

FERGUSON TOWNSHIP PLANNING COMMISSION
Regular Meeting Agenda
Monday, February 14, 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. January 24, 2022 Organizational Meeting Minutes**
- 2. January 24, 2022 Regular Meeting Minutes**

IV. OLD 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.

Link to video: <https://extension.psu.edu/duties-and-responsibilities-of-a-citizen-planning-commission>

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

2. 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 1st of each year. This is an opportunity to provide the community and elected officials with a review of the activities and



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achievements from the previous year. Included in the agenda is the draft 2021 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 to the Board of Supervisors.

V. NEW BUSINESS

1. Ordinance Amendment Application—Traditional Town Development Zoning District

Narrative

On January 10, 2022, Chris Schubert, Esq. on behalf of his client, AT&T, submitted an application for a text amendment to the Traditional Town Development zoning district. Included in the agenda is the draft text amendment submitted by AT&T. AT&T submitted requests for variances from §27-303.A.D. (prohibits telecommunication facilities within this zoning district), §27-710.3.A., (setbacks), and §27-710.H.2. (buffer landscaping) to the Zoning Hearing Board and the application was denied. AT&T is proposing a text amendment to locate a telecommunications tower in the Traditional Town Development Zoning District.

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 recommend approval of the Application for a Modification/Waiver to the Board of Supervisors.*

Staff Recommendation: That the Planning Commission receive the report, discuss and provide direction to staff.

2. Amendment to the Regional Bike Plan

Narrative

Since the adoption of the Centre Region Bike Plan in 2015, many municipalities have constructed new bicycle facilities and amended Official Maps to include or remove bicycle facilities. CRPA has been working with municipalities and Penn State Transportation Services to update facilities to accurately reflect the changes that have been completed since the Bike Plan was adopted.

Provided with the agenda is a copy of a table of comments provide to CRPA staff and CRPA staff's response for review.

Recommended motion: *That the Planning Commission review the updated maps and tables. No action is required*

3. Application for Consideration of a Modification/Waiver

Narrative

PennTerra Terra Engineering, Inc, on behalf of their client, has requested a modification/waiver from PennTerra Engineering, Inc, on behalf of their client, has requested a modification/waiver from Section 22-401.C.1.f – Fire Lanes and Section 22-401.C.1.g —General, landscaping plan and lighting plan. This plan is a simple Land Development and Subdivision. Staff is in the process of removing the requirements of a landscaping plan and lighting plan for single-family homes that require a land development plan.

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

Recommended motion: *The Planning Commission recommend granting the Application for Consideration of a Modification/Waiver from §22-401.C.1.f and §22-401.C.1.g to the Board of Supervisors.*

Staff Recommendation: That the Planning Commission recommend granting the Application for Consideration for a Modification/Waiver to the Board of Supervisors.

4. 264 Sycamore Drive/Rogan Land Development Plan

Narrative

On behalf of their client, PennTerra Engineering, Inc. has submitted 264 Sycamore Drive/Rogan Preliminary/Final Land Development Plan. The applicant is proposing to construct a single-family home on the 7.566 acre lot. The residential home is required to submit a land development plan because it is proposed in an area identified as having steep slopes.

A Modification/Waiver was granted on October 4, 2021 for this plan to proceed as Preliminary/Final. The parcel is located within the Single Family Residential (R1) zoning district.

Recommended motion: *The Planning Commission recommend approval of 264 Sycamore Drive Preliminary/Final Land Development Plan to the Board of Supervisors.*

Staff Recommendation: That the Planning Commission recommend approval of the 264 Sycamore Drive Land Development Plan to the Board of Supervisors.

VI. COMMUNICATIONS TO THE COMMISSION

VII. OFFICIAL REPORTS AND CORRESPONDENCE

1. Board of Supervisors Report
2. CRPC Report
3. Land Development Plans
 - a. Farmstead View Subdivision – Under 3rd Staff review
 - 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 Final LDP – Under 1st Staff Review
 - g. Centre Animal Hospital – Awaiting Response
 - h. Salvation Baptist Church – Under First Staff Review
4. Staff Updates

VIII. ADJOURNMENT

FERGUSON TOWNSHIP PLANNING COMMISSION

Organizational Meeting
Monday, January 24, 2022
6:00 P.M.

ATTENDANCE

The Planning Commission held its annual Organizational Meeting on Monday, January 24, 2022, via Zoom. In attendance were:

Commission:	Staff:
Jeremie Thompson – Chair	Jenna Wargo – Planning and Zoning Director
Jerry Binney – Vice Chair	Kristina Bassett – Community Planner
Rob Crassweller - Secretary	David Pribulka – Township Manager
Bill Keough	Jeff Ressler – Zoning Administrator
Lewis Steinberg - Alternate	
Dr. Ellen Taricani	
Ralph Wheland	

Others in attendance included: Rhonda Demchak, Recording Secretary; Wes Glebe, Ferguson Township Resident

I. CALL TO ORDER

Mr. Thompson called the Monday, January 24, 2022, Organizational meeting to order 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. ELECTION OF OFFICERS

Mr. Thompson stated that a temporary chair will need to be designated to conduct the nominations and election of the Chair of the Planning Commission for the year 2022.

Mr. Crassweller made a motion to **designate** Jenna Wargo as temporary chair. Dr. Taricani seconded the motion. The motion passed unanimously.

Ms. Wargo asked for nominations for the Chair.

Mr. Binney made a motion to **nominate** Mr. Thompson as Chair. Mr. Crassweller seconded the motion. The motion passed unanimously.

Mr. Thompson thanked the Planning Commission.

Mr. Thompson asked for nominations for the Vice Chair.

Mr. Crassweller made a motion to **nominate** Mr. Binney. Mr. Keough seconded the motion. The motion passed unanimously.

Mr. Binney thanked the Planning Commission.

Mr. Thompson asked for nominations for the Secretary.

Mr. Keough made a motion to **nominate** Mr. Crassweller. Mr. Binney seconded the motion. The motion passed unanimously.

Mr. Crassweller thanked the Planning Commission.

III. CENTRE REGIONAL PLANNING COMMISSION (CRPC) REPRESENTATIVE AND ALTERNATE

Mr. Thompson asked for nominations for the CRPC Representative.

Mr. Keough made a motion to **nominate** Dr. Taricani. Mr. Crassweller seconded the motion. The motion passed unanimously.

Mr. Thompson asked for nominations for the CRPC Alternate.

Mr. Binney made a motion to **nominate** Ms. Holliday. Mr. Crassweller seconded the motion. The motion passed unanimously.

IV. ADOPTED 2022 PLANNING COMMISSION MEETING CALENDAR

Mr. Keough pointed out that there will be a conflict with the December 6th meeting, due to the Board of Supervisors having moved their meetings to Tuesdays. The Commission decided to move their meeting to December 12, 2022.

Mr. Keough moved that that Planning Commission **adopt** the 2022 Calendar pending the revision. Dr. Taricani seconded the motion. The motion passed unanimously.

V. ADOPTED 2022 PLANNING COMMISSION WORK PROGRAM

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

VI. ADJOURNMENT

Mr. Crassweller made a motion to **adjourn** the January 24, 2022, Planning Commission Organizational meeting at 6:09 p.m.

Respectfully Submitted,

Rob Crassweller, Secretary
For the Planning Commission

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, JANUARY 24, 2022
6:00 PM**

The meeting began after the adjournment of the 2022 Reorganizational Meeting.

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, January 24, 2022, as a zoom meeting. In attendance:

Commission:

Jeremie Thompson – Chair
Jerry Binney – Vice Chair
Rob Crassweller - Secretary
Shannon Holliday
Bill Keough
Lewis Steinberg - Alternate
Dr. Ellen Taricani
Ralph Wheland

Staff:

Jenna Wargo - Planning & Zoning Director
Kristina Bassett - Community Planner
Jeff Ressler - Zoning Administrator
David Pribulka – Township Manager

Others in attendance: Rhonda Demchak, Recording Secretary; Wes Glebe, Ferguson Township Resident

I. CALL TO ORDER

Mr. Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, January 24, at 6:09 p.m.

II. CITIZEN INPUT

There were none.

III. APPROVAL OF REGULAR MEETING MINUTES DECEMBER 7, 2021

Mr. Keough moved that the Planning Commission **approve** the minutes of December 7, 2021.

Mr. Binney noted that the minutes didn't reflect his attendance at the meeting.

Mr. Binney **amended** the motion to include Mr. Binney to be added to the minutes. Dr. Taricani seconded the motion. The motion passed unanimously.

Mr. Keough thanked Rhonda Demchak for good job capturing the minutes of December 7th.

IV. OLD BUSINESS

There were none.

V. NEW BUSINESS

Mr. Thompson noted that Mr. David Pribulka has a scheduling conflict and asked for a motion to move the Ferguson Township's Strategic Plan Update to be the first agenda item.

Mr. Keough moved that the Planning Commission **move** the Ferguson Township's Strategic Plan Update to be the first agenda item. Mr. Crassweller seconded the motion. The motion passed unanimously.

A. Ferguson Township's Strategic Plan Update

Mr. Pribulka gave an introduction and noted that 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](#). Mr. Pribulka noted the strategic plan is a little overdue, due to the pandemic. The intent is to be finished by the end of March 2022. Mr. Pribulka encouraged everyone to complete the survey.

Mr. Keough expressed some disappointment with the survey and gave the following examples:

- Question 11 - Regarding infrastructure, stormwater and parking were not referenced.
- Question 12 - The phrase affordable housing is not listed under Housing Issues.
- Question 13 - Would have liked the option given so that people could list that the police force and medical personnel are at the right sized and not just the options of increase or decrease.
- Question 19 & 21 – They are the same question.

Mr. Thompson concurred about the lack of language regarding affordable housing and noted the issue is still prevalent.

Mr. Pribulka stated that he will forward the concerns to Polity.

Ms. Holliday stated that she too agrees with Mr. Keough and Mr. Thompson.

With regards to question 25, Mr. Keough noted that Ferguson Township doesn't have a lot of activities for children, but the Township does partner with others. Mr. Crassweller stated that the Township does have activities.

Mr. Pribulka appreciated the discussion about the survey but asked if there were directions or other priorities that the Planning Commission would like to see factored into the planning document.

Mr. Steinberg concurred with Mr. Keough regarding question 13 because there should be an option to choose a word such as, satisfied.

Mr. Thompson suggested to include pedestrian safety into the Strategic Plan. Mr. Keough concurred.

Mr. Keough suggested exploring a Town Center, because it does come up in meetings. Mr. Pribulka noted that it is a good observation, but it never really took off. Mr. Pribulka stated that more conversations will be needed.

Mr. Keough asked if the Township should build, own, and operate a parking garage.

Also, Mr. Keough noted that another topic that comes up is water/drinking water and what role does the Township play. It is not noted in the Strategic Plan.

Mr. Pribulka will note all the comments and forward to the consultant.

Mr. Pribulka thanked the Planning Commission for all their hard work and volunteerism.

The Planning Commission thanked Mr. Pribulka for his service as he accepted another position in a different part of the state.

B. Planning Commission Introduction

The Planning Commission decided to wait to introduce the item until the new members are in attendance.

C. 2021 State of Planning Report

Ms. Bassett reviewed 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. Ms. Bassett reviewed the report that was included in the agenda packet.

Mr. Keough suggested adding permit data into the planning report.

With regards to the Conditional Uses – PSU -1445 West College Avenue, Mr. Keough noted that there is no time frame listed. Ms. Bassett will add the decision into the report.

Mr. Keough suggested adding a section into next years report, addressing issues that the Planning Commission feels could use some attention. Ms. Bassett suggested including a summary at the end of the report.

Ms. Wargo suggested waiting to approve the report until an upcoming meeting so that staff can add the suggestions from the meeting. The Planning Commission concurred.

D. Agricultural Security Area Application – Burket Farm

Ms. Wargo noted that 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.

Mr. Keough stated that the farm must also be included in the Agricultural Security Areas (ASA) which is different from the PACE Program. Mr. Keough noted that the farm was not included in the ASA 7 years ago and it was an oversight.

Mr. Keough noted that the ASA designation needs to be reviewed and re-applied every 7 years and asked where the Township is in that 7-year cycle. Ms. Wargo stated it is up in 2022. Mr. Keough recommends reconstituting the committee that would review and ensure all the farms are included in the ASA. Also, Mr. Keough suggested reaching out to Larry Harpster who has chaired the committee.

Mr. Binney asked for clarification with the process in regard to the Planning Commission. Ms. Wargo noted that the Planning Commission doesn't have the current committee that reviews as required by the state. There are two designations in Ferguson Township, ASA, and the PACE Program. The process is ASA first and then the PACE Program, but the Burket parcel was overlooked.

Mr. Keough moved that the Planning Commission **recommend** approval of the application for the Burket property to be included in the Ferguson Township ASA. Mr. Crassweller seconded the motion. The motion passed unanimously.

VI. COMMUNICATIONS TO THE COMMISSION

Mr. Thompson stated that a letter was received by the Board of Supervisors and to a few Planning Commission members were copied. The letter was about the Stormwater Fee and a conflict where a housing community is paying more per household than a comparable housing community.

Mr. Thompson noted that the Planning Commission received the email regarding the Township Manager's resignation. Mr. Thompson will draft a thank you letter to the Manager.

Mr. Keough pointed out that at the last meeting there was a discussion about land development plans with regards to a structured format. Mr. Thompson is drafting the plan but will need to meet with the staff.

VII. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo noted that the Board reviewed and tabled the Zoning and Subdivision & Land Development Ordinance Amendments. There will be a work session with the Board regarding operators at places of assembly as one of the potential ordinance amendments to be included in the draft. The Board received a request for an ordinance amendment for the Traditional Town Development and Zoning District. The Board moved to refer the application to the Planning Commission for a recommendation. Ms. Wargo provided the application in the agenda packet, so that Commission members can review prior to the next meeting. Ms. Wargo noted that the Zoning Hearing Board had a hearing in December for Team Bobby Rahal in which they were asking for a variance. The Zoning Hearing Board denied their request, but they are appealing the decision.

Mr. Keough asked if it was necessary that the Planning Commission pass a tower amendment that would be applied to the entire Traditional Town Development zoning designation or could tower requests be conditional. Ms. Wargo noted there are several ways to go about the amendments and staff will need to look further into the request. Ms. Wargo stated that the Board of Supervisors didn't weigh in yet and wants the Planning Commission to review for input.

B. CRPC Report

Dr. Taricani noted their first meeting is in February. Mr. Thompson congratulated Dr. Taricani and Ms. Holliday for their reappointment to the CRPC.

C. Land Development Plans

Ms. Bassett reviewed the following:

- 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 Cemetery – Awaiting Response
- f. Orchard Square Preliminary LDP – Conditionally approved
- g. Centre Animal Hospital – Awaiting Response

D. Staff Updates

There are job openings for the Administrative Assistant for Planning and Zoning and a Communications Coordinator position listed on the Township [website](#).

Mr. Binney asked if the Butz Street parking issue will be reviewed by Planning and Zoning. Ms. Wargo noted that the Public Works department will be involved with that process.

VIII. Adjournment

Mr. Binney made a motion to adjourn the January 24, 2022, Planning Commission meeting at 7:39 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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Questions & Answers

Parliamentary Procedure Basics

Welcome to the Commission

A Guide for New Members

The Planning Commission in Pennsylvania

Department of Community and Economic Development (DCED)

Pennsylvania Municipalities Planning Code (PA MPC)

Department of Community and Economic Development (DCED)

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

Planning Review

Existing Conditions & Demolition Plan

- Topography
- Existing Structures
- Existing Trees, Shrubs, and Vegetation
- Environmental Concerns

Site Usage

- Commercial
- Residential
- Workforce Housing (TTD & TSD Only)

Transportation

- Vehicular Traffic (Cars & Trucks)
- Site Access
- Public Transit (CATA & Taxi/Ride Share)
- Pedestrian Connections
- Bicycles
- Parking
- Delivery Services

Landscaping

- Grading
- Stormwater
- Trees, Shrubs, and Vegetation

Services

- Emergency Response
- Utilities & Sanitation
- Schools
- Parks & Recreation (Fee in Lieu)/Open Space

Construction

- Building Height
- Building Design
- Setbacks
- Buffer Zones
- Construction Laydown Area (On-Site/Off-Site)

Additional Considerations

- Strategic Plan Initiatives
- Regional Considerations
- Compatibility with Comprehensive Plan & Official Map



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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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

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						
5	Interaction with CRPC	H						
6	FTPC Reports to the Board	H						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			

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

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.

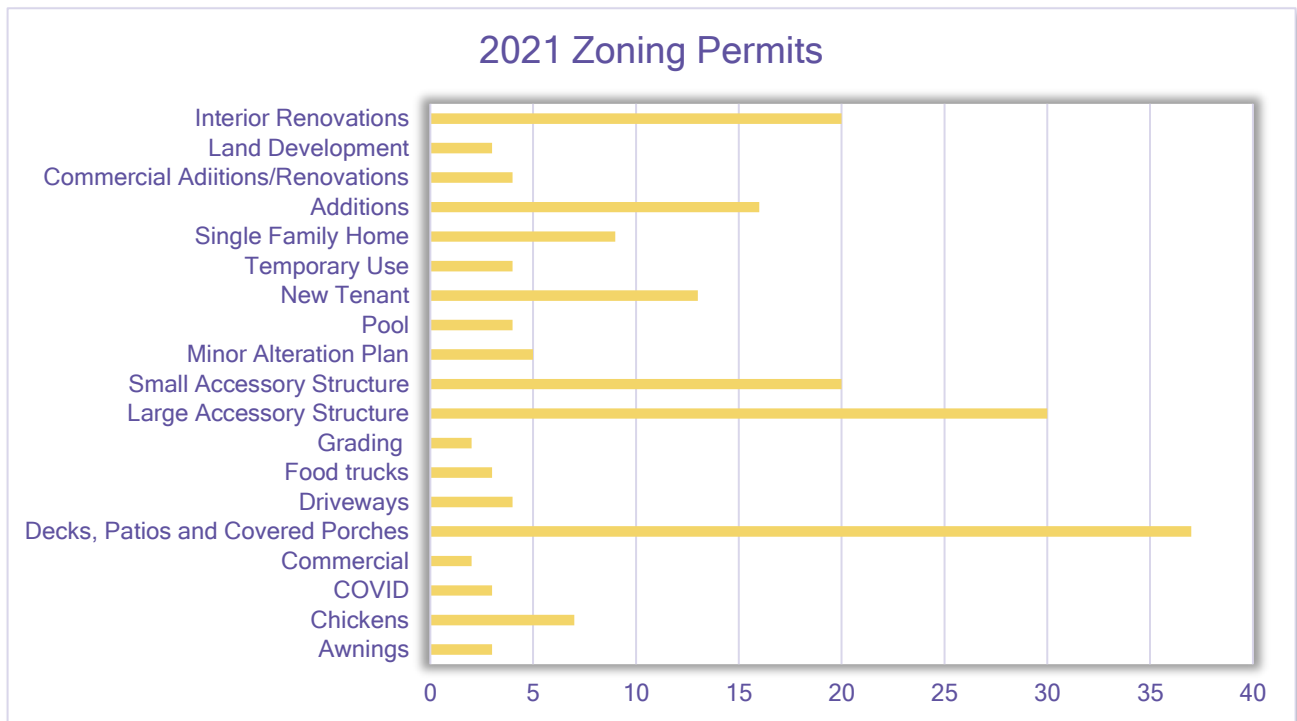


- Chapter 27, Zoning; Part 3 - Residential Planned Development and Mixed Use, Section 304.3.B.2 Terraced Streetscape District, Building Height Incentives. (Ordinance 1070 5/3/2021)
 - This ordinance removed the incentive of an additional 20 feet of building height if structured parking is provided and 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.

Zoning Permits

In 2021, The Ferguson Township Zoning Administrator approved 188 zoning permits. \$9,090 were collected from permit fees. The most requested permit was for Decks, Patios and Covered Porches with 37 permits issued.



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.

Decision: The Board of Supervisor's granted the Applicant's request for a Conditional Use as a veterinarian clinic on June 7th, 2021

- 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.

Decision: The Board of Supervisor's granted the Applicant's request for a Conditional Use as a model home on **June 21st, 2021.**

- **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.

Decision: The Board of Supervisor’s granted the Applicant’s request for an addendum to the Conditional Use agreement for a term of three (3) years. 1445 West College Avenue included the following conditions set forth **August 23rd, 2021**:

- Golf Storage/Maintenance Facility–Penn State shall use the 8,500 square feet portion of the building for the purpose of storing, maintaining, and repairing golf carts, tractors, mowers and other golf course related equipment and ancillary office use in support of the Penn State golf course.
 - This use is permitted under the terms and conditions outlined within the 2011 Agreement and for the duration of three (3) years from December 31, 2021.
- Retail Space–Penn State shall use the 7,800 square feet of space located on the ground floor of the building as for a mixed martial arts studio.
 - The studio shall be used for training and instruction and shall not be used as a place of assembly.
- This use is permitted under the terms and conditions outlined within the 2014 Addendum and for the duration of three (3) years from December 31, 2021.
- Surety–Penn State agrees to maintain the posted surety from the Agreement for Completion of its obligation for the Terraced Streetscape Design improvements for the duration of three (3) years from December 31, 2021.

