

**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**

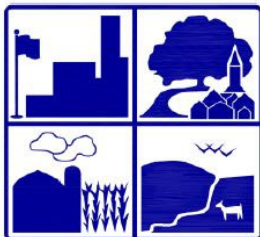
**3147 Research Drive**

**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**

15 minutes

*David Modricker, Director of Public Works*

**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**

5 minutes

*David Modricker, Director of Public Works*

**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**

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

**ATTENDANCE**

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

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

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

**I. CALL TO ORDER**

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

**II. CITIZENS INPUT**

There were no comments.

**III. UNFINISHED BUSINESS**

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

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

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

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

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

## **FOOD TRUCKS**

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

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

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

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

## **PUBLIC COMMENT**

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

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

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

Ms. Dininni thanked everyone for attending the worksession.

**IV. CALENDAR ITEMS – February**

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

**V. ADJOURNMENT**

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

Respectfully submitted,

David Pribulka, Township Manager  
For the Board of Supervisors

## FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting  
Tuesday, March 1, 2022

### ATTENDANCE

The Board of Supervisors held its first regular meeting of the month on Tuesday, March 1, 2022 as a virtual zoom meeting. In attendance were:

<b>Board:</b>	Laura Dininni, Chair	<b>Staff:</b>	Centrice Martin, Interim Township Manager
	Lisa Strickland, Vice Chair		Dave Modricker, Director of Public Works
	Hillary Caldwell		Jenna Wargo, Director of Planning and Zoning
	Patty Stephens		Nick Beiling, Communications Coordinator
	Tierra Williams		

Others in attendance included: Rhonda Demchak, Recording Secretary; Bill Keough, Ferguson Township Planning Commission; Charima Young, Ferguson Township Resident; Jeremie Thompson, Ferguson Township Planning Commission; Kathy Detwiler, Ferguson Township Resident, Ford Stryker, SC Borough Water Authority; Pearce Rush, Ferguson Township Resident; Steve Miller, Ferguson Township Resident; Sierra Weaver, Ferguson Township Resident, Doug and Pam Ford, Snetsinger Butterfly Garden, Lawrence Maso, Ferguson Township Resident

### I. CALL TO ORDER

Ms. Dininni called the Tuesday, March 1, 2022, regular meeting to order at 7:00 p.m.

Ms. Dininni noted that there was an Executive Session on Monday, February 28, 2022.

Ms. Martin welcomed everyone to the meeting and noted that the Board of Supervisors meeting had been advertised in accordance with the PA Sunshine Act as a virtual meeting via Zoom with space available in the Township main meeting room for any public members to participant. Persons attending the meeting as members of the public 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. Members of the public are to be muted during the meeting and must be acknowledged by the Chair. The chat feature has been turned off. C-NET is recording as well. Ms. Martin took Roll Call and there was a quorum.

Ms. Martin introduced and welcomed Mr. Nick Beiling as the Township's new Communications Coordinator.

### II. CITIZENS INPUT

Mr. Lawrence Maso, Ferguson Township Resident, reported that on Blue Course Drive there is an abundance of vehicles speeding, along with loud exhaust from muscle cars, trucks, and motorcycles. Mr. Maso stated that his house vibrates from the noise that is coming from the traffic. Mr. Maso recognized that there are two vehicles that are repeat offenders, a black Ford Mustang, and a white Dodge Challenger. Mr. Maso suggested having a plain clothed officer sit along the road because Blue Course Drive is straight and very visible. Ms. Dininni suggested for Mr. Maso to contact Chief Chris Albright of the Ferguson Township Police Department. Mr. Maso expressed concerns that this may be decreasing the value of homes in the area.

Ms. Charima Young, Ferguson Township Resident, reported that she lives along Blue Course Drive and has talked to the SC Borough Police about the traffic issue. Ms. Young suggested that the Township have a joint conversation with the SC Borough Police because the Borough polices part of the road as well.

### III. APPROVAL OF MINUTES

Ms. Stephens moved that the Board of Supervisors **approve** the February 1, 2022, and February 15, 2022, Regular Meeting Minutes. Ms. Williams seconded the motion. The motion passed unanimously.

### IV. AUTHORITIES, BOARDS, AND COMMISSIONS REPORT

a. State College Borough Water Authority Report

Mr. Ford Stryker noted that the report was included in the packet.

### V. SPECIAL REPORTS

a. COVID-19 Local Response Report – Centrice Martin, Interim Township Manager

Ms. Martin reported that there has not been changes in the operational aspect of the Township from the last update. All Township Staff is reporting to the office with no staff having COVID-19. Centre County has 30,881 positive cases with approximately 341 deaths. There have been 85,944 reported negative cases reported on the PA COVID-19 Dashboard for Centre County. Across the Commonwealth, the cases have reached 2,287,734 and there have been 43,332 deaths. Centre County full vaccination rate shows that 94,173 residents have been fully vaccinated with approximately 14,070 having received one dose. The County vaccination rate is at 60% and 69.2% have been partially vaccinated. Mount Nittany Medical Center has 20 positive patients in their care ranging in ages from 31 to 100 years of age. 11 of the 20 hospitalized were unvaccinated and no patients are on ventilators. Ms. Martin noted that the [CDC](#) released an interactive map to track the cases and Centre County is in the high category. The map will be added to the Township's website. Ms. Martin encouraged all Ferguson Township residents to receive the vaccine. Ms. Martin thanked the community for their patience and understanding as we recover from the pandemic.

b. Diversity, Equity, and Inclusionary Initiatives – No Report.

c. Township and Fiscal Responsibility – 2021 State of Planning Report

Mr. Jeremie Thompson, Chair, Planning Commission Ferguson Township, presented the report that was included in the agenda via PowerPoint.

d. Community And Economic Development – No Report

e. Environment – Snetsinger Butterfly Garden (SBG)

Mr. Doug Ford, Master Gardener Community Development Coordinator, and Pam Ford Master Gardener presented a PowerPoint of the [garden](#). Mr. Robert Snetsinger began the garden by developing one acre in 1995. Mr. Snetsinger passed away, but over 60 master gardeners are carrying on his mission.

Ms. Ford reviewed the eight Demonstration Gardens.

1. Woodland Edge
2. Discovery Garden
3. Monarch Watch Waystation
4. Serenity Space
5. Backyard Bird Habitat
6. Native Shrub Showcase
7. Pollinator Preferences Study

## 8. Native Bee Conservation

There is on site programming that includes tours, habitat chats, trainings, and events. Wings in the Park will be held on July 23, 2022. The Satellite Gardens of the SBG include school, municipal and state parks, churches, libraries, community gardens, and health care settings.

Ms. Stephens and Ms. Williams thanked the Ford's for their report. Mr. Modricker suggested having the SBG partner with the Township on Arbor Day.

Ms. Dininni thanked the Ford's for their great report and suggested having the SBG give an annual report to stay connected.

Ms. Strickland thanked the Ford's for their report and asked if they are involved with other schools outside of the State College Area School District. Ms. Ford stated they are involved with Philipsburg and Bald Eagle.

Ms. Strickland suggested sharing the report to the ABC's. Ms. Ford stated they would be happy to provide and offered to give a tour to the Board.

Ms. Ford reported that a puppet musical has been written by a master gardener called, *Pollinators the Musical* and will debut at the PS Arboretum on June 18<sup>th</sup>.

## VI. COG AND REGIONAL COMMITTEE REPORTS

### 1. COG COMMITTEE REPORTS

All reports are included in the agenda packet.

- a. Executive Committee
- b. Centre County Metropolitan Planning Committee

## VII. STAFF REPORTS

All reports are included in the agenda packet.

- a. Manger's Report
- b. Public Works Director Report
- c. Planning and Zoning Report

## VIII. UNFINISHED BUSINESS

- a. Authorization to Proceed with Procuring Ornamental Streetlight for Pine Grove Mills

Mr. Modricker noted that the report was included in the agenda and that the recommended motion is to authorize staff to proceed with the design of Contract 2019-C21, Pine Grove Mills Streetlight Improvement Project, to include replacement of twenty-five existing high pressure sodium fixtures with 2700K LED ornamental streetlight fixtures.

Ms. Stephens moved that the Board of Supervisors **authorize** staff to proceed with the design of Contract 2019-C21, Pine Grove Mills Streetlight Improvement Project, to include replacement of twenty-five existing high pressure sodium fixtures with 2700K LED ornamental streetlight fixtures. Ms. Caldwell seconded the motion.

Ms. Stephens asked if many commented on the brightness of the light. Mr. Modricker stated there were approximately a half-dozen who came to view.



The motion passed unanimously.

## IX. NEW BUSINESS

### 1. Consent Agenda

- a. Voucher Report – January 2022
- b. Donation Request – Ferguson Township Senior Citizens

Ms. Stephens moved that the Board of Supervisors **approve** the Consent Agenda and the Voucher Report. Ms. Williams seconded the motion. The motion passed unanimously.

### 2. C-NET Board Member Vacancy

Ms. Martin noted that provided with the agenda the Township received the resignation of Mr. Thomas Giles as the C-Net Board Representative for Ferguson Township. The C-NET Board meets quarterly, and the next meeting is scheduled for April. Provided with the agenda packet is a copy of the Board's policy on Authorities, Boards, and Commission (ABC) Appointments. The Board is asked to appoint a Board or staff member to attend the next two C-NET Board meetings which are scheduled for April and July of 2022. This would allow adequate time for staff to advertise the vacancy, receive applications in advance of the scheduling interviews. The Board is asked to discuss filing the vacancy. Ms. Martin stated they would advertise on C-NET, the paper, and promote on social media. The Board will meet with applicants to determine the representative.

Ms. Stephens asked about meeting logistics. Ms. Martin noted they meet at 7:30 p.m. on the second Tuesday of each quarter.

Ms. Strickland volunteered to attend the April meeting, and Ms. Stephens volunteered to attend the July meeting. Ms. Martin will send details of the meetings to the Board members.

### 3. Authorization to Submit Variance Application for Park Hills Drainageway Project

Mr. Modricker reported that the Park Hills Drainage Improvement Project is well into design with permitting, right of way acquisition, utility relocation, and construction planned to start in 2022. A variance from the Township floodplain ordinance is required by the Township to work in the floodplain. All necessary permits from Pennsylvania Department of Environmental Protection (PaDEP), United States Army Corps of Engineers (USACE), and Federal Emergency Management Agency (FEMA) will be obtained, and work will be performed in accordance with the permits. Based on the limits of the modeled 100-year floodplain after improvements, and while the overall impact of flooding to property owners is less, certain stormwater easements are required on private property. Since some of the work to construct the project will be performed on property owned by others, the Township has requested those property owners to support the Township in the effort to obtain the required variance. Five of the seven property owners have consented to date. For those that do not consent in advance, the acquisition of the easement will provide us the authority to request the variance.

Ms. Stephens moved that the Board of Supervisors **authorize** the Acting Township Manager to submit a variance application to the Zoning Hearing Board to perform work within the floodplain on lands owned by the Township and on private property where permission has been granted. Ms. Caldwell seconded the motion. The motion passed unanimously.

### 4. Board Member Request – Proclamation Recognizing Women's History Month of 2022

Ms. Martin reported that Ferguson Township recognizes the importance of celebrating the contributions women have made in the United States as well as the achievements women have made over the course of American history in a variety of fields. The Ferguson Township Board of Supervisors also fully embraces and enjoys its historic first all-female Board as of 2022, marking the first time in the township's 220-year history this occurrence has taken place. Women's History Month had its origins as a national celebration in 1981 when Congress passed Public Law 97-28 which authorized and requested the President to proclaim the week beginning March 7, 1982, as "Women's History Week." The Board of Supervisors is asked to consider the proclamation provided with the agenda.

Ms. Martin thanked Mr. Beilling for the well written proclamation.

Ms. Caldwell read the proclamation.

**Whereas**, Women's History Month is an annual celebration of the history and accomplishments of women across the world, and also an acknowledgement of their courage and struggle to attain the same basic human rights as men that still proceeds to this day; and

**Whereas**, Women's History Month was first formally declared in the United States in March of 1987 through a resolution passed by the United States Congress as a result of a petitioning effort through the National Women's History Project, and stems from its early iterations as Women's History Week, and Women's History Day, which is still annually held on March 8; and

**Whereas**, The accomplishments of women in the United States began far before the annual celebration of Women's History Month, as American women of all races and ethnicities have advanced society in the realms of abolition, voting rights, labor rights, civil rights, and have valiantly given their lives in honor of protecting these profound rights they fought so hard to achieve; and

**Whereas**, The specific theme of Women's History Month of 2022 is "Women Providing Healing, Promoting Hope" in order to honor the countless women frontline healthcare workers, medical doctors, and those who have helped make strides in the fields of mental and physical health as we climb out of the COVID19 pandemic; and

**Whereas**, Ferguson Township greatly benefits from the plethora of women that reside in the township, and will always seek to honor women for their admirable contributions to society through large and small measures every day, and the times of undervaluing the role of women in society are no longer; and

**Whereas**, The Ferguson Township Board of Supervisors also fully embraces and enjoys its historic first all-women roster as of 2022, marking the first time in the township's 220-year history this occurrence has taken place, and hopes to serve as a testament for power and representation of women in the Centre Region; and

**Now, therefore**, The Ferguson Township Board of Supervisors does hereby proclaim March 2022 as Women's History Month in Ferguson Township, and encourages all residents to reflect, promote, and cherish the historical achievements of women across the world, the United States, and Centre County during this time period.

**Proclaimed this 1<sup>st</sup> day of March 2022.**

Ms. Williams moved that the Board of Supervisors **adopt** the Proclamation of the Township of Ferguson, Centre County, Pennsylvania officially recognizing Women's History Month. Ms. Caldwell seconded the motion. The motion passed unanimously.

**X. COMMUNICATIONS TO THE BOARD**

Ms. Stephens thanked Mr. Modricker for his extra effort with the Cherry Land and Martin Street intersection.

Mr. Keough reported that on March 12<sup>th</sup> the Ferguson Township Police Department is partnering with the Baileyville Community Hall with a fire safety event from 10:00 a.m. – 2:00 p.m. More information can be found on the Baileyville Community [website](#).

**XI. CALENDAR ITEMS – MARCH**

- a. Fire Safety Event at Baileyville Community Hall on Saturday, March 12, 10:00 a.m. – 2:00 p.m.
- b. Ferguson Township upcoming committee meetings:
  - 1. Planning Commission - Monday, March 14 & 28
  - 2. Board of Supervisors Worksession - March 8
  - 3. Parks and Recreation Committee - March 10
  - 4. Tree Commission - March 21
  - 5. Pine Grove Mills Small Area Advisory Committee - March 24

**XII. ADJOURNMENT**

With no further business to come before the Board of Supervisors, Ms. Stephens motioned to adjourn the meeting. The meeting adjourned at 8:33 p.m.

Respectfully submitted,

Centrice Martin, Acting Township Manager  
of the Board of Supervisors

TO: Ferguson Township Board of Supervisors

CC: Centrice Martin, Interim Township Manager

CC: Cory Miller, Executive Director, University Area Joint Authority

FROM: Mark Kunkle and Lisa Strickland, Members of UAJA Board of Directors

DATE: March 2, 2022

SUBJECT: UAJA Board of Directors- February 23, 2022 Board Meeting

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## **UAJA Status February 2022**

### **1. Scott Road Pump Station Replacement**

This project consists of replacement of the pump station and the entire force main to Research Drive, and an extension of the force main to Bristol Avenue. The force main has been completed by UAJA personnel. The pump station installation has begun after a long delay waiting for supplies. The project should be complete by July 2022.

### **2. Ozone Disinfection**

Currently UAJA uses Ultraviolet light for final disinfection for the water that goes to Spring Creek. UV disinfection is energy intensive. Ozone will not only reduce the energy requirements, but also provide enhanced disinfection and destruction of pharmaceuticals and endocrine disruptors. Construction will begin in January 2022 with completion by the end of 2022.

The ozone system will reduce annual operating expenses by \$110,000.

### **3. Anaerobic Digester and Sludge Dryer**

This project will replace the current composting system with a digester and sludge dryer. The digester will produce biogas which can be sold or used at the treatment plant as a substitute for fossil fuels. The Centre Region Municipalities have approved an Act 537 Plan Special Study for the project. Once DEP issues a water quality management permit, the project will be bid. Projected bid award is expected for May 2022. The project will take 18 months to complete. Once completed compost will no longer be available.

Upon completion the project will reduce annual operating expenses by \$500,000 per year.

### **4. Rate Study and Tapping Fee Study**

#### **Tapping Fee-**

The tapping fee study has been completed and indicates that the tapping fees charged by UAJA are in compliance with the Municipalities Authorities Act

#### **Rate Fee Study-**

The agreement establishing the methodology for treatment charges between UAJA and the Borough of State College expired in September 2020. The purpose of the rate study is to ensure that costs are being fairly allocated between the Borough of State College and the rest of the UAJA customers. The Borough has been billed under the agreement based on volume flow through a master meter. The rate study indicates that the rate for the Borough should increase by approximately 17.5 percent effective with the first quarter 2022 billing. The rate study also proposes billing the Borough based on EDUs, which is how all other customers are billed. The Borough has hired a consultant to review the rate study. A UAJA

rate subcommittee has been formed to evaluate the current EDU rate structure which has been used since the formation of the authority.

## 5. Meeks Lane Act 537 Plan Special Study

This project is proposed to replace several pump stations in the Grays Woods area with a single larger pump station, as well as provide additional capacity for the build out of Grays Woods and any other land that is within the sewer service area. The recommended alternative includes capacity for a potential future expansion into Halfmoon Township should it be determined in the future that sewer service is needed. Any engineering infrastructure study should consider the possible needs based on the life of the infrastructure being built. In this case, a pump station and force main are expected to last at least 50 years. There are many examples of long range planning being cost effective in the UAJA system, and one example of what happens when this practice is not allowed to happen. The biggest planning failure is the Scott Road project, which is the third time the pump station is being built. The recommended engineering capacity was ignored in favor of planning numbers, in this case by the Pennsylvania Department of Environmental Protection (DEP). The net result is that the community got to pay for the infrastructure three times, wasting millions of dollars.

In many locations in the UAJA collection system, there is reserve capacity in the interceptor sewers to serve much land that is outside of the sewer service area, as well as support rezoning to higher densities within. The availability of capacity does not cause a de-facto expansion of the sewer service area (SSA). The SSA is controlled by the Centre Region Municipalities, and UAJA cannot serve anything outside of the SSA unless instructed to do so through an amendment to the Centre Region's Act 537 Plan. If having available capacity caused a de-facto expansion to the SSA, then all of the land currently outside the SSA to the Spring Creek/Spruce Creek watershed divide would be a de-facto increase to the SSA. The same would be true for lands between the current SSA and the Eastern border of the Centre Region. There are other examples. The SSA is entirely determined by political action of the Centre Region Municipalities, and has nothing to do with any excess capacity.

It is UAJA's responsibility to present the engineering facts to the Centre Region Municipalities. UAJA's recommendation includes capacity for a potential future extension into Halfmoon Township. The additional cost to the project is \$254,000, which is less than 5 percent of the total project cost. To return at a later date and upgrade the pump station and relay the entire force main will be more than \$2 million in today's dollars. UAJA understands that political decisions do not always match sound engineering. The municipalities do need to have the facts before them as they make their decision. Ultimately, what is approved by the Centre Region municipalities is what UAJA can build.

### Overall Financial Impact of Major Energy and Treatment Plant Projects

Total projected cost of construction (from bond issues)	\$36.4 Million
Total avoided future capital costs (If we kept doing what we are doing now and replaced aging equipment)	\$10.5 Million
Net of operating decreases and revenue increases	\$51.1 Million
Net benefit of projects over 25 years	\$25.2 Million

UAJA Quarterly rates have not increased since 2014. UAJA staff does not anticipate needing to raise rates to support any of the capital projects.

## LAND USE AND COMMUNITY INFRASTRUCTURE COMMITTEE

Hybrid Meeting  
Wednesday, March 3, 2022  
12:15 PM

<b><u>GENERAL MEETING INFORMATION</u></b>	
RSVP	<b>To ensure an overall quorum of members, please let us know how you intend to participate:</b> <a href="https://us02web.zoom.us/meeting/register/tZEvdumupzkjHND6-S0cq0X1Ck89JNoM4Lqj">https://us02web.zoom.us/meeting/register/tZEvdumupzkjHND6-S0cq0X1Ck89JNoM4Lqj</a>
Remote Participants	<b>To attend via Zoom:</b> <a href="https://us02web.zoom.us/meeting/register/tZEvdumupzkjHND6-S0cq0X1Ck89JNoM4Lqj">https://us02web.zoom.us/meeting/register/tZEvdumupzkjHND6-S0cq0X1Ck89JNoM4Lqj</a> To attend by phone: +1 301 715 8592   Meeting ID: 852 1069 2964   Passcode: 514049
In-Person Participants	<b>COG Building – Forum Room</b> 2643 Gateway Drive, State College PA 16801
Meeting Contact: Marcella Hoffman   email: <a href="mailto:mhoffman@crcog.net">mhoffman@crcog.net</a>   814-231-3050	
<p style="text-align: center;"><b><u><a href="#">Click HERE to locate the AGENDA and ATTACHMENTS</a></u></b> <i>Should you desire to annotate any attachments, you must download them first</i></p>	

- The chat feature for this meeting will be disabled. A recording of the meeting will be made available on the COG website upon its conclusion.
- We ask that non-voting participants that are attending remotely remain muted with their video turned off unless recognized to speak. To reduce audio interference, please remain off of speakerphone during the meeting.
- **VOTING PROCEDURES:** Members will provide their vote by voice. Clarification will be sought by the Chair if the vote is unclear. For additional information on COG Voting Procedures, please click [HERE](#).
- **PUBLIC COMMENT GUIDELINES:** Members of the public may comment on any items not already on the agenda (five minutes per person). Comments relating to specific items on the agenda should be deferred until that point in the meeting. For additional information on COG public meeting guidelines, please click [HERE](#).
- To access agendas and minutes of previously held meetings, and to learn more about the Land Use and Community Infrastructure Committee on our website, please click [HERE](#)

# CENTRE REGION COUNCIL OF GOVERNMENTS

2643 Gateway Drive, Suite 4

State College, PA 16801

Phone: (814) 231-3077 Fax: (814) 231-3083 Website: [www.crcog.net](http://www.crcog.net)

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## LAND USE AND COMMUNITY INFRASTRUCTURE (LUCI) COMMITTEE

Hybrid Meeting

Wednesday March 3, 2022

12:15 PM

During the COVID-19 health emergency, to continue business operations of the COG and ensure the safety of municipal officials and staff, and to adhere to health emergency recommendations while remaining in compliance with Pennsylvania's guidelines for public meetings, this Land Use and Community Infrastructure Committee meeting will be held via hybrid format. Written public comment or requests to speak to the LUCI Committee for items not on the agenda, and requests to comment on specific agenda items listed below, may be submitted in advance by emailing [mhoffman@crcog.net](mailto:mhoffman@crcog.net).

### Agenda

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1. CALL TO ORDER AND ROLL CALL

Mr. Hameister will call the meeting to order.

2. PUBLIC COMMENTS

Members of the public are invited to comment on any items not already on the agenda (five minutes per person time limit please). Comments relating to specific items on the agenda should be deferred until that point in the meeting. Submitted comments will be read into the record by the Recording Secretary at the appropriate time in the meeting.

3. NEW AGENDA ITEMS

Members may request additional items of business be added to this meeting's agenda. If approved by a majority vote of the members, the proposed new agenda item(s) will be placed on the agenda at the discretion of the Chair.

4. APPROVAL OF MINUTES - The minutes of the February 3, 2022 meeting are **enclosed**.

**All municipalities should vote to approve the meeting minutes.**

5. COG COMMITTEE REPORTS

At the January 12, 2022 meeting, the LUCI committee members agreed to include an item for Committee reports. The Chair should request any reports from members or staff.

6. CENTRE COUNTY BROADBAND INTERNET STUDY – presented by Liz Lose and Peter Butler, Centre County

Since adoption of the Centre County Comprehensive Plan’s “Communication and Information Technology” chapter (2018), the county has taken initiatives to assist in rural broadband expansion to bridge the Digital Divide. Among these efforts is a 911 tower co-location lease agreement with Centre WISP which provides fixed wireless internet to the Penns Valley and administrative assistance from the Susquehanna Economic Development Authority-COG that secured an Appalachian Regional Commission (ARC) grant award. The ARC grant established a provider-incentive package for broadband internet deployment in the Mountaintop Region and a submitted provider’s proposal offering fiber-to-the-home internet service was selected. A press release regarding the Study is **enclosed**.

