
Extension 216



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

January 10, 2022

VIA EMAIL ONLY

Centrice Martin, Assistant Township
Manager Ferguson Township
3147 Research Drive
State College, PA 16801

**Re: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Application for Proposed Ordinance Amendment
TTD-Traditional Town Development District**

Dear Ms. Martin:

As you know, this office represents New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility (“AT&T”) in regard to the above matter. **Please refer the enclosed Application for Proposed Ordinance Amendment to the Board of Supervisors for their consideration.** AT&T is hereby requesting processing of this Application pursuant to the Ferguson Township Code.

AT&T hereby submits the following for consideration by the Supervisors:

1. Application for Proposed Ordinance Amendment, together with Addendum “A” thereto which describes the requested text amendment in greater detail;
2. Photo-simulations of a proposed monopole tower-based WCF for placement on the north side of Havershire Boulevard, west of Blue Course Drive, on property owned by Circleville Road Partners B, LP and now improved with a multi-family apartment complex known as the Heights at State College;

Please note that a check in the amount of \$250.00 representing the application fee as required by the Township Code will be overnighted to your attention.

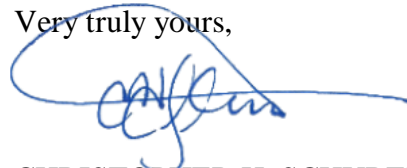
Please advise whether any additional documents or other information is required to process the Application.

Centrice Martin, Assistant Township Manager
Ferguson Township
January 10, 2022
-page 2-

Kindly forward the enclosed Application and supporting documentation to the Board of Supervisors for review. Based on my conversation with David Pribulka, I understand that this matter can be placed on the Supervisors' meeting agenda of January 18, 2022, for consideration.

Thank you in advance for your assistance in this matter. Should you have any concerns or questions, or need additional information, please feel free to contact my office at your convenience.

Very truly yours,



CHRISTOPHER H. SCHUBERT

CHS/chs
Enclosures

cc: David Pribulka, Tp. Manager (via email only, w/encl.)
Jenna Wargo, Zoning Officer (via email only, w/encl.)
Elizabeth A. DuPuis, Esquire (via email only, w/encl.)
David Kerr (via email only, w/encl.)
Christopher Lash (via email only, w/encl.)
David Meese (via email only, w/encl.)
Bill Leone (via email only, w/encl.)
Grant Scott, Esquire (via email only, w/encl.)

Photographic Inventory & Simulations

165' Monopole

Site Name: PSU - Park Forest Village/ FA 10040966

Havershire Boulevard
State College, PA 16803

December 4, 2020

Prepared For:



Prepared By:



2103 East High Street, Suite 200
Pottstown, PA 19464
610-323-8752



Aerial Image Courtesy of Google Earth

Photographic Key Map - PSU - Park Forest Village / FA 10040966



White Arrows
Not Visible



Yellow Arrows
Photosimulation Prepared





View # 1 - From Teaberry Ln & Sowards Place

Existing Conditions (Not Visible)



View # 2 - From Ridgemaster Dr & Megan Dr

Existing Conditions (Not Visible)



View # 3 - From Blue Course Dr & Westwind Dr

Existing Conditions (Not Visible)



View # 4 - From Cambridge Dr

Existing Conditions (Not Visible)





View # 5 - Farmstead Ln & Circleville to Penn State Bike Path Existing Conditions (Not Visible)



View # 6 - From Northwick Blvd & Dewberry Hts Existing Conditions (Not Visible)



View # 7 - From Linnet Lane Existing Conditions (Not Visible)



View # 8 - From Tanager Dr & Partridge Ln Proposed Monopole





View # 9 - From Knob Hill Road

Proposed Monopole



Site Name: PSU - Park Forest Village / FA 10040966
Photographs Obtained: December 3, 2020 . Exhibit Prepared: December 4, 2020





View # 10 - From Park Hills Avenue

Proposed Monopole



Site Name: PSU - Park Forest Village / FA 10040966
Photographs Obtained: December 3, 2020 . Exhibit Prepared: December 4, 2020





View # 11 - From Circleville Farm Lane & Rushcliffe Street

Proposed Monopole



Site Name: PSU - Park Forest Village / FA 10040966
Photographs Obtained: December 3, 2020 . Exhibit Prepared: December 4, 2020





View # 12 - From Circleville Farm Lane

Proposed Monopole



Site Name: PSU - Park Forest Village / FA 10040966
Photographs Obtained: December 3, 2020 . Exhibit Prepared: December 4, 2020





View # 13 - From Prestwick Boulevard & Northwick Boulevard

Proposed Monopole



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View # 14 - From Southwick Boulevard

Proposed Monopole



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View # 15 - From Blue Course Drive & Old Gatesburg Road

Proposed Monopole



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View # 16 - From Blue Course Drive

Proposed Monopole



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