- **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.

Decision: The Board of Supervisor’s granted the Applicant’s request for a Conditional Use as a veterinarian clinic on **September 7th, 2021**.

PLAN REVIEW

Land Development Plans

West College Avenue Student Housing LDP

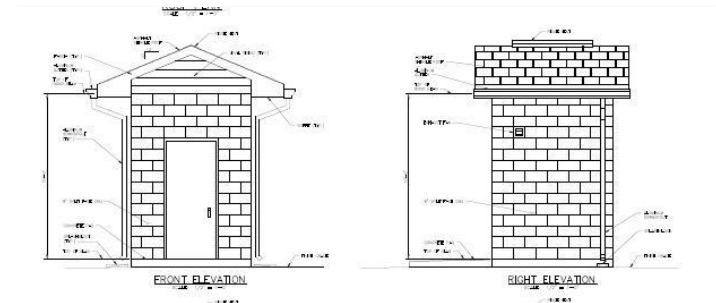
This land development plan proposed to consolidate 5 lots on the 900 block of West College Avenue. The 1.136-acre consolidated lot is proposed to be a 6-story multi-use building, with two subterranean parking levels, five floors of multi-family residential apartments and the ground-floor commercial space.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



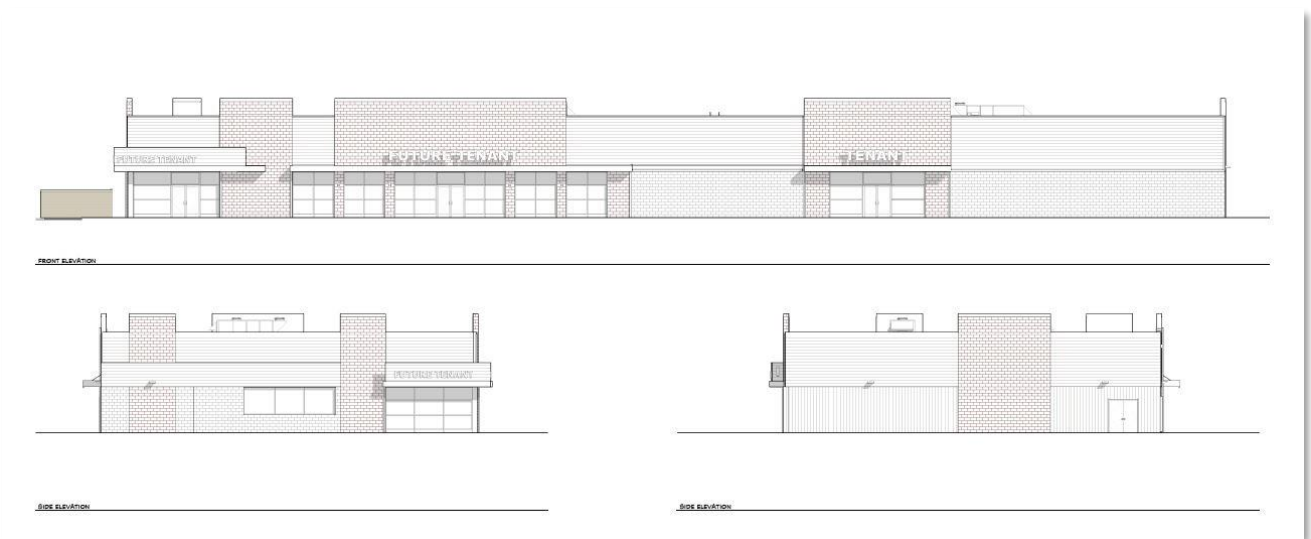
This land development plan proposed the construction of two (2) small buildings near existing water wells. The buildings would facilitate improved water pumping on the well sites.

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.

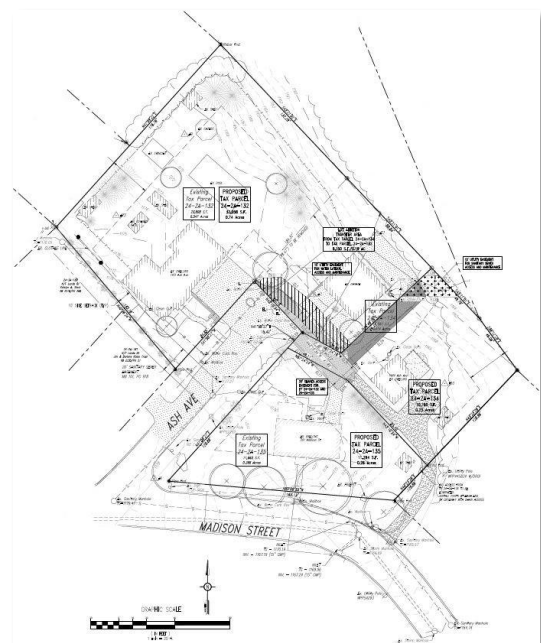


Subdivision/Replot Plan Reviews

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.

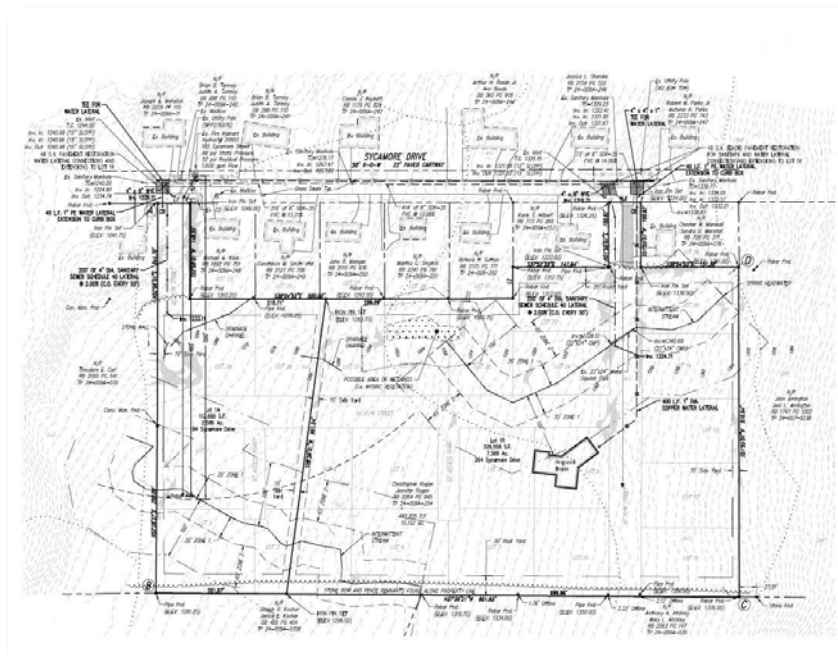
The plan was approved by the Board of Supervisors on April 5, 2021.



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.

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.

ROBUST WIRELESS COVERAGE IS NECESSARY IN A MODERN SOCIETY



8556

Why do we need so many WCFs?

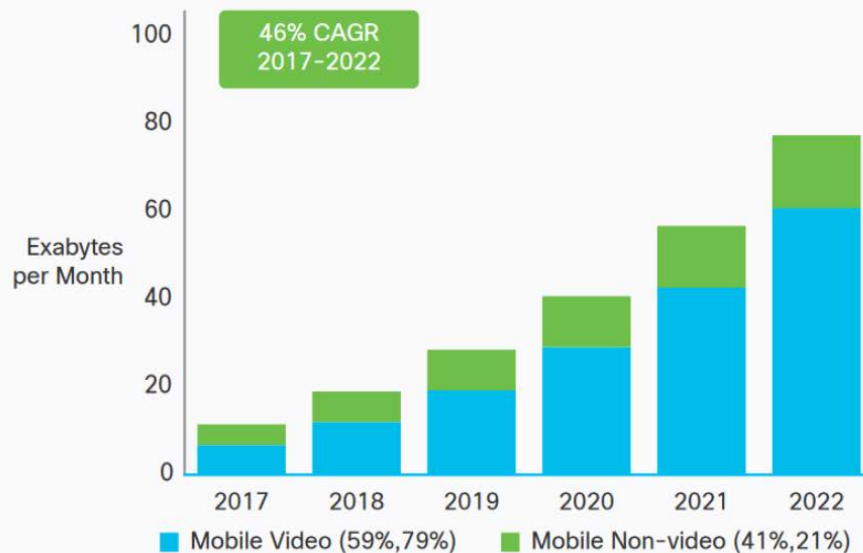
ONE WORD:

- * Mobile data traffic growth averaged 320% from 2016-2021 according to a recent Cisco report
- * Nearly 63% of households in the US were wireless only last year according to a government report

DEMAND

Growth in Data: What Are Carriers Doing?

Figure 21. Mobile Video Will Generate Nearly Four-Fifths of Mobile Data Traffic by 2022



Note: Figures in parentheses refer to 2017 and 2022 traffic share.
Source: Cisco VNI Mobile, 2019

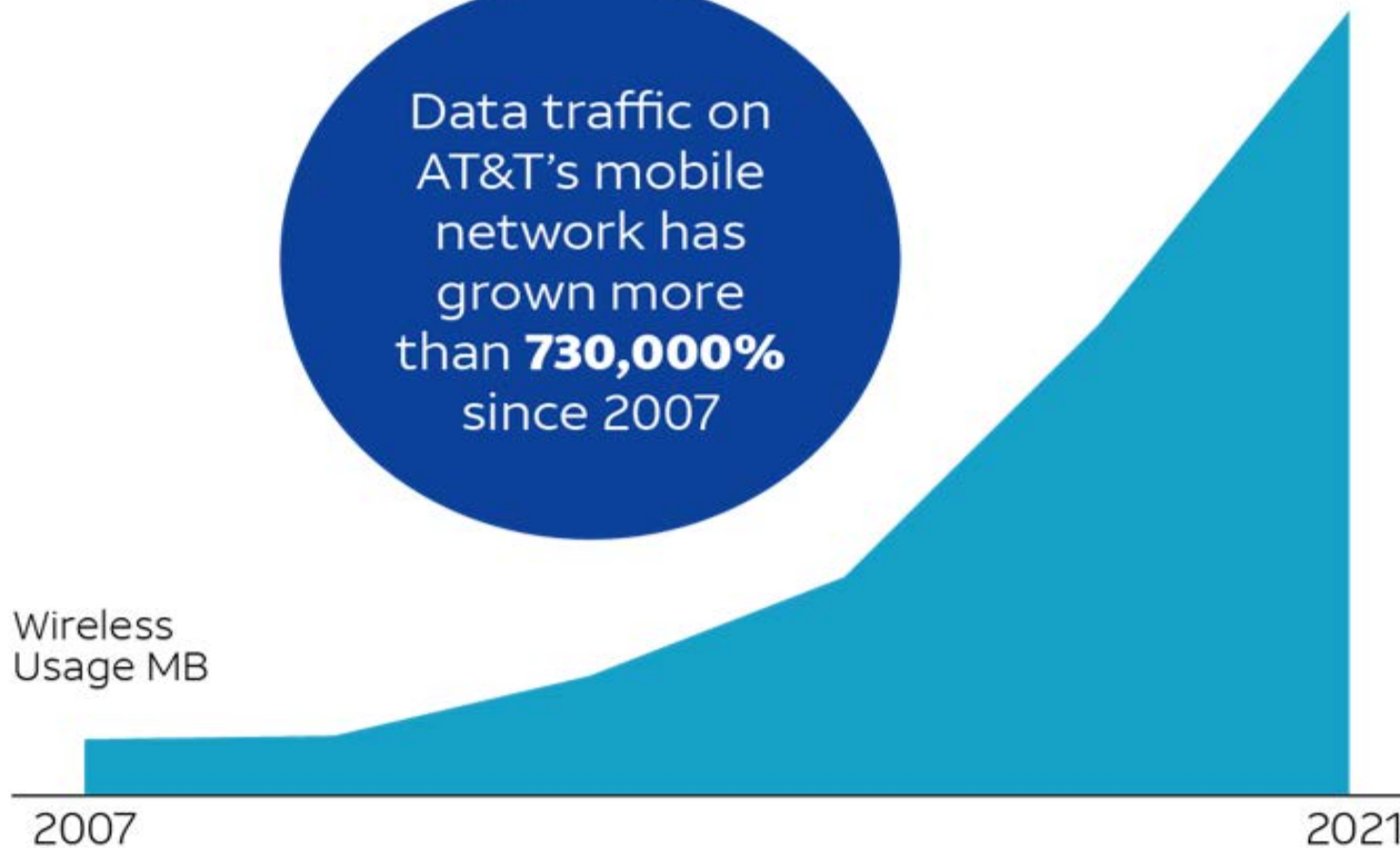
- * Deploy Macro Cells
- * Add Capacity to Existing Sites

Global Mobile Data Traffic Projected Growth

Demand on the AT&T network

Data traffic on AT&T's mobile network has grown more than **730,000%** since 2007

Wireless Usage MB



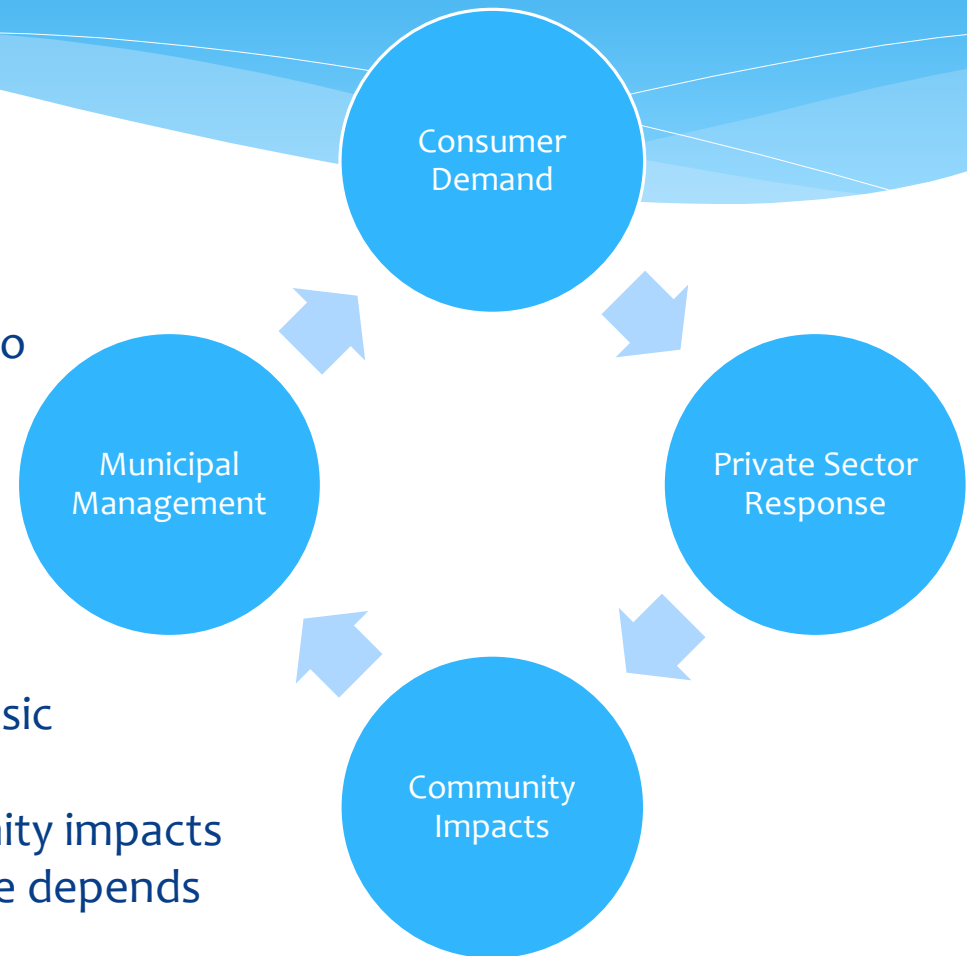
Municipal Planning Considerations

Recognize:

- WCFs are essential municipal infrastructure
- WCF facilities are market-driven
- Demand for services will continue to grow

Realize:

- Need to accommodate WCFs as basic infrastructure
- Responsibility to mitigate community impacts
- Enhanced public safety and welfare depends upon enhanced connectivity



Your constituents want to stay connected



Your constituents want to cut from cable

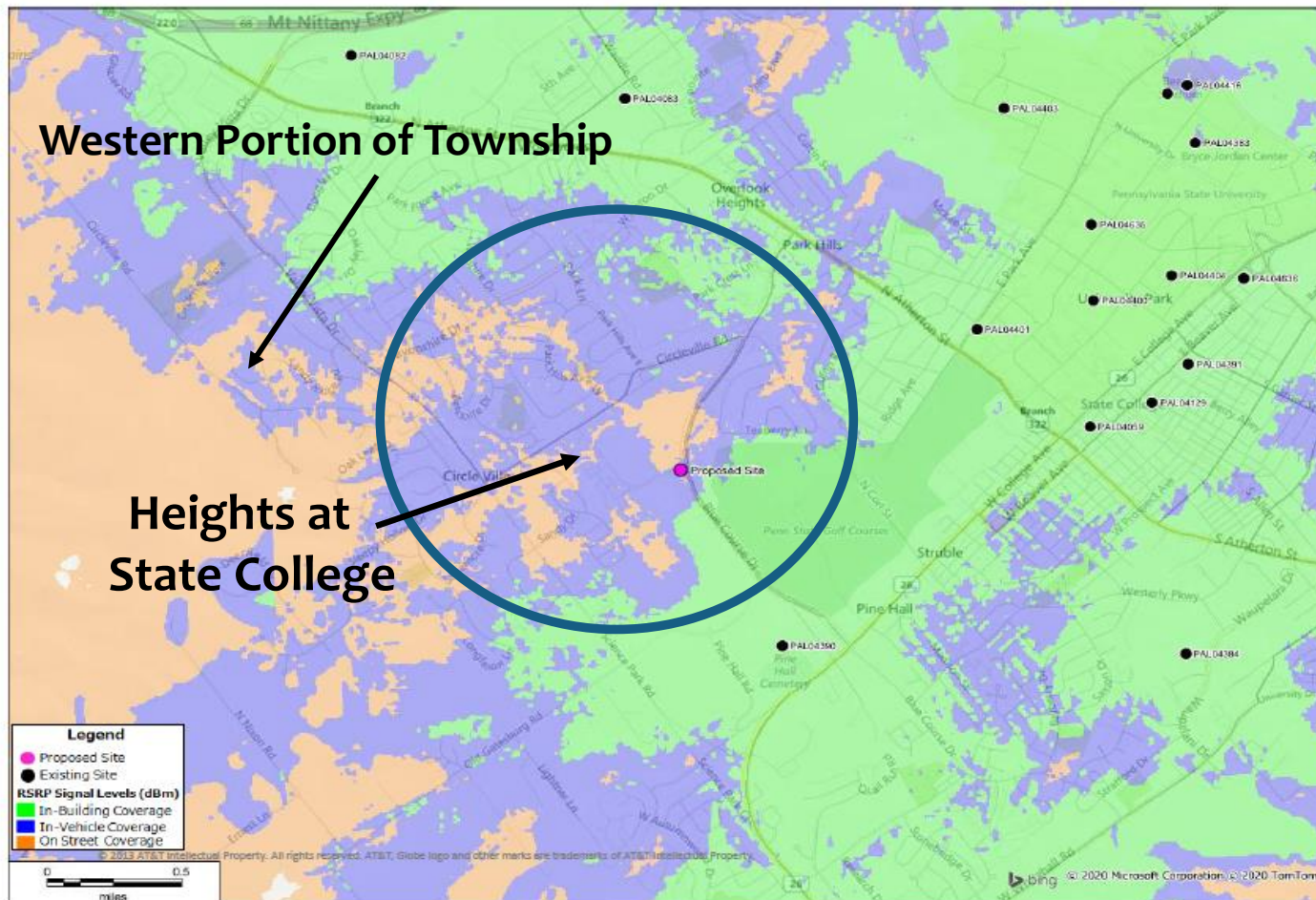


Your constituents want to feel safe



EXISTING COVERAGE IN FERGUSON TOWNSHIP

700 MHz RELIABLE COVERAGE WITHOUT PROPOSED FACILITY



Permissible Zoning Districts



Zoning Districts

	Agricultural Research (AR)		Suburban Single Family Residential (R1B)
	General Commercial (C)		Two Family Residential (R2)
	Forest/Gamelands (FG)		Townhouse Residential (R3)
	General Industrial (I)		Multi-Family Residential (R4)
	Light Industry, Research & Development (IRD)		Rural Agricultural (RA)
	Mobile Home Park (MHP)		Rural Residential (RR)
	Office Commercial (OC)		Terraced Streetscape District (TSD)
	Planned Residential Development (PRD)		Traditional Town Development (TTD)
	Single Family Residential (R1)		Village (V)