The COVID-19 Pandemic revealed that broadband internet is a life necessity and not simply an amenity. Centre County recognized that a countywide strategic approach to deploy high-speed internet into unserved and underserved communities is needed. Broadband consulting firm CTC Technology & Energy was hired to develop a plan that will outline recommendations and actionable steps towards project implementation and grant acquisition. Federal broadband funding opportunities dictate strong, well-documented justification for lack of broadband and CTC’s methodical data gathering will build the foundation for that proof. In addition to quantifiable data collected in an internet survey and internet speed test (<https://centrecountypa.speedsurvey.org>), CTC staff will facilitate three (3) stakeholder meetings with representatives from various sectors to gather anecdotal testimony and solicit ideas for solutions. The County Planning Office is tasked with distributing and collecting a paper version of the online survey to capture resident feedback if potential respondents have no internet access. CTC staff will solicit information from internet service providers.

Ultimately, the County desires to promote broadband internet expansion through private-public partnerships and foster increased collaboration to leverage financial support. The plan will present the preferred internet delivery systems and estimated construction costs to reach unserved and underserved areas contingent upon access to existing infrastructure and targeted customer density. The technical and engineering recommendations will be based on the data collected and depicted on maps. CTC will furnish RFP templates and legal instruments drafted by the Cohen Law Group to ease negotiations with private providers and public partners for project implementation.

The online survey and speed test remains open through Friday, March, 25, 2022 and the plan is scheduled to be delivered in May 2022. Additional information is available at <https://centrecountypa.gov/2258/Broadband>.

*The LUCI Committee should consider a motion to forward the item to the COG Executive Committee for consideration at the March 28, 2022 COG General Forum meeting.*

**All municipalities should vote on this motion.**



7. UPDATING CENTRE REGION BIKE PLAN MAPS AND TABLES TO REFLECT CURRENT CONDITIONS – presented by Trish Meek

Since adoption of the Centre Region Bike Plan in 2015, some of the Region’s municipalities have constructed new bicycle facilities, adopted Bike Plans, and amended Municipal Official Maps to include or remove bicycle facilities. At the time the Bike Plan was adopted, COG did not establish a process to perform bicycle facility updates to the existing Plan on a regular basis. Because the maps and tables are outdated, CRPA staff recommended that they be updated to reflect current conditions. At the September 2, 2021 joint meeting of the COG PSE and TLU Committees, members authorized CRPA staff to revise the Bike Plan maps and tables. Since that time, CRPA has worked with municipal and Penn State Transportation Services staff to update existing and proposed facilities for each municipality and the University Park Campus so they accurately reflect the changes that have been completed over the past six years.

At the February 3, 2021 LUCI meeting, staff provided information on the revised draft maps and tables that include bike facilities that were constructed and facilities approved via formal action by municipal governing bodies or included in adopted plans or Municipal Official Maps. Committee members were asked to provide any specific questions or comments to municipal staff no later than Thursday, February 17. CRPA coordinated with municipal staff and the tables were revised as follows:

- The tables indicate which projects were constructed or removed by municipal action.
- The source of proposed facilities is noted at the top of the table.
- The tables are dated and the reference to the 2022 Update was removed.

The revised Draft Centre Region Bike Plan Bicycle Facilities Maps and Tables for the Centre Region, Centre Region municipalities, and Penn State are **available in the SharePoint folder**.

*The LUCI Committee should consider a motion to forward a recommendation to approve revisions to the Centre Region Bike Plan maps and tables to the COG Executive Committee so that action on the recommendation can be considered by the COG General Forum at its March 28, 2022 meeting.*

**All municipalities should vote on this motion.**

8. DRAFT RESOLUTION TO DESIGNATE MAY AS BIKE MONTH – presented by Trish Meek

This item provides information on biking and pedestrian activities in the Centre Region and asks the LUCI Committee to forward a resolution to the COG Executive Committee recommending that May 2022 be designated as Bike Month. The resolution should be forwarded from the Executive Committee to the General Forum for final action at its March 28, 2022 meeting.

Bicycling and walking activities continue to grow in popularity and importance in the Centre Region and all the Region’s municipalities are actively engaged in planning and implementing projects to facilitate bicycling and walking. In December 2020, the Centre Region was elevated from a bronze to a silver level Bicycle Friendly Community. The designation recognizes the importance of bicycling and walking, and the expanding nature of the Region’s network of bike and pedestrian facilities.

COG staff is requesting that a resolution (**enclosed**) be adopted by COG designating May 2022 as Bike Month. The resolution will also recognize May 16 to 22, 2022 as Bike to Work Week, and May 20, 2022 as Bike to Work Day and Centre Region Spring Bike Anywhere Friday. A draft resolution is enclosed for consideration by the committee.

These bike designations would complement the activities of the individual municipalities and COG in planning and implementing projects and programs that support bicycling and walking in the Region. The League of American Bicyclists has also awarded the Bicycle Friendly Business designation to State College Borough, Patton Township, and COG.

These awards are indicative of the progress being made to expand the role of bicycling and walking in the community. To continue the effort to raise awareness of these modes of transportation, staff requests that the LUCI Committee forward the request to the Executive Committee for the COG General Forum to receive and approve the draft resolution.

*The LUCI Committee should consider a motion to forward a recommendation to approve Resolution 2022-\_\_ to designate May 2022 as Bike Month to the COG Executive Committee so that action on the Resolution can be considered by the COG General Forum at its March 28, 2022 meeting.*

**All municipalities should vote on this motion.**

9. COMMENTS ON THE REVISED ACT 537 SEWAGE FACILITIES PLAN SPECIAL STUDY FOR THE MEEKS LANE PUMP STATION – presented by Jim May

At the February 3, 2022 LUCI meeting, the Committee discussed the merits of oversizing the sewer main and pump station on the Meeks Lane Special Study to accommodate 645 Equivalent Dwelling Units (EDUs) in Halfmoon Township. Mr. Bernier requested that each municipality ask their UAJA representative to attend a municipal governing body meeting to inquire about this project. Committee members should report any information from municipal discussions.

Mr. May and Mr. Rilk also attended the Halfmoon Township Board of Supervisors meeting on February 24, 2022 to discuss the Special Study and answer questions from the Board of Supervisors. Mr. Servello or Mr. May will verbally report comments from the Halfmoon Board of Supervisors at the meeting.

**No action is required on this item.**

10. REVIEW OF PAST THREE YEARS OF COMMITTEE WORK -presented by Jim May

This item includes a summary of three years of previous activities of the Public Services and Environmental and the Transportation and Land Use Committees for 2018, 2019, and 2020. Staff did not use 2021 activities, since there were many meetings last year where the two committees met jointly to work on forming the Land Use and Community Infrastructure (LUCI) Committee.

There are several items that occur annually for each Committee. Some have shifted to the Climate Action and Sustainability (CAS) Committee, and some will remain with this the LUCI Committee. For example:

- Items relating to refuse and recycling contracts, regular programmatic updates, and organic collection have shifted from the PSE to the CAS Committee.
- Items relating to climate action and adaptation have shifted from the PSE to the CAS Committee.
- UAJA items such as Act 537 Plan special studies, requests to expand the Regional Growth Boundary and Sewer Service Area, on-lot septic system updates, and other UAJA initiatives will remain with the LUCI Committee.
- The LUCI Committee will continue to receive an annual update on road and bridge construction projects.
- Items relating to the 2020 U.S. Census and other demographic information will be presented to the LUCI Committee.
- The LUCI Committee will continue to receive periodic updates from CATA related to their programming.
- The LUCI Committee will have some participation in the preparation of the future Centre County Long Range Transportation Plan.
- The LUCI Committee will participate in bicycling planning activities, including a potential active transportation plan in the future.

**Enclosed** are two documents with agenda items from the PSE and TLU Committees.

**No action is required on this item.**

#### 11. CONSIDERING A NEW APPROACH FOR UPDATING THE CENTRE REGION COMPREHENSIVE PLAN – *presented by Jim May*

This item introduces a new approach to potentially utilize for the update of the Centre Region Comprehensive Plan beginning in 2022, with adoption by municipalities in the fall of 2023. The Municipalities Planning Code (MPC) requires that municipalities review their comprehensive plans and consider updating the plans every 10 years. The Centre Region includes all six municipalities that participate in the CRPA Regional Planning Program. The last update of the Centre Region Comprehensive Plan was completed in 2013. The six Centre Region municipalities have cooperatively prepared, adopted, and implemented a regional comprehensive plan about every ten years since the 1970s.

The CRPA is considering a new approach that will satisfy the requirements of the MPC but will utilize existing plans that have been prepared to inform and support the comprehensive plan.

For example, the MPC requires that a comprehensive plan contain a “plan for reliable supply of water”. In the Centre Region, the State College Borough, and College Township Water Authorities (with a couple of exceptions) are responsible for planning for the supply, quality, and distribution of potable water. Each has a source water protection plan whose purpose is to manage the Region’s water resources to provide high quality drinking water to customers. The

source water protection plans are utilized by the water authorities to protect water quality, provide a reliable distribution system, and maintain a reliable supply of water.

Another example is the MPC requirement for a “plan for movement of people and goods”. The Centre County Long-Range Transportation Plan and Centre Region Bike Plan satisfy that requirement of the MPC. There is no need to replicate the work from the source water protection plans, the Long-Range Transportation Plan, or the Bike Plan as elements in the Comprehensive Plan Update. There are several other plans from CATA, Centre Region Parks and Recreation, University Park Airport, SEDA-COG Joint Rail Authority, among others that help to satisfy the MPC requirements.

The proposed CRPA approach is to focus the comprehensive plan process on a vision for where the Region wants to be in the future. The approach emphasizes where future land uses should be and to use the transportation network and water resources (potable, reuse, and stormwater) as the major items that are needed to support community development. This approach also will emphasize action-oriented implementation tools rather than providing long lists of goals, objectives, and policies.

The LUCI Committee should provide any feedback to staff. The approach will continue to be developed and will be discussed again at the April joint meeting with Centre Regional Planning Commission. The CRPA will provide more examples for the meeting and will include additional information in the [sharepoint](#) folder next week.

**No action is required on this item.**

## 12. OTHER BUSINESS

- a. Matter of Record - The next meeting of the LUCI Committee will be held on April 7, 2022 at 12:15 p.m. This is a joint meeting with the Centre Regional Planning Commission and the meeting will be a hybrid meeting. Potential agenda items include discussion the approach to the Comprehensive Plan Update and an update on the Comprehensive Plan Implementation Program.
- b. Matter of Record - The LUCI Committee revised the mission statement at the February 3, 2022 meeting as indicated below. The mission statement will be added to the resolution forming the Committee when the COG Articles of Agreement are amended in the future.

*The Land Use and Community Infrastructure (LUCI) Committee advances and influences the development, approval, and implementation of a coherent set of regional land use and transportation plans and community infrastructure projects that ensure a livable, sustainable, and prosperous future for the Centre Region. The committee ensures that land use, transportation, and community infrastructure priorities support a competitive business climate, maintain efficient transportation and goods movement systems, and contribute to a high quality of life for workers and residents contribute to a high quality of life for workers and residents, maintain safe and efficient transportation systems, and support sustainable infrastructure planning.*

- c. Matter of Record - Penn State faculty and staff from across Penn State, including the College of Ag Sciences and Extension, will be hosting a conference where you can learn more about Penn State’s 50+ years of research and management of the Living Filter, a year-

round effluent spray irrigation system. The conference will be held at the Wyndham Garden in Boalsburg on April 5-7, 2022.

The **Wastewater Reuse Conference** will highlight the history of adaptive management strategies used to meet environmental goals, address regulatory compliance, and sustain community outreach. Topics will include nutrient management, emerging concerns (PFAS, pharmaceuticals, antibiotic resistance, etc.), hydrogeology, soil health, land management, operational challenges, wastewater treatment, and more. Corey Rilk from the CRPA will be attending the event.

### 13. ADJOURNMENT

#### ENCLOSURES

<u>Item #</u>	<u>Description</u>
4	Draft minutes of the February 3, 2022 LUCI Committee meeting
6	Centre County Broadband Strategic Plan Press Release
8	Resolution of the Centre Region Council of Governments Designating May 2022 as Bike Month
10a	Three Years of PSE Committee Activities
10b	Three Years of TLU Committee Activities

**CENTRE REGION COUNCIL OF GOVERNMENTS (COG)  
LAND USE AND COMMUNITY INFRASTRUCTURE (LUCI) COMMITTEE**

**Minutes**

**Thursday, February 3, 2022**

*(please refer to the COG audio/video meeting file website when referencing timestamps)*

Mr. Hameister called the Thursday, February 3, 2022 hybrid meeting of Land Use and Community Infrastructure (LUCI) Committee to order at 12:15 p.m. A roll call by Mrs. Hoffman was conducted.

**Members Present:** Dennis Hameister, Harris Township; Lisa Strickland, Ferguson Township; Deanna Behring, State College Borough; Eric Bernier, College Township; Elliot Abrams, Patton Township; Neil Sullivan, Penn State University (PSU)

**Others Present:** Jim May, Centre Regional Planning Agency (CRPA) Director; Mark Boeckel, CRPA Principal Planner; Tom Zilla, CRPA Principal Transportation Planner; Pam Adams, CRPA Sustainability Planner; Corey Rilk, CRPA Senior Planner; Nicole Pollock, CRPA Senior Planner; Greg Kausch, CRPA Senior Transportation Planner; Trish Meek, CRPA Senior Transportation Planner; Shelly Mato, Recycling and Refuse Administrator; Marcella Hoffman, CRPA Office Manager; Scott Binkley, COG Administration Office Manager; Eric Norenberg, COG Executive Director; Denise Gembusia, Halfmoon Township manager; Laura Dininni, Ferguson Township Supervisor; and Sandra Rankin, Harris Township resident

**PUBLIC COMMENTS (00:03:48)**

Harris Township resident, Sandra Rankin, introduced herself and stated that she is attending today's meeting for a Leadership Centre County project.

**NEW AGENDA ITEMS (00:04:55)**

There were no requested additions to the agenda.

**CONSENT AGENDA (00:05:07)**

**Approval of Minutes**

*Motion was made by Ms. Strickland and seconded by Ms. Behring to approve the minutes of the January 12, 2022 LUCI Committee meeting, as presented. The motion carried 6-0 (Mr. Servello was not in attendance).*

**COG COMMITTEE REPORTS (00:05:39)**

There were no reports provided.

**LUCI COMMITTEE MISSION STATEMENT (00:06:40)**

Mr. May briefly reviewed the draft mission statement for the LUCI Committee to consider. There was a brief discussion regarding the wording of the last sentence, specifically about the phrase "competitive business climate." Ms. Strickland felt that with the rest of the mission statement generally supporting a "competitive business climate," it was not necessary to specifically mention that due to the nature of the work tasks that the LUCI Committee has been assigned. There was general consensus from the Committee to change the last sentence of the mission statement to read, "The Committee ensures that land use, transportation, and community infrastructure priorities contribute to a high quality of life, maintain an efficient transportation and goods movement system, and support sustainable infrastructure planning."

**LUCI COMMITTEE ONBOARDING FOLDER (00:12:21)**

Mr. May provided a brief summary of the contents that LUCI Committee members could find in the LUCI Committee Onboarding Folder on the COG's SharePoint website. He stated that staff is still working to populate the information and resources in the folder and encouraged Committee members to provide suggestions for other resources to include. Mrs. Hoffman shared her screen and showed the Committee members how to navigate to the Onboarding Folder.

**REVISED ACT 537 SEWAGE FACILITIES PLAN SPECIAL STUDY FOR THE MEEKS LANE PUMP STATION (00:14:51)**

Mr. May explained that CRPA staff received a request from the University Area Joint Authority (UAJA) to table this item for the February LUCI Committee meeting because the UAJA has not acquired all the easements it needs to move forward with the special study. Mr. May explained that the LUCI Committee will see this item again in the future, once the UAJA has finalized the easement agreements with the private property owners.

In response to a few questions from Mr. Bernier, Mr. May clarified that the LUCI Committee received a presentation on this special study some months ago and took action to refer the special study back to the UAJA and its consultants for a revision to eliminate any reference to the 645 unapproved dwelling units in Halfmoon Township. UAJA's original proposal was to include the 645 dwelling units to upsize the force main and the pump station; however, Halfmoon Township has not approved an expansion of the Regional Growth Boundary (RGB) and Sewer Service Area (SSA). CRPA staff felt that UAJA's proposal was preempting municipal authority by oversizing the lines to serve Halfmoon Township, which could be a de facto expansion of the RGB and SSA. The UAJA did submit a new alternative that removes the dwelling units from the special study; however, the UAJA's recommended alternative still includes the 645 unapproved dwelling units in Halfmoon Township. Mr. May went on to explain that the UAJA is recommending this specific alternative from an expenditure and efficiency point of view, while CRPA staff believe that the municipalities have the authority to decide whether or not their municipality should receive public sewer. Mr. May stated that Halfmoon Township has not decided to allow public sewer and felt that the UAJA's recommended alternative preempts local authority. Mr. May communicated that although the special study was tabled this month, he believes the UAJA will still recommend the alternative that includes the dwelling units once this item comes back to the LUCI Committee for action. He stated that CRPA staff is not supportive of the UAJA's preferred alternative and has come up with its own recommendation for the LUCI Committee to consider in the future.

Mr. Bernier stated that when the LUCI Committee reviews this proposal again, the Committee members should be prepared to represent their municipal governing body's point of view.

In response to a question from Mr. Abrams, Mr. May explained that the Centre Region municipalities are the custodians of the Act 537 Sewage Facilities Plan, and the UAJA operates the wastewater treatment plant and installs public sewer lines. It is up to the municipalities to decide whether they want public sewer in their municipality. Mr. May stated that the UAJA cannot extend public sewer into Halfmoon Township without the Township's approval. Mr. May further stated that in the view of CRPA staff, the UAJA should not upsize the force main and pump station because it gives the impression to a Halfmoon Township property owner that the Township supports expansion of the RGB and SSA.

Mr. May communicated that in the recent past, Halfmoon Township residents were overwhelmingly against the expansion of the SSA; therefore, CRPA staff feels it would be very problematic if the LUCI Committee moved forward with a recommendation that would support a de facto expansion of the RGB and SSA.

In response to a question from Mr. Bernier, Mr. May clarified that there must be unanimous approval by the Centre Region municipalities for the special study to move forward. Mr. Abrams communicated that the opposite stance is that if the UAJA puts in a smaller force main and pump station, it will end up costing everyone more money in the end when the UAJA has to come back in later to upsize the equipment to meet the demand. Mr. Bernier suggested that in the meantime, before the UAJA resubmits the special study, each municipality should discuss the special study with its UAJA Board of Directors representative to get their rational on their position.

In response to a question from Ms. Strickland, Mr. May clarified that the UAJA will submit the special study again for the LUCI Committee to review once the UAJA has worked out the easement agreements with the property owners in the special study area.

### **UPDATING BIKE PLAN MAPS AND TABLES TO REFLECT CURRENT CONDITIONS** **(00:28:22)**

Ms. Meek provided the LUCI Committee with a presentation regarding updated and proposed bike facilities in each municipality since the Bike Plan was adopted in 2015. Ms. Meek communicated that when the Bike Plan was adopted, the COG did not establish a process to perform bicycle facility updates to the Plan on a regular basis. Since the September 2021 joint PSE/TLU meeting where staff was granted authorization to revise the maps and tables, CRPA staff has been working with municipal and PSU Transportation Services staff to update existing and proposed facilities for each municipality and the University Park Campus to accurately reflect the changes that have been completed over the past six years.

Ms. Meek gave a brief overview of the draft maps and tables, which include bike facilities that have been constructed and facilities that have been approved by formal action by municipal governing bodies or included in adopted plans or municipal Official Maps.

In response to a question from Ms. Behring, Ms. Meek clarified that CRPA staff has already been in contact with municipal staff regarding individual municipal updates, and CRPA staff is looking to answer questions and gather comments during today's meeting.

Ms. Strickland suggested that staff differentiate between bike facilities and corridors on the maps. In addition, she requested that on the tables, staff should distinguish infrastructure that was built versus a proposed facility that was removed from the plan.

There was a lengthy discussion regarding the Atherton Street corridor bicycle facilities in conjunction with the upcoming Atherton Street Section 153 project.

Ms. Meek thanked Committee members for their comments and stated that this was an initial look to ensure that staff had not missed anything on the tables or maps. Staff will bring this item back at a future meeting for action to be forwarded onto the General Forum for adoption.

### **POTENTIAL TRANSITION FROM A BIKE PLAN TO AN ACTIVE TRANSPORTATION PLAN** **(01:03:57)**

The LUCI Committee received a report from Ms. Meek regarding the possibility of expanding the next Centre Region Bike Plan to an Active Transportation Plan to integrate biking, walking, and transit to support a safe and connected system to transportation facilities. This idea was endorsed at the September 2, 2021 joint PSE/TLU Committee meeting, and staff was directed to add the work task to the CRPA and Centre County Metropolitan Planning Organization (CCMPO) work programs. Staff plans to investigate the scope for this type of plan and potentially apply for outside sources of funding for this



project using consulting services. If funding is obtained, the plan will be started in 2023 and completed in 2024.

There was a brief discussion regarding the scope of the project and the level of detail needed to ensure the entirety of the scope is met. There was also a brief discussion regarding the approximate cost of the project. Ms. Meek explained that the cost is an estimate based on her research of other areas who have done an Active Transportation Plan. Staff will continue to research elements to include in a proposed scope of work and will bring this item back to the LUCI Committee in the future.

#### **ACCESSORY USE SOLAR (01:15:40)**

The LUCI Committee received a presentation regarding information on the accessory use solar project from Mrs. Adams, Sustainability Planner, and Ms. Pollock, Senior Planner. The update included a summary of the previous steps, an overview of the new Go Solar in the Centre Region website (<https://bit.ly/gosolarcr>), and a factsheet for governmental entities that provides best practices for regulating accessory solar. Staff will collect Committee feedback on the items presented and work to finalize the factsheet and promote the new solar website after the COG Climate Action Committee has provided comments to staff. The Committee had no substantial comments for staff to consider.

#### **OTHER BUSINESS (01:24:38)**

The next meeting of the LUCI Committee will be held on March 3, 2022 at 12:15 p.m., via hybrid meeting technology. Potential agenda items include a presentation on the Penn State SPIN E-Bike program, a review of Committee activities over the past three years, and a review the of draft approach and work program for the Centre Region Comprehensive Plan Update.

#### **ADJOURNMENT**

There being no other business, the February 3, 2022 LUCI Committee meeting was adjourned at 1:40 p.m.

Respectfully submitted,

Marcella Hoffman  
Recording Secretary



CENTRE COUNTY  
**Board of Commissioners**

COUNTY ADMINISTRATOR  
MARGARET N. GRAY

MICHAEL PIPE, *Chair*  
MARK HIGGINS  
STEVEN G. DERSHEM  
BOC@centrecountypa.gov

SOLICITOR  
ELIZABETH A. DUPUIS

**FOR IMMEDIATE RELEASE**

Contact: [broadband@centrecountypa.gov](mailto:broadband@centrecountypa.gov)

**Centre County Government announces the opening and closing dates for the Broadband Strategic Plan's online internet survey and speed test.**

**Bellefonte, PA** - Centre County Government with assistance from CTC Technology & Energy are pleased to announce the launch of the Broadband Internet Speed Survey which opened Monday, February 7, 2022, online at <https://centrecountypa.speedsurvey.org> and will close on Friday, March 25, 2022. The 5-minute survey is open to all Centre County residents and businesses who want to provide feedback on their internet services. The survey includes an internet test which will capture the speed of service at a location to determine if the internet service qualifies as broadband-level speed under the federal definition of 25 Mbps download and 3 Mbps upload.

