

**FERGUSON TOWNSHIP BOARD OF SUPERVISORS**

**Regular Meeting Agenda**

**Tuesday, March 15, 2022**

**7:00 PM**

**MEETING PARTICIPATION OPTIONS**

**VIRTUAL:**

**Join Zoom Meeting Link:**

**<https://us02web.zoom.us/j/87031665680>**

**Meeting ID: 870 3166 5680**

**[Zoom Access Instructions](#)**

**IN-PERSON:**

**Ferguson Township Municipal Building**

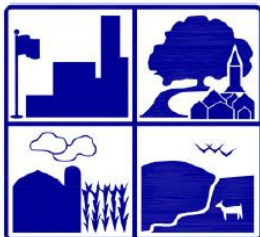
**Main Meeting Room**

**3147 Research Drive**

**State College, PA**

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- I. CALL TO ORDER**
  - II. CITIZENS INPUT**
  - III. APPROVAL OF MINUTES**
  - IV. AUTHORITIES, BOARDS, AND COMMISSION REPORTS**
    - a. University Area Joint Authority Report
  - V. SPECIAL REPORTS**
    - a. COVID-19 Local Response Report
    - b. Township and Fiscal Responsibility – *Welcome Officer Greene and Officer Greene*
  - VI. COG REGIONAL REPORTS**
  - VII. STAFF REPORTS**
  - VIII. UNFINISHED BUSINESS**
    - 1. Public Hearing Ordinance - Zoning and Subdivision & Land Development Amendments
    - 2. Continued Discussion – Strategic Plan Update
  - IX. NEW BUSINESS**
    - 1. Consent Agenda
    - 2. Request for Modification/Waiver – Rogan/264 Sycamore Drive Land Development Plan Lighting and Landscaping Plan
    - 3. Consideration of Sycamore Preliminary/Final Land Development Plan
    - 4. Request for Variance/Zoning – 901 Teaberry Lane
    - 5. Contract 2022-C6 – Curb and Ramp Upgrades
    - 6. Reject Bid and Cancel Contract 2022-C4 – Pavement Repairs
  - X. COMMUNICATIONS TO THE BOARD**
  - XI. CALENDAR ITEMS**
  - XII. ADJOURNMENT**





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# TOWNSHIP OF FERGUSON

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## **BOARD OF SUPERVISORS**

### **Regular Meeting Agenda**

### **Tuesday, March 15, 2022**

### **7:00 p.m.**

- I. CALL TO ORDER**
- II. CITIZEN'S INPUT**
- III. APPROVAL OF MINUTES**
  - a. February 8, 2022 Board of Supervisors Work Session
  - b. March 1, 2022 Board of Supervisors Regular Meeting Minutes
- IV. AUTHORITIES, BOARDS, AND COMMISSIONS REPORT**
  - a. University Area Joint Authority Report, Mark Kunkle
- V. SPECIAL REPORTS** 10 minutes
  - a. COVID-19 Local Response Report – Centrice Martin, Interim Township Manager
  - b. Diversity, Equity, and Inclusionary Initiatives – no report.
  - c. Township and Fiscal Responsibility – *Welcome Officer Greene and Officer Greene, Update on the Emergency Management Services Legislative Breakfast*
  - d. Community and Economic Development – no report.
  - e. Environment – no report.
- VI. COG AND REGIONAL COMMITTEE REPORTS** 5 minutes
  - 1. COG COMMITTEE REPORTS**
    - a. Land Use and Community Infrastructure Committee
    - b. Finance Committee
    - c. Climate Action and Sustainability Committee
    - d. Parks Capital Committee – cancellation notice
  - 2. OTHER COMMITTEE REPORTS**
- VII. STAFF REPORTS**
  - a. Interim Township Manager's Report
  - b. Public Works Director Report
  - c. Planning and Zoning Report
  - d. Chief of Police Report
- VIII. UNFINISHED BUSINESS**