Legend

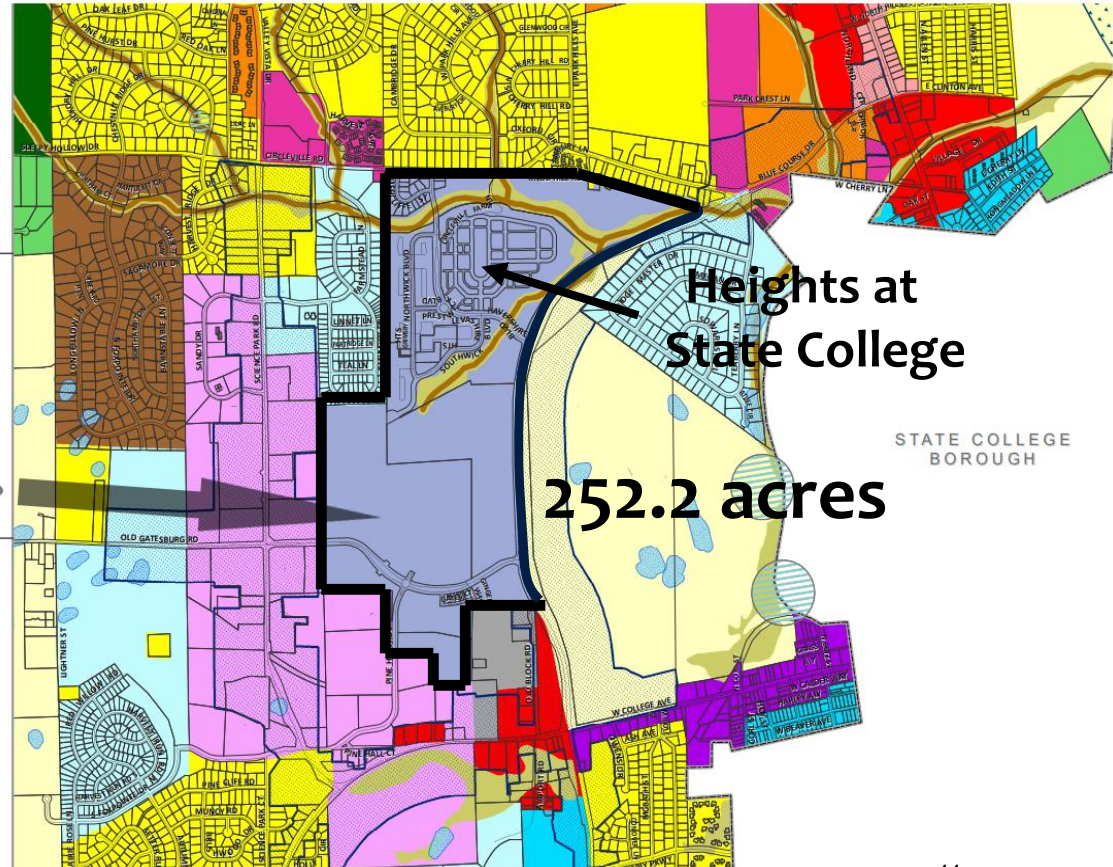
Overlay Districts

- Airport Overlay District (AOD)
- Corridor Overlay District (COD)
- Ridge Overlay District (ROD)
- Riparian Buffer Overlay Districts (RBOD)**
- 35' Buffer
- 65' Buffer or Extent of Floodplain

Municipal Features

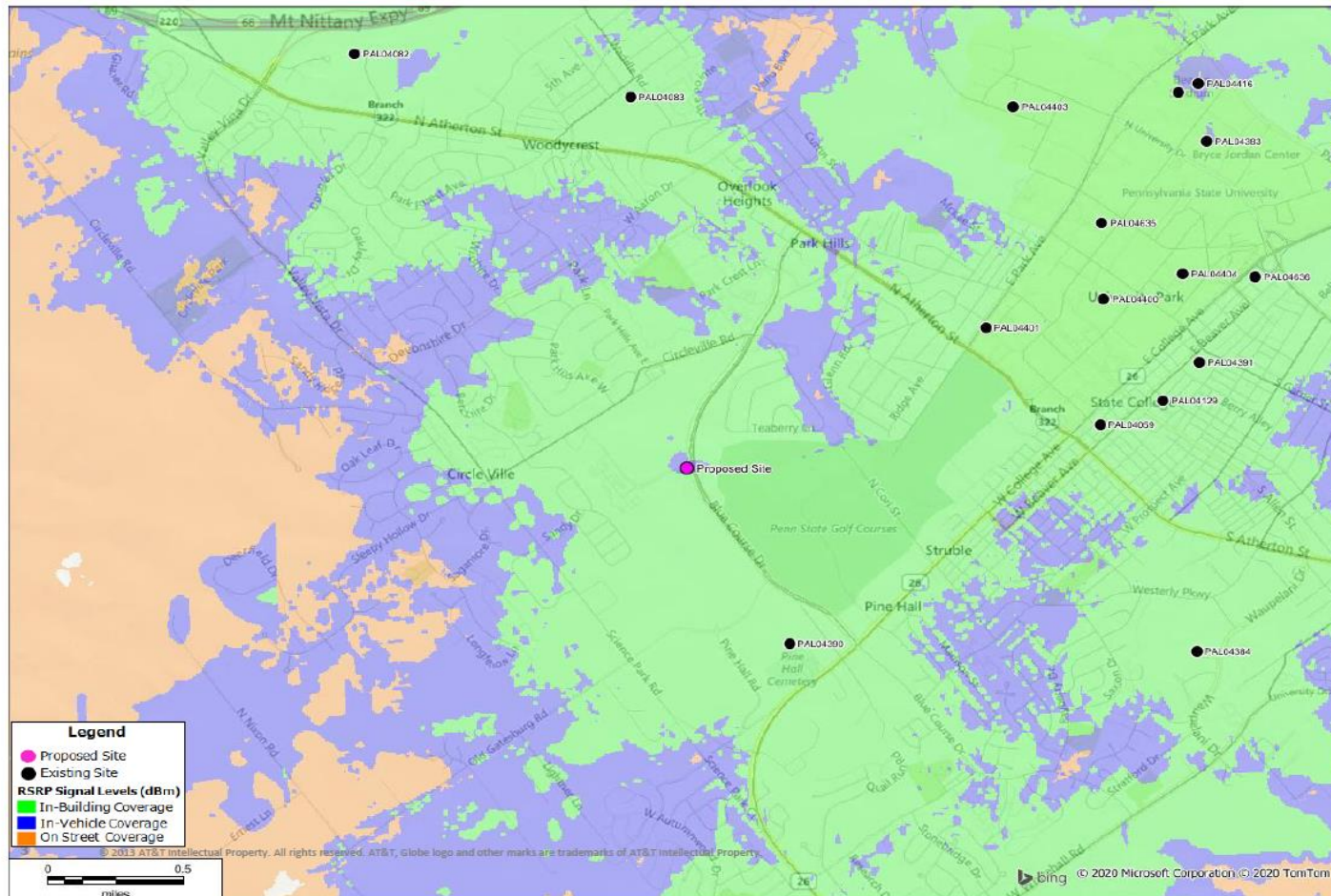
- Streets
- Parcel Boundaries
- Municipal Boundaries

Source Water Protection Areas



PROPOSED COVERAGE IN FERGUSON TOWNSHIP





700 MHz RELIABLE COVERAGE WITH PROPOSED FACILITY



Residential Areas to Benefit






Zoning Districts



 Agricultural Research (AR)	 Suburban Single Family Residential (R1B)
 General Commercial (C)	 Two Family Residential (R2)
 Forest/Gamelands (FG)	 Townhouse Residential (R3)
 General Industrial (I)	 Multi-Family Residential (R4)
 Light Industry, Research & Development (IRD)	 Rural Agricultural (RA)
 Mobile Home Park (MHP)	 Rural Residential (RR)
 Office Commercial (OC)	 Terraced Streetscape District (TSD)
 Planned Residential Development (PRD)	 Traditional Town Development (TTD)
 Single Family Residential (R1)	 Village (V)

Legend

Overlay Districts

-  Airport Overlay District (AOD)
-  Corridor Overlay District (COD)
-  Ridge Overlay District (ROD)

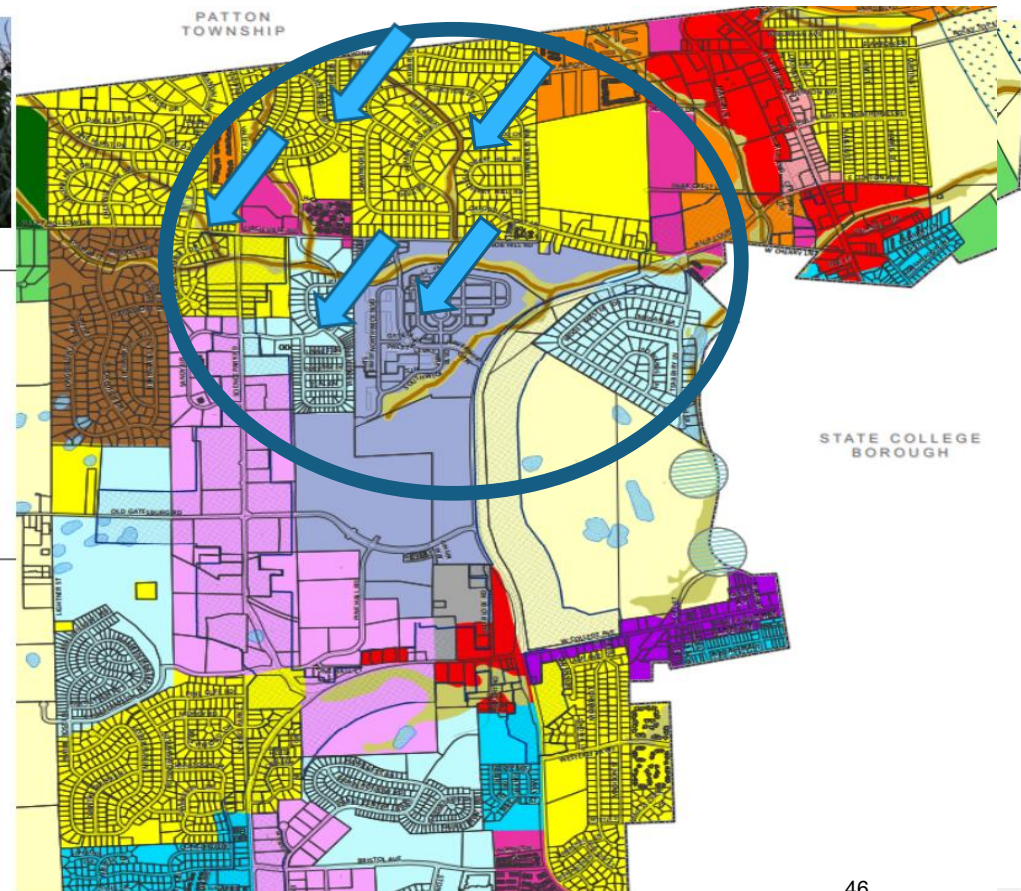
Riparian Buffer Overlay Districts (RBOD)

-  35' Buffer
-  65' Buffer or Extent of Floodplain

Municipal Features

-  Streets
-  Parcel Boundaries
-  Municipal Boundaries

Source Water Protection Areas



FERGUSON TOWNSHIP AND PUBLIC SAFETY



FERGUSON TOWNSHIP AND PUBLIC SAFETY

- In 2021, there were 203 reported calls to police in the Heights at State College area alone
- Of those calls, 44 calls concerned medical emergencies

FERGUSON TOWNSHIP AND PUBLIC SAFETY



- Established in 2012 by Act of Congress
- Nationwide, high-speed wireless broadband network specifically built for public safety
- Designed for first responders and those critical to supporting an emergency response – including nurses and physicians or utility companies that clear downed power lines and manage gas leaks
- For more information, see FirstNET's web page: **www.firstnet.gov**

FERGUSON TOWNSHIP AND PUBLIC SAFETY



Why was it created?



FERGUSON TOWNSHIP AND PUBLIC SAFETY



How does it work?



FERGUSON TOWNSHIP AND PUBLIC SAFETY



Why is it unique?



FERGUSON TOWNSHIP AND PUBLIC SAFETY



Why does it matter?



FERGUSON TOWNSHIP CODE

- Tower-based WCFs excluded from residential areas
- Tower-based WCFs subject to a 500-foot setback = 22.9 “perfect” acres needed

FERGUSON TOWNSHIP CODE PROPOSAL FOR AMENDMENT

- Allow Tower-based WCFs in TTD district, subject to a “tower-to-tower” setback
- Allow more realistic tower setback based on $\frac{1}{3}$ tower height
- Requirements in Sect. 27-710 remain applicable

PROPOSED 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 lines and 4,000 feet from existing towers.

RESPONSE TO BIKE PLAN MAP AND TABLE UPDATE COMMENTS – Laura Dininni

02/01/2022

	COMMENT	RESPONSE
1.	Please make a map that is REGIONAL in scope and includes municipally PROPOSED facilities in addition to the map of EXISTING facilities. It's a sorely needed planning tool.	The Centre Region Bike Plan contains regional maps that show the existing and proposed facilities at the time the Bike Plan was adopted in 2015. As part of the Bike Plan Map and Table Update process the maps have been updated.
2.	Why don't we look at alternative transportation at a regional level through the Bike and Pedestrian lens, as opposed to solely a Bike lens? Consider developing compatible layers of data so that the map can be used in a simplified or integrated-view manner. Please consider adding non-sidewalk pedestrian pathways such as footpath connector at Park Hills drainage way. Connects w existing "corridor."	At the September 2021 PSE/TLU meeting a motion was made to endorse the preparation of a new Centre Region Bike Plan, with the consideration of widening the scope to an Active Transportation Plan. An Active Transportation Plan would evaluate bicycle and pedestrian modes of travel and footpath connector paths would be included in a Plan update. The intent of the current Bike Map and Table Update is to include bicycle facilities that are constructed and approved by municipalities by inclusion on an official map or plan.
3.	On the bike map It looks like some of Sunset Park is in FT; is it?	Yes, Sunset Park is in both State College Borough and Ferguson Township.
4.	Bike map eliminates most of West Ferguson (especially the FT cropped one, but also the regional one) just like the old FT OM did. Please add it! Our whole township should be shown.	The existing Centre Region Bike Plan maps include the portion of Ferguson Township that has existing and proposed bike facilities. The map extent allows print versions of the map to be readable. Inclusion of Ferguson Township in its entirety will be considered as part of the next Bike Plan update.
5.	Please add the PGM connection from the last FT OM revision. Proposed.	Facilities included on the 2017 Ferguson Township Official Map are included in the Centre Region Bike Plan Map Update.
6.	The shared use path on our map goes the entire way to Ferguson Township Elementary. It is PRIVATE on the last leg and <i>crossing the alley could get you in big trouble</i> . We should manage this in some manner.	The approved land development plan shows a bike access easement to the Ferguson Township Elementary School property and Township staff confirmed that bike and pedestrian access to the school is permitted.
7.	Please add Cecil Irvin Park parcel.	Cecil Irvin Park was added as part of the base park layer update.
8.	Please add shared use path through Cecil Irvin. Existing.	Township staff confirmed the existing path through Cecil Irvin Park is not constructed to meet bicycle facility guidelines. This type of path can be included in the next Plan update.
9.	Path to Cecil Irvin along Nixon should be corrected. It is completed as "shared use" to Sunday Dr. and proposed after. One house lot length has yet to be finished to get to Cecil Irvin park.	The map shows a shared use path to Sunday Drive and proposed bike facility along Nixon Road to Cecil Irvin Park.
10.	Please add Existing shared use on Blue Course Ext & Proposed from WRRP to Musser Gap shared use.	As part of the update the existing shared use path has been added along Blue Course Drive to Whitehall Road Regional Park.

RESPONSE TO BIKE PLAN MAP AND TABLE UPDATE COMMENTS – Laura Dininni

02/01/2022

		The map has been revised to reflect the existing trail and section of shared use path that is shown on the 2017 Ferguson Township Official Map from Whitehall Regional Park to Musser Gap.
11.	Please consider an upgrade 26 “corridor” to “shared use path”. Proposed.	The Centre Region Bike Plan identifies proposed corridors for consideration by the municipalities. The facility type is determined as part of the project development process by each municipality and is not shown on the plan mapping.
12.	Upgrade from “corridor” to “shared use path” on all of Science Park/Valley vista. It’s completed – shared-use.	As part of the update the existing shared use path has been added along Science Park Road and Valley Vista Drive.
13.	What is the proposed facility along Rt 45, on bike Route G, right through PGM?	The proposed facility is a Recommended Bike Corridor. The facility type will be determined as part of the project development process by Ferguson Township and is not shown on the plan mapping.
14.	Bike path by West College golf course should continue as shared use path along W Campus Drive.	Penn State University confirmed that the golf course shared use path terminates at White Course Drive. It is designated a bike route along West Course Drive, not a shared use path.
15.	Is shared use path along W College golf course guaranteed public access? Who has the agreement?	The June 2001 easement between the Pennsylvania State University (Grantor) and Ferguson Township (Grantee) is recorded in Centre County and creates a permanent easement for the purpose of installing, maintaining, repairing, or replacing a bike path, as well as accessory improvements. The easement is for the general-purpose use of the public and the right-of-way shall be used as a public right-of-way for non-motorized vehicular or pedestrian traffic. The easement states in the event the construction of highway projects or other Grantor development requires relocation of the easement the Grantor shall have the right to relocate the bike path provided the Grantor will be responsible for all costs of relocation and construction. Grantor will in advance of relocation notify Grantee and will consult with Grantee concerning the location and configuration of such relocated easement. The easement constitutes a permanent easement running with the land, binding upon the subsequent owners of the lands.
16.	Ask SCB to continue our proposed shared use path along Corl AND/OR consider shared use path on Buckhout to Westerly Parkway and Holmes Foster park. Proposed	The proposed connections will be considered as part of the next Plan update.
17.	The LRTP includes a list of priority pedestrian/bicycle improvement projects and estimates of cost for these improvements. Are they all on the proposed bike path maps?	The Centre County Long Transportation Plan includes a list of priority pedestrian/bicycle projects some of which may not have official municipal approval.