Residents and businesses are strongly encouraged to participate as all feedback collected will become part of the Centre County's strategic planning efforts to identify communities unserved and underserved by broadband internet. Collecting resident feedback and speed test data will become part of the County's Broadband Strategic Plan. The Plan will provide a framework of actionable steps towards increasing broadband services countywide into rural communities. Information collected will be used solely for the County's planning efforts and participation is fully voluntary.

A paper-copy survey is available at <https://centrecountypa.gov/2258/Broadband> for anyone who may not be able to complete the online survey with further instructions to return the paper survey.

Further feedback may be made to the Centre County Planning and Community Development Office by email at [broadband@centrecountypa.gov](mailto:broadband@centrecountypa.gov) or through written correspondence to 420 Holmes St., Bellefonte, PA 16823 Attn: Planning.



**CENTRE REGION COUNCIL OF GOVERNMENTS  
RESOLUTION 2022-\_\_\_\_\_**

**A RESOLUTION OF THE CENTRE REGION COUNCIL OF GOVERNMENTS  
DESIGNATING MAY 2022 AS BIKE MONTH**

**WHEREAS**, the Centre Region COG recognizes the benefits of bicycle and pedestrian commuting in providing exercise, decreasing air pollution, conserving fuel, decreasing traffic congestion, decreasing noise pollution, and improving the health of its citizens; and,

**WHEREAS**, the Centre Region COG continues to work with local governments to plan facilities that promote bicycling and walking as a means of transportation; and,

**WHEREAS**, the Centre Region COG was designated a Silver Bicycle Friendly Community in December 2020 by the League of American Bicyclists; and,

**WHEREAS**, the Centre Region COG supports the efforts of CentreBike to promote bicycle commuting in the Centre Region, and,

**NOW, THEREFORE, BE IT HERE RESOLVED:** That the General Forum of the Centre Region Council of Governments hereby designates the month of May 2022 as Bike Month, and be it

**FURTHER RESOLVED:** That the Centre Region COG further designates May 16 through May 22, 2022, as Bike to Work Week and May 20, 2022, as Bike to Work Day and Centre Region Spring Bike Anywhere Friday.

**RESOLVED** this *twenty eighth day of March 2022*, meeting in regular session.

**Attest:**

**By:**

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Eric Norenberg  
Executive Director, Centre Region COG

---

D. Richard Francke  
Chair, Centre Region COG

## PUBLIC SERVICES AND ENVIRONMENTAL COMMITTEE ACTIVITIES

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### 2020

#### JANUARY

Organizational Meeting  
Climate Action and Adaptation Plan Outline and Timeline  
Solsmart Solar Statement

#### FEBRUARY

Request for UAJA Presentation on Potential Nutrient Capacity Fees in the Centre Region  
Climate Action and Adaptation Plan  
Joint Proposal to Change Refuse and Recycling Start Time

#### MARCH

Draft Greenhouse Gas Emissions Reduction Resolution  
Update to Organic Waste Alternatives  
Joint Proposal to Change Refuse and Recycling Start Time

#### APRIL

Meeting Cancelled

#### MAY

Review of the UAJA Task Activity Reports – Scott Road Pump Station and Meeks Lane Pump Station  
Draft Greenhouse Gas Emissions Reduction Resolution

#### JUNE

Act 537 Plan Special Study for the Scott Road Pump Station and Bristol Avenue Interceptor  
UAJA Nutrient Capacity Update  
Draft Climate Action Resolution  
Sustainable Centre Region Logo  
Letter of Support for County Adopt the C-Pace Program

#### JULY

Refuse and Recycling Update  
Climate Vulnerability Assessment

#### AUGUST

Discussion of COG Committee Structure Review  
UAJA Residential Solar Project

#### SEPTEMBER

Meeting Cancelled

#### OCTOBER

Climate Action and Adaptation Plan Update  
Update on Organic Waste Alternatives

#### NOVEMBER

Establishing the Climate Action and Sustainability Committee  
Responsibilities of the Public Services and Environmental (PSE), Transportation And Land Use (TLU),  
And Public Safety Committees

## PUBLIC SERVICES AND ENVIRONMENTAL COMMITTEE ACTIVITIES

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### DECEMBER

Potential Changes to Responsibilities and Reorganization of The Public Services and Environmental, Transportation And Land Use, and Public Safety Committees  
Refuse and Recycling Rates for 2021  
Regional Greenhouse Gas Initiative (RGGI) – Public Comment

### 2019

### JANUARY

Organizational Meeting  
Joint Finance and Public Services and Environmental Committee Meeting  
Kinber  
Refuse and Recycling Contract  
Vacancy Policy

### FEBRUARY - joint meeting with the COG Finance Committee

Joint Solar Power Purchase Agreement

### MARCH

Meeting Cancelled

### APRIL

Comprehensive Update to the Centre Region Act 537 Plan  
Refuse and Recycling Bid (RFB)

### MAY

Refuse and Recycling Request for Bid (RFB)

### JUNE

Formation of a Climate Action and Adaptation Technical Advisory Group  
Refuse and Recycling Request for Bid (RFB)

### JULY

Meeting Cancelled

### AUGUST

Meeting Cancelled

### SEPTEMBER

Kinber  
Comment and Recommendation Regarding Act 537 Plan Task Activity Reports  
Climate Action and Adaptation Plan (CAAP) and Technical Advisory Group (TAG)  
Refuse and Recycling Initiatives for 2020

### OCTOBER

Presentation of the Initial Results of the Regional Greenhouse Gas (GHG) Emissions Inventory  
Joint Proposal to Change Refuse and Recycling Start Time

## PUBLIC SERVICES AND ENVIRONMENTAL COMMITTEE ACTIVITIES

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### NOVEMBER

Septic Tank Pumping Schedule  
Actions of the Source Water Protection Agreement Project Management Team  
Refuse and Recycling Rates for 2020  
Joint Proposal to Change Refuse and Recycling Start Time

### DECEMBER

Meeting Cancelled

### 2018

### JANUARY

Organizational Meeting

### FEBRUARY

Zero Waste Meetings  
Act 537 Plan Special Study for Penn State to Upgrade the PSU Wastewater Treatment Plant  
Gordon D. Kissinger Meadow NPDES Permit Temperature Limits

### MARCH

Sewer Service to Portion of Penn State University by the UAJA  
Act 537 Plan Special Study – Upgrades to the Penn State Wastewater Treatment Plant

### APRIL

Progress Report on Climate Action and Adaptation Planning in the Centre Region  
Update on the Regional Development Capacity (REDCAP) Report  
Results: Refuse and Recycling Customer Satisfaction Survey  
DEP Recycling Grant for Organics Recycling Carts

### MAY

Meeting Cancelled

### JUNE

A Greenhouse Gas Emissions Inventory for Climate Action and Adaptation Planning in the Centre Region  
Refuse and Recycling Program: Next Contract Bid Specification

### JULY

Meeting Cancelled

### AUGUST

Pennsylvania Municipal League's Sustainable Pennsylvania Certification Program  
Refuse and Recycling Program: Memorandum of Understanding with CCRRA

### SEPTEMBER

Refuse and Recycling Program: MOU with CCRRA  
Refuse and Recycling Program: Next Contract Bid Specifications

## PUBLIC SERVICES AND ENVIRONMENTAL COMMITTEE ACTIVITIES

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### OCTOBER

Five-year Review – RGB and SSA Implementation Agreement

Source Water Protection Agreement Project Management Team – Water Quality Testing Results

Introduction to Greenhouse Gas Emissions Inventory

Refuse and Recycling Program: MOU with CCRRA

Refuse and Recycling Program: Next Contract Bid Specifications

### NOVEMBER

Overview of Penn State Greenhouse Gas Emissions (GHG) Inventories

Draft Task Activity Report for the Potential Centre Region Act 537 Plan Sewage Facilities Plan Update

Refuse and Recycling Program: Next Contract Bid Specifications

### DECEMBER

Refuse and Recycling Rates for 2019

Refuse and Recycling Program: 2020 Contract

## TRANSPORTATION AND LAND USE COMMITTEE ACTIVITIES

---

### 2020

#### JANUARY

Organizational Meeting

#### FEBRUARY

2020 Road and Bridge Construction Projects

2020 U.S. Census Update

#### MARCH

Meeting Cancelled

#### APRIL

Meeting Cancelled

#### MAY

Assessing New Opportunities for Workforce Housing in the Centre Region

Comprehensive Plan Implementation Program (CHIP) 2021-22

#### JUNE

Bicycle Friendly Community Designation – 2020 Renewal Application

Land Consumption Study Update

#### JULY

Meeting Cancelled

#### AUGUST

Discussion of COG Committee Structure Review

Planning-Related Responses to the COVID-19 Pandemic and Potential Impact Moving Forward

#### SEPTEMBER

Centre Area Transit Authority (CATA) Update

Penn State University Campus Project Updates

CRPA 2021 Draft Budget

#### OCTOBER – joint meeting with the Centre Regional Planning Commission (CRPC)

Utility-Scale Solar Projects in the Centre Region

Consider allowing Additional Accessory Dwelling Units (ADUs) in the Centre Region

A Review of the Draft Centre Region Land Consumption Study

Review of the Comprehensive Plan Implementation Program (CHIP) projects for 2021-2022

#### NOVEMBER

Meeting Cancelled

#### DECEMBER

Potential Changes to Responsibilities and Reorganization Of The Public Services and Environmental, Transportation And Land Use, and Public Safety Committee



## TRANSPORTATION AND LAND USE COMMITTEE ACTIVITIES

---

### 2019

#### JANUARY

Organizational Meeting

#### FEBRUARY

Meeting Cancelled

#### MARCH

2019 Road and Bridge Construction Projects

Centre County Long Range Transportation Plan (LRTP) – Workshop about Needs/Issues

#### APRIL – joint meeting with the Centre Regional Planning Commission (CRPC)

Comprehensive Plan Implementation Program (CHIP) Progress Report

2018 CRPC Annual Report

#### MAY

Follow up on the Deferral of the Comprehensive Update to the Act 537 Plan

Bike Activities

#### JUNE

Meeting Cancelled

#### JULY

Meeting Cancelled

#### AUGUST

CATA Presentation – Moving from Public Transportation Provider to Mobility Integrator  
(deferred to September)

Sustainability of Agriculture in the Centre Region Report

Regional Bus Tour – Fall 2019

#### SEPTEMBER

CATA Presentation – Moving from Public Transportation Provider to Mobility Integrator

Preliminary Project for the Comprehensive Plan Implementation Program (CHIP)

#### OCTOBER- joint meeting with the Centre Region Planning Commission (CRPC)

Discussion of the Comprehensive Plan Implementation Program (CHIP) Projects for 2021-2022

Presentation of the Initial Results of the Regional Greenhouse Gas (GHG) Emissions Inventory

#### NOVEMBER

Meeting Cancelled

#### DECEMBER

Student Housing Project/Housing Assessment Update

Centre County Long Range Transportation Plan (LRTP) 2050 – Confirm Needs/Issues Provided  
at March 2019 Workshop

## TRANSPORTATION AND LAND USE COMMITTEE ACTIVITIES

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### 2018

#### JANUARY

Organizational Meeting

#### FEBRUARY

Meeting Cancelled

#### MARCH

Update on Shared Land Use in the Centre Region

Summary of the Comprehensive Plan Implementation Program (CHIP)

Update on Potential Roundtable Event with the Pennsylvania Housing Research Center at PSU

#### APRIL – joint meeting with the Centre Region Planning Commission (CRPC)

Setting Draft Project Priorities

Update on the Regional Development Capacity (REDCAP) Report

2017 CRPC Annual Report

#### MAY

Meeting Cancelled

#### JUNE

CATA Service Change Update

Update on PennDOT Connects Policy

#### JULY

A Comprehensive Approach to Affordable Housing in the Centre Region

#### AUGUST

Status of Local Ordinances for Affordable Housing in the Centre Region

#### SEPTEMBER

CATA Service Planning Process

Proposed Centre Region Planning and Community Issues Events

#### OCTOBER – joint meeting with the Centre Region Planning Commission (CRPC)

Informational Presentation on the Halfmoon Request to Expand the Regional Growth Boundary and Sewer Service Area (RGB and SSA)

Comprehensive Plan Implementation Program (CHIP) Progress Report

#### NOVEMBER

Penn State Bikeshare Update and E-Scooter Discussion

Update on Development-Related Fees for New Single-Family Construction

#### DECEMBER

Meeting Cancelled

**CRCOG / REGIONAL MEETING REPORT**

(One Meeting Report Per Form)

1. **NAME OF MEETING ATTENDEE(S):** Laura Dininni

2. **REPORTING ON WHICH COMMITTEE:** Finance **DATE:** 3-10-2022

3. **REQUIRES COUNCIL COMMENTS BACK TO COMMITTEE:**  YES  NO

If YES, describe briefly:

4. **BRIEF OVERVIEW OF MEETING:**

Main topics:

Prioritization matrix discussion and support. All members were appreciative of Staff efforts and supported the document as guidance.

There were a few items that Ft prioritized more than other municipalities including the fleet management plan, climate action private investment effort, and COG/non use formula review.

These items continue to be prioritized but likely not til next year, due to workload.

I didn't ask about how the two new administrative staff members on-boarding this year play a role in/might enable more items to be accomplished.

But I'd expect that we might see more accomplished this year due to that.

Budget process discussion and support.

Take a look at the attached flowchart of process. Very well done and so helpful to keep track of the process for the many involved folks and entities. A note that it does not incorporate Facilities or Parks Capital but does incorporate HR. This is a call out of our attempt to plan for staffing more long term and strategically.

Assume Parks Cap and Facilities should heartily review the CIP/program plan/budget prior to arriving at Finance. Perhaps next iteration will note this.

TRAISSR and credit card acceptance.

Committee supported Staff suggestion to:

1. allow for use of credit cards.
2. direct the convenience fee to the user/customer, not the agency.

5. **LINK TO COG COMMITTEE MEETING AGENDA:** \_\_\_\_\_

# CENTRE REGION COUNCIL OF GOVERNMENTS

2643 Gateway Drive, Suite 3

State College, PA 16801

Phone: (814) 231-3077 Fax: (814) 231-3083 Website: [www.crcog.net](http://www.crcog.net)

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## FINANCE COMMITTEE

Hybrid Meeting

March 10, 2022

8:30 AM

GENERAL MEETING INFORMATION	
<u>RSVP</u>	To ensure an overall quorum of members, please let us know how you intend to participate: <a href="https://us02web.zoom.us/join/91635322642">https://us02web.zoom.us/join/91635322642</a>
Remote Participants	To attend via Zoom: <a href="https://us02web.zoom.us/join/91635322642">https://us02web.zoom.us/join/91635322642</a> To attend this meeting by phone: +1 929 205 6099   Meeting ID: 816 3532 2642
In-Person Participants	COG Building - Forum Room 2643 Gateway Drive, State College, PA 16801
Meeting Contact: Cary Asendorf   email: <a href="mailto:casendorf@crcog.net">casendorf@crcog.net</a>   814-231-3077	
<p style="text-align: center;"><a href="#">Click HERE to locate the AGENDA and ATTACHMENTS</a> <i>Should you desire to annotate any attachments you must download them first.</i></p>	

- The chat feature for this meeting will be disabled. A recording of the meeting will be made available on the COG website upon its conclusion.
- We ask that non-voting participants that are attending remotely remain muted with their video turned off unless recognized to speak. To reduce audio interference, please remain off of speakerphone during the meeting.
- **VOTING PROCEDURES:** Members will provide their vote by voice. Clarification will be sought by the Chair if the vote is unclear. Members opposed to a motion should vote “No”. For additional information on COG Voting Procedures, please click [HERE](#).
- **PUBLIC COMMENT GUIDELINES:** Members of the public may comment on any items not already on the agenda (five minutes per person). Comments relating to specific items on the agenda should be deferred until that point in the meeting. Written public comment or requests to speak to the Finance Committee for items not on the agenda, and requests to comment to specific agenda items listed below, may be submitted in advance by emailing [casendorf@crcog.net](mailto:casendorf@crcog.net). For additional information on COG public meeting guidelines, please click [HERE](#).
- To access agendas and minutes of previously held meetings, and to learn more about the COG Finance Committee on our website, please click [HERE](#).

## FINANCE COMMITTEE

Hybrid Meeting

March 10, 2022

8:30 AM

### AGENDA SUMMARY

1.	CALL TO ORDER
2.	PUBLIC COMMENTS
3.	NEW AGENDA ITEMS
4.	APPROVAL OF MINUTES - February 10, 2022
5.	FINANCE COMMITTEE PRIORITIES
6.	REVISION OF BUDGET PROCESS
7.	YEAR END FINANCIAL PRESENTATION
8.	TRAISSR PROJECT UPDATE (CREDIT CARDS)
9.	FACILITIES COMMITTEE UPDATE
10.	MONTHLY REPORTS
11.	OTHER BUSINESS
12.	ADJOURNMENT

## CENTRE REGION COUNCIL OF GOVERNMENTS

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State College, PA 16801

Phone: (814) 231-3077 Fax: (814) 231-3083 Website: www.crcog.net

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### **FINANCE COMMITTEE**

Hybrid Meeting  
March 10, 2022  
8:30 AM

### **AGENDA**

1. **CALL TO ORDER**

Mr. Francke will convene the meeting. Mr. Asendorf will perform a roll call of Committee members.

2. **PUBLIC COMMENTS**

Members of the public are invited to comment on any items not already on the agenda (five minute per person time limit, please). Comments relating to specific items on the agenda should be deferred until that point in the meeting.

3. **NEW AGENDA ITEMS (Discussion/Action)**

Members may request additional items of business be added to this meeting's agenda. If approved by a majority vote of the members, the proposed new agenda item(s) will be placed on the agenda at the discretion of the Chair.

4. **APPROVAL OF MINUTES (Action)**

A copy of the minutes from the February 10, 2022, Finance Committee meeting are **enclosed** for approval.

5. **FINANCE COMMITTEE PRIORITIES (Discussion/Action)**

*Joe Viglione will lead the discussion.*

In January the Committee received a listing of priorities compiled over the past three years. At that meeting the Committee members were asked to rank the priorities with an (A/B/C) grade and submit their answers back to the COG Finance Director for compilation (potentially with comments should the municipality feel it appropriate).

The **enclosed** document represents the average of each municipality's grading with and without the requested staff grading as well. Mr. Viglione will provide additional details as to the development of the document.

**CRCOG / REGIONAL MEETING REPORT**

(One Meeting Report Per Form)

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Take a look at the attached flowchart of process. Very well done and so helpful to keep track of the process for the many involved folks and entities. A note that it does not incorporate Facilities or Parks Capital but does incorporate HR. This is a call out of our attempt to plan for staffing more long term and strategically.

Assume Parks Cap and Facilities should heartily review the CIP/program plan/budget prior to arriving at Finance. Perhaps next iteration will note this.

TRAISSR and credit card acceptance.

Committee supported Staff suggestion to:

1. allow for use of credit cards.
2. direct the convenience fee to the user/customer, not the agency.

5. **LINK TO COG COMMITTEE MEETING AGENDA:** \_\_\_\_\_

After this review of the document the Committee should discuss the items contained, adjust the priorities as they see fit, and decide whether to endorse them for 2022.

Once/if the Committee is satisfied with the order of the priorities a potential enacting motion would be:

*“That the Finance Committee endorses the stated priorities and directs staff to begin addressing those priorities beginning with the April Committee meeting.”*

6. REVISION OF COG BUDGET PROCESS (Discussion/Action)

Joe Viglione will lead the discussion.

At its February meeting the Committee discussed (see the **enclosed** minutes) the refinement of the budget documents, the use of the same budget process, the development of the budget, and the review/comments from the municipalities during the budget process that led to the desire to update the COG budget process to make it a more collaborate exercise.

During late 2021 and early 2022 the Agency Directors worked together and presented to the Finance Committee at its February meeting the **enclosed** updated draft recommendation for the budget process. The changes were two-fold, first, there are recommendations to provide additional information (such as 5-year staffing and study plans) in the documents, and second, there was an attempt to change timing to reduce the number of concurrent steps that occur. A synopsis of the changes is as follows:

- A. Internal Process - New Programs/Initiatives are discussed by the Executive Director, Finance Director, and Agency Directors - January 1 - February 28
- B. Facilities Committee Process - For Facilities Condition Assessments to be included in the Capital Improvement Program (CIP), they must be approved by the Facilities Committee at their March meeting - March 1
- C. Municipal Process - The CIP will be developed and submitted to the Municipalities for review and comment - March 1 - June 1
- D. Municipal Process - The Program Plan will be developed and submitted to the Municipalities for review and comment - April 1 - August 1
- E. Finance Committee Process - The Detailed Budget will be developed and submitted to the Finance Committee for review and comment - July 1 - October 13
- F. Municipal Process - The Summary Budget will be developed and submitted to Municipalities for review, comment, & approval - October 13 - December 31

The Finance Committee should review the **enclosed** staff recommendations for updating the COG Budget Process, ask any questions/make edits they deem appropriate, and determine if they wish to endorse and refer the draft process to the General Forum as the recommended process for staff and the participating municipalities to follow.



Once/if the Committee is satisfied with the updated COG Budget Process a potential motion would be:

*“That the Finance Committee recommends to the Executive Committee and General Forum that the COG Budget Process be revised as communicated.”*

7. **YEAR END FINANCIAL PRESENTATION (Informational)**

*Joe Viglione will lead the discussion.*

The Finance Director will provide a brief financial report on the **enclosed** December 31, 2021 results.

8. **TRAISR PROJECT UPDATE AND CREDIT CARDS (Informational)**

*Walt Schneider will lead the discussion.*

Mr. Schneider will provide an update on the TRAIRS implementation (the new Planning/Zoning/Code software). One of the working groups is to be focused on the financial side and it will likely be a significant work task for the Finance Officers for this year, especially early on in the implementation process. During the February 24<sup>th</sup> meeting the group discussed a few items and had a couple work tasks to accomplish in the next few weeks for each entity. They are as follow:

- A. Mapping the financial workflow of the current process – how do you integrate (automatically and/or manually) the process of recording transactions from the point of permit/license sale, through the entry into the bank and accounting system, through the reconciliation/maintenance of records for the auditors to rely upon.
- B. The selection of a payment processor. Municipay appears to be the preferred provider for TRAIRS.
- C. How should credit card fees be handled? (It is understood that all entities may not want to accept credit cards at this point, but there should be a consistent thought process for how each entity would prefer to proceed if they were to accept credit cards).
  - 1) Credit card fees borne by the customer
  - 2) Credit card fees borne by the entity in the permit cost

COG staff has requested this information back from the participating entities by no later than the end of the day on Friday, March 18<sup>th</sup> to compile the information and send it to TRAIRS.

The next meeting of the TRAIRS Financial Implementation Team is scheduled for Friday, March 11, 2022.

9. **FACILITIES COMMITTEE (Informational)**

The March Facilities Committee meeting was canceled.

10. **MONTHLY REPORTS (Action)**

*This is an action agenda item. The Committee should review and approve the voucher report.*

Copies of the February 2022 voucher report are enclosed with this agenda. To proceed, the Committee should consider the following motion:

***“That the Finance Committee approves the February voucher reports for the Centre Region COG.”***

Copies of the final December 2021 and February 2022 COG financial reports are enclosed. If the Committee has any questions about the items in these reports, please let Finance Director Joe Viglione ([jviglione@crcog.net](mailto:jviglione@crcog.net) or 231-3062) know as soon as possible so that the information can be researched prior to the next Committee meeting.

11. **OTHER BUSINESS**

- A. **Matter of Record** - The CPI-U for the 12 months ended January 31, 2022 was 7.5%. According to the COG formula, the 2023 COLA will be based on the average of the 12-month changes from July 2021 through June 2022. For the first seven months of the measurement period the 2023 COLA is trending to be in excess of 6%. The Human Resources Committee is planning to discuss this at its April meeting.
- B. **Matter of Record** - Based on a request by the Finance Committee during the fall budget hearings, a Service Delivery Model Committee has been formed to look at both the level of service provided by the CRCA, and the fees associated with those services. The committee has representation from across the construction industry, including residential, commercial, property ownership, and property management. The committee has met for the first time and will continue to meet and report back to both the Public Safety and Finance Committees on their progress.
- C. **Matter of Record** - The following is an update of the status of planning and evaluation studies currently underway at the COG.