**1. A PUBLIC HEARING ON AN ORDINANCE OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 16, PARKS AND RECREATION, PART 1, SECTION 106 AND 107, CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, AND CHAPTER 27, ZONING BY AMENDING SECTIONS AS DESCRIBED IN THE ATTACHED EXHIBITS.**

*Jenna Wargo, Director of Planning and Zoning*

30 minutes

**Narrative**

In November 2019, the Township completed its comprehensive update to the Zoning and Subdivision and Land Development Ordinances. Since the comprehensive amendments, staff have been tracking errors and omissions while interpreting the ordinances and is recommending additional amendments to address these issues. Provided with the agenda are the draft amendments to each chapter as provided and reviewed by all local, regional, and county reviewers, as well as the redlined version.

*Recommended Motion: That the Board of Supervisors adopt the ordinance amending Chapter 16, Parks and Recreation, Part 1, Section 106 and 107, Chapter 22, Subdivision and Land Development, and Chapter 27, Zoning by amending sections as described in the attached exhibits.*

**Staff Recommendation**

That the Board of Supervisors **adopt** the ordinances.

**2. REVIEW AND DISCUSSION ON THE DRAFT 2022 STRATEGIC PLAN UPDATE**

*Centrice Martin, Interim Township Manager*

60 minutes

**Narrative**

In attendance is Mr. Peter Melan to present the final draft of the 2022 Ferguson Township Strategic Plan which is provided within the agenda packet. Additionally, Mr. Melan prepared a spreadsheet as a guide to help manage and track task updates. Also provided with the agenda packet is an appendices section. The appendices section includes the written input from the Township received from the public, proposed objectives and action steps that were prepared by staff, and comments provided by members of the Board of Supervisors. The Board is asked to review and discuss the Strategic Plan Update. The Board may consider forming a subcommittee with Interim Township Manager to review, comment, and integrate desired sections of the appendices into the final draft.

*Recommended Motion: That the Board of Supervisors accept the draft Strategic Plan Update and form a subcommittee to review and comment for a final update to be reviewed by the Board at the next work session prior to adoption.*

**Staff Recommendation**

That the Board of Supervisors **review and discuss** the final draft of the 2022 Ferguson Township Strategic Plan.

**IX. NEW BUSINESS**

**1. CONSENT AGENDA**

5 minutes

- a. Donation request by Discovery Space
- b. Special Event Request - Central Cycling Classic Special Event Application
- c. Contract 2021-C18 Homestead Play Equipment Payment Application: \$25,333.53

**2. REQUEST FOR MODIFICATION/WAIVER**

*Jenna Wargo, Director of Planning and Zoning*

10 minutes

**a. ROGAN/264 SYCAMORE DRIVE LAND DEVELOPMENT PLAN §22-401.1.C.1.(G)—  
LIGHTING AND LANDSCAPING PLAN**

**Narrative**

Penn Terra Engineering, Inc., on behalf of their client, has requested a waiver from §22-401.1.C.1.(g)—Lighting and Landscaping Plan. This section of the ordinance requires the applicant to provide a lighting plan sheet, and a landscaping plan sheet. Since this land development plan is proposing a single-family home and included in the draft Subdivision and Land Development Ordinance amendments, these requirements are proposed to be exempt for single-family homes. Staff is not recommending any conditions to be included with the request. Planning Commission reviewed the application at the February 14<sup>th</sup> meeting and recommended approval of the waiver from §22-401.1.C.1.(g)—Lighting and Landscaping Plan.

*Recommended Motion: That the Board of Supervisors grant the waiver from §22-401.1.C.1.(g)—Lighting and Landscaping Plan.*

**Staff Recommendation**

That the Board of Supervisors **grant** the waiver.

**3. ROGAN/264 SYCAMORE DRIVE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

*Jenna Wargo, Director of Planning and Zoning*

20 minutes

**Narrative**

On December 13, 2021, Penn Terra Engineering, Inc., submitted, on behalf of their client, the Rogan/264 Sycamore Drive 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. The parcel is located within the Single-Family Residential (R1) zoning district. On October 4, 2021, the applicant was granted a modification from §22-301—General, to permit this plan to proceed as a Preliminary/Final land development plan. Ferguson Township Planning Commission reviewed this plan at the February 28 meeting and recommended approval.