RESPONSE TO BIKE PLAN MAP AND TABLE UPDATE COMMENTS – Laura Dininni

02/01/2022

		Only bicycle facilities included on approved municipal plans and maps are included on the updated Bike Plan maps.
18.	Can BicyclePA Route G be evaluated because of safety concerns? BicyclePA Route G is under the jurisdiction of PennDOT, and the Pennsylvania Pedalcycle and Pedestrian Advisory Committee (PPAC) is responsible for oversight and evaluation of the bicycle PA route designations. The MPO staff recommends referring the comments to PPAC and request the Route G be evaluated in Centre County based on comments provided during the LRTP public comment period.	Centre County MPO staff provided the public comment requesting BicyclePA Route G be evaluated because of safety concerns to PennDOT staff after Centre County Long Range Transportation Plan adoption.
19.	<p>Please add connections to greenways and bikeways in:</p> <p>The Nittany and Bald Eagle Valleys Greenway/Bikeway Plan. Encompasses the areas of Spring Creek, Buffalo Run, Logan Branch, and their tributaries from the headwaters to their confluence with Bald Eagle Creek at Milesburg and Bald eagle Creek from Milesburg to Bald Eagle State Park. The Greenway Plan is designed to develop a plan designed to increase public awareness about the creek and its resources. View the plan (PDF Spring Creek Connection in Ferguson) is the number one priority of the plan.</p> <p>The CC Recreation and Greenway Plan: Conservation, Recreation and Transportation Corridors</p>	<p>Proposed Centre Region bike facilities that are included in the Nittany and Bald Eagle Valleys Greenway/Bikeway Plan and Centre County Recreation & Greenway Plan will be considered as part of the next Plan update.</p> <p>Only bicycle facilities included on approved municipal plans and maps are included on the updated Bike Plan maps.</p>
20.	Please consider adding private land parcels: In Scotia Barrens Conservation Project and In the Barrens to Bald Eagle Wildlife Corridor	Inclusion will be considered as part of the next Plan update.
21.	<p>Please consider the following other comments of interest regarding Shared-Use Path Connections (from LRTP comments).</p> <p>Milesburg to Brick Town Trail and State College to Lower Trail</p> <p>These connections are crucial links in a potential larger network of trails and shared-use paths connecting all of Pennsylvania – with Centre County as an important intersection. The Lower Trail, a 16-mile rail trail, is acquiring right-of-way to extend to Hollidaysburg. Blair County has plans to continue it to its western edge, where in the future ut can connect to the ghost Town trail, eventually extending to Pittsburgh.</p> <p>The Bellefonte Central Rail Trail will connect to the Bellefonte-Milesburg Trail, which could eventually extend to the Brick town Trail, the Bald Eagle Valley trail, and the Pine Creek Rail Trail. A future Penns Valley Rail trail could connect to the Buffalo Valley Rail Trail and eventually the D&L Trail in Wilkes-Barre.</p>	<p>The Milesburg to Brick Town Trail connection is located outside of the Centre Region and not considered as part of the Plan update</p> <p>A connection from the existing Blue and White Trail to Huntingdon County is in Ferguson Township and should be considered by Ferguson Township as part of the next Plan update.</p>

RESPONSE TO BIKE PLAN MAP AND TABLE UPDATE COMMENTS – Laura Dininni

02/01/2022

<p>These connections are the only two sections of trail in Centre County not yet studied which are necessary for this potential network. The connection to the Brick town trail could travel an Old Curtin Road until its terminus at eh active Nittany and Bald Eagle Railroad, which it could follow to Curtin Village. The Connection to the Lower Trail could use the Lewisburg and Tyrone Railroad from the Penn State blue Course or from a future bike path on Old Gatesburg Rd to Pennsylvania Furnace, where it would leave Centre County. In Huntingdon County, it could continue along Spruce Creek (preferably) or PA 45 (likely because of right-of-way) to the town of Spruce Creek. From there it could travel with PA 45 over the Juniata and under the PA mainline railroad and follow the tracks, or use Farm Rd and a new Bike/Pedestrian bridge across the Juniata to the discussed Spruce creek Tunnel, then through Barre and Alexandria to the Lower Trail. Map with existing and proposed rail trails in PA. More information about the full PA Cycleway Network: http://jamesgraef.com/projects/pa-cycleways</p> <p>A connection between the Borough of Bellefonte in Centre County and the City of Lock haven in Clinton County has been studied previously, and additional information can be found in the Clinton County Greenway and Open Space Plan available on the Centre County website at https://centrecountypa.gov/557/Clinton-County-Greenway-Open-Space-Plan</p> <p>The Plan evaluates the Bald Eagle/Spring Creek Canal corridor and studies the placement of a trail to connect Bellefonte with Lock Haven. A connection from the existing Blue and White Trail (former Bellefonte Central Railroad Right of Way) in Centre County to the Huntingdon County line and continuing to the Lower trail would be located in Ferguson Township, traversing areas with active farm operations. Based on experience with other trail studies completed in Centre County where former railroad right of way has reverted to private property owners, considerable effort and resources would be required to obtain the necessary right of way. Municipal support would be required to commence work on a feasibility study that would determine ownership and assess potential routes. This comment will be referred to Ferguson Township for consideration.</p>	
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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

TO: Planning Commission

FROM: Kristina Bassett, Community Planner

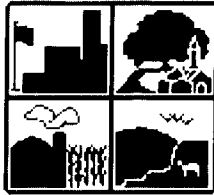
DATE: February 7, 2022

SUBJECT: Application for Consideration of a Modification/Waiver

PennTerra Engineering, Inc, on behalf of their client, has requested a modification/waiver from Section 22-401.C.1.f and Section 22-401.C.1.g —General, landscaping plan and lighting plan. This plan is a simple Land Development and Subdivision. Staff is in the process of removing the requirements of a landscaping plan and lighting plan for single-family homes that require a 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 §22-401.C.1.f and §22-401.C.1.g.*



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

136 Butternut St, P.O Box 126 Pine Grove Mills 16868

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

264 Sycamore Drive

Name of Property Owner(s)

same as applicants

Street Address

City

Zip

Application Type:

Subdivision

Terraced Streetscape District (TSD)

Land Development

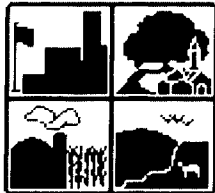
Traditional Town Development (TSD) District

Modification/Waiver Request Information

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

Chapter 22, Section 401.C.1.f

Chapter 22, Section 401.C.1.g



APPLICATION FOR CONSIDERATION OF A MODIFICATION

Ferguson Township, Centre County

State any proposed alternative(s) to the requirement:

Chapter 22, Section 401.C.1.f — Since this is a single-family home on one lot, we are requesting to waiver this requirement removed.

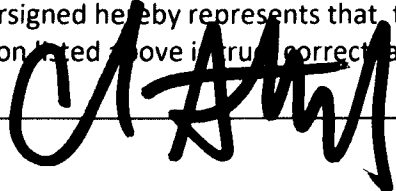
Chapter 22, Section 401.C.1.g — Since this is a single-family home on one lot, we are requesting to waiver this requirement removed.

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.

While the Ferguson Township Subdivision and Land Development Ordinance requires a landscaping plan and a lighting plan (22.401.1.C.1.g) to be submitted with a Land Development Plan, Township staff is in the process of having this requirement removed for the development of one single-family home on a lot.

*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 

Date 1-21-2022

-For Office Use Only-

Date Received: _____ By: _____

Date Paid: _____ Check No.: _____ Amount: _____

Advertisement Dates: _____ Planning Commission Review Date: _____

Board of Supervisors Meeting Date: _____



TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801
Telephone: 814-238-4651 • Fax: 814-238-3454
www.twp.ferguson.pa.us

TO: Planning Commission

FROM: Kristina Bassett, Community Planner

DATE: February 10, 2022

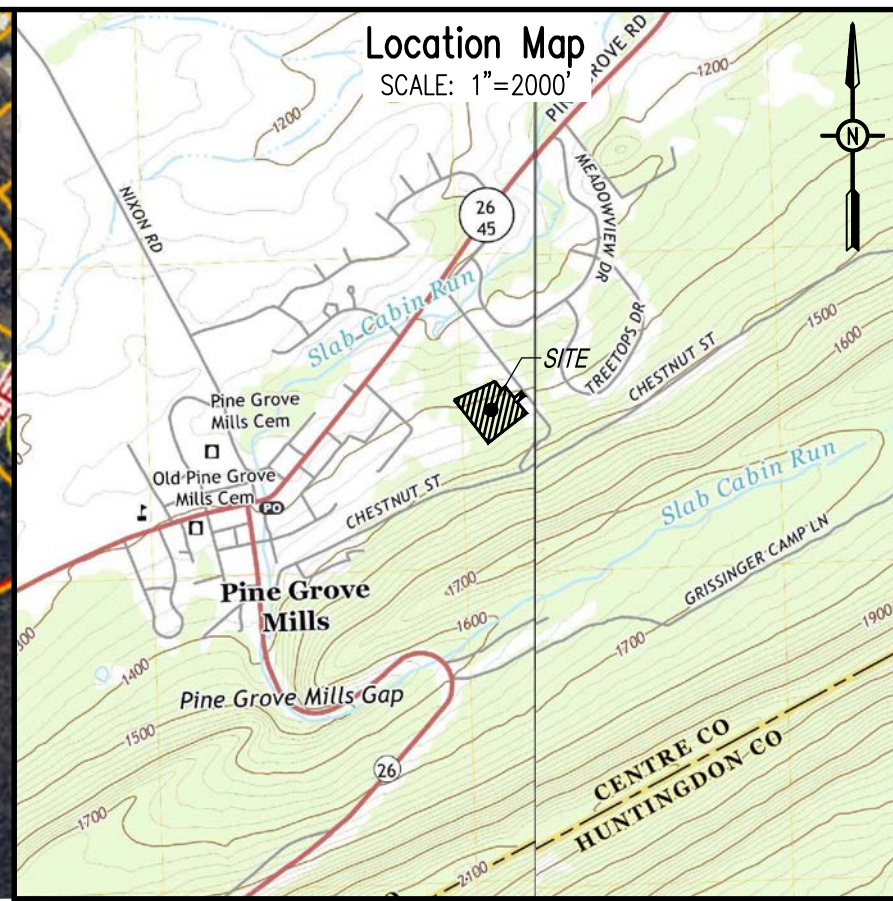
SUBJECT: Rogan/Sycamore Subdivision

PennTerra Engineering, Inc. has submitted, on behalf of their client, The Rogan 264 Sycamore Drive Preliminary/Final Land Development Plan. The purpose of this plan is the construction of a single-family home on the 7.566 acre lot in an area identified as having steep slopes, as defined in Ferguson Township's Municipal Code. The home will be equipped with a NFPA 13D Fire Sprinkler/Suppression system. A Modification/Waiver was granted on October 4, 2021 for this plan to proceed as Preliminary/Final. The parcel is located within the Single Family Residential (R1) zoning district.

A modification/waivers have been submitted for this subdivision. The applicant is seeking relief from Sections 22.401.C.1.f – Fire Lanes and section 22.40.C.1.g – landscaping and lighting plany.

Staff recommends the Planning Commission make a recommendation to the Board of Supervisors to approve the 264 Sycamore Drive/Rogan Preliminary/Final Land Development Plan.

Staff Recommendation: The Planning Commission make a recommendation to the Board of Supervisors to approve the 264 Sycamore Drive/Rogan Preliminary/Final Land Development Plan.



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

PROPOSED FEATURES LEGEND

- PROPOSED BUILDING
PROPOSED 6" PVC SANITARY SEWER LATERAL W/ CLEAN OUT
PROPOSED WATER LINE
PROPOSED MINOR CONTOURS W/ ELEVATION (1's & 2's)
PROPOSED MAJOR CONTOURS W/ ELEVATION (5's & 10's)
PROPOSED SPOT ELEVATION
PROPOSED GRADE SLOPE

SOILS LEGEND

Soil cover on the site consists of:
AnC - Andover Channery Silt Loam, 8-15% Slopes
BuC - Buchanan Channery Loam, 8-15% Slopes

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

EXISTING LINE TABLE

Table with 3 columns: LINE, DIRECTION, LENGTH. Contains data for L1 and L2 lines.

Owner's Certification

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.

PROJECT NOTES:

- 1. General Site Information: a. Owner of Record: Christopher and Jennifer Rogan... b. Deed Information: TP #24-009A,254,0000... c. Tax Parcel No.: 24-009A,035,0000... d. Size: Lot 1R = 7.566 Acres (329,558 Square Feet)... e. Site Address: Lot 1R - 264 Sycamore Drive, State College, PA R1 - Single Family Residential District... f. Zoning: R1... g. Site Use: Existing: Vacant Proposed: Single Family Residence with Offsite Sewage... h. Building Setbacks: Front - 25' Side - 10' Rear - 30'... i. Building Setbacks: 80' at Building Setback Line 50' at Street Line... j. Minimum Lot Width: 80' at Building Setback Line 50' at Street Line... k. Building Height: Principal Structure: 40 Feet (Maximum) Accessory Structure: 24 Feet (Maximum)... l. Building Coverage: Building: 30% Lot 1R Allowed: 98,899 S.F. Planned: 4,690 S.F. (1.42%) Impervious Surface: 50% Lot 1R Allowed: 164,832 S.F. Planned: 12,700 S.F. (3.85%)... 2. UAJA has granted Lots 1R approval for sewage connection... 3. The purpose of this plan is to develop a Land Development for the new home construction on Lot 1R at 264 Sycamore Drive, State College Pennsylvania... 4. Contours are shown per the PASDA Website and from field data from Survey performed by PennTerra Engineering, Inc... 5. Soil limits and descriptions have been taken from Web Soil Survey... 6. The site is not located within the 100-year flood plain shown on the Flood Insurance Rate Map (FIRM), Community Panel 420270C835F, prepare by Federal Emergency Management Agency (FEMA), effective May 4, 2009... 7. There are no wetlands located on site according to the National Wetlands Inventory mapping... 8. Based on field survey by PennTerra Engineering, Inc., there are 'isolated' steep slopes on the property... 9. Based on field survey by PennTerra Engineering, Inc., there are no visible sinkholes on the property... 10. The Land Development Plan is required to construct a single family dwelling on the lot in accordance with Ferguson Township Ordinances Chapter 27-702... 11. This Record Plan conforms with the plan receiving final approval by the Ferguson Township Board of Supervisors on ___ 2022... 12. Project References: - Plat of Land Extension of Albert Carol Farm... - Retracement Survey of Lands of Donna E. Garban... - Final Plan of a Proposed Subdivision... - Survey Plan/Lot Addition Plan for Guy A. Kocher Estate... 13. The Ferguson Township Zoning Ordinances (Chapter 27-208.D) will permit only one (1) single family dwelling per lot... 14. ACT 287 Utility Information: (Serial No. 20210342055) All utility locations should be verified prior to any construction... a. Electric: West Penn Power Company... b. Telephone: Verizon... c. TV Cable: Comcast Communications... d. Gas: Columbia Gas... e. Sanitary Sewer: University Area Joint Authority... f. Water: State College Borough Water Authority... g. Stormwater: Township of Ferguson... 15. The Ferguson Township Board of Supervisors have granted a Modification/Waiver on October 4, 2021 to allow this Land Development Plan to proceed as a Preliminary/Final Plan... 16. The entire property of Lot 1R is wooded with trees with diameters greater than 6". Minimal tree elimination shall occur to develop the lands... 17. Land disturbance associated with the construction or alteration of one- and two-family dwellings, provided that the disturbance does not alter any stormwater condition beyond the boundaries of the lot or alter provisions of a previously approved stormwater management plan... 18. The new home at Lot 1R shall have a fire suppression system installed... 19. A Zoning Permit Application was made to Ferguson Township on December 10, 2021.

Professional Land Surveyor Certification

I, Nevin L. Grove, a Professional Land Surveyor in the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the tracts of lands as shown.

Township Engineer Certification

I, _____ have reviewed and hereby certify that the plan meets all engineering design standards and criteria of the Ferguson Township Code of Ordinances.

Township Supervisors

Ferguson Township Supervisors Approved
Chair _____ Date _____
Secretary _____ Date _____

Township Planning Commission

Ferguson Township Planning Commission Approved
Chair _____ Date _____
Secretary _____ Date _____

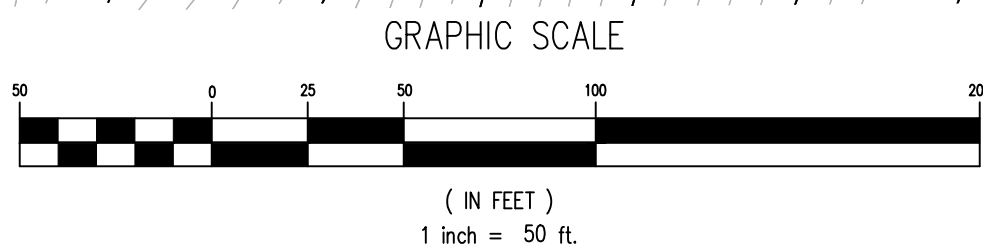
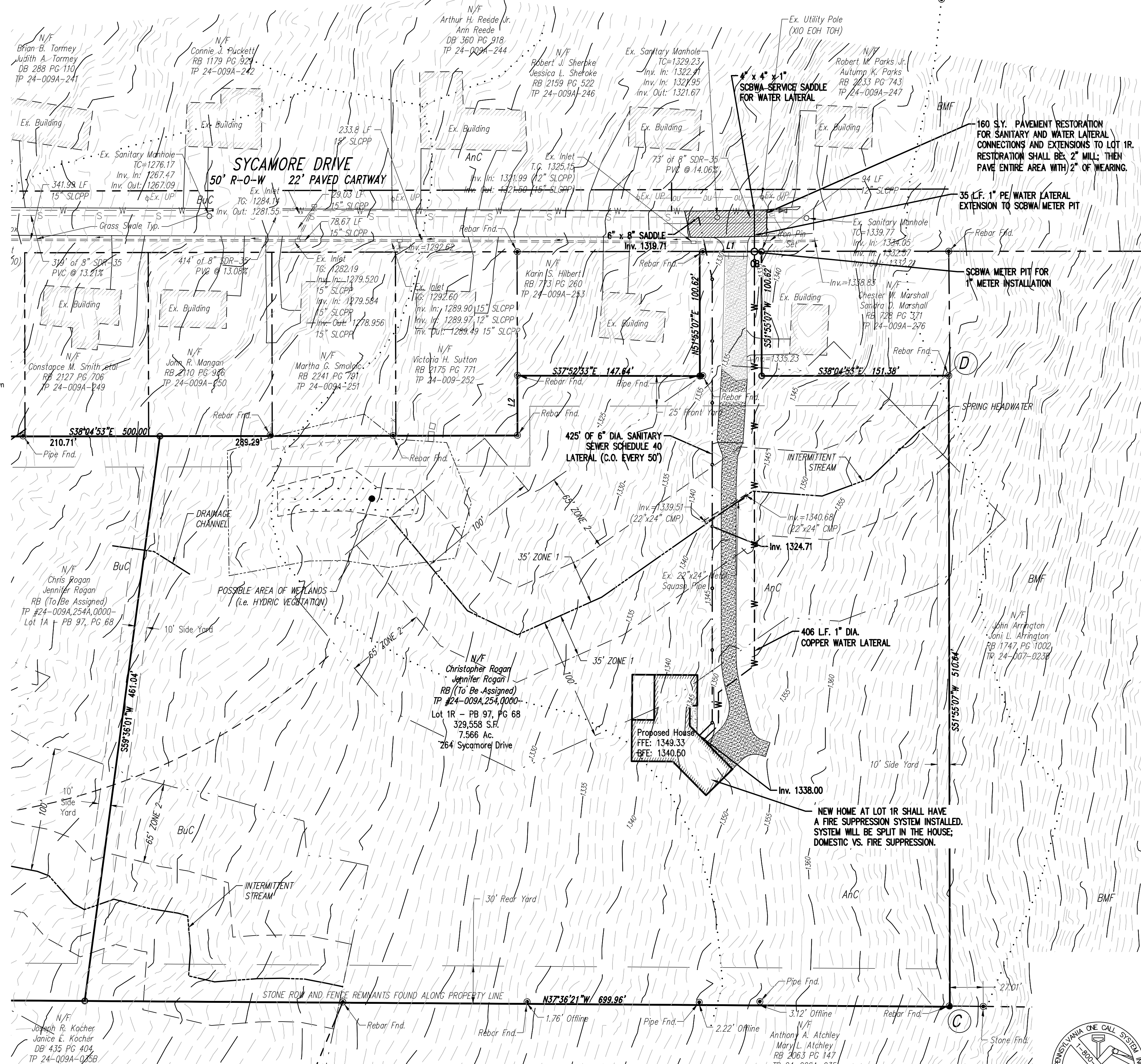
Alpha Fire Company Fire Chief Certification

I have reviewed and hereby certify that the location of Fire Lanes and Fire Hydrants shown on this plan are adequate.
Approved By: _____ Date _____
Fire Chief _____

Design Engineer Certification

I, _____ hereby certify that this land development meets all design requirements of the Subdivision and Land Development Ordinance, Zoning Ordinance and all other applicable Chapters of Ferguson Township Code.

Recorder's Stamp Here



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

WWW.PENNTERRA.COM

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Professional Engineer Seal for Chad Daniel Stafford, State of Pennsylvania, License No. PE-032724.

Table with 2 columns: Role, Name. Includes Designer (PTE), Draftsman (PTE), Proj Manager (CDS), Surveyor (JDF), etc.

Table with 2 columns: Date, Description. Includes REVISIONS.

ROGAN/264 SYCAMORE DRIVE
FERGUSON TOWNSHIP CENTRE COUNTY PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

264 SYCAMORE DRIVE- HOUSE DESIGN PLANS

PROJECT NO. 21012
DATE: DECEMBER 8, 2021
SCALE: 1" = 50'
SHEET NO. 1

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

Construction Notes:

1. Prior to any earth-moving, erosion control measures, must be installed per Pa DEP Chapter 102.
2. Accomplish all paving and/or permanent stone driveway as rapidly as possible after grading.
3. Development shall 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.