	Planning Activity	Status
1	IT Study	The IT Study is underway. The consultant presented preliminary findings to the IT Steering Committee in late-February. Refinement of the recommendations, phasing and budget requirements are ahead.
2	COG Strategic Plan	The Mission and Vision statements, Values and Goals were approved by the General Forum in August. The COG management team is developing objectives,

		strategies, and tactics for the four goals for review by the General Forum in the spring.
3	Code Software Study	See Agenda Item Above
4	SPPA Working Group	This project is underway with regular meetings of the Project Management Team.
5	Spring Creek Education Bldg	The team is reviewing final construction documents and developing bid packages. Conditional approval was granted by College Township for the Land Development Plan.
6	Fleet Management Plan	A draft is ready for presentation and feedback, need to confirm Key Performance Indicators (KPIs) and then decide how this best informs the Capital Improvement Plan. Mr. Norenberg and Mr. Brungard discussed that expectations would be similar to the overall Facility Condition Assessment data, staff would request an allocation of the total capital budget and then based on KPIs and special needs use the data to determine the purchase.
7	Boardwalk at Millbrook Marsh Nature Center	The MMNC Feasibility Study Working Group reviewed scope of the 2021 LAN Associates proposal during their February 8, 2022 meeting; recommendations were prepared to request some tightening of that proposal based on prioritized needs in 2022. That information was shared with LAN Associates and their proposal was reviewed and approved at the February 17, 2022 Authority mtg. A purchase order has been executed, and this project should kick-off during the month of March.
8	General Forum Room A/V Enhancements Project	Dobil has completed and tested the camera replacement portion of this project. The vendor continues to monitor and address punch list items that will ensure the completion of the initial phase of this project. Staff training on the system is continuing.

12. ADJOURNMENT

# CENTRE REGION COUNCIL OF GOVERNMENTS

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## CLIMATE ACTION AND SUSTAINABILITY COMMITTEE

Hybrid Meeting

March 14, 2022

12:15 PM

### GENERAL MEETING INFORMATION

<u>RSVP</u>	To ensure an overall quorum of members, please let us know how you intend to participate: <a href="https://us02web.zoom.us/meeting/register/tZEsdeyhrD8sGdEjFUMj5V31KsJJV8UI11Op">https://us02web.zoom.us/meeting/register/tZEsdeyhrD8sGdEjFUMj5V31KsJJV8UI11Op</a>
Remote Participants	To attend via Zoom: <a href="https://us02web.zoom.us/meeting/register/tZEsdeyhrD8sGdEjFUMj5V31KsJJV8UI11Op">https://us02web.zoom.us/meeting/register/tZEsdeyhrD8sGdEjFUMj5V31KsJJV8UI11Op</a> To attend this meeting by phone: +1 929 205 6099   Meeting ID: 851-2592-4635   Passcode: 440155
In-Person Participants	<b>COG Building – Forum Room</b> 2643 Gateway Drive, State College, PA 16801
Meeting Contact: Shelly Mato   email: <a href="mailto:smato@crcog.net">smato@crcog.net</a>   814-234-7198	
Click <a href="#">HERE</a> to locate the AGENDA and ATTACHMENTS <i>Should you desire to annotate any attachments you must download them first.</i>	

- The chat feature for this meeting will be limited to remote participants being able to communicate with meeting hosts. A recording of the meeting will be made available on the COG website upon its conclusion.
- We ask that non-voting participants that are attending remotely remain muted with their video turned off unless recognized to speak. To reduce audio interference, please remain off speakerphone during the meeting.
- **VOTING PROCEDURES:** Members will provide their vote by voice. Clarification will be sought by the Chair if the vote is unclear. For additional information on COG Voting Procedures, click [HERE](#).
- **PUBLIC COMMENT GUIDELINES:** Members of the public may comment on any items not already on the agenda (five minutes per person). Comments relating to specific items on the agenda should be deferred until that point in the meeting. For additional information on COG public meeting guidelines, please click [HERE](#).

To access agendas and minutes of previously held meetings, and to learn more about the COG Climate Action and Sustainability Committee on our website, please click [HERE](#).

## AGENDA SUMMARY

1.	CALL TO ORDER AND ROLL CALL
2.	PUBLIC COMMENTS
3.	NEW AGENDA ITEMS
4.	CONSENT AGENDA
5.	COG COMMITTEE REPORTS
6.	REFUSE AND RECYCLING REBATE
7.	SOLSMART DESIGNATION CERTIFICATION
8.	TECHNICAL ADVISORY GROUP FOR CAAP IMPLEMENTATION
9.	PROPOSAL TO CHANGE REFUSE AND RECYCLING START TIME
10.	OTHER BUSINESS
11.	HELPFUL REFERENCE LINKS
12.	ADJOURNMENT

## CLIMATE ACTION AND SUSTAINABILITY COMMITTEE

Hybrid Meeting  
Monday, March 14, 2022  
12:15 PM

This Climate Action and Sustainability Committee meeting will be held via hybrid format. Written public comment or requests to speak to the CAS Committee for items not on the agenda, and requests to comment on specific agenda items listed below, may be submitted in advance by emailing [smato@crcog.net](mailto:smato@crcog.net).

### Agenda

1. CALL TO ORDER AND ROLL CALL

The Chair will call the meeting to order.

2. PUBLIC COMMENTS

Members of the public are invited to comment on any items not already on the agenda (five minutes per person time limit please). Comments relating to specific items on the agenda should be deferred until that point in the meeting. Submitted comments will be read into the record by the Recording Secretary at the appropriate time in the meeting.

3. NEW AGENDA ITEMS

Members may request additional items of business be added to this meeting's agenda. If approved by a majority vote of the members, the proposed new agenda item(s) will be placed on the agenda at the discretion of the Chair.

4. CONSENT AGENDA (Action)

The following items listed on the Consent Agenda portion of the Executive Committee agenda may be approved with a single motion by the Executive Committee unless a Committee member or member of the public requests that an item be removed from the Consent Agenda for a question or further discussion.

CA - 1 The minutes of the February 14, 2022 meeting of the Climate Action and Sustainability Committee are **enclosed**.

Consent Agenda Approval Motion:

*“That the Executive Committee approves items CA-1 – CA4 as listed on the February 22, 2022, Executive Committee Consent Agenda.”*

**All municipalities should vote to approve the consent agenda.**

5. COG COMMITTEE REPORTS

At the January 10, 2022 meeting, the CAS committee members agreed to include an item for Committee reports. The Chair should request any reports from members or staff.

6. REFUSE & RECYCLING REBATE (**Discussion**) - *presented by Shelly Mato*

This item provides summary of additional revenues received by the Refuse and Recycling Program and asks for the committee’s input on the allocation of those funds.

In February 2022, the COG Refuse and Recycling Program received a \$5 per ton rebate on collected recyclables from the COG residential curbside collection in 2021, totaling \$13,528.25. The **enclosed** letter from Ted Onufrak, Executive Director of the CCRRA, provides an explanation of the recycling rebate.

Between 2004 and 2017, the Refuse and Recycling Program received recycling rebates from the CCRRA. The allocation of the \$181,118 spent were approved by the Public Services & Environmental Committee on a project basis and included in the annual budgeting process and directed those funds to specific projects or provided customer rebates, as outlined:

- 2004-2008: Recycling rebates were donated back to the CCRRA for the Household Hazardous Waste collection event.
- 2009-2017: Total Recycling Rebates \$313,770
- 2009-2021: Total Expenditures \$181,118
  - Parks Recycling \$24,951
  - Community Recycling \$23,623
  - Commercial Recycling \$52,530
  - Organics Recycling \$69,474
  - Customer Rebate \$10,540
- Remaining Recycling Rebate, end of 2021 \$132,652
- Rebate, 2021 (received 2022) \$13,528.25
- **Total Rebate funds in R&R fund balance \$146,180.25**

In the 2022 Program Plan and Budget, a portion of the balance of recycling rebates has been allocated to recycling in the parks, including recycling containers for the Whitehall Road Regional Park and replacement containers for other parks. Other allocations include funding for education and promotion on organics alternatives and waste reduction/prevention initiatives.

WRRP and Parks Recycling	\$ 12,000
Organics/Waste Reduction Initiatives: Education, Advertising, and Promotion	\$ 5,000

Staff suggests that the additional revenue in the form of the recycling rebate remain in the Refuse and Recycling fund balance for use on one or more project initiatives in 2022-2025 including

additional funds for parks recycling (replacement containers, new signage); actions on solid waste as outlined in the CAAP, including commercial recycling; and funds to assist in the roll-out of organics collection should that occur. The CAS Committee will be consulted regarding the disposition of the remaining revenue as projects are developed and implemented.

Committee members should provide feedback on the allocation of the recycling rebate.

7. SOLSMART DESIGNATION CERTIFICATION (Action) - presented by Pam Adams

This agenda item asks the Committee to endorse the application for COG to become a SolSmart-Designated Community. SolSmart is a U.S. Department of Energy funded program that recognizes communities that have taken key steps to address local barriers to solar energy and foster the growth of mature local solar markets. Additional information can be found here: <https://solsmart.org/>.

As reported at the CAS Committee's February 14, 2022 meeting CRPA staff has been informed by our SolSmart representative, Courtney Ferraro, that COG is ready to apply for designation and that because of the actions taken over the past two years that COG could qualify for Silver Designation. There are 424 communities across the nation and 20 in Pennsylvania that have received a SolSmart designation of bronze, silver, or gold.

In January 2020, the Public Services & Environmental Committee endorsed COG's commitment to become a SolSmart-Designated Community and receive no-cost technical assistance. **Enclosed** is the letter providing our Solar Statement, which was the first step in the designation process. This statement is included under local government initiatives on the new Go Solar in the Centre Region website: <https://bit.ly/gosolarcr>.

For the past two years SolSmart's national team of experts has provided no-cost technical assistance to help CRPA staff in the process of improving solar market conditions, making it faster, easier, and more affordable for our residents and businesses to install solar energy systems. These efforts are also helping staff to increase the efficiency of local processes related to solar development, which can save our local government time and money. **Enclosed** is the COG scorecard application that was compiled by Ms. Ferraro that explains the categories for credit and corresponding COG actions.

The committee should receive the **enclosed** presentation and determine if there are any questions or additional information needed. If the committee supports proceeding with submitting the SolSmart application, they should consider the following motion:

*That the Climate Action & Sustainability Committee recommends the Executive Committee asks the General Forum for its endorsement to submit COG's SolSmart application.*

**All municipalities should vote on this motion.**

8. TECHNICAL ADVISORY GROUP FOR CAAP IMPLEMENTATION (Action) - presented by Pam Adams



This agenda item asks the Climate Action & Sustainability Committee to consider the formation of the next volunteer technical advisory group to assist the Sustainability Planner and CAS Committee with the implementation of the Centre Region Climate Action and Adaptation Plan (CAAP).

The former CAAP Technical Advisory Group (TAG) completed its mandate with the adoption on the CAAP on November 22, 2021 and was disbanded at the end of 2021. The CAAP TAG met monthly since September 2019 and has been an invaluable resource to CRPA staff while developing the CAAP. They recommended the formation of another technical advisory group to assist with the implementation phase of the CAAP.

The CAAP is a comprehensive roadmap identifying pragmatic, fiscally responsible actions to reduce the community's greenhouse gas (GHG) emissions 45% by 2030 and adapt to the changing climate conditions. To determine the most effective, efficient and impactful ways to implement the actions in the CAAP further work is needed. The purpose of the new technical advisory group would be to convene individuals who can assist the Sustainability Planner and CAS Committee by providing additional expertise and analysis of technical issues that will be required to implement CAAP.

The CRPA recommends forming a CAAP Implementation Technical Advisory Group (TAG) of 7 - 9 members that can start meeting regularly over the next year to develop a detailed level of actions needed to implement the CAAP through 2025. The Implementation Strategy should provide recommendations on the following:

1. Specific roadmap of the actions needed in the next several years
2. Approaches for creating community action
3. Resources and funding needed for implementing the actions
4. Impact of the actions (including co-benefits)
5. Strategies for funding the action

**Enclosed** is a draft outline of the new CAAP Implementation TAG. The committee should provide input on the Implementation TAG and consider what questions they have regarding the formation of a new technical advisory group for the implementation of the CAAP.

If the committee supports the formation of a new technical advisory group they should consider the following motion:

*That the Climate Action & Sustainability Committee recommends the Executive Committee asks the General Forum to authorize the formation of a volunteer Climate Action and Adaptation Plan Implementation Technical Advisory Group to provide additional expertise and analysis of technical issues to develop an Implementation Strategy for implementing the Climate Action and Adaptation Plan through 2025.*

**All municipalities should vote on this motion.**

9. PROPOSAL FOR PILOT PROGRAM TO CHANGE THE REFUSE AND RECYCLING START TIME (Discussion) – presented by Shelly Mato and Eric Norenberg

This agenda item asks the Climate Action and Sustainability Committee consider a temporary change proposed by Waste Management (WM) and the Centre County Recycling and Refuse Authority (CCRRA) to begin collecting materials at 6:00 a.m. instead 7:00 a.m. during the summer months as a pilot program for 2022. This would start on the Tuesday after Memorial Day and end on the Friday before Labor Day this year. COG staff supports trying a pilot project to more fully understand issues before permanent changes are considered by the Committee.

WM and the CCRRA offer the following points in support of the proposed pilot:

- This change allows flexibility for both WM and CCRRA to begin summertime curbside collection one hour earlier through the hottest days in consideration of their drivers and operators. The Memorial Day to Labor Day time frame is likely to be one that residents will remember easily and that avoids the confusion and/or disruption a more temporary change might cause.
- During the summer months there are periods of excessive heat when collection crews from WM and the CCRRA must work. Because this excessive heat does not occur on a regular basis, the crews do not have the opportunity to acclimatize to it.
- Residential refuse and recycling weights are greater through the summer months. Therefore, collection operatives are working harder in the summer months.
- Both WM and CCRRA have specific protocols in place to provide worker safety in the heat, but operators still experience heat exhaustion on very hot days. This change allows operators to shift work to cooler times of the day as daily high temperature usually occurs from 3–5 p.m. when incoming solar radiation equals outgoing heat energy.
- This change is allowed in the contract between Waste Management and the COG.
- The COG Refuse and Recycling Administrator will utilize billing insert newsletters and the COG and municipal websites and add to the already utilized Memorial Day and Labor Day holiday change advertisements to let residents know of the change.
- WM will issue call/email blasts to alert customers as well. Due to the success of the post-card mailers, WM now has this contact information for over 98% of residential accounts.

Representatives from Waste Management and the Centre County Recycling and Refuse Authority will attend the meeting to speak to the committee and address questions.

The CAS Committee should review the proposed pilot project, note areas of concern, and provide feedback to the Executive Director.

#### 10. OTHER BUSINESS

- a. Matter of Record - The next meeting of the CAS Committee will be held on April 11, 2022 at 12:15 p.m. This will be a hybrid meeting.
- b. Matter of Record - The Onboarding folder located [HERE](#) now contains the vision, mission, and responsibilities that were approved by the CAS Committee at its February 14, 2022 meeting. This information will be approved by the General Forum later this year and incorporated into the Strategic Plan process which is likely to include other recommendations to the COG Articles of Agreement.

#### 11. HELPFUL REFERENCE LINKS

Repositories of helpful COG information have been assembled for use by the elected officials and COG staff:

- Governance policies, procedures, and other related documents can be viewed on SharePoint by clicking [here](#) or going to <https://www.crcog.net/governance>.
- The Climate Action and Sustainability Onboarding folder provides information that committee members may find useful. It can be viewed on SharePoint by clicking [here](#) or going to this year's agenda folder at <https://www.crcog.net/cascommittee>

#### 12. ADJOURNMENT

##### ENCLOSURES

<u>Item #</u>	<u>Description</u>
4	CAS Committee Minutes 2.14.2022
6	Letter from CCRRA
7.1	COG SolSmart Statement Ltr 1.16.20 signed
7.2	SolSmart COG Scorecard Submission
7.3	2022.03.14 SolSmart Designation Presentation
8	I-TAG Outline Draft

# CENTRE REGION COUNCIL OF GOVERNMENTS

Centre Region Parks and Recreation  
2040 Sandy Drive, Suite A  
State College, PA 16803  
Phone: (814) 231-3071 Fax: (814) 235-7832

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## COG PARKS CAPITAL COMMITTEE

March 3, 2022

**TO:** COG Parks Capital Committee  
Centre Region Parks and Recreation Authority  
Centre Region Municipal Managers  
COG Agency Directors  
CRPR Staff

**FROM:** Laura Dininni, Chair, Parks Capital Committee  
Pam Salokangas, Centre Region Parks and Recreation Director

**SUBJECT:** March 10, 2022 Parks Capital Committee Meeting Cancellation Notice

Please note that the March 10, 2022 COG Parks Capital Committee Meeting is canceled.

One item held over from the January 2022 meeting is to select a Vice-Chair for the committee; this item will move to the May 12, 2022 Joint Meeting with the Centre Region Parks and Recreation Authority.

Other Matters of Record for general information:

- The Centre Region Parks and Recreation Authority will be approving Whitehall Road Regional Park construction contracts via a Contracting Resolution at their March 17, 2022 meeting. The Authority will also discuss the Project Manager position and the independent contractor candidates. The Project Manager will represent the Authority and the Agency/COG on a day-to-day basis at the park's construction site. This person will work closely with both the Agency Director and the COG Facilities Coordinator. **Enclosed** is the Project Manager Independent Contractor description (attachment #1) which should help to define this person's role. The Authority discussed this position at the January, 2022 meeting; please use this [LINK](#) to the meeting recording for that discussion which is at 57:24.
- It has been asked whether or not the COG Facilities Coordinator's work is being charged to this project or to any COG budgets. At this time, it is not and it isn't for any other Administrative positions. The broader topic of allocating Administrative expenses to COG cost centers or projects is embedded in one of the priorities that the Finance Committee will be discussing at its upcoming meeting.
- Through the new budget process and timeline, the Agency and the Authority are beginning work in the Capital Improvement Program (CIP) for 2023-2027 to include updates for 2022 fleet and equipment due to ongoing pandemic-related supply chain issues. As submitted to the Finance Committee in February, **enclosed** is a copy of the Authority and Agency calendar (attachment #2) for this work as it ties into the overall COG Budget Process as presented by Finance Director, Joe Viglione. The Agency and Authority are scheduled to discuss the Staffing Study and the five-year Staffing Plan as well as Non-Capital Studies at the March 17, 2022 meeting since the Staffing Study will be reviewed by the COG HR Committee in

April, and staffing requests for 2023 are requested for the COG HR Committee in May, 2022. The Agency Director provided a review of the 2022-2026 Capital Improvement Program during the February 2022 meeting, and how the Facility Condition Assessments completed by the COG Facilities Coordinator are shaping this program going forward. Please use this [LINK](#) to the meeting recording for that discussion which is at 1:05:06. Additionally, the Parks Capital Committee and the Centre Region Parks and Recreation Authority can review further the capital improvement program at the May 2022 meeting.

- The contract and PO has been issued to LAN Associates for the Millbrook Marsh Nature Center Boardwalk Part II Feasibility Study. We await one more adjustment for the contract and PO and that will be for CMT Labs to complete the geotechnical drilling on-site. One main section of the boardwalk remains closed with additional signage and fencing installed approximately two weeks ago due to on-going trespassing issues.

Please contact Centre Region Parks and Recreation at [crpr@crcog.net](mailto:crpr@crcog.net) if you have any questions.

Next Meetings:

- March 17, 2022 - 12:15 PM - Centre Region Parks and Recreation Authority
- March 23, 2022 - 8:30 AM - COG Parks and Recreation Governance Special Committee
- March 29-April 1, 2022 - PRPS Annual Conference, Kalahari Resort, Pocono Mountains
- May 12, 2022 - 12:15 PM - Joint Meeting between COG Parks Capital Committee and the Centre Region Parks and Recreation Authority.

Attachments:

#1 - Project Manager Independent Contractor description

#2 - Centre Region Parks and Recreation Agency and CRPR Authority Budget Process Calendar

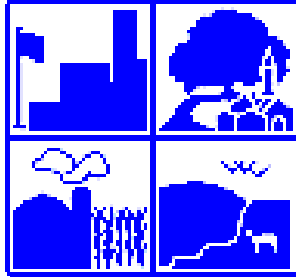


**Interim Manager's Report  
March 15 2022**

1. At the Regular Meeting, held on February 15<sup>th</sup>, the Board asked for regular updates on options for the intersection of Martin Street and Cherry Lane. SCASD is agreeable to a night lighting option and a 15-mph school zone. Staff is prepared to provide a cost estimate for Board's consideration during the development of the 2023-2028 Capital Improvement Plan.
2. Attached is the COVID-19 Update Memo emailed to staff on March 10, 2022.
3. Staff is evaluating zoom meetings versus zoom webinars. The meeting and webinar platforms offer similar features and functionality but have some key differences. Zoom meetings are designed to be collaborative event with all participants being able to screen share, turn on their video and audio, and see who else is in attendance. Webinars are designed so that the host and any designated panelists can share their video, audio, and screen. The host can also unmute attendees. Webinars allow view-only attendees, who have the ability to interact via Q&A, Chat, and answering polling questions. Webinar attendees cannot rename themselves.
4. The regional working group assigned to discuss the TRAIRS Citizen Self-Service Complaint convened twice to determine implementation process. There will be future meetings between Ferguson Township and TRAIRS representatives to select and include appropriate complaint categories for the inclusion of a future online citizen complaint form.
5. The Solicitor and I met to discuss the drafted Anti-Discrimination Ordinance to review the dual filing and support animal provisions. It was also suggested that we have a meeting organized with the participating Centre Region municipalities to include the State College Borough Manager, Patton Township Manager, Ferguson Township Interim Manager, and the solicitors to review drafted ordinances and consider a regional human relations commission. A future meeting will be organized for the parties representing the participating Centre Region municipalities and their solicitors.
6. I met with the project managers, Tracy Strickland and Nichole Mendinsky, with HRG to review and discuss project activity. Currently, project managers are

conducting key stakeholder interviews and preparing to present a status update on the Plan Update to the Board of Supervisors at the April 5 Regular Meeting. Recreation, Parks, and Open Space Plan.

7. The Police Pension Committee was held on March 11<sup>th</sup> with PNC Bank to review the Township's Defined Benefit retirement plan for uniformed employees (police). This committee meets quarterly to review plan performance.
8. The Parks and Recreation Committee met on March 10. The agenda items include a status update on the Recreation, Parks, and Open Space Plan Update and a review of the drafted amendments on the Ferguson Township Official Map.



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# Memo

**To:** All Staff  
**From:** Centrice Martin, Interim Township Manager  
**Date:** March 10, 2022  
**Re:** COVID-19 (Coronavirus) Update

I hope you and your families are all doing well. This update is in response to the recently published Center for Disease Control (CDC) COVID-19 recommendations. Thank you all for your patience and understanding as we begin to move toward some level of normalcy with precautions to protect from COVID-19.

Currently, CDC Guidelines are based on the COVID-19 Community Level for any given county. Levels can be low, medium, or high and are determined by looking at hospital beds being used, hospital admissions and the total number of new COVID-19 cases in an area. To conduct a COVID-19 County Check, visit <https://www.cdc.gov/coronavirus/2019-ncov/your-health/covid-by-county.html> The community level is medium in Centre County, Pennsylvania as of today. Provided below is a display image of a COVID-19 County Check result. Attached is a summary of the prevention steps for each community level.


Effective immediately, Ferguson Township staff and Public inside Township facilities will follow the prevention steps as described by CDC based on the COVID-19 Community Level. Mask mandate will only resume during periods Centre County, Pennsylvania is at a “High” community level.

The travel restrictions and mask requirement, for all employees and members of the public visiting within Township facilities, are lifted with two exceptions. In-person meetings with attendance that is expected or anticipated to exceed 35 or more people will be asked to wear a mask inside Township facilities. Employees traveling for work are expected to follow the COVID-19 prevention steps as required by the facilities to which they attend.



Employees and the public may choose to mask at any time and are supported to request employees entering their office space to wear a mask. Employees with covid symptoms, exposure to someone with COVID-19, or returning to the office from sick leave must wear a mask inside Township facilities for a minimum of 48 hours afterwards. Employees that are out sick with covid, covid exposure or covid symptoms are required to have a negative covid test prior to returning to work.

Thank you all again for your continued efforts in our COVID-19 response. Be safe and healthy!