*Recommended Motion: That the Board of Supervisors conditionally approve the Rogan/264 Sycamore Drive land development plan subject to the conditions described in the Planning Director's memorandum dated March 8, 2022.*

**Staff Recommendation**

That the Board of Supervisors **conditionally approve** the land development plan.

**4. ZONING APPEAL/REQUEST FOR VARIANCE**

*Jenna Wargo, Director of Planning and Zoning*

10 minutes

**a. REQUEST FOR VARIANCE—901 TEABERRY LANE (T.P. 24-118-117-0000)**

**Narrative**



Provided with the agenda is a copy of an application submitted by Charles Allen for a property located at 901 Teaberry Lane (T.P. 24-118-117-0000). The applicant requesting a variance from §27-701.3.C.(1)—Floodplain Conservation to replace in-kind, an existing patio and stairs. The zoning ordinance prohibits all new construction or development (including substantial improvements) in the floodplain.

*Recommended Motion: That the Board of Supervisors remain neutral on the variance request.*

**Staff Recommendation**

That the Board of Supervisors **remain neutral** on the variance request.

**5. AWARD CONTRACT 2022-C6 CURB AND RAMP UPGRADES**

*David Modricker, Director of Public Works*

15 minutes

**Narrative**

On March 8, 2022, bids were opened publicly and read aloud for contract 2022-C6, Curb and Ramp Upgrades. The bid was advertised in the Centre Daily Times and was sent to potential bidders. The contract involves concrete curb and ramp upgrades to meet ADA (Americans with Disability Act) requirements for sections of roads that are planned for microsurfacing in 2022. Provided with the agenda is a memorandum from Ryan Scanlan, Assistant Township Engineer dated March 8, 2022 recommending award of the contract.

*Recommend Motion: That the Board of Supervisors award Contract 2022-C6, Curb and Ramp Upgrades, to Wolyniec Construction, Inc. in accordance with their bid in the amount of \$125,597.50.*

**Staff Recommendation**

That the Board of Supervisors **award** Contract 2022-C6 to Wolyniec Construction.

**6. REJECT BID AND CANCEL CONTRACT 2022-C4 PAVEMENT REPAIRS**

*David Modricker, Director of Public Works*

5 minutes

**Narrative**

On March 1, 2022 bids were opened publicly and read aloud for contract 2022-C4. The bid was advertised in the Centre Daily Times and was sent to potential bidders. The contract involves pavement base repair at various locations on roads throughout the Township. The work is to be done in advance of microsurfacing certain roads. Provided with the agenda is a memorandum from Ryan Scanlan, Assistant Township Engineer dated March 7, 2022, recommending the contract not be awarded. The contract price to do the work is twice the Engineer's estimate to perform the work. A review of historical pricing for the same work performed by FTPW forces indicates the work can be performed more cost effectively in-house. FTPW will make time in the schedule to perform this base repair work prior to contract microsurfacing.

*Recommend Motion: That the Board of Supervisors reject the bid for Contract 2022-C4 Pavement Repairs and cancel the contract.*

**Staff Recommendation**

That the Board of Supervisors **reject** the bid for Contract 2022-C4.

**X. COMMUNICATIONS TO THE BOARD**

**XI. CALENDAR ITEMS – March/April**

- a. Fire Safety Event at Baileyville Community Hall is postponed
- b. Coffee & Conversation, Saturday, April 16, Discovery Space
- c. Ferguson Township Upcoming Meetings
  1. Planning Commission, March 28
  2. Tree Commission, March 21, April 18
  3. Pine Grove Mills Small Area Advisory Committee, March 24, April 28
  4. Planning Commission, March 28, April 11, 25
  5. Parks & Recreation Committee, April 14

**XII. ADJOURNMENT**