Construction for the lot will proceed as follows:

- A. Place inlet protection within the two immediate down slope existing inlets along Sycamore Drive. The proposed rock construction entrance shall be installed. The entire proposed silt sock shall be installed. Install orange construction fence around the construction area where shown. Install the concrete wash out area where shown.
- B. Strip any topsoil from the construction area and stockpile, where shown. Immediately construct Swale 1. Place geotextile in the swale where shown. Stabilize the remaining area of the swale with topsoil, the permanent seeding mixture and appropriate erosion control lining. Apply the temporary seeding mixture to the topsoil stockpile.
- C. Strip topsoil from the remaining site area and stockpile, where shown. The stockpile shall be stabilized with the temporary seeding mixture.
- D. Continue with site driveway construction.
- E. Bring the building area to grade.
- F. Grade the slopes above and below foundation; finish grading. Stabilize with topsoil, the permanent seeding mixture and appropriate erosion control lining.
- G. Utilities will be installed. Any facilities crossing temporary erosion control facilities will be installed and completed in one day and the control facility must be restored that same day.
- H. As building construction proceeds, install all roof drains and rip-rap aprons where necessary. Complete and patios and sidewalks. Bring all lawn areas to grade and place topsoil. All lawn areas shall be seeded and mulched as per the rates shown in the section labeled "PERMANENT CONTROL MEASURES". All slopes 3:1 and steeper and areas shown shall be stabilized with Curlex 1 (or equal) erosion control lining.
- I. Restore Sycamore Drive pavement as detailed.
- J. Remove the construction entrance/bring to permanent driveway installation until complete.
- K. As construction proceeds, temporary erosion control facilities will be maintained as specified in the maintenance program included in this report. All areas abandoned for more than four (4) days are to be seeded with the temporary seeding mixture.
- G. When construction is complete and the area stabilized with pavement or a uniform 70% vegetative cover over the entire disturbed area, all temporary erosion and sediment control measures (inlet protection, rock filter, orange construction fence and silt sock) will be removed. Any vegetated areas disturbed by the removal of these controls shall be immediately stabilized with the permanent seeding mixture.

Temporary Control Measures

Temporary control measures will be implemented to ensure that erosion is minimized and that sediment is retained during construction. The construction entrance is to be installed to prevent tracking of soil from the site. Geotextile fence will be placed at the locations shown on the Erosion and Sedimentation Control Plan. Topsoil stockpile will be provided for the proper storage and stabilization of the site's topsoil. Sediment buildup at any of the control locations will be removed as indicated in the "Maintenance Program."

If a disturbed area is to be abandoned or work has stopped, it will be seeded with a temporary seeding mixture that shall consist of the following:

Item	Rate
1. Agricultural grade limestone	1 ton / acre
2. Fertilizer 10-10-10	500 lbs. / acre
3. Annual ryegrass	40 lbs. / acre
4. Mulch (straw)	3 tons / acre

Permanent Control Measures

Permanent control measures include the culverts and seeding / landscaping. Permanent seeding on all disturbed areas may consist of the following:

Item	Rate
1. Agricultural grade limestone	4 tons / acre
2. Fertilizer 10-20-10	150 lbs. / acre
3. Kentucky Bluegrass (min. of two varieties in mix)	50 lbs. / acre
4. Mulch	3 tons / acre

For lawn areas, a suitable lawn mixture, such as Agway's Royal Green, shall be substituted for Item 3 of the permanent seeding mixture and applied at the rate directed by the manufacturer.

Maintenance Program

During construction, the contractor will be responsible for maintenance and repair of all erosion and sedimentation control facilities. These facilities should be inspected weekly and after every runoff event. The maintenance of the erosion control facilities will include the following:

Silt Sock Maintenance:

- a. The Contractor shall maintain the socks in a functional condition at all times and it shall be routinely inspected.
- b. Where the sock requires repair, it will be routinely repaired.
- c. The contractor shall remove sediment collected at the base of the sock when they reach 1/2 of the exposed height of the sock, or as directed by the Engineer. Alternatively, rather than create a soil disturbing activity, the engineer may call for additional sock to be added at areas of high sedimentation, placed immediately on top of the existing sediment laden sock. The sock will be dispersed on site when no longer required, as determined by the Engineer.

Inlet Protection:

- a. Inlet filter bags should be inspected on a weekly basis and after each runoff event. Needed repairs should be initiated immediately after the inspection.
- b. Filter bags should be cleaned and/or replaced when the bag is 1/2 full. Damaged bags should be replaced.

Topsoil Stockpiles:

- a. The topsoil stockpiles shall be seeded with the temporary seeding mixture to ensure proper stabilization. Any additional topsoil spread at these locations shall also be seeded with the temporary seeding.

Spoil Materials:

- a. All sediment removed from erosion and sedimentation pollution control facilities shall be spread over the existing topsoil stockpiles with controls already in place. Stabilize the spoil material with the temporary seeding mixture.

Permanent Seeding:

- a. If the vegetative cover is not established uniformly by the third mowing, the Contractor shall reapply topsoil, if necessary, and seed and mulch as needed, to provide adequate cover.

Recycling and Disposal of Materials

Wastes generated during the construction of this project shall be recycled if at all possible. Any materials that cannot be recycled or reused shall be disposed of at a Pennsylvania Department of Environmental Protection approved landfill. If soil and/or rock disposal areas are required, erosion and sedimentation controls shall be implemented at these areas.

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
- Welland Overlay Buffer
- Zone 2 Riparian Buffer Limits
- Zone 1 Riparian Buffer Limits

PROPOSED FEATURES LEGEND

- PROPOSED BUILDING
- PROPOSED 6" PVC SANITARY SEWER LATERAL W/ CLEAN OUT
- PROPOSED WATER LINE
- PROPOSED MINOR CONTOURS W/ ELEVATION (1's & 2's)
- PROPOSED MAJOR CONTOURS W/ ELEVATION (5's & 10's)
- PROPOSED SPOT ELEVATION
- PROPOSED GRADE SLOPE

EROSION & SEDIMENTATION CONTROL LEGEND

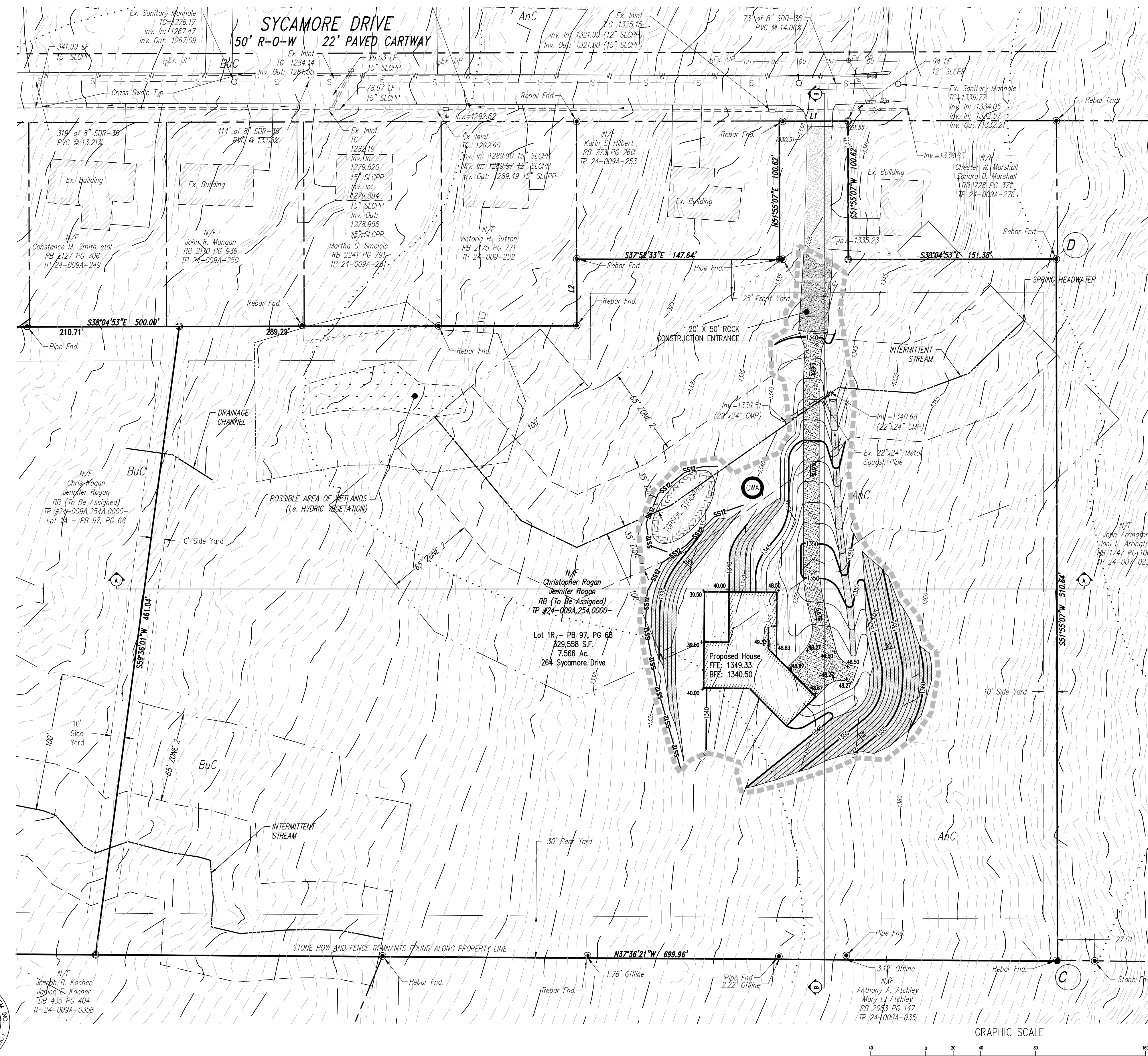
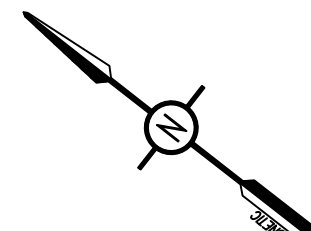
- LIMIT OF DISTURBANCE
- CONSTRUCTION ENTRANCE
- EROSION CONTROL LINING (CURLEX 1 OR APPROVED EQUAL)
- 12" SILT SOCK

SOILS LEGEND

Soil cover on the site consists of:
AnC - Andover Channery Silt Loam, 8-15% Slopes
BuC - Buchanan Channery Loam, 8-15% Slopes

EXISTING LINE TABLE

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



SLOPE CONTROL REGULATIONS (FERGUSON TOWNSHIP CHAPTER 27, SECTION 702):

1. Development is oriented so that grading and other site preparations are kept to an absolute minimum as evidenced by the grading plan.
2. Grading is shaped to complement the natural land form.
3. Development shall 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 as stated in the Construction Notes.
4. All paving shall be completed as rapidly as possible after grading as stated in the Construction Notes.
5. Tree removal shall be kept to a minimum to allow structures to blend in with the natural landscape.
6. An erosion and sedimentation plan is provided.

GEOTECHNICAL ENGINEER RECOMMENDATIONS FOR SLOPE AND SITE CONSTRUCTION

1. The subgrade should be stripped of all organic matter and compacted with a sheeps-foot roller prior to placement of fill materials. Any soft/wet or unstable areas should be remediated prior to placement of fill.
2. The fill materials should be compacted in maximum 12 inch loose lifts, should be free of any organic matter and rock fragments greater than 8 inches in maximum dimension, and compacted with a minimum 5-ton sheeps-foot roller to a state of visual non-movement.
3. Any seepage encountered in the cut or fill slopes should be directed away from the driveway and into planned water diversion features. Diversion trenches, if required, should consist of geotextile separation fabric and ANSHITO #1 stone.
4. Exposed cut and fill slopes should immediately be covered with erosion control measures (seeding and/or approved blankets) in order to reduce soil loss and short/long term instability.
5. If any shale bedrock is encountered during excavations, a licensed mechanical engineer should be notified immediately to provide possible expansion mitigation recommendations.



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

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
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Fax: 717-522-5046

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Seal
CHAD DANIEL STAFFORD
ENGINEER
PE-073274
PENNSYLVANIA

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

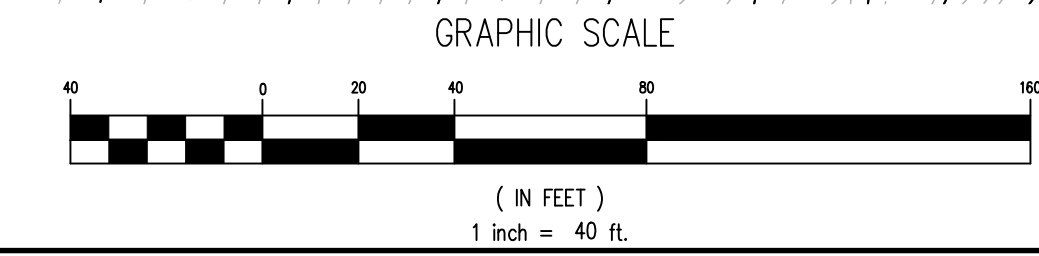
Date	Description
	REVISIONS

ROGAN/264 SYCAMORE DRIVE
TP 24-009A-254
FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY LAND DEVELOPMENT PLAN

264 SYCAMORE DRIVE- HOUSE DESIGN PLANS SITE DEVELOPMENT AND EROSION AND SEDIMENTATION CONTROL PLAN AND NARRATIVE

PROJECT NO.	21012
DATE	DECEMBER 8, 2021
SCALE	SHEET NO.
1" = 40'	2

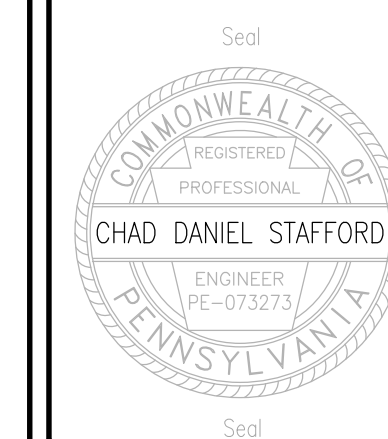


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Designer	PTI
Draftsman	PTI
Proj Manager	CDS
Surveyor	JDF
Perimeter Ck.	XXX
Book	567 Pg 5
Drawn P.	Layout XXX
Acad	XXX

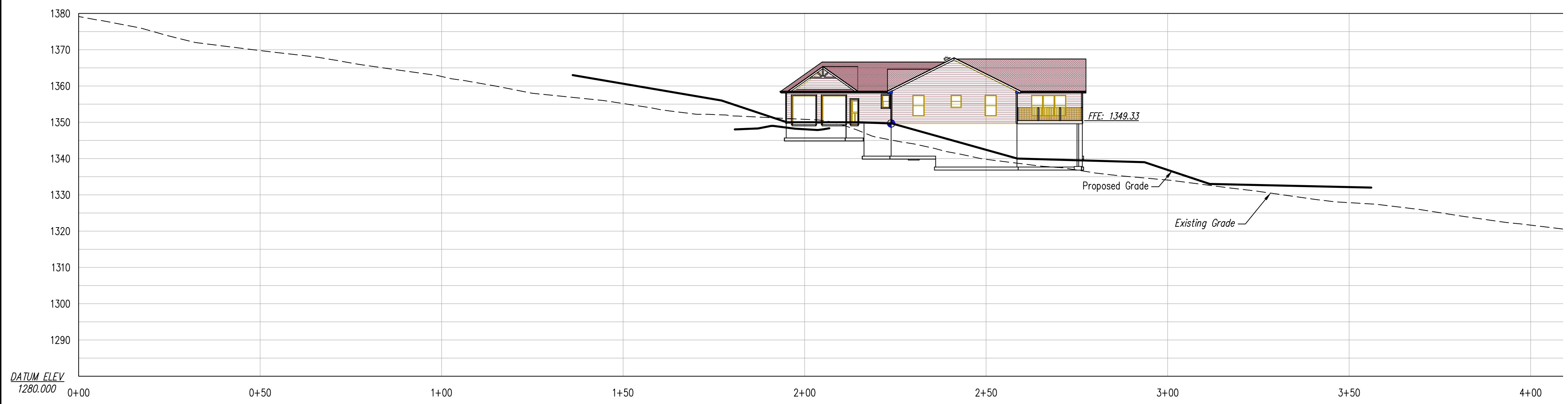
Date	Description
	REVISIONS

**ROGAN/264 SYCAMORE
DRIVE**
TP 24-009A-254
FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

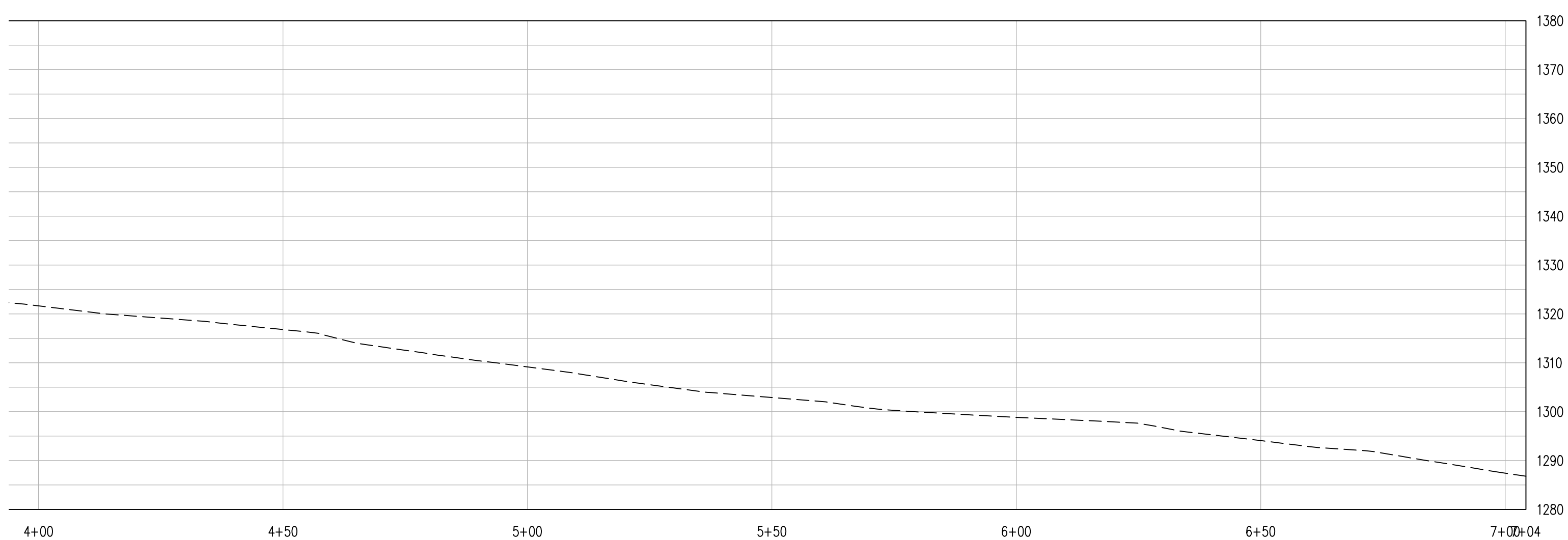
**PRELIMINARY
LAND DEVELOPMENT
PLAN**

**264 SYCAMORE DRIVE-
HOUSE DESIGN PLANS
SITE DEVELOPMENT AND
EROSION AND
SEDIMENTATION CONTROL
PLAN AND NARRATIVE**

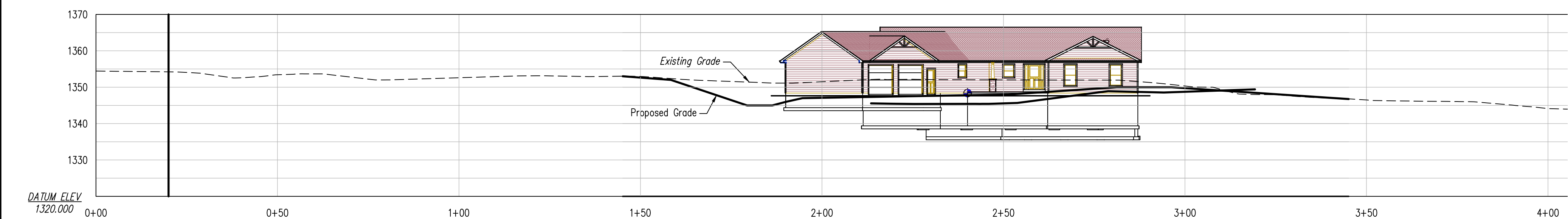
PROJECT NO.	21012
DATE	DECEMBER 8, 2021
SCALE	1" = 40'
SHEET NO.	3



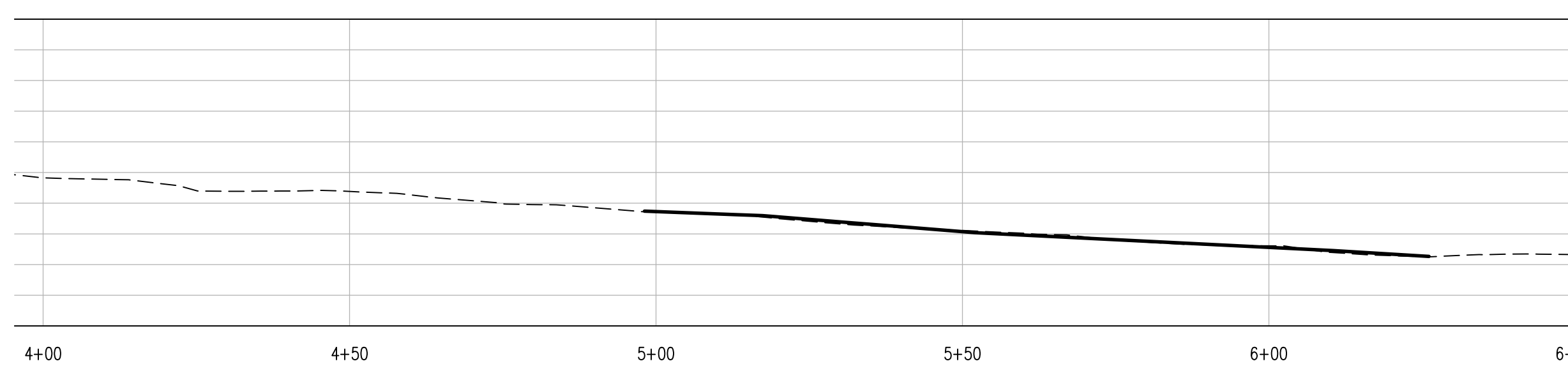
CROSS SECTION A-A STA. 0+00 TO 4+00
SCALE: 1" = 20' (VERT. AND HORIZ.)