### COVID-19 County Check

Find community levels and prevention steps by county.

Select a Location (all fields required)

Pennsylvania

[< Start Over](#)

**Medium**

In **Centre County, Pennsylvania**, community level is **Medium**.

- If you are [at high risk for severe illness](#), talk to your healthcare provider about whether you need to wear a mask and take other precautions
- Stay [up to date](#) with COVID-19 vaccines
- [Get tested](#) if you have symptoms

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People may choose to mask at any time. People with symptoms, a positive test, or exposure to someone with COVID-19 should wear a mask.

If you are immunocompromised, learn more about [how to protect yourself](#).

March 5, 2022




# COVID-19

## COVID-19 by County

Updated Mar. 4, 2022

### Know Your COVID-19 Community Level

COVID-19 Community Levels are a new tool to help communities decide what prevention steps to take based on the latest data. Levels can be low, medium, or high and are determined by looking at hospital beds being used, hospital admissions, and the total number of new COVID-19 cases in an area. Take precautions to protect yourself and others from COVID-19 based on the COVID-19 Community Level in your area.



### COVID-19 County Check

Find community levels and prevention steps by county.

Select a Location (all fields required)

State ▼

County ▼

Go

### What Prevention Steps Should You Take Based on Your COVID-19 Community Level?

Low	Medium	High
<ul style="list-style-type: none"> <li>Stay <b>up to date</b> with COVID-19 vaccines</li> <li><b>Get tested</b> if you have symptoms</li> </ul>	<ul style="list-style-type: none"> <li>If you are <b>at high risk for severe illness</b>, talk to your healthcare provider about whether you need to wear a mask and take other precautions</li> <li>Stay <b>up to date</b> with COVID-19 vaccines</li> <li><b>Get tested</b> if you have symptoms</li> </ul>	<ul style="list-style-type: none"> <li>Wear a <b>mask</b> indoors in public</li> <li>Stay <b>up to date</b> with COVID-19 vaccines</li> <li><b>Get tested</b> if you have symptoms</li> <li>Additional precautions may be needed for people <b>at high risk for severe illness</b></li> </ul>

People may choose to mask at any time. People with symptoms, a positive test, or exposure to someone with COVID-19 should wear a mask.

If you are immunocompromised or high risk for severe disease, learn more about [how to protect yourself](#).



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# TOWNSHIP OF FERGUSON

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## **Public Works Director's Report to the Board of Supervisors (BOS) for the regular meeting on March 15, 2022**

- 1. Public Works Road Crew Activities** Winter operations are in progress. Vehicle and equipment maintenance by the mechanics is ongoing. When not snowfighting, the road crew is stump grinding, performing body work and maintenance on vehicles, painting building interior walls, and completing various work orders.
- 2. Arborist and Ferguson Township Tree Commission (FTTC) Activities- The Tree Commission** will meet again on March 21<sup>st</sup>. The FTTC and staff reviewed the Farmstead View Preliminary Subdivision Plan developer's request for a modification to the tree preservation ordinance and remained steadfast in their request for a tree preservation plan.
- 3. Pine Grove Mills Mobility Study:** One more meeting of the working committee is being scheduled to review refinements to the proposed alternative improvements for pedestrian and bicycle mobility prior to a yet to be scheduled public input meeting.
- 4. Intersection of Martin Street and Cherry Lane:** As a follow-up to a site visit on February 15th, SCASD staff reviewed suggested alternatives with the SCASD board members and administration. SCASD supports two alternatives discussed including night lighting and a 15-mph school zone. Once approved by the Township, SCASD administration can provide times in which the school zone sign would be illuminated. SCASD extends a thank you to the Township for help on this matter. At the request of the BOS, staff will include an estimate for the work in the 5 year capital improvement plan.
- 5. Stormwater** – The stormwater fee was sent to property owners with the tax billing in early March. To date, staff has received 17 specific concerns related to the billing. Staff has developed a process to track and respond to the concerns. In some cases the error was a human data entry error and in a few cases the error was related to work flow. Work flow errors are being investigated. An implementation committee is established and meets weekly to review issues. The committee is comprised of representatives of Finance, Public Works, and Administration. An appeal form is available for any property owners that request to appeal the fee. The appeal will be reviewed based on criteria established in the ordinance. At the current time, the Public Works Director will serve as the Hearing Officer. Any appeals to the Hearing Officer go to the Manager. To date, no formal appeals have been submitted and staff is addressing concerns and complaints as they are received. Overall, in the opinion of the Public Works Director, the implementation phase is running smoothly with some expected billing errors. Stormwater expenses either by contract or in house will be tracked using either

Springbrook or TRAIRS to accurately account for stormwater expenses in 2022. At this time a contractor is cleaning and using video and documenting the condition of storm pipes.

6. **Work Orders and Asset Management** – Work orders are now being prepared in Survey 123 for GIS. All work for the road crew and tree trimmers including labor hours, equipment, and materials will be collected in Survey 123. The Code office is launching TRAIRS in 2022 and is has established working groups, of which one is public works. When TRAIRS is launched, all data collected in Survey 123 will be ported to TRAIRS. Future asset management will be done using TRAIRS.
7. **Paver** – Each year, in the spring, staff inspects the road surface conditions, documents the conditions in Paver software, and subsequently uses the data for development of the 5 year Capital Improvement Plan.
8. **Contract 2016-C11 Traffic Signal Performance Metrics** – A pre-construction meeting for this project was held 2/17/2022 with Wyoming Electric and Signal Company and PennDOT. This project includes interconnecting our traffic signals using radio signals to allow for more efficient and timely optimization of signals from the Township office and PennDOT's Traffic Management Office. Work is to be completed this summer.
9. **Contract 2018-C20 Park Hills Drainageway** – Final design, permitting, and utility relocation design continues. To progress this project to construction in 2022, final design must be complete, and easements acquired for stormwater and construction.
10. **Contract 2019-C21 Pine Grove Mills Street Light Conversion:** Design work continues to interconnect the 25 ornamental street lights on Pine Grove Road and the 10 street lights on Nixon Road and install power disconnects to allow FTPW to work on and repair the lights. Work also includes the replacement of the street light tops (luminaires) on Pine Grove Road with new 2700K LED fixtures. Prior to putting the project out to bid, a permit is necessary from PaDOT.
11. **Contract 2020-C4 Suburban Park** This project includes features shown in the master plan including play equipment, a perimeter walk path, restoration of a stream channel, installation of bridges. Upon approval of the plan prepared by the Engineering Section by the Assistant Manager and Park and Rec Committee, the project will progress.
12. **Contract 2020-C18 Science Park and Sandy Drive Signal Design** – Design work continues. This project is expected to go to bid and construction in 2022.
13. **Contract 2021-C1 Harold Drive** – [An open house \(in person and virtual via ZOOM\) was held for all road projects project on Thursday, March 3<sup>rd</sup> from 4:40pm to 6pm. Approximately 17 people total attended the event for all road projects. Comments were summarized and will be addressed.](#) This project includes reconstruction of a section (east) of Harold Drive, and drainage improvements taking into consideration any wetland impacts.
14. **Contract 2021-C16 Chesapeake Bay Pollutant Reduction Plan (CBPRP) Design and Permitting** – In compliance with our MS4 permit and CBPRP, certain projects need to be advanced through the design and permitting phase.

15. **Contract 2021-C18 Homestead Park Play Equipment Installation** – This project includes redesign and installation of a play set at an accessible location and an alternative for fall protection. Work should begin in February.
16. **Contract 2022-C1 Street Improvement Projects (in town)** – [T An open house \(in person and virtual via ZOOM\) was held for all road projects project on Thursday, March 3<sup>rd</sup> from 4:40pm to 6pm. Approximately 17 people total attended the event for all road projects. Comments were summarized and will be addressed.](#) This contract includes primarily paving and some related curb, stormwater, and ancillary improvements to (or sections of) the following roads: **W. Aaron Drive, N. Allen Street, Circleville Road, Park Crest Lane, Research Drive, Sleepy Hollow Drive**. Design work is underway. The project is planned to be bid in March, with anticipated award in April, followed by work this summer.
17. **Contract 2022-C2 Street Improvement Projects (west end)**– [An open house \(in person and virtual via ZOOM\) was held for all road projects project on Thursday, March 3<sup>rd</sup> from 4:40pm to 6pm. Approximately 17 people total attended the event for all road projects. Comments were summarized and will be addressed.](#) This contract includes primarily paving and some related stormwater, and ancillary improvements to **Marengo Road, Oak Glenn Road, W. Whitehall Road** from Tadpole Road through the Meadows, **Old Gatesburg Road** from Science Park Road to Nixon Road. Design work is underway. The project is planned to be bid in March, with anticipated award in April, followed by work this summer.
18. **Contract 2022-C3 Cured in Place Pipe Lining** – This project includes repairing corrugated metal storm pipes with a pipe liner allowing pipe repair from the inside without the need for digging. The contract is prepared based on a completed video assessment of the pipes. The process includes ultraviolet light cured in place pipe lining. The project is planned for bidding in June.
19. **Contract 2022-C4 Pavement Base Repair (mill and fill)** – [Refer to separate memorandum to the Board regarding this contract.](#)
20. **Contract 2022-C5 Storm Sewer Cleaning and Video Assessment** – This work, awarded to Insight Pipe Contracting, LLC., is underway.
21. **Contract 2022-C6 Concrete curb and ADA ramp upgrades** – [Refer to separate memorandum to the Board regarding this contract.](#)
22. **Contract 2022-C7 a Fuel** – Annually the Township bids gasoline and diesel fuel. [This contract is prepared and ready to be advertised.](#)
23. **Contract 2022-C7b Street signs and supplies** – Annually the Township receives quotes for street signs and supplies.
24. **Contract 2022-C7c Asphalt and Aggregate** – Annually the Township bids asphalt and aggregate. [This contract will be advertised in the coming week\(s\).](#)
25. **Contract 2022-C8 Pavement Markings** – [Bid\(s\) for this project were opened on March 8<sup>th</sup>. Staff is reviewing the bid and will prepare a recommendation memo to the BOS for the first regular meeting in April.](#)

26. **Contract 2022-C9 Microsurfacing** – This work is bid each year and typically performed in late July when school is out of session and temperatures are favorable for this type of work. Work includes the placement of two layers of a slurry of fine aggregate, minerals, asphalt emulsion and water on the pavement surface as a preventative maintenance measure to cost effectively extend the life of the pavement. The project may be bid in 2 sections: one in town and one on the westernmost roads. Advertisement of bids is expected in late March.
27. **Contract 2022-C10 Sealcoat bikepaths** – Certain bikepaths and multi-use paths are sealcoated to extend the life of the asphalt path. In advance of work, FTPW will edge and sweep the paths, seal any cracks, and repair the asphalt as needed. Work is performed in the summer months. This project is expected to be bid in April.
28. **Contract 2022-C11 Sidewalk Repairs** – FTPW Engineering Section will inspect a portion of the public sidewalks each year. Property owners are sent notices to fix deficient sidewalk sections and given an opportunity to fix it themselves or have the Township perform the work by contract and bill the property owner.
29. **Contract 2022-C12 Traffic Signal LED Replacements** – Signal LEDs are replaced approximately every 7 years.
30. **Contract 2022-C13 Traffic Signal UPS Batteries** – Batteries are needed in the event of power outages and are replaced at the end of their useful life.
31. **Contract 2022-C14 Signal Luminaire Conversion** – Staff will continue its evaluation of traffic signals with high pressure sodium luminaires as candidates for conversion to LED resulting in energy savings and longer lasting lighting.
32. **Contract 2022-C15 Street Tree Pruning** – Each year a certain number of street trees are pruned to include shaping while they are young, clearance over sidewalks and roadways, deadwood removal as the trees mature, and hazard mitigation.
33. **Contract 2022-C16 Audible Pedestrian Signal (APS) Push Buttons** – This project (in design) includes upgrades to the traffic signals at the College/Bristol intersection and the College/Blue Course intersection to install audible pedestrian signals. An APS provides audible information along with the visual indicators to let blind pedestrians know when to safely cross an intersection.
34. **Contract 2022-C17 Guide Rail Replacement** – Quotes are obtained to replace certain sections of guiderail as needed.
35. **Contract 2022-C18 Johnson Road Drainage Improvements** – This project involves relocating stormwater flow near the intersection of Johnson Road and Whitehall Road to lessen impacts on a residential property on lot septic system. Work must be coordinated with Rock Spring Water to determine impacts to the water line. Work is in the design phase.
36. **Contract 2022-C19 FTPW Building 3 Roof Repair** -The existing rubber roof on FTPW building 3 has failed and the roof needs replaced. Staff is evaluating options including shingles, metal, and rubber. Consideration is being given to structural support for any future solar installation and a white color to lessen urban heat island impacts.

37. **Contract 2022-C20 Green Light Go (GLG) Round 6 Radar Detection Upgrades** – For the 6<sup>th</sup> year, staff has been successful securing this grant to offset the majority of the cost to install radar detection at traffic signals, replacing the in ground loop detectors. After careful consideration and consultation with PennDOT, and given the scope, pricing, and location of this work, the GLG radar detection upgrades will be performed by change order to contract 2016-C11.
38. **Contract 2022-C21 Pine Grove Mills bike and pedestrian Improvements (survey and design) (subject to grant award)** – Subject to a grant award for construction, funding is in place to begin survey and design of certain bike a ped improvements as outlined in the grant application.
39. **Contract 2022-C22 Playground Safety and Update Program** – Each year funding is provided to update playground equipment found to be deficient based on playground inspections.
40. **Contract 2022-C23 Pine Grove Mills Lighting Design (18 new lights)** – Work includes the design of new ornamental lights in Pine Grove Mills mostly to the west of the flashing light. Work has not yet started on the design of this project.



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# TOWNSHIP OF FERGUSON

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## PLANNING & ZONING DIRECTOR'S REPORT

Tuesday, March 15, 2022

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### PLANNING COMMISSION

The Planning Commission met February 14, 2022, to review the a parking analysis study for a potential land development plan, a draft amendment to §27-710—Wireless Communications Facilities, and the Orchard Square Final Land Development Plan.

### LAND DEVELOPMENT PLANS AND OTHER PROJECTS

1. Active Plans are listed below for the Board of Supervisors (3/8/2022).
  - **The Peace Center/Cemetery—Islamic Society Land Development Plan**  
(24-004-078C-0000)
  - **Farmstead View Subdivision**  
(24-022-306-0000)
  - **Orchard Square Land Development Plan**  
(24-004-067F-0000)
  - **Tussey Tracks (Centre Animal Hospital) Land Development Plan**  
(24-019-0074-0000)
  - **Centre Volunteers in Medicine (CVIM) Land Development Plan**  
(24-433-022-0000)
  - **264 Sycamore Drive Land Development Plan**  
(24-009A-254-0000)
  - **Fusion Japanese Steakhouse**  
(24-015-038-0000)
  - **IMBT Subdivision Plan**  
(24-004-017A-0000)
2. PZ Staff attended TRAIRS Implementation Committee meetings hosted by Centre Region Code and the Township's Planning Commission meeting.
3. PZ Director attended Centre Regional Planning Commission Meeting, a PZ/PW Farmstead Subdivision meeting, two meetings with committee members of the Pine Grove Mills Advisory Committee, the Municipal/CRPA Joint Staff Meeting, Leadership Team Meeting and FT Parks & Recreation Meeting.
4. PZ Staff held interviews for respondents to the Terraced Streetscape RFP.
5. PZ Staff and Township Engineer met to review active land development plans.



## **ZONING HEARING BOARD**

Zoning Hearing Board will meet March 22, 2022, to hear the following variance request:

Charles W. Allen—901 Teaberry Lane (24-118-117-0000), zoned Planned Residential Development (PRD), is requesting a variance from §27-701.3.C (1) Floodplain Conservation. The applicant is proposing to replace stairs and patio that are located in the floodplain.



## FERGUSON TOWNSHIP POLICE DEPARTMENT

### February 2022 Calls for Service

Part I Crimes Summary	Previous Month Feb. 2021	Current Month Feb. 2022	Previous YTD Feb. 2021	Current YTD Feb. 2022
Homicide	0	0	0	0
Rape	0	1	0	1
Robbery	1	0	1	0
Assault	3	2	5	6
Burglary	1	0	1	2
Theft	1	4	6	15
Auto Theft	0	0	0	0
Arson	0	0	0	0
<b>Total</b>	<b>6</b>	<b>7</b>	<b>13</b>	<b>24</b>

Part II Crimes Summary	Previous Month Feb. 2021	Current Month Feb. 2022	Previous YTD Feb. 2021	Current YTD Feb. 2022
Forgery	1	0	2	0
Fraud	1	2	4	7
Embezzlement	0	0	0	0
Receiving Stolen Property	0	0	0	0
Criminal Mischief	2	5	3	8
Weapons Violation	0	0	0	0
Prostitution and Commercialized Vice	0	0	0	0
Sex Offense	0	0	0	0
Drug Violation	1	1	3	3
Offenses Against Family	0	0	1	0
DUI	4	1	8	1
Liquor Laws (minors law, furnishing, false ID)	1	1	1	1
Public Intoxication	0	2	0	4
Disorderly Conduct	15	25	30	45
Vagrancy	0	0	0	0
All Other Criminal	3	0	4	2
<b>Total</b>	<b>28</b>	<b>37</b>	<b>56</b>	<b>71</b>

Total Crimes	Previous Month Feb. 2021	Current Month Feb. 2022	Previous YTD Feb. 2021	Current YTD Feb. 2022
Part I Crimes	6	7	13	24
Part II Crimes	28	37	56	71
<b>Total</b>	<b>34</b>	<b>44</b>	<b>69</b>	<b>95</b>





FERGUSON TOWNSHIP POLICE DEPARTMENT

February 2022 Calls for Service

Other Calls for Service	Previous Month Feb. 2021	Current Month Feb. 2022	Previous YTD Feb. 2021	Current YTD Feb. 2022
Vehicle Code - Crashes	20	24	32	55
Vehicle Code - Other Traffic Incidents	27	39	60	78
Health and Safety – EMS Assist	55	59	134	161
Health and Safety – Fire Assist	9	7	16	16
Other Health and Safety Incidents	9	15	21	37
Alarms	20	13	33	20
Suspicious Activity	29	23	54	52
Unsecure Property	0	0	0	0
Found Property	4	4	5	4
Lost Property	3	2	4	4
Community Relations/ Crime Prevention	2	4	6	10
Car Seat Check	0	0	1	1
School Check	21	18	44	36
Township Ordinances	8	7	19	22
Request for Assistance – Attempt to locate	3	2	9	4
Request for Assistance – Can-Help	1	0	1	0
Request for Assistance – Civil Matter	9	8	12	13
Request for Assistance - Other	43	46	83	95
Missing Persons/ Runaways	0	0	0	1
Animal Complaints	5	10	16	20
Department Information	4	6	14	8
Assist Other Agencies	7	22	17	36
<b>Total</b>	<b>279</b>	<b>309</b>	<b>581</b>	<b>673</b>

Total Calls for Service	Previous Month Feb. 2021	Current Month Feb. 2022	Previous YTD Feb. 2021	Current YTD Feb. 2022
Part I Crimes	6	7	13	24
Part II Crimes	28	37	56	71
Other Calls for Service	279	309	581	673
<b>Total</b>	<b>313</b>	<b>353</b>	<b>650</b>	<b>768</b>



FERGUSON TOWNSHIP POLICE DEPARTMENT

February 2022

	2021	2022	Previous YTD	Current YTD	Notes:
Traffic Citations	11	42	27	68	
Parking Tickets	34	30	41	69	
Traffic Stops	90	239	232	403	
Criminal Arrests	16	10	22	12	
Supplements	146	123	213	217	
Hearings	9	6	20	14	
Med Return	9.22	14.39	15.88	25.89	

Note:

- Traffic Stops may not include pre-scheduled selective enforcement details where two or more police vehicles are assigned for specific enforcement purposes (such as Aggressive Driving Grant details).
- Criminal Arrests are the number of people arrested, not the number of charges, counts or cases cleared. These include arrests made at the time of the incident as well as those filed after an extended investigation.

**Department Notes:**

- A 32-year-old State College man held his paramour against her will, strangled her and threatened to kill her with a knife. The man was arrested and charged with Strangulation, Unlawful Restraint, False Imprisonment, Simple Assault and Harassment.
- Two State College men, 48-years-old and 24-years-old, were charged with Simple Assault and Harassment following a fight at a local bar. The two men assaulted two males.
- A 27-year-old Bellefonte man stole money and property from his family. The man was charged with Computer Trespass, Theft and Receiving Stolen Property.



We have an active warrant for the male because he refused to turn himself in. It is believed that the man has an addiction problem.

- Pennsylvania State Probation Officers were attempting to apprehend a 28-year-old male on an outstanding probation warrant. The male barricaded himself inside a motel room. Ferguson and Patton Township Officers were summoned to assist. A crisis negotiator communicated with the male. The male surrendered and was taken into custody.
- Officers stopped a vehicle that committed several traffic violations. As officers interacted with the 29-year-old male driver, they noticed an unconscious, half-naked woman in the back seat. The woman was highly intoxicated. An ambulance was summoned to evaluate the woman. She was taken to the hospital for evaluation. This is being investigated as a possible sexual assault. The driver was arrested for driving under the influence. No charges have been filed pending additional investigation.
- A township resident was the victim of a phone scam. An individual purporting to be a Customs Enforcement Officer called the victim and claimed that a drug-filled package destined for her address was intercepted by the agency. To avoid prosecution, the victim was instructed to purchase three \$500 gift cards and provide the details of the cards to the suspect.
- Officers and detectives assisted the Department of Homeland Security in serving a search warrant at a residence in the township. The subject of the investigation was a felon prohibited from possessing firearms and related equipment.
- State Patty's Day activities were low. See attached report

### **Investigations**

- Detectives are investigating the unattended death of a 49-year-old female. There are no indications of criminal activity
- Detectives are investigating a retail theft at an electronics store. Three males went into the store grabbed nearly \$6,000 of cell phones and fled the store. The suspects are part of an organized group that stole over \$60,000 of merchandise from stores in Pennsylvania, Maryland, Virginia and New York. The suspects have been identified and charges are pending.
- Detectives are investigating a sexual assault that occurred three months ago.

- Detectives are following-up on a tip about drug sales in the township.

**Community Relations:**

- Officers presented two scam / identity theft discussions at the Fairbrook United Methodist Church.
- Officers conducted a cub scout station tour.
- Officers participated in a presentation for a class at Penn State.

Time frame Friday 5:00 PM to Sunday 11:59PM (State Patty's Day Weekend)					
Offense	2018	2019	2020	2021	2022
Criminal Mischief	2	0	2	0	0
DUI	1	6	3	2	1
Disorderly Conduct	7	9	7	6	3
Public Drunkenness	1	0	1	0	1
Minors Law	1	3	1	1	0
Sex Assault	0	1	0	0	1
Assault	0	0	0	0	0
Trespass	1	1	0	1	0
Traffic / Person Stops	39	31	28	14	30
Towing Disputes	1	0	1	0	0
Accidents	2	3	2	1	4
Drug Arrests	0	5	2	0	1
Assist Other PD					3
Ordinance Masking / Social Distance	N/A	N/A	N/A	2	N/A



# USE OF FORCE SUMMARY REPORT

Reported 2/1/2022 12:00:01AM to 2/28/2022 11:59:59PM

3/1/2022

4-FDG	UOF - Display firearm	1
4-FHC	UOF - Handcuffing	6
4-FLD	UOF - Less Lethal Display	1
4-FOH	UOF - Open hand/hands on	4
4-FOR	UOF - Other rest - belt / leg	1
4-FTD	UOF - Taser display	1
4-UOF	UOF - Use of force	7



# FTPD USE OF FORCE DETAILS REPORT

For incidents Reported 2/1/2022 12:00:01AM to 2/28/2022 11:59:59PM

3/1/2022

22FT00701		2/6/2022	5:50:16PM		OPN	4-FHC	UOF - Handcuffing
OTHER	531509	B	M	49			<i>Driver Passed Out / DUI</i>
22FT00734		2/7/2022	4:52:21PM		CLO	4-FHC	UOF - Handcuffing
						4-FOH	UOF - Open hand/hands on
						4-FOR	UOF - Other rest - belt / leg
VICTIM	848938	W	M	59			<i>Combative Patient / Assaulted Staff</i>
22FT00785		2/9/2022	1:54:33PM		ARA	4-FHC	UOF - Handcuffing
DEFENDANT	22FTA0004	W	M	33			
	CC2718(a)(1)	HF					
	CC2709(a)(1)						
	CC2903(a)						
	CC2701(a)(3)	KN					
	CC2902(a)(1)						
22FT00999		2/21/2022	3:04:33AM		ECA	4-FHC	UOF - Handcuffing
						4-FOH	UOF - Open hand/hands on
OTHER	216151	W	F	21			<i>Highly impaired fight w/family</i>
22FT01107		2/26/2022	3:04:42AM		CLO	4-FHC	UOF - Handcuffing
						4-FOH	UOF - Open hand/hands on
OTHER	20144	W	F	35			<i>Felony Warrant / Aggravated Assault</i>
22FT01115		2/26/2022	10:25:58AM		CLO	4-FDG	UOF - Display firearm
						4-FLD	UOF - Less Lethal Display
						4-FOH	UOF - Open hand/hands on
						4-FTD	UOF - Taser display
OTHER	850214	W	M	28			<i>Wanted in State Trade / Warrant</i>
22FT01141		2/27/2022	1:54:02AM		OPN	4-FHC	UOF - Handcuffing
OTHER	819257	B	M	22			<i>DUI</i>



# Arrest Distribution Report

Printed On: 03/04/2022

Beginning Date: 02/01/2022

Ending Date: 02/28/2022

Page 1 of 1

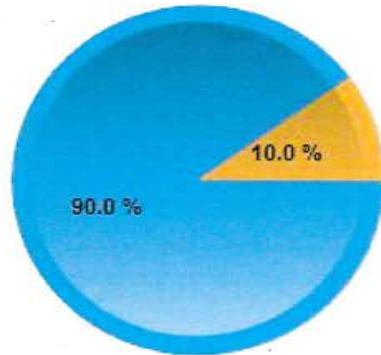
## Arrestee Gender

Agency: All

Offense: All

Offense	Male	Female	Total
Aggravated Assault	1	-	1
Larceny - Theft	2	-	2
Other Assaults	2	1	3
Vandalism	2	-	2
Disorderly Conduct	2	-	2
<b>Total</b>	<b>9</b>	<b>1</b>	<b>10</b>

Arrestee Gender



Arrestee Gender

- Male
- Female



# Arrest Distribution Report

Printed On: 03/04/2022

Beginning Date: 02/01/2022

Ending Date: 02/28/2022

Page 1 of 1

## Arrestee Race

Agency: All

Offense: All

Offense	White	Black Or African American	American Indian Or AlaskaNa	Asian	Native Hawaiian Or Other	Total
Aggravated Assault	1	-	-	-	-	1
Larceny - Theft	2	-	-	-	-	2
Other Assaults	2	1	-	-	-	3
Vandalism	2	-	-	-	-	2
Disorderly Conduct	2	-	-	-	-	2
<b>Total</b>	<b>9</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10</b>



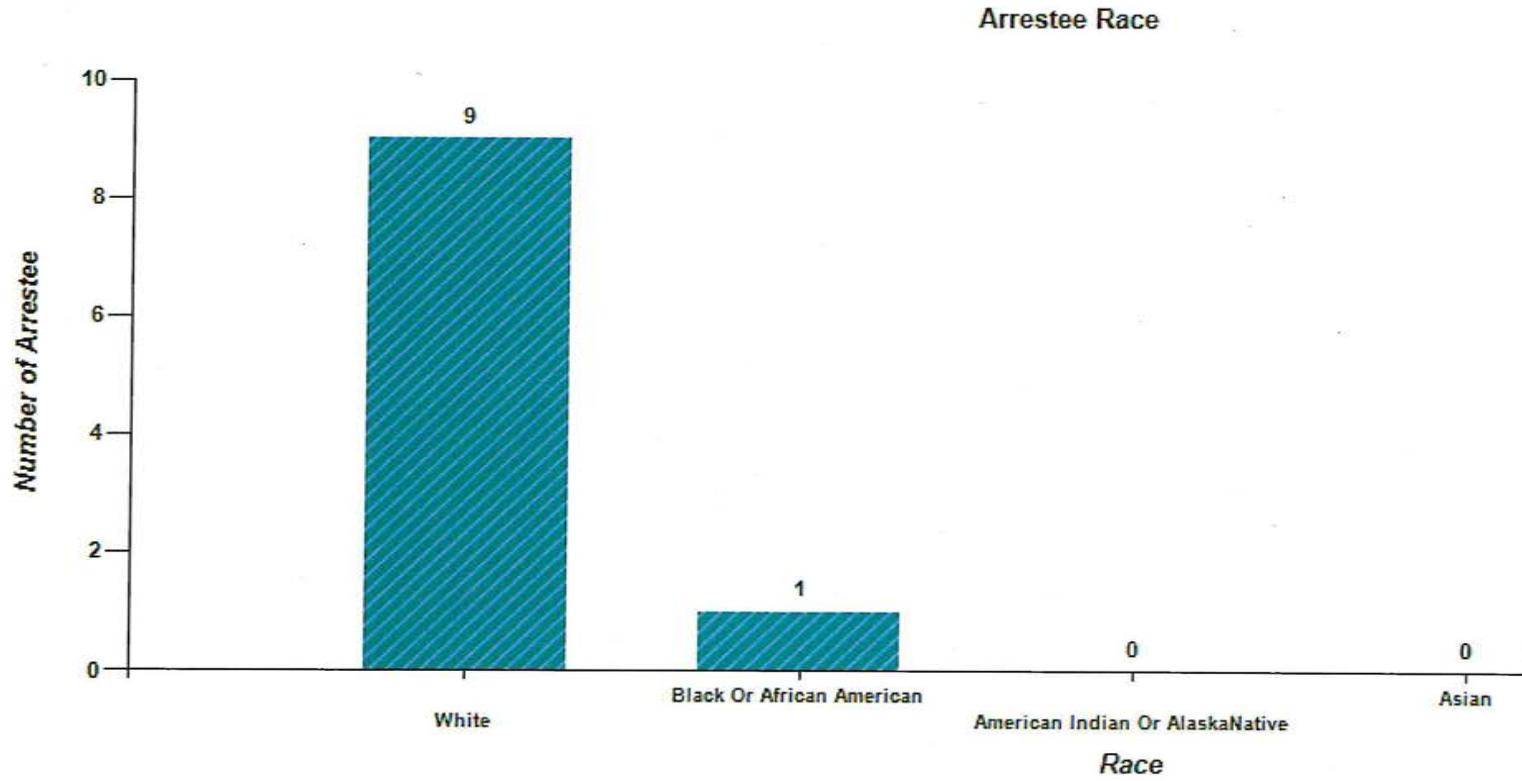
# Arrest Distribution Report

Printed On: 03/04/2022

Beginning Date: 02/01/2022

Ending Date: 02/28/2022

Page 1 of 1





# Arrest Distribution Report

Printed On: 03/04/2022

Beginning Date: 02/01/2022

Ending Date: 02/28/2022

Page 1 of 1

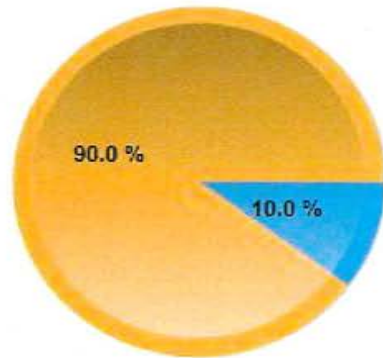
## Arrestee Ethnicity

Agency: All

Offense: All

Offense	Hispanic Or Latino	Not Hispanic Or Latino	Total
Aggravated Assault	-	1	1
Larceny - Theft	-	2	2
Other Assaults	-	3	3
Vandalism	-	2	2
Disorderly Conduct	1	1	2
<b>Total</b>	<b>1</b>	<b>9</b>	<b>10</b>

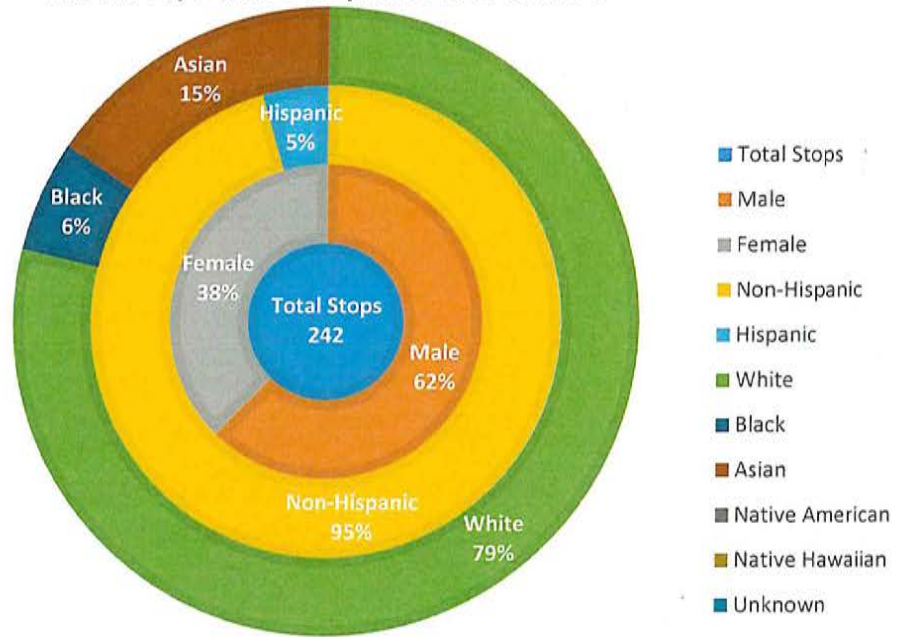
Arrestee Ethnicity



Arrestee Ethnicity



**FEBRUARY 2022  
TRAFFIC/PERSONS/BICYCLE STOPS**



Total Stops	242		
Male	152		
Female	92		
Non-Hispanic		233	
Hispanic		11	
White			192
Black			14
Asian			38
Native American			
Native Hawaiian			



## Record List - Total:357

Contact or caller	Nature	Area	Reported	Incident
<b><u>911DUP (5)</u></b>				
PSU CALL ASSIGNED TO FTPD IN ERROR	911DUP	FT2H1	21:56:11 02/24/22	22FT01079
PULLED IN ERROR	911DUP	PTPD	22:58:11 02/10/22	22FT00816
DUPLICATE	911DUP	FT2H1	21:21:40 02/09/22	22FT00792
CALL ACCIDENTLY ASSIGNED TO FTPD	911DUP	SC3MA	12:36:49 02/02/22	22FT00621
DUPLICATE INCIDENT FOR A DC	911DUP	FT3R1	00:33:45 02/01/22	22FT00580
<b><u>911NOVOICE (1)</u></b>				
NO VOICE. LIKELY CHILDREN	911NOVOICE	FT3P1	10:52:02 02/08/22	22FT00746
<b><u>ABANDVEHICL (5)</u></b>				
ABANDONED VEHICLE	ABANDVEHICL	FT2H1	10:50:59 02/21/22	22FT01008
ABANDONED VEHICLE	ABANDVEHICL	FT1F2	11:25:31 02/16/22	22FT00907
ABANDONED VEHICLE	ABANDVEHICL	FT2H1	09:03:39 02/14/22	22FT00865
ABANDONED VEHICLE	ABANDVEHICL	FT2H1	12:41:54 02/10/22	22FT00805
NISSAN ABANDON BY OWNER	ABANDVEHICL	FT2H1	12:34:26 02/03/22	22FT00642
<b><u>ALARM BURGLAR (10)</u></b>				
BURGLAR ALARM - WORKER ON SITE	ALARM BURGLAR	FT1F1	22:27:41 02/28/22	22FT01170
RESIDENCE OWNER'S SON ENTERED WRONG CODE IN BURGLAR ALARM	ALARM BURGLAR	FT3K1	13:22:47 02/28/22	22FT01158
COMMERCIAL SECURITY ALARM	ALARM BURGLAR	FT1B1	02:02:45 02/28/22	22FT01149
COMMERCIAL BURGLAR ALARM	ALARM BURGLAR	FT2H1	00:23:28 02/14/22	22FT00858
COMMERCIAL BURGLAR ALARM	ALARM BURGLAR	FT1B1	17:12:43 02/13/22	22FT00854
COMMERCIAL BURGLAR ALARM	ALARM BURGLAR	FT1B1	16:57:35 02/05/22	22FT00686
COMMERCIAL BURGLAR ALARM-UNSECURED DOOR	ALARM BURGLAR	FT1A1	00:43:49 02/04/22	22FT00656
BURGLAR ALARM / EMPLOYEE	ALARM BURGLAR	FT1A1	22:28:32 02/02/22	22FT00638
HOME ALARM, CANCELLED BEFORE PD ARRIVED	ALARM BURGLAR	FT1D1	11:06:00 02/01/22	22FT00592
RESIDENTIAL BURGLAR ALARM	ALARM BURGLAR	FT3L1	07:48:07 02/01/22	22FT00584
<b><u>ALARMCAR/VEHICL (1)</u></b>				
VEHICLE ALARM; UNFOUNDED	ALARMCAR/VEHICL	FT1B1	01:49:29 02/22/22	22FT01021
<b><u>ALARMFIREPDONLY (1)</u></b>				
SMOKE DETECTOR LOW BATTERY	ALARMFIREPDONLY	FT1B1	03:31:02 02/04/22	22FT00658
<b><u>ALARMUNKTYPE (1)</u></b>				
HOUSE ALARM	ALARMUNKTYPE	FT2G1	11:41:54 02/04/22	22FT00664
<b><u>ALCOHOL (3)</u></b>				
22 YOM PUBLIC DRUNK	ALCOHOL	FT1A1	02:07:51 02/27/22	22FT01142
21 YOF, INTOXICATED FEMALE YELLING	ALCOHOL	FT1C1	03:04:33 02/21/22	22FT00999
49 YOM DUI	ALCOHOL	FT2G1	17:50:16 02/06/22	22FT00701
<b><u>ALCOHOLMINORSLW (1)</u></b>				
17 YOF PASSED OUT IN BATHROOM	ALCOHOLMINORSLW	FT1B1	19:27:57 02/18/22	22FT00964
<b><u>ANIMAL (10)</u></b>				
HUSKY FOUND IN PARKING LOT	ANIMAL	FT2H1	13:14:30 02/28/22	22FT01157
BARKING DOGS	ANIMAL	FT2H1	11:46:46 02/28/22	22FT01156
CALLER HAS A SICK SQUIRREL IN HER YARD.	ANIMAL	FT2G1	14:27:42 02/27/22	22FT01147
DOG BITE	ANIMAL	FT1B1	16:04:17 02/25/22	22FT01091
CALLER FOUND DEAD DEER IN WOODS	ANIMAL	FT2G1	16:44:20 02/18/22	22FT00959
TEXT TO 911 ABOUT DEAD CAT ON ROAD.	ANIMAL	FT3J1	20:28:45 02/12/22	22FT00847
LOOSE DOG	ANIMAL	FT3L1	17:05:56 02/11/22	22FT00828
INJURED DEER ALONG THE ROADWAY.	ANIMAL	FT3J2	19:15:00 02/10/22	22FT00815
INJURED DEER IN THE ROADWAY	ANIMAL	FT3J2	00:26:47 02/09/22	22FT00768
INJURED DEER	ANIMAL	FT1E1	18:56:40 02/02/22	22FT00635
<b><u>ASSAULT (1)</u></b>				
DOMESTIC ASSAULT	ASSAULT	FT1B1	13:54:33 02/09/22	22FT00785
<b><u>ASSAULTTEARLIER (2)</u></b>				
SEXUAL ASSAULT THAT OCCURRED 3 MONTHS PRIOR.	ASSAULTTEARLIER	FT1B1	15:34:24 02/22/22	22FT01037
PHYSICAL FIGHT BETWEEN ROOMMATES	ASSAULTTEARLIER	FT1F2	18:08:49 02/04/22	22FT00670
<b><u>COMMRELATIONS (4)</u></b>				



PSU CLASS PRESENTATION	COMMRELATIONS	FT2H1	10:30:00	02/24/22	22FT01069
FRAUD/IDENTITY THEFT PRESENTATION	COMMRELATIONS	FT3N1	10:16:14	02/22/22	22FT01032
CAR SEAT INSTALL	COMMRELATIONS	FT2H1	08:57:12	02/12/22	22FT00844
CUB SCOUT STATION TOUR	COMMRELATIONS	FT2H1	11:02:25	02/05/22	22FT00683

**CRIMMISCHIEF (5)**

INDIVIDUAL THREW A SIGN	CRIMMISCHIEF	FT1B1	15:12:20	02/20/22	22FT00988
2 CHAIRS BROKEN	CRIMMISCHIEF	FT1C1	17:30:34	02/16/22	22FT00916
PROPERTY DAMAGE	CRIMMISCHIEF	FT2G1	03:21:44	02/14/22	22FT00860
SOMEONE DAMAGED CALLERS PROPERTY	CRIMMISCHIEF	FT1C1	16:22:39	02/10/22	22FT00811
BUSINESS WINDOWS BROKEN	CRIMMISCHIEF	FT1B1	09:13:25	02/06/22	22FT00697

**DEPTINFO (6)**

INFO FROM SCPD ON A POSSIBLE MHID	DEPTINFO	FT2H1	00:00:00	02/23/22	22FT01052
TENANTS AT THE YARDS SELLING MARIJUANA	DEPTINFO	FT2I2	05:23:07	02/20/22	22FT00982
DRUG TIP	DEPTINFO	FT2H1	16:39:25	02/09/22	22FT00787
CHILDLINE REPORT FOR INFORMATION	DEPTINFO	FT1C1	13:35:30	02/08/22	22FT00751
REQUEST FOR ADDITIONAL PATROLS	DEPTINFO	FT1E1	14:37:52	02/07/22	22FT00729
CALLER WANTED PD TO KNOW ABOUT CONCERN	DEPTINFO	FT2G1	18:34:02	02/04/22	22FT00671

**DISORDERLYCOND (19)**

LOUD PARTY	DISORDERLYCOND	FT2G1	19:14:44	02/26/22	22FT01122
COMPLAINT OF A LARGE GATHERING.	DISORDERLYCOND	FT2I2	18:24:15	02/26/22	22FT01120
LOUD MUSIC	DISORDERLYCOND	FT2I2	02:08:29	02/26/22	22FT01105
MALE APPROACHED GROUP WITH HATCHET; MHID	DISORDERLYCOND	FT1C1	04:01:20	02/21/22	22FT01000
LOUD PARTY	DISORDERLYCOND	FT2I2	00:05:08	02/20/22	22FT00978
MALE YELLING AND THROWING ITEMS	DISORDERLYCOND	FT1C1	18:37:26	02/19/22	22FT00974
LOUD PARTY/VOICES	DISORDERLYCOND	FT1B2	03:37:01	02/19/22	22FT00968
FIREWORKS	DISORDERLYCOND	FT3R1	00:34:55	02/16/22	22FT00898
REPORT OF DISORDERLY PERSON	DISORDERLYCOND	FT1C1	20:58:09	02/13/22	22FT00857
LOUD MUSIC	DISORDERLYCOND	FT1F2	23:55:25	02/12/22	22FT00848
LOUD MUSIC AND VOICES	DISORDERLYCOND	FT1B2	04:57:22	02/12/22	22FT00840
LOUD PARTY	DISORDERLYCOND	FT2I2	01:31:04	02/12/22	22FT00839
REPORT OF LOUD PARTY	DISORDERLYCOND	FT1F2	02:55:26	02/11/22	22FT00820
FIREWORKS	DISORDERLYCOND	FT1C1	17:19:49	02/07/22	22FT00736
LOUD PARTY	DISORDERLYCOND	FT2I2	04:07:14	02/06/22	22FT00695
LOUD PARTY / UNCOOPERATIVE	DISORDERLYCOND	FT1B2	02:25:35	02/06/22	22FT00694
FIREWORKS	DISORDERLYCOND	FT2I2	23:18:45	02/04/22	22FT00674
LOUD PARTY	DISORDERLYCOND	FT2I2	00:09:16	02/04/22	22FT00655
GUNSHOTS OR FIREWORKS	DISORDERLYCOND	FT3K1	00:10:54	02/01/22	22FT00581

**DOMESTICDISPUTE (2)**

PEOPLE YELLING-POSSIBLE DOMESTIC	DOMESTICDISPUTE	FT1C1	07:50:06	02/15/22	22FT00884
VERBAL DOMESTIC EARLIER	DOMESTICDISPUTE	FT1B2	09:49:15	02/14/22	22FT00866

**DRUGLAW (1)**

29 YOM ARRESTED FOR DUI	DRUGLAW	FT1B1	01:54:02	02/27/22	22FT01141
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**FRAUD (2)**

CALLER WAS VICTIM OF SCAM AND LOST MONEY.	FRAUD	FT1B4	15:35:58	02/25/22	22FT01090
SCAM PHONE CALL WITH LOSS OF MONEY	FRAUD	FT3N1	09:51:59	02/04/22	22FT00661

**HARASSMENT (6)**

UNWANTED PACKAGE RECEIVED	HARASSMENT	FT2G1	17:55:13	02/23/22	22FT01058
THREATENING TEXT MESSAGE	HARASSMENT	FT2H1	14:28:07	02/21/22	22FT01010
MESSAGES FROM HACKED ACCOUNT	HARASSMENT	FT2H1	20:01:45	02/17/22	22FT00939
UNWANTED TEXT MESSAGES	HARASSMENT	FT2H1	09:21:04	02/11/22	22FT00821
MOTEL GUEST HARASSING OTHERS	HARASSMENT	FT1B5	22:27:19	02/09/22	22FT00793
HARASSING MESSAGES	HARASSMENT	FT2G2	16:31:24	02/09/22	22FT00788

**HLTHSFTY (15)**

ATTEMPT TO LOCATE MALE	HLTHSFTY	FT1B5	12:46:40	02/26/22	22FT01118
44 YOF, MENTAL HEALTH CRISIS, VOLUNTARY	HLTHSFTY	FT1B1	22:23:00	02/22/22	22FT01042
49 YOF, EXPIRATION	HLTHSFTY	FT1B1	20:42:42	02/22/22	22FT01041
CATA BUS WITH CALL 911 DISPLAYED	HLTHSFTY	FT1F2	08:14:01	02/22/22	22FT01028
23 YOF CUT HERSELF SEVERAL TIMES ON WRIST	HLTHSFTY	FT1E1	00:27:46	02/20/22	22FT00979
REPORT OF FIGHT	HLTHSFTY	FT1A1	19:57:22	02/15/22	22FT00895
QUESTIONS ABOUT ELDERLY PARENT.	HLTHSFTY	FT2H1	14:10:31	02/14/22	22FT00869



DISPATCHED TO PTPD CALL BY MISTAKE	HLTHSFTY	PTPD	02:29:42 02/09/22	22FT00769
MNMC EMS NEEDED ASSISTANCE BUT THEN CANCELLED	HLTHSFTY	FT2M1	21:52:55 02/08/22	22FT00765
MULTIPLE 911 CALLS	HLTHSFTY	FT2H1	21:12:26 02/08/22	22FT00764
27 YOF CONSCIOUS ALCOHOL OVERDOSE	HLTHSFTY	FT1F1	04:09:17 02/06/22	22FT00696
GIRL WALKING SCOOTER IN SNOW	HLTHSFTY	FT2G1	11:52:41 02/04/22	22FT00663
MALE MADE SUICIDAL STATEMENT	HLTHSFTY	FT1B1	13:39:37 02/03/22	22FT00644
UNRESPONSIVE MALE IN VEHICLE	HLTHSFTY	FT1B1	11:03:38 02/03/22	22FT00640
22 YOM SLEEP DEPRIVATION	HLTHSFTY	FT1C1	06:23:51 02/02/22	22FT00611