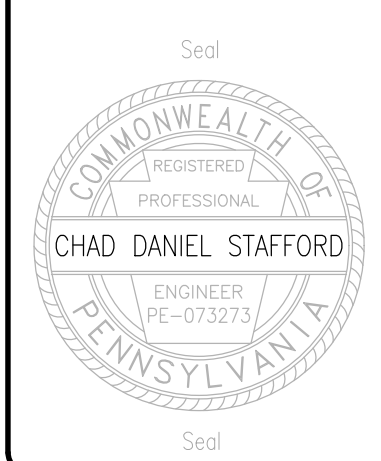
CROSS SECTION A-A STA. 4+00 TO 7+04
SCALE: 1" = 20' (VERT. AND HORIZ.)



CROSS SECTION B-B STA. 0+00 TO 4+00
SCALE: 1" = 20' (VERT. AND HORIZ.)



CROSS SECTION B-B STA. 4+00 TO 6+50
SCALE: 1" = 20' (VERT. AND HORIZ.)



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

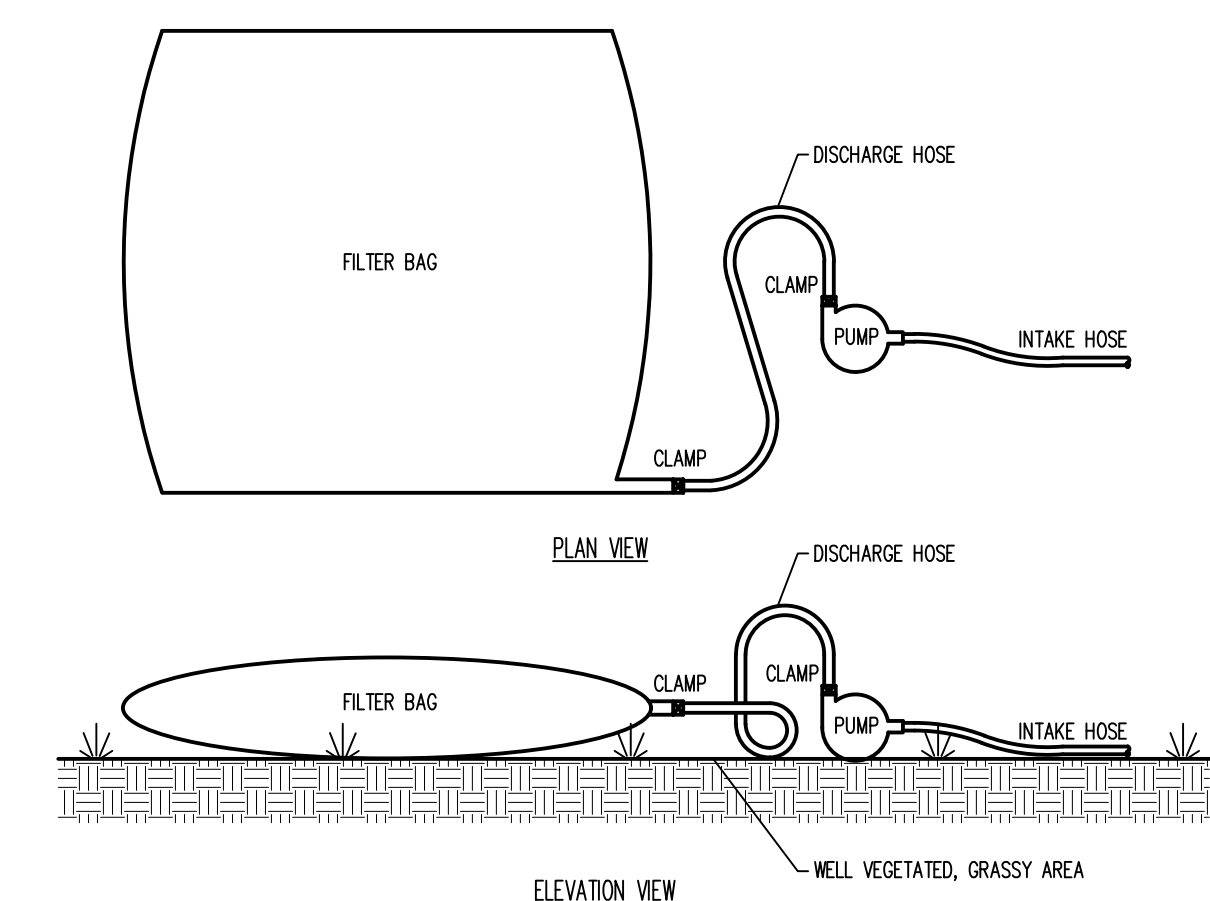
Date	Description	REVISIONS

ROGAN/264 SYCAMORE DRIVE
TP 24-009A-254
FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

**PRELIMINARY
LAND DEVELOPMENT
PLAN**

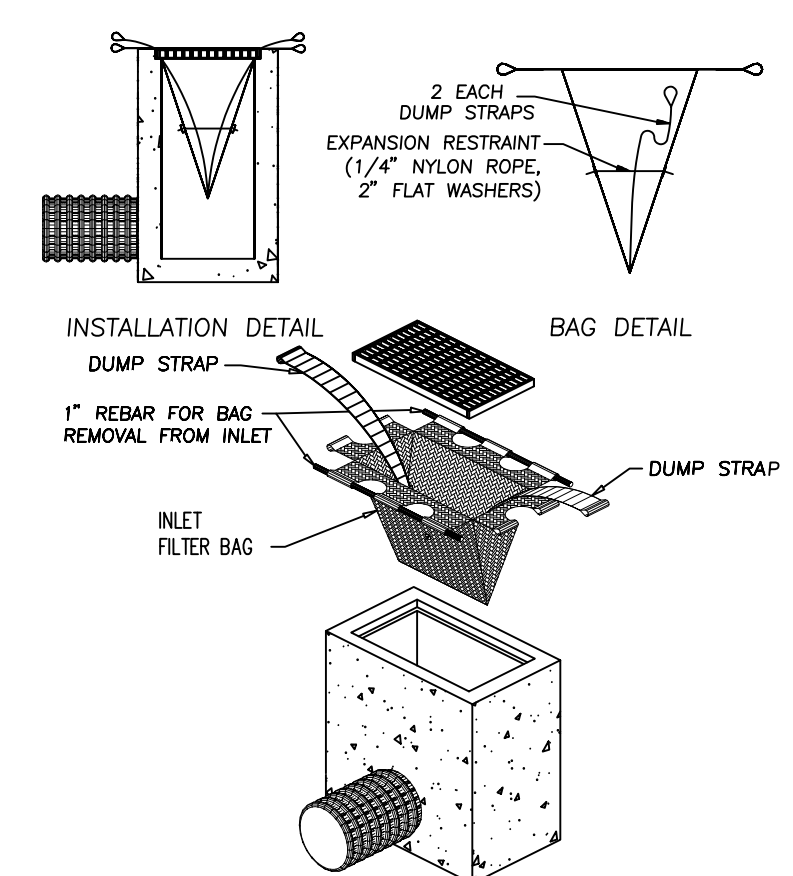
**264 SYCAMORE DRIVE-
HOUSE DESIGN PLANS
EROSION AND
SEDIMENTATION CONTROL
PLAN DETAILS**

PROJECT NO.	21012
DATE	DECEMBER 8, 2021
SCALE	AS NOTED
SHEET NO.	4



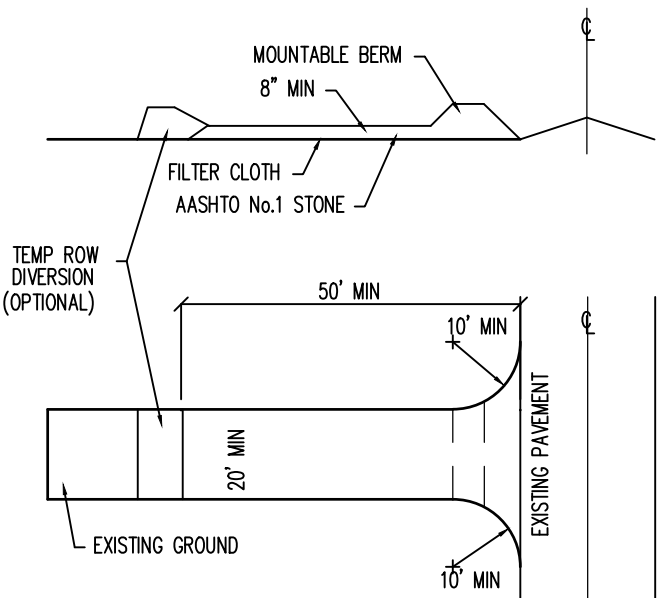
1. FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS.
2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES MUST BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.
3. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS, WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE FLOW PATH SHALL BE PROVIDED. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%.
4. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER, AND SECURELY CLAMPED.
5. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHOULD BE FLOATING AND SCREENED.

PUMPED WATER FILTER BAG DETAIL
NOTE: THIS DETAIL SHALL BE USED FOR PUMPING OF WATER FROM THE SITE
NOT TO SCALE



INLET FILTER BAG NOTES:
FILTER BAG SHOULD TRAP PARTICLES LARGER THAN 150 MICRONS.
WHEREVER FILTER BAGS ARE USED THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
INLET FILTER BAGS SHOULD BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT.
FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED WHEN BAG IS 1/2 FULL.
DAMAGED FILTER BAGS SHOULD BE REPLACED.
NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION.

INLET FILTER BAG (TYPE M)
NOT TO SCALE



CONSTRUCTION ENTRANCE
NOT TO SCALE

TABLE 4.1
Compost Sock Fabric Minimum Specifications

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MPP)	Heavy Duty Multi-Filament Polypropylene (HDPP)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters	12", 18"	12", 18", 24", 32"	12", 18", 24", 32"	12", 18", 24", 32"	12", 18", 24", 32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years

Two-Ply Systems

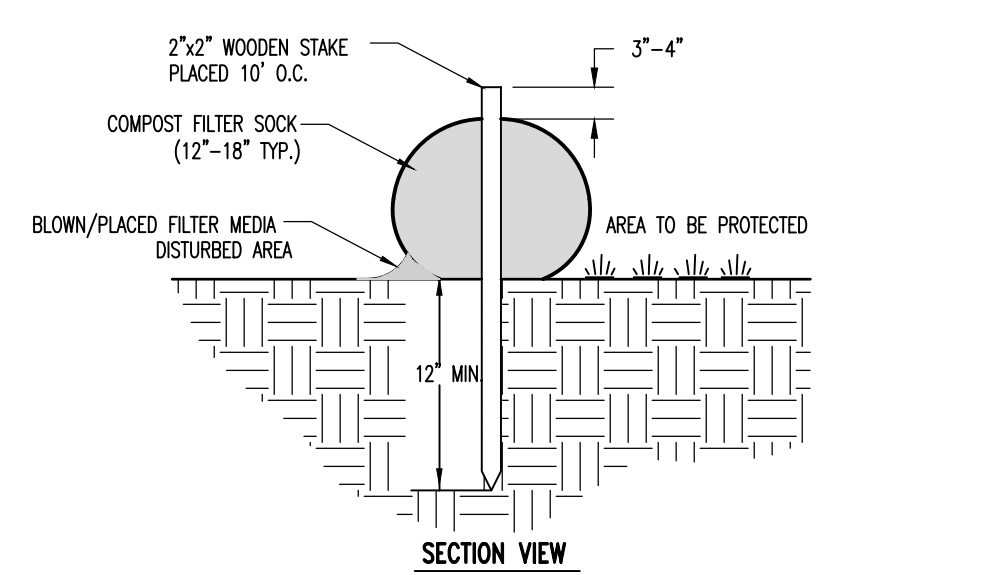
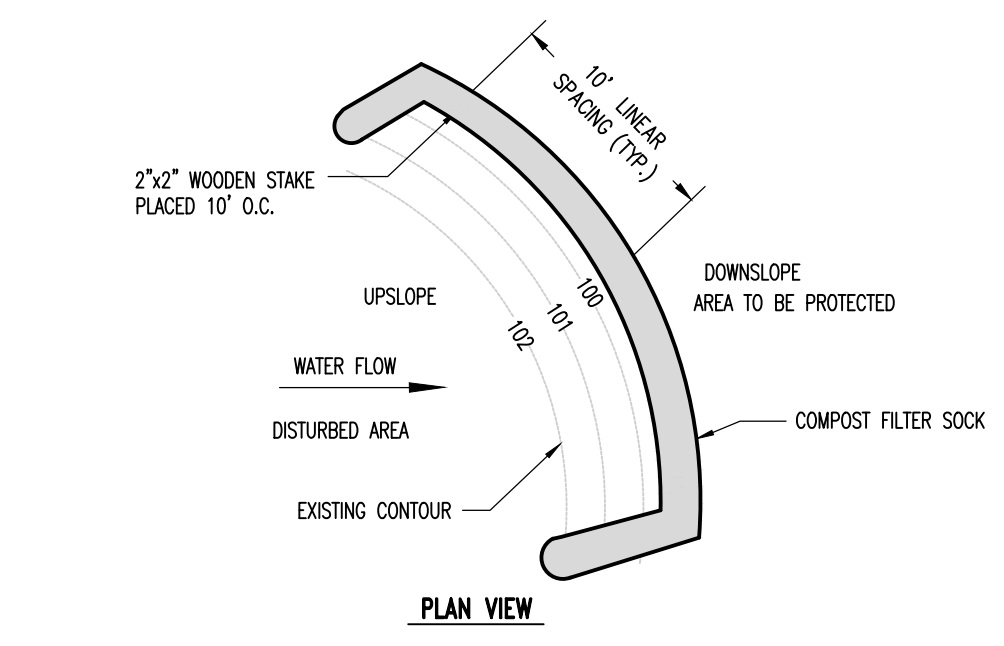
Inner Containment Netting	HDPE biobal net
	Continuously wound
Outer Filtration Mesh	Fusion-welded junctures
	3/4"x3/4" Max. aperture size
Outer Filtration Mesh	Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch)
	3/16" Max. aperture size

Sock fabrics composed of burlap may be used on projects lasting 6 months or less.

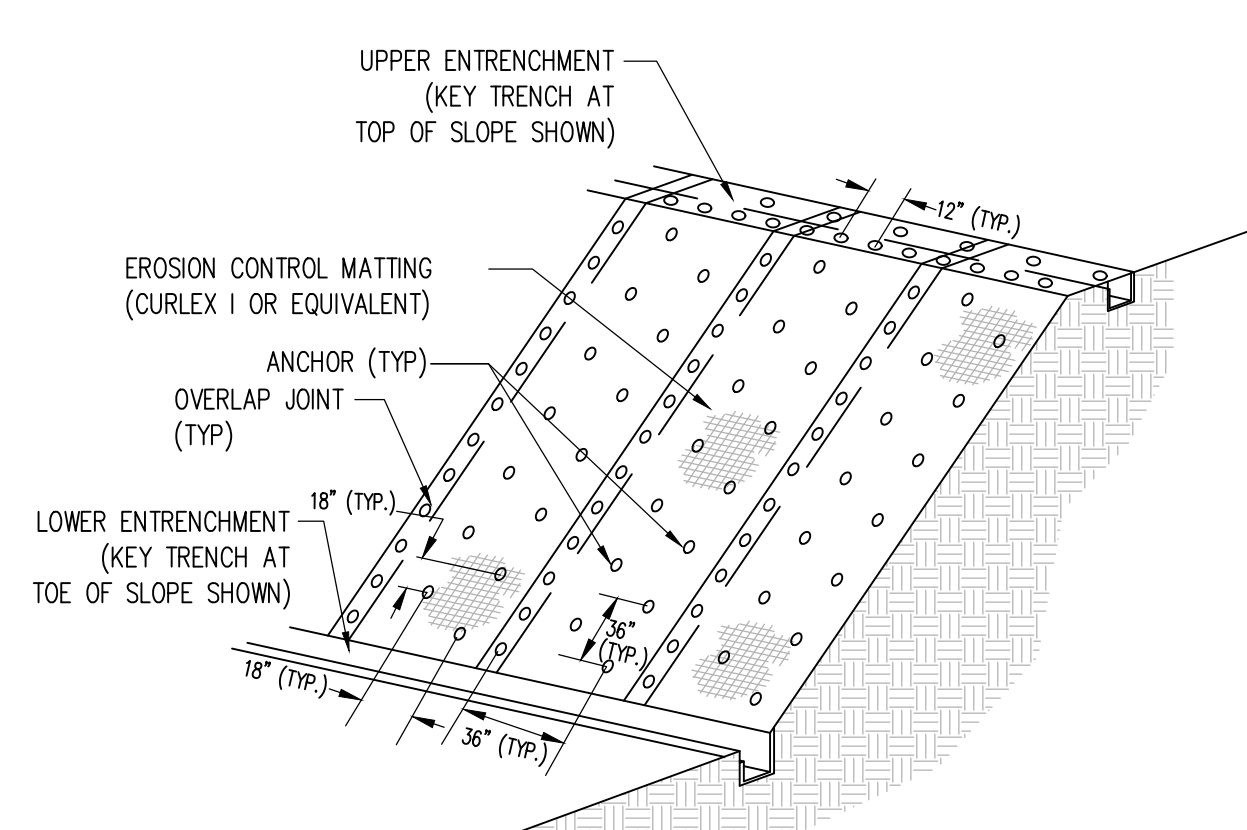
TABLE 4.2
Compost Standards

Organic Matter Content	25%-100% (dry weight basis)
Organic Particles	Fibrous and elongated
pH	5.5-8.5
Moisture Content	30%-60%
Particle Size	30% - 50% pass through 3/8" sieve
Soluble Salt Concentration	5.0 ds/m (mmhos/cm) Maximum

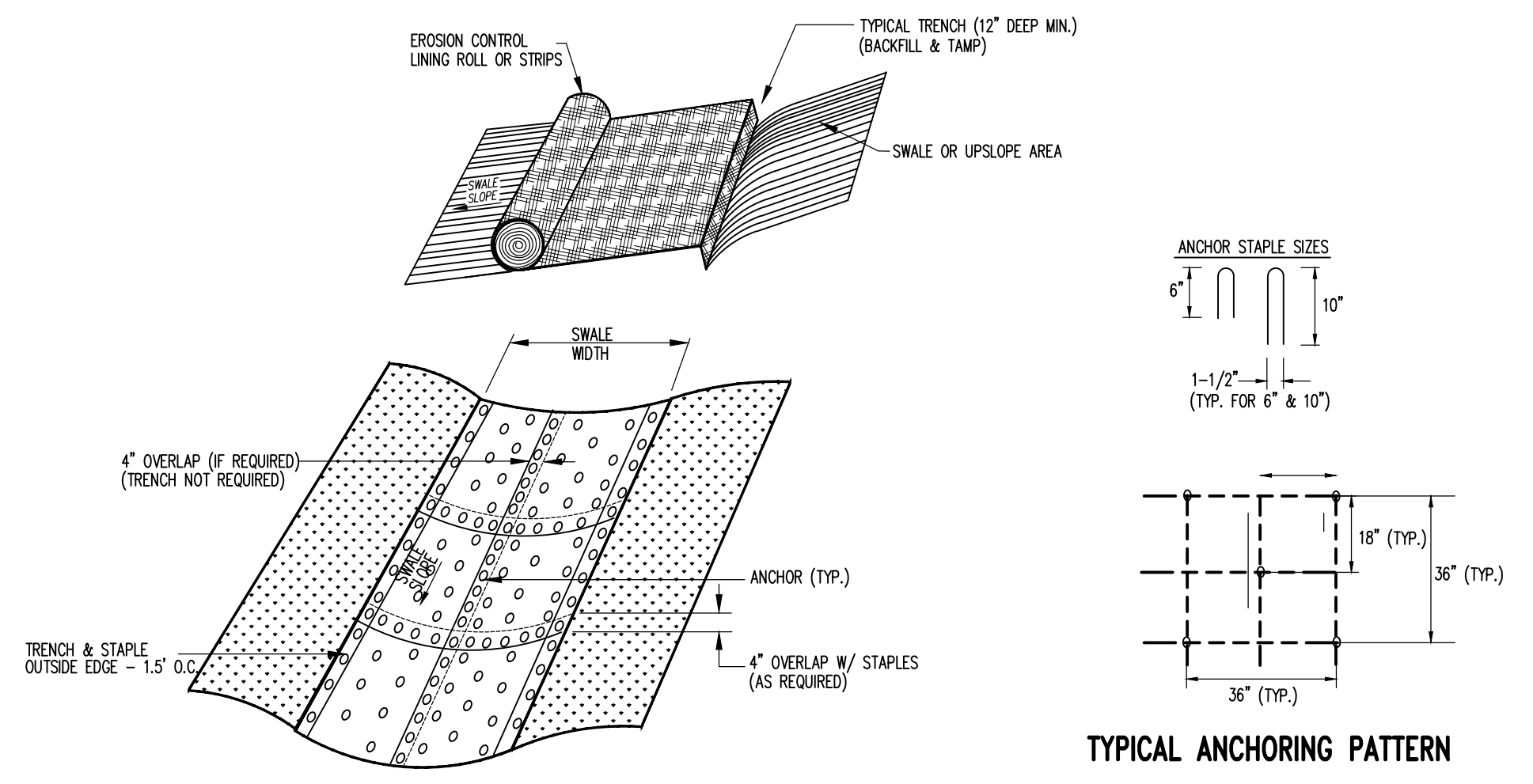
COMPOST FILTER SOCK DETAIL
NOT TO SCALE



- NOTES:**
1. ALL MATERIAL TO MEET EPA COMPOST FILTER SOCK SPECIFICATIONS.
 2. SILT SOCK COMPOST/SOIL SOCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
 3. SILT SOCKS DEPICTED ARE FOR USE ON MINIMAL SLOPES. GREATER SLOPES MAY REQUIRE LARGER SILT SOCKS PER THE ENGINEER.
 4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.