**HLTHSFTYEMSASST (59)**

30 YOM, ANXIETY	HLTHSFTYEMSASST	FT1B1	17:47:36 02/28/22	22FT01167
81 YOF FELL.	HLTHSFTYEMSASST	FT1C1	16:03:16 02/28/22	22FT01163
24 YOF BACK PAIN	HLTHSFTYEMSASST	FT2G1	14:54:48 02/28/22	22FT01161
97 YOM, TROUBLE BREATHING	HLTHSFTYEMSASST	FT2G1	09:24:12 02/28/22	22FT01154
93 YOF, TROUBLE BREATHING	HLTHSFTYEMSASST	FT1E1	07:52:13 02/27/22	22FT01145
65 YOM - PACE MAKER ALARM	HLTHSFTYEMSASST	FT2M1	03:49:44 02/27/22	22FT01144
69 YOM WITH CHEST PAIN	HLTHSFTYEMSASST	FT2H1	18:05:59 02/26/22	22FT01119
75 YOF BACK PAIN	HLTHSFTYEMSASST	FT2H1	12:43:41 02/26/22	22FT01117
69 YOF, STOMACH PAIN	HLTHSFTYEMSASST	FT1B3	07:55:54 02/26/22	22FT01113
78 YOF - DIZZINESS	HLTHSFTYEMSASST	FT2H3	05:02:37 02/26/22	22FT01111
78 YOF LEFT SIDED WEAKNESS-REFUSAL	HLTHSFTYEMSASST	FT3N1	12:53:36 02/25/22	22FT01089
91 Y/O/F WITH WEAKNESS	HLTHSFTYEMSASST	FT1F2	09:51:22 02/24/22	22FT01068
23 YOF HAD A SEIZURE	HLTHSFTYEMSASST	FT2H1	16:18:51 02/23/22	22FT01056
46 YOM WITH NECK SPASMS. NO RESPONSE FROM PD	HLTHSFTYEMSASST	FT3N1	20:36:47 02/22/22	22FT01040
68 YOM FELL; NO INJURY	HLTHSFTYEMSASST	FT2G1	23:20:37 02/21/22	22FT01018
57 YOF, BLOOD IN URINE	HLTHSFTYEMSASST	FT2H1	21:54:29 02/21/22	22FT01017
19 YOF, STOMACH PAIN	HLTHSFTYEMSASST	FT1F2	00:35:04 02/21/22	22FT00997
1 YOF, CHOKING	HLTHSFTYEMSASST	FT1A1	07:46:45 02/20/22	22FT00983
75 YOF PASSED OUT	HLTHSFTYEMSASST	FT2H1	20:32:19 02/19/22	22FT00976
33 YOM, ILLNESS	HLTHSFTYEMSASST	FT1A1	20:08:33 02/19/22	22FT00975
89 YOF FELL AND TEMPORARILY UNCONSCIOUS.	HLTHSFTYEMSASST	FT1F2	18:17:58 02/18/22	22FT00962
91 YOM FELL	HLTHSFTYEMSASST	FT2L1	18:15:02 02/18/22	22FT00961
89 YOF WITH COVID SYMPTOMS.	HLTHSFTYEMSASST	FT1C1	17:27:42 02/18/22	22FT00960
33 YOM BACK PAIN FROM OVER-EXHERTION.	HLTHSFTYEMSASST	FT1B1	16:42:09 02/18/22	22FT00958
76 YOM DIZZY AND FELL	HLTHSFTYEMSASST	FT1A1	08:58:03 02/17/22	22FT00932
91 YOM FALL	HLTHSFTYEMSASST	FT2L1	23:45:42 02/16/22	22FT00922
89 YOM FALL	HLTHSFTYEMSASST	FT1C1	22:00:23 02/16/22	22FT00920
77 YOF HAVING SUICIDAL THOUGHTS.	HLTHSFTYEMSASST	FT1C1	14:35:52 02/16/22	22FT00911
58 YOF SLID OUT OF WHEELCHAIR	HLTHSFTYEMSASST	FT2G1	12:02:51 02/16/22	22FT00908
43 YOF, UNRESPONSIVE BUT BREATHING	HLTHSFTYEMSASST	FT1B1	19:50:59 02/15/22	22FT00894
78 YOM WITH LOW OXYGEN LEVEL	HLTHSFTYEMSASST	FT2F1	17:00:46 02/15/22	22FT00891
1 YOM WITH BEAD STUCK IN NOSE	HLTHSFTYEMSASST	FT2H1	12:10:21 02/15/22	22FT00887
91 YOM, FALL VICTIM	HLTHSFTYEMSASST	FT2L1	03:41:24 02/15/22	22FT00883
19 YOM VOLUNTARY MENTAL HEALTH COMMITMENT.	HLTHSFTYEMSASST	FT1B1	20:46:48 02/14/22	22FT00878
25 YOF, FELL ON ICE AND HURT BACK	HLTHSFTYEMSASST	FT1A1	13:26:34 02/13/22	22FT00853
99 YOF ALTERED MENTAL STATUS	HLTHSFTYEMSASST	FT1D1	08:26:09 02/13/22	22FT00852
91 YOM, LIFT ASSIST	HLTHSFTYEMSASST	FT2L1	17:35:30 02/12/22	22FT00846
38 YOF, GENERAL WEAKNESS/POSSIBLE COVID	HLTHSFTYEMSASST	FT2M1	09:10:09 02/12/22	22FT00845
93 YOF SUFFERING FROM POSSIBLE STROKE.	HLTHSFTYEMSASST	FT2G1	20:06:25 02/09/22	22FT00791
75 YOM, FELL AND NEEDED HELP UP	HLTHSFTYEMSASST	FT1F2	14:13:05 02/09/22	22FT00786
73 YOM UNABLE TO WALK	HLTHSFTYEMSASST	FT2H1	11:06:05 02/09/22	22FT00782
88 YOF - GROUND LEVEL FALL	HLTHSFTYEMSASST	FT1C1	22:12:46 02/08/22	22FT00766
82 YOM WITH SLURRED SPEECH, POSSIBLE STROKE	HLTHSFTYEMSASST	FT2H1	20:33:12 02/08/22	22FT00762
EMS ASSIST CANCELLED PRIOR TO ARRIVAL	HLTHSFTYEMSASST	FT2M1	14:11:24 02/08/22	22FT00753
87 YOF ALTERED MENTAL STATUS	HLTHSFTYEMSASST	FT3N1	11:59:54 02/08/22	22FT00750
69 Y/O/M LOW OXYGEN LEVEL	HLTHSFTYEMSASST	FT2H1	10:45:56 02/08/22	22FT00745
59 YOM DEMENTIA PATIENT - EXTREMELY COMBATIVE.	HLTHSFTYEMSASST	FT1E1	16:52:21 02/07/22	22FT00734
70 YOM VOMITING	HLTHSFTYEMSASST	FT3T1	16:14:23 02/07/22	22FT00732
22 YOF, ALLERGIC REACTION	HLTHSFTYEMSASST	FT1A1	15:35:11 02/07/22	22FT00730
66 YOM POSSIBLE ANXIETY ATTACK	HLTHSFTYEMSASST	FT2H1	11:16:27 02/07/22	22FT00724
76 YOF-CANCELLED PRIOR TO BEING DISPATCHED.	HLTHSFTYEMSASST	FT2H1	11:12:04 02/07/22	22FT00728
97 YOF, LOW HEART RATE	HLTHSFTYEMSASST	FT1F2	22:07:57 02/05/22	22FT00690



94 YOF WITH COVID	HLTHSFTYEMSASST	FT2H1	14:14:04	02/04/22	22FT00666
87 YOF COULDN'T STAND	HLTHSFTYEMSASST	FT2G1	16:07:58	02/03/22	22FT00651
70 YOM NOT FEELING WELL	HLTHSFTYEMSASST	FT1C1	15:32:26	02/03/22	22FT00649
84 YOF TOOK TOO MANY OF HER PILLS	HLTHSFTYEMSASST	FT2H1	14:32:40	02/03/22	22FT00647
101 YOF IN PAIN	HLTHSFTYEMSASST	FT1C1	19:11:30	02/01/22	22FT00606
24 YOF FELL AND HAS ANKLE PAIN	HLTHSFTYEMSASST	FT1B1	09:32:25	02/01/22	22FT00590
65 YOM, CHEST PAINS	HLTHSFTYEMSASST	FT1C1	03:13:38	02/01/22	22FT00582

**HLTHSFTYFIREAST (7)**

CALLER THOUGHT SHE SAW FIRE AT NEIGHBOR'S	HLTHSFTYFIREAST	FT3Q1	05:16:12	02/23/22	22FT01044
BLOWN ELECTRICAL TRANSFORMER	HLTHSFTYFIREAST	FT3N1	02:59:39	02/22/22	22FT01022
TRANSFORMER FIRE	HLTHSFTYFIREAST	FT3N1	19:24:19	02/14/22	22FT00874
REPORT OF A BURNING SMELL IN RESIDENCE	HLTHSFTYFIREAST	FT3N1	19:05:33	02/14/22	22FT00873
FIRE ASSIST FOR STOVETOP FIRE.	HLTHSFTYFIREAST	FT1A1	17:16:41	02/10/22	22FT00812
FIRE ALARM-FALSE	HLTHSFTYFIREAST	FT2H1	05:51:30	02/07/22	22FT00706
FIRE ALARM	HLTHSFTYFIREAST	FT1B1	12:18:39	02/04/22	22FT00665

**ORDVIOL (2)**

DOG OFF LEASH	ORDVIOL	FT1A1	09:00:03	02/21/22	22FT01002
SNOW ON SIDEWALKS	ORDVIOL	FT3J2	10:50:54	02/02/22	22FT00618

**OUTAGNCYASST (22)**

ASSIST PTPD	OUTAGNCYASST	PTPD	10:25:58	02/26/22	22FT01115
ASSISTED PTPD WITH A WARRANT SERVICE	OUTAGNCYASST	PTPD	01:00:00	02/26/22	22FT01103
ASSISTED PTPD WITH A LARGE DISORDERLY PARTY	OUTAGNCYASST	PTPD	00:09:32	02/26/22	22FT01099
REQ TO CHECK ADDRESS FOR PTPD	OUTAGNCYASST	FT1B1	16:00:00	02/24/22	22FT01074
SCPD REQ TO CHECK AN ADDRESS	OUTAGNCYASST	FT2G2	15:16:54	02/24/22	22FT01073
ASSISTED SCPD WITH A DISABLED VEHICLE	OUTAGNCYASST	SB2A1	17:27:20	02/23/22	22FT01057
STOPPED HIT AND RUN VEHICLE FOR SCPD	OUTAGNCYASST	SB2H6	13:43:48	02/23/22	22FT01054
ASSIST PTPD WITH A DOMESTIC	OUTAGNCYASST	PTPD	02:15:39	02/21/22	22FT00998
CRASH REPORTED ON S ATHERTON	OUTAGNCYASST	FT1B1	16:26:25	02/20/22	22FT00993
ASSIST PTPD W/ CPR	OUTAGNCYASST	PTPD	13:42:56	02/20/22	22FT00985
ASSIST PTPD LOOKING FOR SUV	OUTAGNCYASST	PTPD	13:38:46	02/20/22	22FT00986
CHECK THE WELFARE FOR SCPD	OUTAGNCYASST	FT3J2	04:36:54	02/20/22	22FT00981
INTOXICATED MALE AT HOTEL	OUTAGNCYASST	PTPD	23:23:07	02/17/22	22FT00944
ASSIST PTPD	OUTAGNCYASST	PTPD	13:45:58	02/17/22	22FT00936
ASS. PTPD WITH A MALE WHO FLED ON FOOT FROM A TRAFFIC STOP	OUTAGNCYASST	PTPD	20:32:11	02/15/22	22FT00896
SCASD STUDENTS THREATENING VIDEO MESSAGE	OUTAGNCYASST	FT2G1	23:08:36	02/09/22	22FT00794
PTPD ASSIST BURGLAR ALARM	OUTAGNCYASST	PTPD	02:55:00	02/09/22	22FT00770
PSUPD REQUEST TO MAKE CONTACT - CANCELLED	OUTAGNCYASST	FT1E1	12:00:13	02/07/22	22FT00726
RESIDENT HEARD FOOTSTEPS AT HER WINDOW	OUTAGNCYASST	PTPD	00:59:31	02/03/22	22FT00639
ASSIST HOMELAND SECURITY W/ SEARCH WARRANT	OUTAGNCYASST	FT2G1	11:43:53	02/02/22	22FT00619
ASSIST PSUPD W/ INTERVIEW	OUTAGNCYASST	FT1B2	16:56:57	02/01/22	22FT00605
ASSIST SCPD WITH TRAFFIC ON CRASH	OUTAGNCYASST	SB2A2	08:47:48	02/01/22	22FT00589

**PARKING (5)**

CAR PARKED IN A NO PARKING ZONE	PARKING	FT1A1	18:09:43	02/28/22	22FT01168
CARS PARKING IN HANDICAP PARKING STALL	PARKING	FT1B2	12:36:24	02/24/22	22FT01071
VEHICLE PARKED WITH 30' OF STOP SIGN	PARKING	FT2G1	10:42:20	02/21/22	22FT01006
VEHICLE LESS THEN 30' FROM STOP SIGN	PARKING	FT2G1	09:21:37	02/16/22	22FT00902
VEHICLE PARKED OVER SIDEWALK	PARKING	FT2G1	14:10:00	02/11/22	22FT00824

**PERSONSTOP (5)**

PERSONSTOP			01:32:40	02/27/22	22FT01137
PERSONSTOP			02:50:32	02/25/22	22FT01083
PERSONSTOP			04:15:53	02/24/22	22FT01063
PERSONSTOP			22:43:21	02/16/22	22FT00921
PERSONSTOP			23:27:12	02/10/22	22FT00817

**PFARECEIVED (2)**

NOTICE OF HEARING AND ORDER	PFARECEIVED	FT1C1	00:00:00	02/28/22	22FT01155
NOTICE OF HEARING AND ORDER	PFARECEIVED	FT1B1	00:00:00	02/16/22	22FT00912

**PROPFOUND (4)**

FOUND WALLET	PROPFOUND	FT2H1	14:52:52	02/21/22	22FT01012
FOUND ID	PROPFOUND	FT1F2	16:59:00	02/15/22	22FT00890



FOUND BACK PACK	PROFOUND	FT1F2	16:58:44 02/15/22	22FT00889
FOUND WALLET	PROFOUND	FT2H1	19:32:27 02/09/22	22FT00790
<b><u>PROPLOST (2)</u></b>				
LOST PASSPORT	PROPLOST	FT2H1	16:00:43 02/15/22	22FT00888
LOST PURSE	PROPLOST	FT2G1	10:49:36 02/07/22	22FT00723
<b><u>RETAILTHEFT (2)</u></b>				
RETAIL THEFT AT EAST ASIAN MARKET	RETAILTHEFT	FT1B1	20:50:18 02/24/22	22FT01077
THEFT OF SEVERAL DISPLAY PHONES FROM BEST BUY.	RETAILTHEFT	FT1B1	15:16:24 02/02/22	22FT00634
<b><u>RFACIVILDISP (6)</u></b>				
ISSUES GETTING DOG BACK	RFACIVILDISP	FT3J2	17:50:39 02/27/22	22FT01148
LANDLORD TENANT QUESTIONS	RFACIVILDISP	SB2H3	12:21:26 02/22/22	22FT01035
DISPUTE OVER GAME CONTROLLERS	RFACIVILDISP	FT2G1	07:25:10 02/21/22	22FT01001
GAS DRIVE OFF	RFACIVILDISP	FT3J1	14:08:21 02/10/22	22FT00807
ROOMMATE DISPUTE OVER ODORS	RFACIVILDISP	FT1B1	14:23:11 02/06/22	22FT00700
VEHICLE TOWED TO MERCEDES BENZ	RFACIVILDISP	FT2H1	14:03:18 02/01/22	22FT00599
<b><u>RFAKEYVHCL (1)</u></b>				
3 YEAR OLD LOCKED IN RUNNING VEHICLE	RFAKEYVHCL	FT2H1	08:46:10 02/24/22	22FT01066
<b><u>RFALOCATECONT (2)</u></b>				
ATTEMPT TO CONTACT	RFALOCATECONT	FT3S1	09:37:10 02/11/22	22FT00822
ATTEMPT TO CONTACT A SUBJECT FOR PSP.	RFALOCATECONT	FT1C1	09:51:11 02/04/22	22FT00660
<b><u>RFAOTHER (31)</u></b>				
LOUD VOICES	RFAOTHER	FT1F1	23:21:54 02/24/22	22FT01080
LOUD TV	RFAOTHER	FT2I2	23:14:39 02/23/22	22FT01061
CONCERN OVER ITEMS BEING SOLD	RFAOTHER	FT3Q1	10:46:32 02/22/22	22FT01033
STAND BY WHILE SUBJECT MOVED OUT	RFAOTHER	FT1F2	13:18:42 02/20/22	22FT00984
CONCERN ABOUT MALE WALKING	RFAOTHER	FT1B1	20:46:21 02/17/22	22FT00941
LAPTOP LEFT IN UBER	RFAOTHER	FT2I2	18:35:22 02/17/22	22FT00938
LOUD FOOT STEPS	RFAOTHER	FT1B2	02:13:50 02/17/22	22FT00923
CALLER WANTED A COURT DOCUMENT VERIFIED	RFAOTHER	FT1C1	15:42:14 02/16/22	22FT00913
CAR ALARM	RFAOTHER	FT1B1	12:00:00 02/16/22	22FT00942
REQUEST TO CONTACT - CANCELLED	RFAOTHER	FT2I2	10:20:22 02/16/22	22FT00906
UNWANTED TEXTS	RFAOTHER	FT1F1	08:03:25 02/16/22	22FT00900
CONCERNS ABOUT A LEANING TREE	RFAOTHER	FT1B1	00:00:00 02/16/22	22FT00943
SMOKE DETECTORS WERE GOING OFF.	RFAOTHER	FT2H1	19:34:50 02/13/22	22FT00856
WALLET FOUND AND RETURNED	RFAOTHER	FT2I2	00:33:24 02/13/22	22FT00849
LOUD PARTY	RFAOTHER	FT2I2	00:23:45 02/12/22	22FT00835
LOUD PEOPLE	RFAOTHER	FT1F2	20:26:07 02/11/22	22FT00830
PARKING TICKET RECIEVED	RFAOTHER	FT2G1	16:20:08 02/11/22	22FT00826
CALLER WITH QUESTIONS FOR PD	RFAOTHER	FT2G1	17:31:20 02/10/22	22FT00814
CALLER UPSET ABOUT CALLS FROM MEDICAL CARE FACILITY.	RFAOTHER	FT2H1	16:05:03 02/10/22	22FT00810
CALLER HAD QUESTIONS ABOUT A POA	RFAOTHER	FT3N1	13:45:37 02/10/22	22FT00806
ILLEGIBLE LICENSE PLATE. DOT RENEWAL REQUEST FORM	RFAOTHER	FT2H1	11:43:37 02/09/22	22FT00784
CONCERNS ABOUT LOCAL COALITION	RFAOTHER	FT2H1	22:41:47 02/08/22	22FT00767
CALLER REQUESTS PATROLS	RFAOTHER	FT2H1	23:09:07 02/07/22	22FT00739
REQUEST FOR A RIDE TO BELLEFONTE.	RFAOTHER	FT1B1	19:23:33 02/07/22	22FT00737
COMPLAINANT WANTED TO GIVE PD AMMUNITION	RFAOTHER	FT2G1	17:03:16 02/07/22	22FT00735
COMPLETE PENNDOT REGISTRATION FORM	RFAOTHER	FT2H1	10:01:58 02/07/22	22FT00716
ARGUMENT BETWEEN FRIENDS	RFAOTHER	FT2I2	22:38:23 02/06/22	22FT00705
ANGRY MALE AT WENDYS	RFAOTHER	FT1B1	15:37:24 02/05/22	22FT00684
CALLERS NEIGHBOR WAS IDLING HIS TRUCK	RFAOTHER	FT1E1	05:33:16 02/04/22	22FT00659
CALLER WANTED POLICE TO BE AWARE OF ISSUES WITH FEMALE	RFAOTHER	FT1C1	19:51:05 02/03/22	22FT00654
REQUEST TO IDENTIFY POSSIBLE DRUGS	RFAOTHER	FT1B1	14:26:09 02/03/22	22FT00648
<b><u>SCHOOLCHECK (18)</u></b>				
	SCHOOLCHECK		07:43:05 02/24/22	22FT01065
	SCHOOLCHECK		11:20:22 02/23/22	22FT01050
	SCHOOLCHECK		10:59:45 02/23/22	22FT01048
	SCHOOLCHECK		11:55:31 02/22/22	22FT01034
	SCHOOLCHECK		12:26:40 02/17/22	22FT00934



SCHOOLCHECK	08:31:12	02/17/22	22FT00929
SCHOOLCHECK	14:06:49	02/16/22	22FT00910
SCHOOLCHECK	10:08:37	02/16/22	22FT00905
SCHOOLCHECK	08:19:54	02/15/22	22FT00885
SCHOOLCHECK	10:18:19	02/09/22	22FT00779
SCHOOLCHECK	09:43:04	02/09/22	22FT00775
SCHOOLCHECK	09:46:12	02/08/22	22FT00744
SCHOOLCHECK	08:14:16	02/08/22	22FT00740
SCHOOLCHECK	09:59:31	02/07/22	22FT00715
SCHOOLCHECK	13:27:06	02/02/22	22FT00628
SCHOOLCHECK	13:54:00	02/01/22	22FT00598
SCHOOLCHECK	08:39:39	02/01/22	22FT00588
SCHOOLCHECK	08:14:37	02/01/22	22FT00586

**SUPPLEMENT (3)**

SUPPLEMENT	01:35:45	02/27/22	22FT01140
SUPPLEMENT	04:18:02	02/26/22	22FT01110
SUPPLEMENT	14:24:11	02/08/22	22FT00754

**SUSPACTY (22)**

CALLER FOUND SOMEONE ELSE PACKAGE IN HIS SUBJECTS ON PRIVATE PROPERTY	SUSPACTY	FT1D1	16:48:35	02/28/22	22FT01166
HEARD A FEMALE CALL FOR HELP	SUSPACTY	FT3T1	13:35:36	02/28/22	22FT01159
EMAIL AND TEXT FROM BANKS	SUSPACTY	FT1B2	23:50:12	02/25/22	22FT01095
SOMEONE SHINING FLASHLIGHT	SUSPACTY	FT2H1	10:28:52	02/25/22	22FT01087
AIRTAG TRACKING ALERT.	SUSPACTY	FT1C1	00:44:18	02/23/22	22FT01043
UNEMPLOYMENT SCAM	SUSPACTY	FT2H1	16:19:18	02/22/22	22FT01038
POSSIBLE SCAM CALL FOR SPECIAL OLYMPICS	SUSPACTY	FT1A1	14:44:55	02/22/22	22FT01036
FRAUDULENT CHARGES ON CARD - CANCELLED	SUSPACTY	FT1A1	18:59:18	02/18/22	22FT00963
2 WATER BOTTLES WITH DEROGATORY STATEMENTS THROWN IN YARD	SUSPACTY	FT3P1	13:48:53	02/17/22	22FT00935
15 YOM ATTEMPTED PICTURE SCAM.	SUSPACTY	FT3N1	13:40:51	02/16/22	22FT00909
NOISE UNDER HOME	SUSPACTY	FT2H3	17:00:06	02/15/22	22FT00892
THOUGHT SOMEONE WAS IN HER HOUSE	SUSPACTY	FT1C1	02:12:51	02/15/22	22FT00882
CAR TURNED AROUND IN HER DRIVEWAY	SUSPACTY	FT3N1	22:11:23	02/14/22	22FT00881
SOCIAL MEDIA ACCOUNTS HACKED	SUSPACTY	FT1D1	11:19:41	02/14/22	22FT00867
SUSPICIOUS VEHICLE	SUSPACTY	FT1A1	01:00:01	02/12/22	22FT00836
REPORT OF PEOPLE WALKING IN AREA	SUSPACTY	FT1B1	00:16:03	02/12/22	22FT00834
UNAUTHORIZED ACCOUNT	SUSPACTY	FT1C1	20:32:25	02/11/22	22FT00829
UNKNOWN MALE IN YARD	SUSPACTY	FT2H1	11:54:52	02/08/22	22FT00749
SOCIAL SECURITY SCAM	SUSPACTY	FT3J2	09:49:44	02/04/22	22FT00662
UNABLE TO ACCESS PHONE APPS	SUSPACTY	FT1C1	13:10:07	02/03/22	22FT00643
UNEMPLOYMENT FRAUD	SUSPACTY	FT1B1	06:04:19	02/02/22	22FT00610
	SUSPACTY	FT1E1	11:38:54	02/01/22	22FT00593