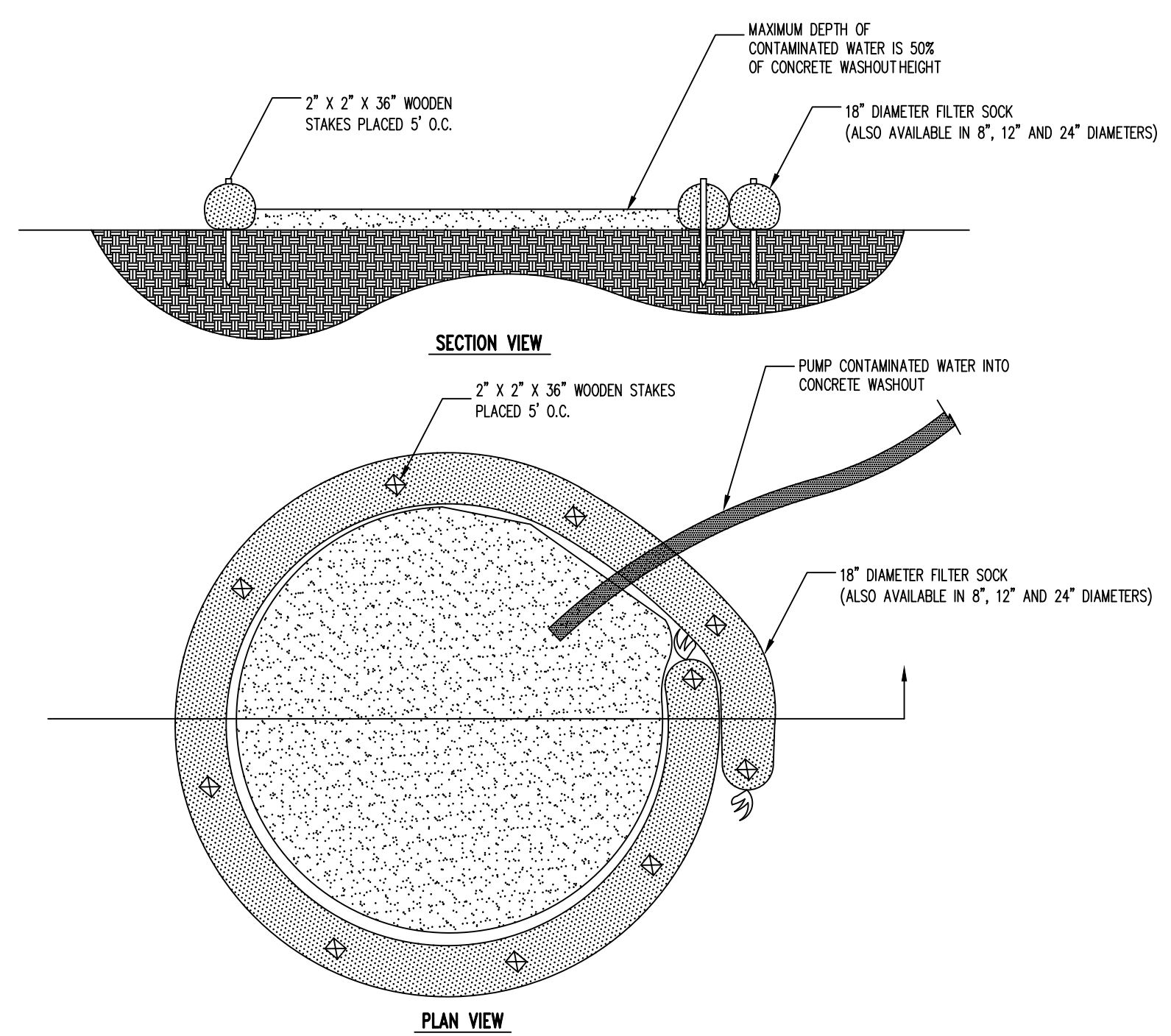
ON SLOPES 3:1 AND STEEPER



- INSTALLATION NOTES:**
1. PRIOR TO EROSION CONTROL LINING INSTALLATION, STABILIZATION SHALL BE AS FOLLOWS:
A. SPREAD TOPSOIL
B. SEED SLOPE WITH THE PERMANENT SEEDING MIXTURE.
C. SEED APPROPRIATE SLOPE MATING INSTALLATION AS FOLLOWS BELOW
 2. BURY TOP END OF THE STRIPS IN A TRENCH 12" DEEP (MIN.) X 6" WIDE (MIN.)
 3. TAMP TRENCH FULL OF SOIL. SECURE WITH ROW OF STAPLES 12" SPACING -- 4" AWAY FROM TRENCH.
 4. OVERLAP AND BURY UPPER END OF LOWER STRIP. OVERLAP END OF TOP STRIP 4" AND STAPLE.
 5. INSTALL DOUBLE ROW OF STAPLES AT EACH STRIP END 1/4" ABOVE AND BELOW TRENCH.
 6. OVERLAP STRIPS AND STAPLE EVERY 18" O.C. ALONG OVERLAP IF MULTIPLE STRIPS ARE REQUIRED ALONG WIDTH OF SLOPE.

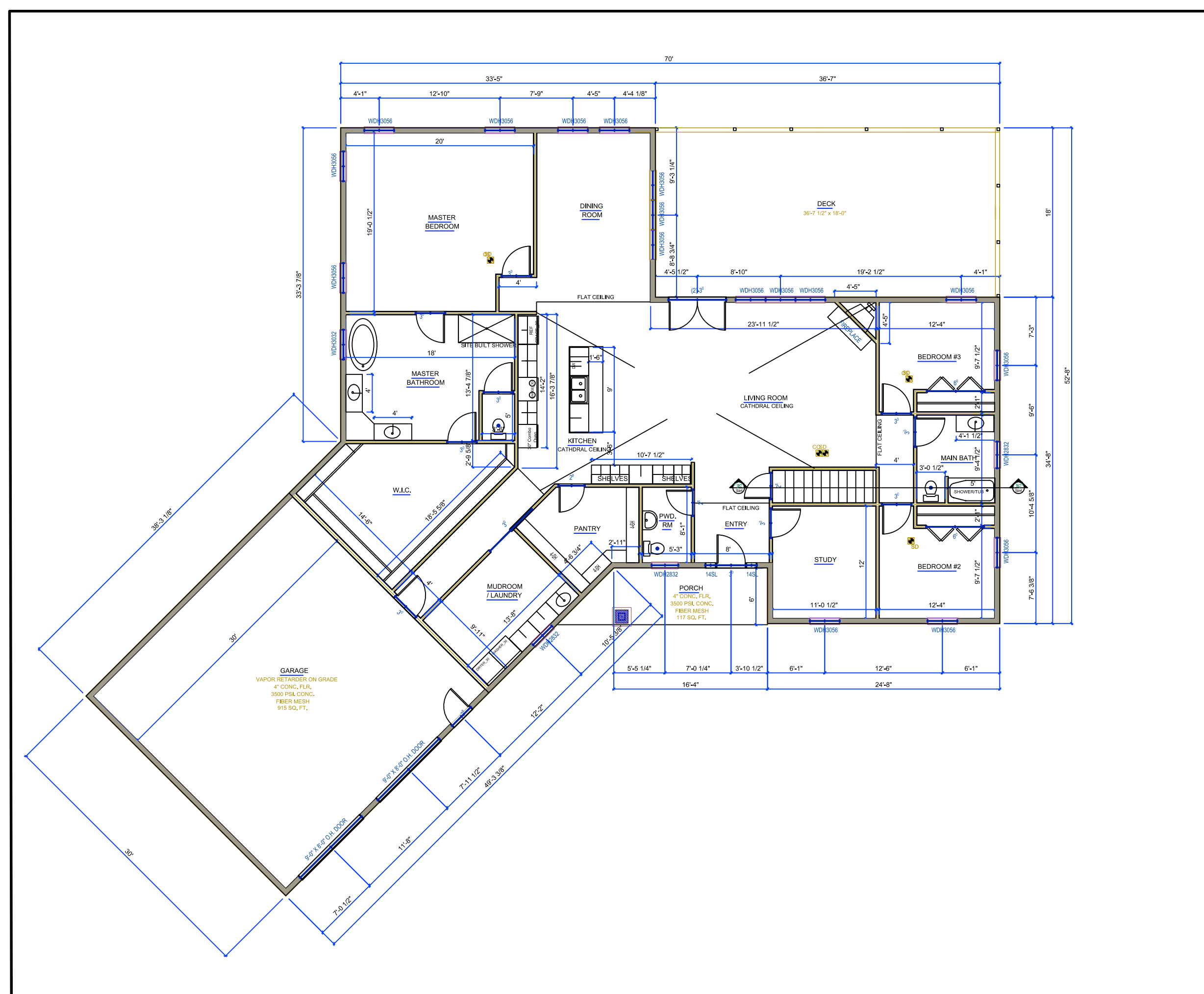
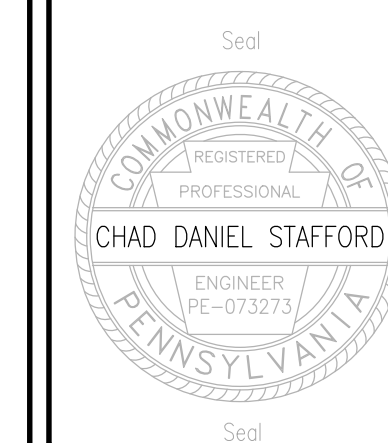
SWALE LININGS	CURLEX 1	CURLEX 2
SWALES		X
SLOPES	X	

EROSION CONTROL LINING INSTALLTION
NOT TO SCALE

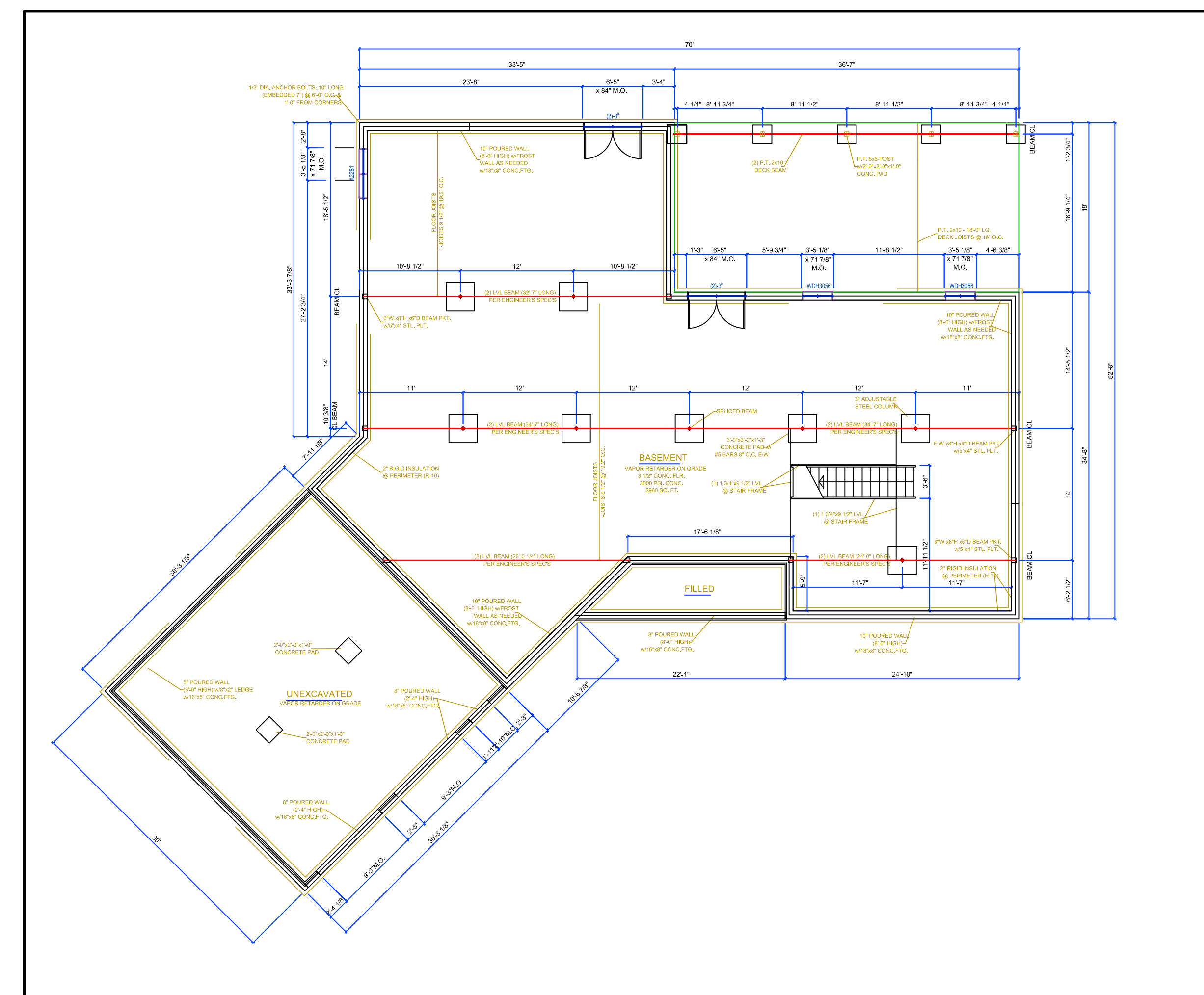


- NOTES:**
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
 2. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY.
 3. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
 4. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE FILTER SOCKS.

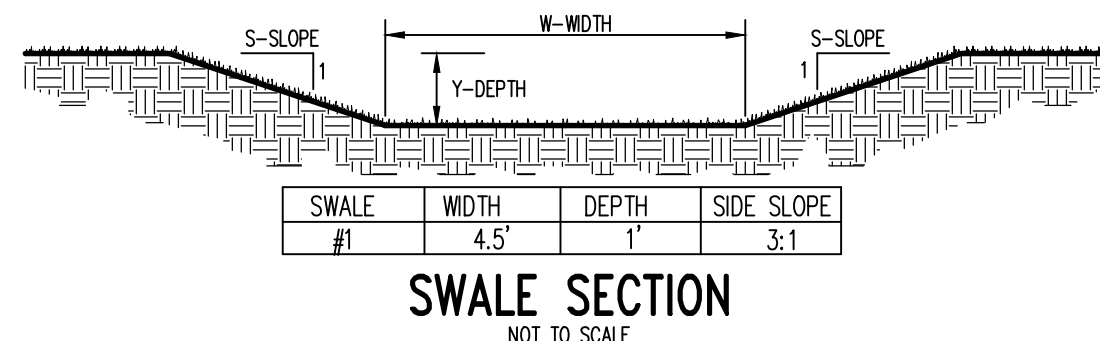
CONCRETE WASHOUT AREA
NOT TO SCALE



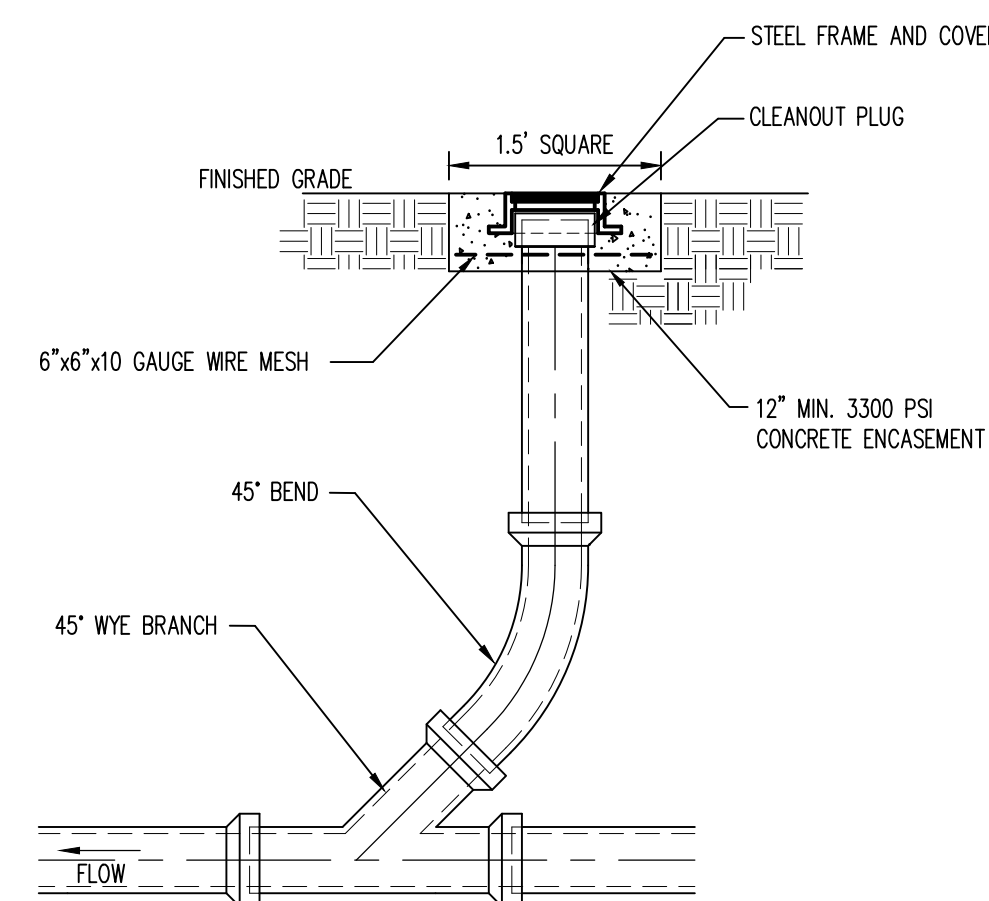
FIRST FLOOR PLAN



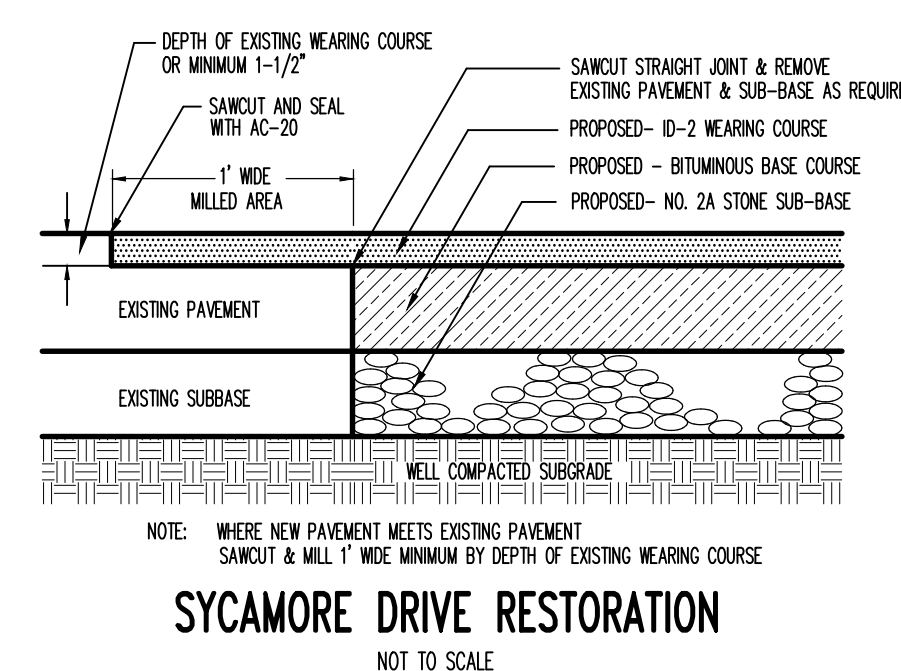
FOUNDATION PLAN



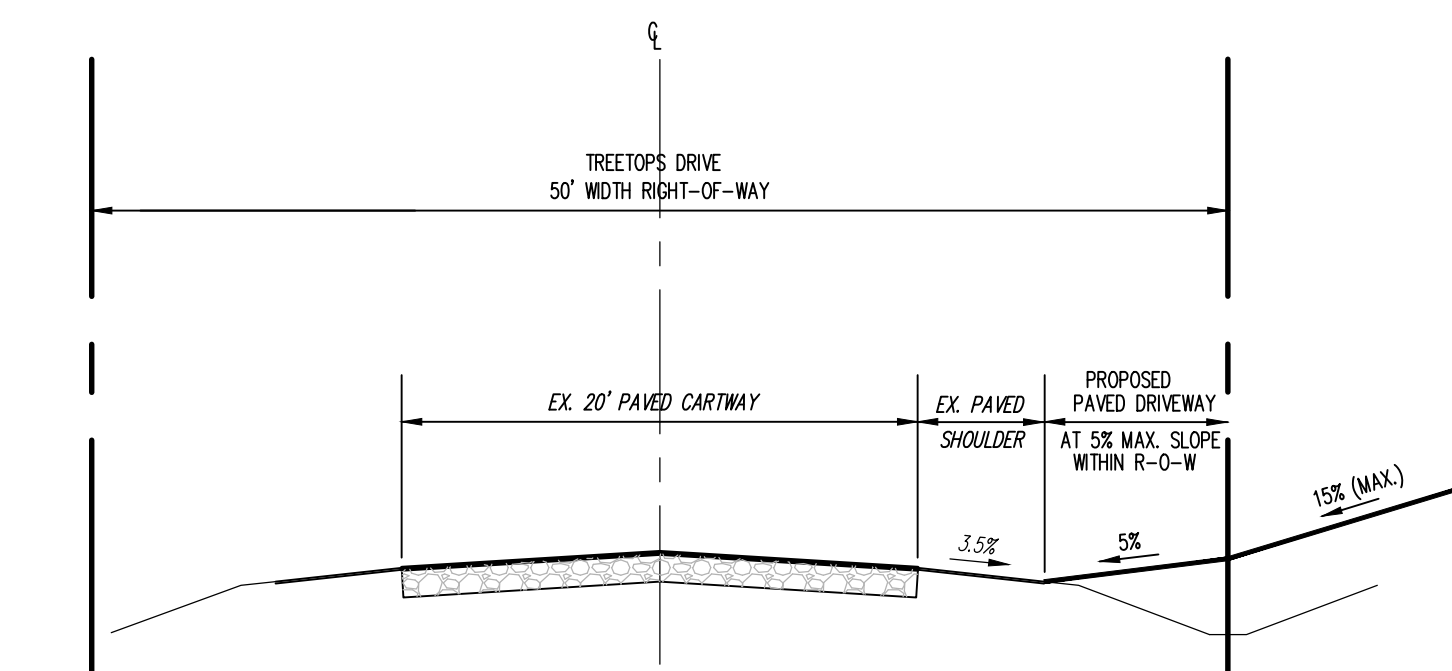
SWALE SECTION
NOT TO SCALE



SANITARY SEWER CLEAN-OUT DETAIL
NOT TO SCALE



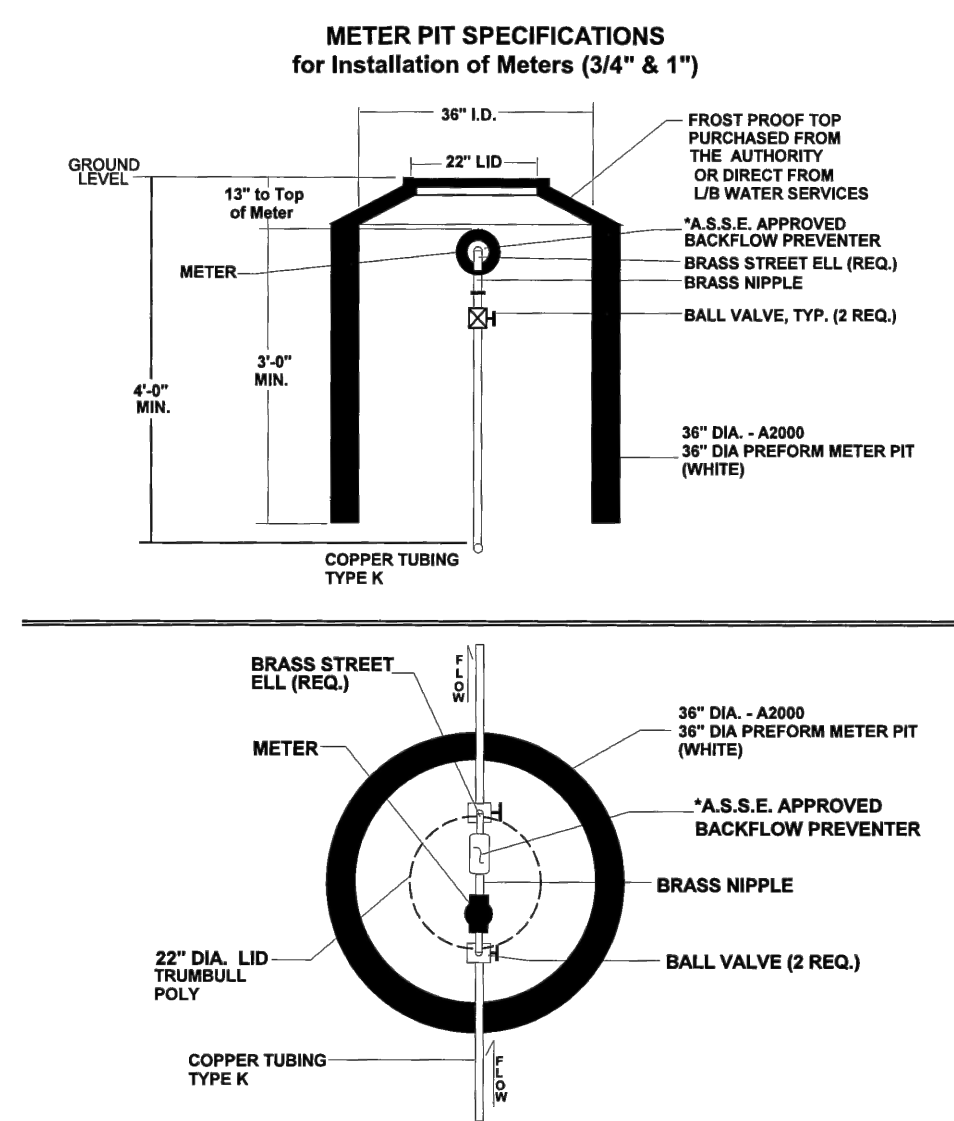
SYCAMORE DRIVE RESTORATION
NOT TO SCALE



NOTES: 1. MAXIMUM DRIVEWAY SLOPE WITHIN FERGUSON TOWNSHIP RIGHT-OF-WAY IS 5%.
2. MAXIMUM DRIVEWAY SLOPE OUTSIDE THE RIGHT-OF-WAY IS 15%.

PROPOSED DRIVEWAY SECTION
NOT TO SCALE

STATE COLLEGE BOROUGH WATER AUTHORITY

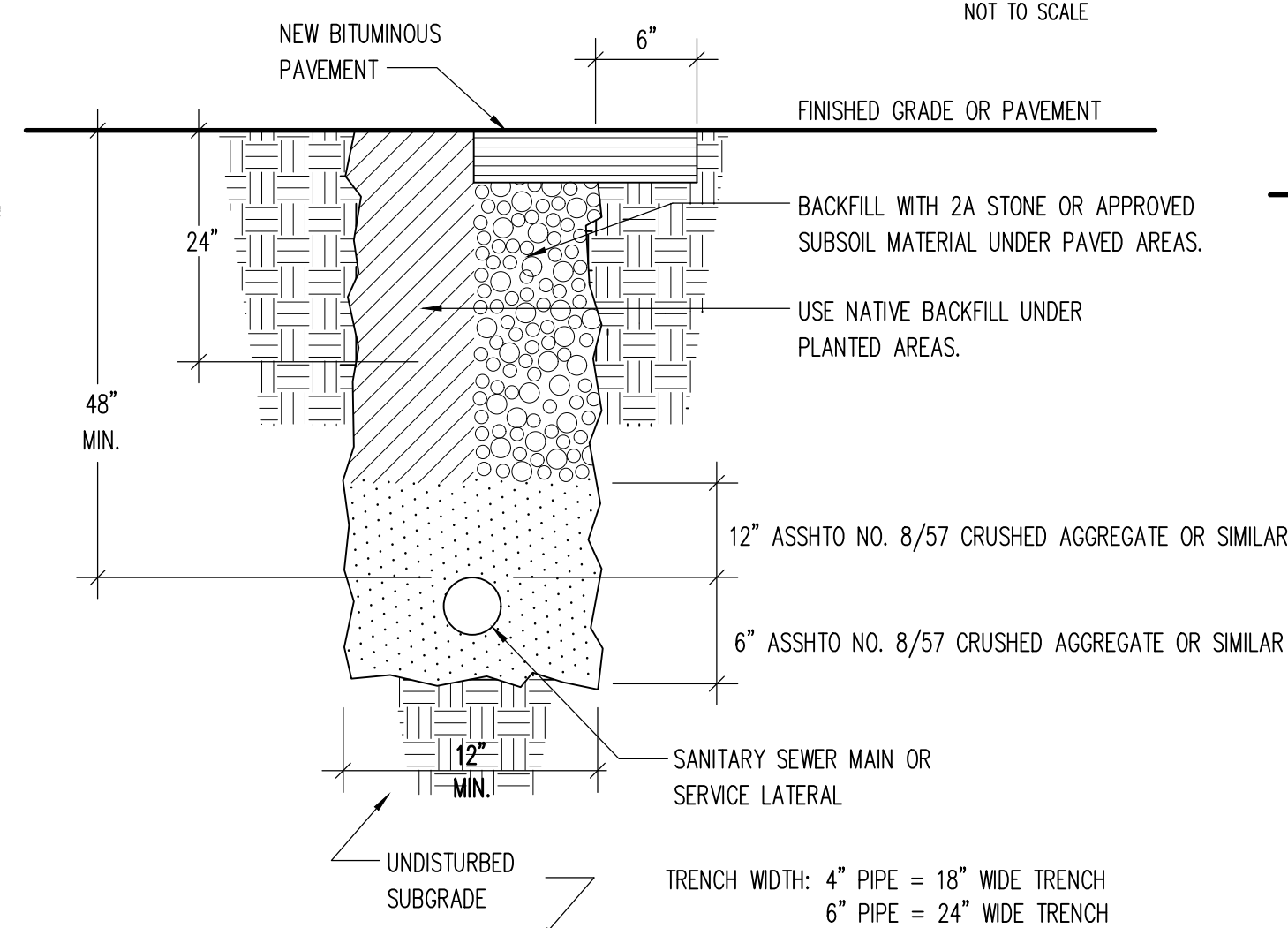


ALL MATERIALS MUST BE COPPER, BRASS OR DUCTILE IRON TO THE BALL VALVE LOCATED ON THE DOWNSTREAM SIDE OF THE PIT TO ADD STABILITY TO THE METER SETTING.

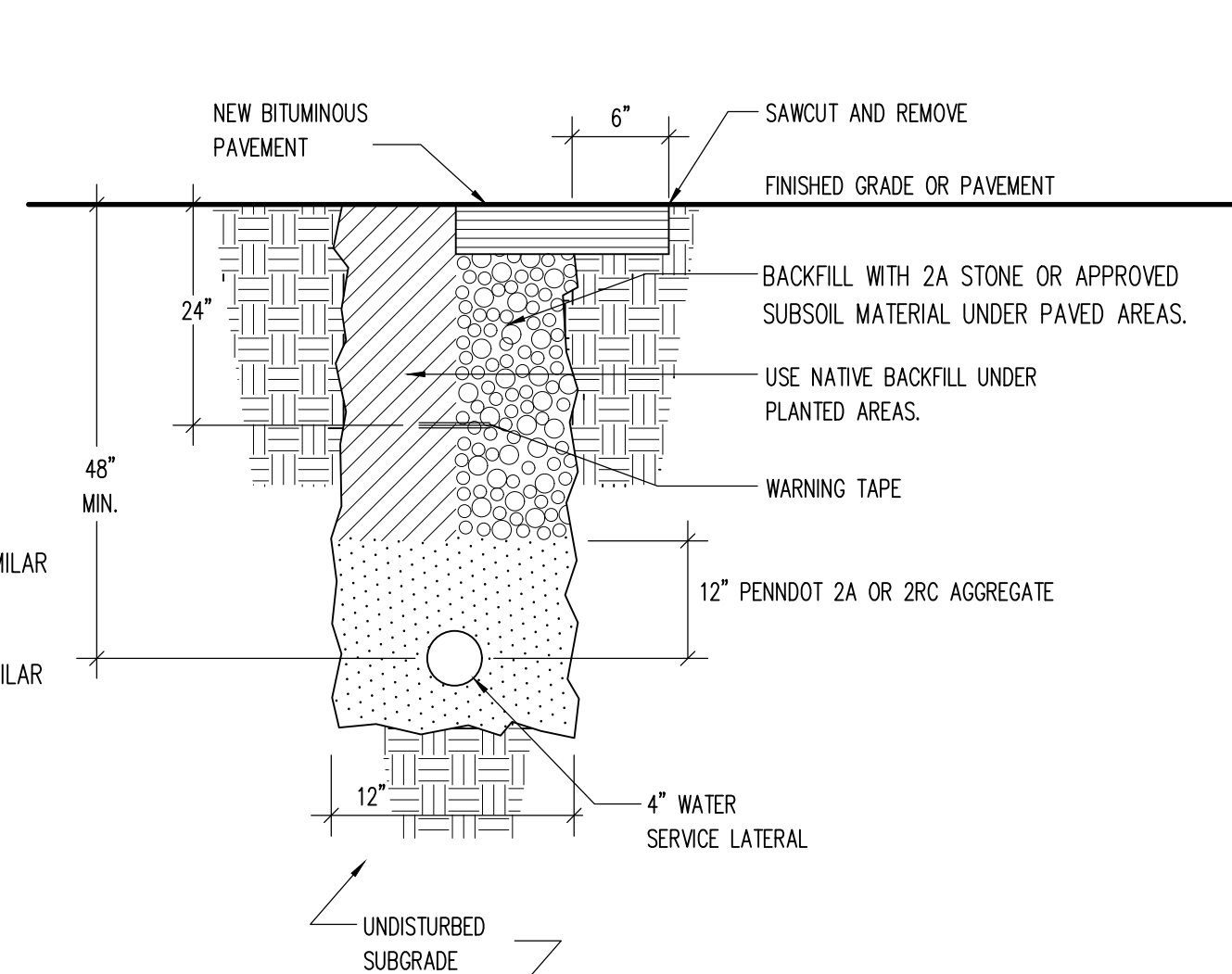
*Can not be a REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER
NO SOLDER JOINTS ALLOWED IN PIT OR UNDERGROUND

**A curb stop must be installed between the meter pit and the water main for isolation purposes if one is not provided by the Authority.

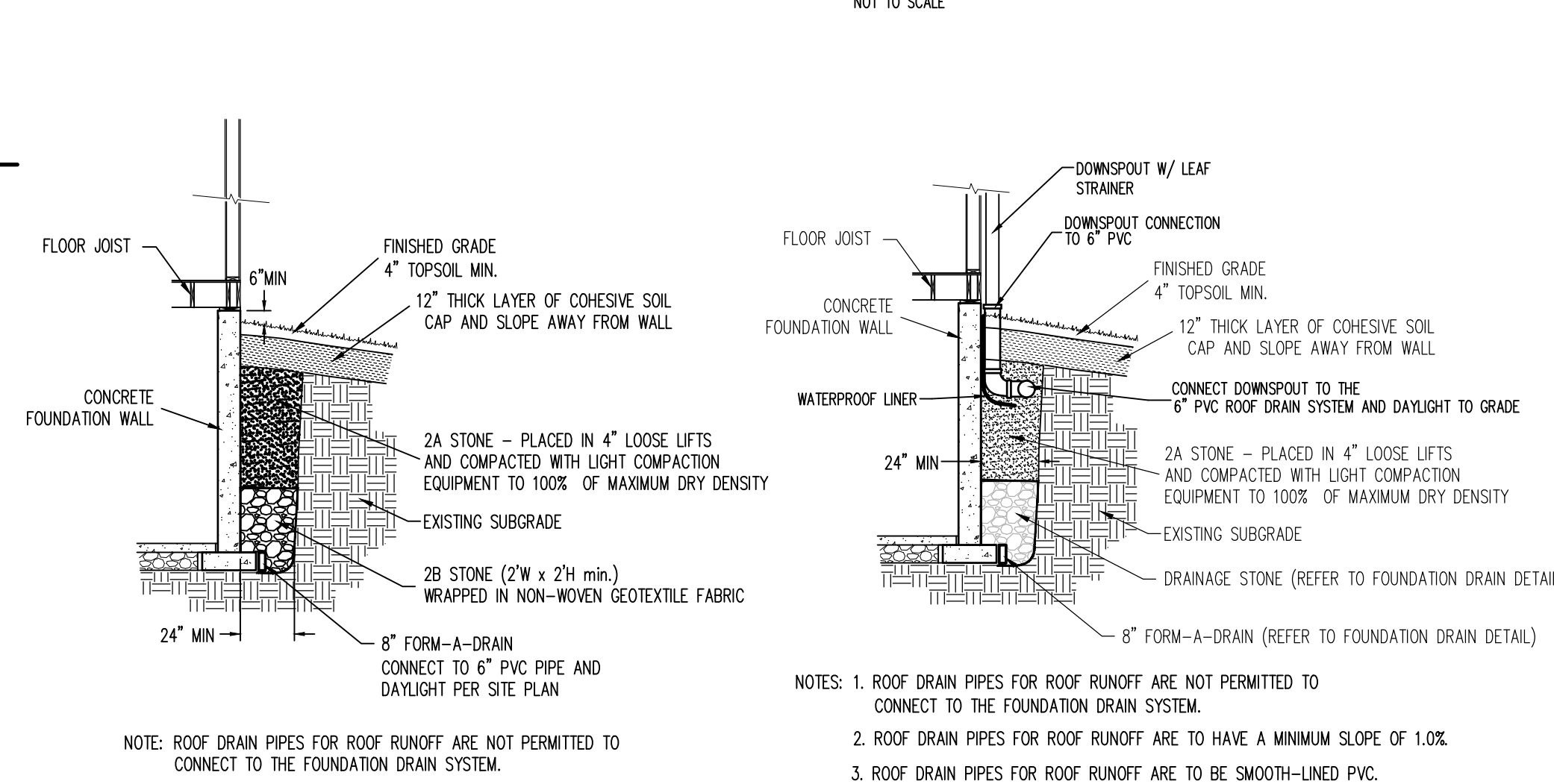
METERMATERIALS-1-WFO



SANITARY LATERAL TRENCH DETAIL
NOT TO SCALE



WATER LAT TRENCH DETAIL
NOT TO SCALE



FOUNDATION DRAIN DETAIL
NOT TO SCALE

ROOF DRAIN DETAIL
NOT TO SCALE

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

ROGAN/264 SYCAMORE DRIVE
TP 24-009A-254
FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY
LAND DEVELOPMENT
PLAN

FLOOR PLAN AND
SITE DETAILS

PROJECT NO.	21012
DATE	DECEMBER 8, 2021
SCALE	AS NOTED
SHEET NO.	5