**THEFT (2)**

THEFT OF CASH, LAPTOP AND EARBUDS	THEFT	FT2H1	10:58:24	02/09/22	22FT00781
THEFT OF VACUUM	THEFT	FT1B2	17:48:33	02/03/22	22FT00653

**TRAFFIC (34)**

CAR RAN OUT OF GAS	TRAFFIC	FT1B1	02:52:01	02/27/22	22FT01143
AUTOMATED VEHICLE CRASH REPORT - MALFUNCTION	TRAFFIC	FT2I2	00:29:43	02/26/22	22FT01100
MOBILE CONTRUCTION SIGN FELL OVER	TRAFFIC	SB2C1	12:54:16	02/25/22	22FT01088
YIELD SIGN KNOCKED OVER	TRAFFIC	FT2F1	08:55:35	02/25/22	22FT01086
FTPW TRUCK SLID IN DITCH	TRAFFIC	FT3J2	07:42:50	02/25/22	22FT01084
RECKLESS OPERATION	TRAFFIC	FT2I2	00:22:25	02/25/22	22FT01081
SUSPENDED DRIVER	TRAFFIC	FT1B1	00:14:17	02/24/22	22FT01062
CAR REPORTEDLY RAN RED LIGHT	TRAFFIC	FT1B1	08:04:29	02/22/22	22FT01027
SPEED LIMIT SIGN FELL OFF POST	TRAFFIC	FT3Q1	08:00:00	02/22/22	22FT01070
GREEN LIGHT BULB OUT. PW REPLACED	TRAFFIC	FT2H1	05:56:32	02/22/22	22FT01023
MOPED DRIVING IN PARK	TRAFFIC	FT3N1	15:05:37	02/21/22	22FT01011
SCHOOL BUS REDS VIOLATION REPORTED AFTER 48 HOURS	TRAFFIC	FT3O1	10:11:38	02/21/22	22FT01005
MC NOT USING TURN SIGNALS / SUSPENDED DRIVER	TRAFFIC	FT1F1	16:56:16	02/20/22	22FT00994
SPEEDING VEHICLE / SUSPENDED DRIVER	TRAFFIC	FT1B3	15:56:40	02/20/22	22FT00990
DRIVER RAN OUT OF GAS	TRAFFIC	FT1F1	07:58:11	02/18/22	22FT00949



TREE LIMBS ON THE ROADWAY	TRAFFIC	FT3P1	07:11:20 02/18/22	22FT00948
DISABLED VEHICLE IN INCLEMENT WEATHER.	TRAFFIC	FT2H1	20:26:48 02/17/22	22FT00940
DISABLED VEHICLE	TRAFFIC	FT1A1	08:39:36 02/17/22	22FT00931
ROADWAY FLOODING	TRAFFIC	FT3S1	16:37:46 02/11/22	22FT00827
TRUCK RUNNING RED LIGHTS	TRAFFIC	FT2G1	13:39:54 02/11/22	22FT00823
SUSPENDED LICENSE PLATE FOR INSURANCE CANCELLATION.	TRAFFIC	FT1F2	17:22:08 02/10/22	22FT00813
SIGNAL LIGHT NOT FUNCTIONING WITH SENSORS	TRAFFIC	FT2E1	11:41:22 02/09/22	22FT00783
DISABLED VEHICLE	TRAFFIC	FT1B1	18:30:00 02/08/22	22FT00760
REPORT OF CARS ILLEGALLY PASSING	TRAFFIC	FT2G1	16:02:00 02/08/22	22FT00757
DISABLED VEHICLE	TRAFFIC	FT2I2	14:05:48 02/08/22	22FT00752
REPORT OF ERRATIC DRIVER	TRAFFIC	FT2H1	18:49:01 02/06/22	22FT00702
ROADWAY PARTIALLY FLOODED	TRAFFIC	FT3O1	03:30:00 02/05/22	22FT00680
TRAFFIC COMPLAINT IN HUNTINGDON COUNTY	TRAFFIC	FT3Q1	17:34:06 02/04/22	22FT00669
TREE FELL ON ROAD	TRAFFIC	FT1D1	16:46:57 02/04/22	22FT00668
CALLER SAW FAST VEHICLE PAST BUS	TRAFFIC	FT3H1	16:25:50 02/03/22	22FT00652
SUSPENDED DRIVER / 3362	TRAFFIC	FT1A1	00:09:37 02/02/22	22FT00607
COMPLAINT ABOUT TRAFFIC ISSUES CAUSED BY YOUNG SCHOLARS.	TRAFFIC	FT2G1	15:28:09 02/01/22	22FT00601
CALLER PASSED IN NO PASSING ZONE	TRAFFIC	FT1C1	10:20:48 02/01/22	22FT00591
DISABLED VEHICLE IN SNOW BANK	TRAFFIC	FT3L1	00:22:20 02/01/22	22FT00579
<b><u>VACHOMECHK (2)</u></b>				
VACATION HOME CHECK	VACHOMECHK	FT2H3	00:00:00 02/03/22	22FT00645
VACATION HOME CHECK	VACHOMECHK	FT1F1	00:00:00 02/03/22	22FT00646
<b><u>VHCLCRSHHITRUN (5)</u></b>				
PARKED CAR HIT	VHCLCRSHHITRUN	FT2F1	14:09:23 02/28/22	22FT01160
HIT AND RUN CRASH	VHCLCRSHHITRUN	FT1B2	22:50:13 02/26/22	22FT01126
HIT AND RUN	VHCLCRSHHITRUN	FT1F2	22:00:05 02/06/22	22FT00704
HIT & RUN MINOR ACCIDENT.	VHCLCRSHHITRUN	FT1B1	13:59:53 02/06/22	22FT00699
PARKED VEHICLE STRUCK	VHCLCRSHHITRUN	FT2G1	16:03:37 02/03/22	22FT00650
<b><u>VHCLCRSHNOINJ (13)</u></b>				
ICE FLEW FROM CAR	VHCLCRSHNOINJ	FT1F1	11:24:34 02/27/22	22FT01146
PARKING LOT ACCIDENT	VHCLCRSHNOINJ	FT1A1	10:55:52 02/26/22	22FT01116
2 CAR REPORTABLE CRASH	VHCLCRSHNOINJ	FT2G1	17:22:58 02/25/22	22FT01092
SINGLE VEHICLE CRASH	VHCLCRSHNOINJ	FT1B1	02:13:44 02/25/22	22FT01082
TWO VEHICLE REPORTABLE CRASH	VHCLCRSHNOINJ	FT1B1	08:49:19 02/24/22	22FT01067
TWO VEHICLE NON-REPORTABLE CRASH.	VHCLCRSHNOINJ	FT2H1	18:32:07 02/22/22	22FT01039
REAR END CRASH	VHCLCRSHNOINJ	FT1B1	11:53:31 02/19/22	22FT00970
VEHICLE SLID OFF ROADWAY	VHCLCRSHNOINJ	FT1C1	11:30:00 02/19/22	22FT00969
2 CAR NON REPORTABLE	VHCLCRSHNOINJ	FT1B1	14:30:26 02/17/22	22FT00937
TWO VEHICLE NON REPORTABLE	VHCLCRSHNOINJ	FT2H1	10:03:16 02/09/22	22FT00777
VEHICLE SLID OFF ROADWAY	VHCLCRSHNOINJ	FT3S1	07:16:29 02/05/22	22FT00681
2 VEHICLE REPORTABLE CRASH	VHCLCRSHNOINJ	FT2H1	08:23:15 02/02/22	22FT00616
VEHICLE STRUCK PARKED CAR. NON-REPORTABLE	VHCLCRSHNOINJ	FT2H3	08:06:23 02/01/22	22FT00587
<b><u>VHCLCRSHUNKN (3)</u></b>				
SINGLE VEHICLE CRASH-CAR DOWN OVER BANKMENT_NO INJURIES	VHCLCRSHUNKN	FT3N1	13:02:40 02/14/22	22FT00868
CRASH WITH NO INJURIES	VHCLCRSHUNKN	FT3N1	03:06:14 02/14/22	22FT00859
2 VEHICLE REPORTABLE CRASH WITH INJURIES.	VHCLCRSHUNKN	FT1B1	19:19:05 02/02/22	22FT00637
<b><u>VHCLCRSHWINJ (3)</u></b>				
2 VEHICLE REPORTABLE CRASH	VHCLCRSHWINJ	SB2A1	08:59:06 02/16/22	22FT00901
PEDESTRIAN STRUCK BY CAR	VHCLCRSHWINJ	FT1B1	07:36:14 02/14/22	22FT00862
2 CAR REPORTABLE CRASH W/ INJURY	VHCLCRSHWINJ	FT1F1	19:16:59 02/02/22	22FT00636
<b><u>WARRANTSERVICE (1)</u></b>				
35 YOF ARRESTED FOR ACTIVE WARRANT.	WARRANTSERVICE	PTPD	03:04:42 02/26/22	22FT01107



IN THIS  
BUSY WORLD,  
some  
special people  
HAVE THE ART OF  
taking time  
for others...  
OF GIVING  
from the heart.

2022

Officer Mike

Thank you for  
simply being you.

The ER Charge nurse was taken  
when your reply was. "Yes I know  
the family very well. I will gladly  
drive out to give message and give  
assist." Thank you Mike for  
saving me I was on IV 24-7  
for 3 days. Doing fine now.  
Thank you Mike

g

Dave  
Jesse  
Amenda  
Emilia  
Hayden

# Randomacts of Kindness WEEK

We appreciate  
you!  
Joshua



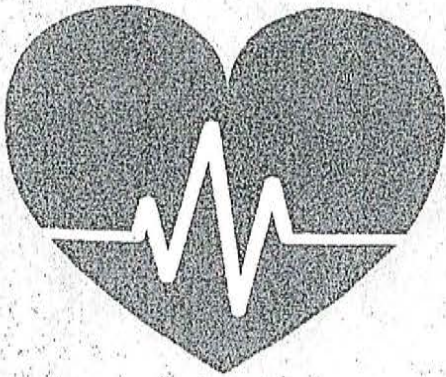
Mike - Thank you for your assistance and willingness to help us contact a patient who urgently needed to return to the hospital. Your actions helped us to prevent a severe illness and may have even helped to save the patient's life. We are truly grateful.





Dear First Responders,  
We are a small group of friends  
representing 5 churches. We want  
you to know we are praying for you  
and these gifts express our  
heartfelt thanks & appreciation for  
all you do to keep us safe.

Sincerely ♡  
Bob, Pat, Nancy, Charlene, Ruth,  
Lisa, Keith, Rick, Liz, Bud, Patty,  
Jeanne, Ron, Barb, Bill, Phil,  
Laura, & Andrew.







Department of

# PLANNING AND ZONING

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Interoffice Memorandum

**TO:** Board of Supervisors

**FROM:** Jenna Wargo, AICP  
Director of Planning & Zoning

**DATE:** March 8, 2022

**SUBJECT: Adoption of Chapter 16, Chapter 22, and Chapter 27 Text Amendments**

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 a redlined copy of the amendments.

Staff provided the draft amendments to the reviewing agencies on February 9, 2022, and received comments back from Centre County Planning & Community Development Office and Centre Regional Planning Agency.

Also included for the public record is a letter from Mark Torretti of Penn Terra Engineering, Inc. for a request for additional review of §27-702—Slope Controls.

Ferguson Township Planning Commission reviewed the proposed amendments at the February 28, 2022, meeting and discussed the following:

- Language format of amendments included in the Chapter 16 amendment
- Concerns were expressed at the inability to sell concessions in parks
- Concerns were expressed at identifying Places of Assembly as Community, Neighborhood, and Regional. Small, Medium, and Large was suggested as a way to identify them
- Planning Commission recommended additional review of §22-506.2.—Water Supply in relation to the water storage system requirements for subdivision outside the regional growth boundary

The Planning Commission recommended **approval** of the amendments to the Board of Supervisors.

**DRAFT**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 16, PARKS AND RECREATION, SECTION 106, REGULATED USES, AND SECTION 107, CENTRE REGION PARKS AND RECREATION DEPARTMENT AS DESCRIBED HEREIN MADE PART OF THIS ORDINANCE.**

The Board of Supervisors of the Township of Ferguson hereby ordains:

**Section 1**—Chapter 16, Parks and Recreation, Part 1, Section 106, Regulated Uses is hereby amended by amending §16-106.5. to read as follows:

5. Selling Concessions. No person shall in any park exhibit, sell, or offer for sale, hire, lease or let out any object, service or merchandise or anything whatsoever, whether corporal or incorporal, not to adversely limit allowances as provided in Ferguson Township's Code of Ordinances.

**Section 2**—Chapter 16, Parks and Recreation, Part 1, Section 107, Centre Region Parks and Recreation Department, is hereby amended by amending §16-107.1.B, C, and D. to read as follows:

- B. To Restrict Use. To designate parks and parts thereof as restricted to the use of certain portions of the public at certain times as the Director sees fit not to adversely limit allowances as provided in Ferguson Township's Code of Ordinances.
- C. To Issue Permits. Under uniform conditions to be prescribed by the Director, to issue permits for regulated uses as hereinbefore enumerated.
- D. To Fix, Charge and Collect Fees. To fix, charge and collect such fees and deposits for the use of park areas or facilities or privileges as the Director deems advisable to help defray the expense of the parks and their facilities.

**Section 3**—The forgoing Section 1 and Section 2 shall be effective immediately upon the date of the enactment of this ordinance.

**ORDAINED and ENACTED** this \_\_\_ day of \_\_\_\_\_, 2022.

**TOWNSHIP OF FERGUSON**

By: \_\_\_\_\_  
Laura Dininni, Chair  
Board of Supervisors

[SEAL]

ATTEST:

By: \_\_\_\_\_  
Centrice Martin, Secretary

**Exhibit “A”**  
**CHAPTER 16**  
**PARKS AND RECREATION**

**§ 16-106. Regulated Uses.**

**Centre Region Parks and Recreation Department.**

[Ord. 873, 11/20/2006, § 7]

5. Selling Concessions. No person shall in any park exhibit, sell, or offer for sale, hire, lease or let out any object, service or merchandise or anything whatsoever, whether corporal or incorporeal, not to adversely limit allowances as provided in Ferguson Township’s Code of Ordinances.

**§ 16-107. Centre Region Parks and Recreation Department.**

1. In order to provide for equitable use of park facilities, preserve park areas, and facilities, and protect the safety of users of the parks and their facilities, the Director of the Centre Region Parks and Recreation Department shall have the following authority, the enumeration of which shall not restrict the general authority and control of the Director over parks:

- A. To Fix Time. To fix times when the parks or parts thereof shall be open to public use.
- B. To Restrict Use. To designate parks and parts thereof as restricted to the use of certain portions of the public at certain times as the Director sees fit not to adversely limit allowances as provided in Ferguson Township’s Code of Ordinances.
- C. To Issue Permits. Under uniform conditions to be prescribed by the Director, to issue permits for regulated uses as hereinbefore enumerated.
- D. To Fix, Charge and Collect Fees. To fix, charge and collect such fees and deposits for the use of park areas or facilities or privileges as the Director deems advisable to help defray the expense of the parks and their facilities.

**DRAFT**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT; SECTION 202, DEFINITIONS, SECTION 301, GENERAL, SECTION 303, REVIEW OF PRELIMINARY PLAN, SECTION 304, REVIEW OF FINAL PLAN, SECTION 306, MINOR SUBDIVISION AND MINOR ALTERATION PLAN, SECTION 401, PRELIMINARY PLAN CONTENTS AND REVIEW, SECTION 506, WATER SUPPLY, SECTION 5C02, BICYCLE PARKING REGULATIONS, ESTABLISHING SECTION 516, LANDSCAPING AS DESCRIBED IN EXHIBIT "A" MADE PART OF THIS ORDINANCE.**

The Board of Supervisors of the Township of Ferguson hereby ordains:

**Section 1**—Chapter 22, Subdivision and Land Development, Section 202, Definitions, Section 301 – General, Section 303 – Review of Preliminary Plan, Section 304 – Review of Final Plan, Section 306 – Minor Subdivision, Minor Alteration Plan and Minor Land Development Plan, Section 401 – Preliminary Plan Contents and Review; Section 506 – Water Supply, Section 5C01.1 – Parking General Regulations, Section 5C02 – Bicycle Parking Regulations, and Section 516 - Landscaping is hereby amended by the Chapter 22, Subdivision and Land Development amendments attached hereto as Exhibit "A".

**Section 2**—The forgoing Section 1 shall be effective immediately upon the date of the enactment of this ordinance.

**ORDAINED and ENACTED** this \_\_\_ day of \_\_\_\_\_, 2022.

**TOWNSHIP OF FERGUSON**

By: \_\_\_\_\_  
Laura Dininni, Chair  
Board of Supervisors

[ S E A L ]

ATTEST:

By: \_\_\_\_\_  
Centrice Martin, Secretary

**Exhibit “A”**  
**CHAPTER 22**  
**SUBDIVISION AND LAND DEVELOPMENT**

**§ 22-202 Definitions.**  
**[Ord. No. 1050, 11/18/2019]**

**LAND DEVELOPMENT**

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

1. Land Development—A land development which does not qualify or classify as a minor land development;

2. Land Development, Minor—A development or a parcel of land which contains:

A. Not more than three detached single-family residential structures, whether developed initially or cumulatively on a single lot, as permitted by the Township’s Zoning Ordinance. Proposed single-family residential structures are exempt activities under Minor Land Developments.

B. The construction or alteration of a nonresidential building with a footprint of not more than 1,000 square feet, whether initially or cumulatively; provided that the construction or alteration does not result in the following:

- (1). Installation of new vehicular access to or from a public right-of way;
- (2). Activities that would require the submission of a stormwater management site plan;
- (3). Development within a floodplain or Nolin Soils;
- (4). Changes to utility services including new service laterals to increase capacity or provide fire protection;
- (5). Vertical expansions of more than two stories above existing structures; and
- (6). A requirement of additional parking.

C. Conversion of an accessory structure to a residential unit.

D. The sole construction of a parking lot, as defined in this chapter.

**SUBDIVISION**—The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

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

**PARKING, ON-LOT** – The number of parking spaces required by Chapter 22, Subdivision and Land Development to be provided off street for each dwelling unit. These spaces are intended to serve the normal daily parking needs of the dwelling unit occupants.

§ 22-301 **General.**

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

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

1. Fees for Review.

The Supervisors shall establish, by resolution, a schedule of fees for applications for development, for the Township's review of the materials in connection therewith which are

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

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

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

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

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



this chapter.

C. One digital copy of all submitted documents.

3. Upon receipt of the above, the Township Department of Planning and Zoning shall forward, immediately, one copy of the plan to the following reviewing agencies: the Township Solicitor; Centre Regional Planning Agency; Centre Regional Planning Commission; Centre County Planning Commission; the Township Engineer; the Township Tree Commission; the Township Parks and Recreation Committee; Township Arborist; and the Alpha Fire Company Chief. All written comments from reviewing agencies are requested to be delivered to the Township within 14 days of receipt from the Township.

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

C. Authority. The Board of Supervisors shall act on all preliminary applications.

- (1) Decision Deadline. Not later than 90 days after the official filing date, the Board of Supervisors shall render a decision on the preliminary application. All decisions shall be made at a public meeting.
- (2) Extension of Deadline. The applicant may agree in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision.
- (3) Actions. The Board of Supervisors shall take on of the following actions:
  - a. Approve the preliminary application.
  - b. Approve the preliminary application with conditions.
  - c. Disapprove the preliminary application on the basis that it does not comply with specific standards and regulations set forth in this Code.
- (4) General Standards for Review of Preliminary Applications. The Board of Supervisors shall approve the preliminary application if the preliminary application complies with the standards and regulations set forth in this chapter.
- (5) Notification of Decision. The decision of the Board of Supervisors shall be in writing and shall be communicated to the applicant personally or mailed to the last-known address not later than 15 days following the decision. If the decision is disapproval, the written notification shall specify all defects in the application and shall cite with section numbers the provisions of this chapter or the Code that have not been satisfied.
- (6) Effect of Approval. If the plan receives preliminary approval by the Board of Supervisors, the action of the Board of Supervisors shall be noted, together with the date of action and signature of the Chairman, Secretary and Township Engineer, on two copies of the plan. One copy of the plan shall be given to the applicant, while the other

copy shall be retained in the Township files. The preliminary plan shall be entitled to the protections afforded by §508(4) of the MPC, 53 P.S. §10508(4).

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

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

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

1. Minor Subdivision. Applicants are required to apply for and receive a minor subdivision approval from the Township in accordance with the following criteria:
  - A. Recommendations and Approvals.
    - (1) A minor subdivision plan shall meet both the preliminary plan requirements and final plan requirements as if the plan were presented in two stages.
    - (2) Application requirements as shown on the Subdivision and/or Land Development Requirements Table shall be submitted for all minor subdivisions.
    - (3) The Township staff shall review and forward an application to the Planning Commission regarding minor subdivision. Township staff comment resulting from said review shall accompany the application forwarded.
    - (4) The Planning Commission shall recommend application approval, approval

subject to conditions, or denial to the Township Board of Supervisors regarding minor subdivision.

- (5) The Township Board of Supervisors shall be responsible for approving or denying minor subdivisions.

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

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

## 2. Minor Alteration Plan.

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

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

- (1) The building coverage will be increased or decreased by no more than 10%.
- (2) The impervious coverage will be increased by no more than 10%.
- (3) The change in use will not increase the parking requirements.
- (4) The stormwater management controls will not be changed.
- (5) Any motor vehicle access to the property will not be added, deleted, or relocated by more than 50% of its width.
- (6) The location for the construction of proposed structures from an approved plan will not be changed by more than 10% of the ground floor area.
- (7) All landscaping alterations are permitted if in compliance with §22-515.  
Landscaping.

- D. An applicant/landowner shall be permitted to file more than one minor alteration plan to a previously issued zoning permit or land development plan based on the following subsections of § 22-306.2.B. (3), and (7).

## 3. Minor Land Development Plan

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

(1) A minor land development plan shall meet both the preliminary plan requirements and final plan requirements as if the plan were presented in two stages.

(2) Application requirements as shown on the Subdivision and/or Land Development Requirements Table shall be submitted for all minor land developments.

(3) Township staff shall review and forward an application to the Planning Commission regarding minor land developments. Township staff comment resulting from said review shall accompany the application forwarded.

(4) Proposed single-family residential structures that require a minor land development plan shall be reviewed by Township staff and included on the consent agenda of the Board of Supervisors to approve or deny the plan.

a. The following sections are not applicable to minor land development plans for single-family residential structures:

i. §22-401.1.C.1.g., and

ii. §22-401.1.C.1.h.

(4) Planning Commission shall recommend application approval, approval subject to conditions, or denial to the Township Board of Supervisors regarding the minor land development.

(5) The Township Board of Supervisors shall be responsible for approving or denying minor land developments.

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

1. All plans submitted for preliminary review shall be drawn to a scale of one inch equals 50 feet or larger (one inch equals 50 feet) and contain the following information:

A. Requirements for Subdivision and Land Development Plans.

(1) General Data.

(a) Graphic scale.

(b) Day, month, year plan prepared and revised.

(c) Names of abutting property owners and their deed book and page numbers.

(d) Key map, at a scale of one inch equals 400 feet, showing streets, roads, buildings and motor vehicle access within 1000 feet from the exterior boundary of the lot.

(e) The name of the proposed development, the identification by Centre County Tax Map Parcel Number and the name and address of the legal owner of the property (and equitable owner, if any), proof of ownership and the individual or firm preparing the site plan. To the extent that the owner is not an individual or a group of individuals, but rather is an entity, the entity shall be required to disclose the name of all individuals possessing an ownership interest in the entity. The aforesaid disclosure requirement shall not apply to publicly traded corporations nor to entities owned by more than 10 individuals.

(f) North point (specified as "true" or "magnetic").

(g) Total size of the property, and each lot and/or area(s) to be leased.

(h) The proposed use of the property.

(i) Location of the existing and proposed front, side and rear yard setback area(s) as required by the applicable zoning district.

(j) A stormwater management site plan as required by Chapter **26**, Stormwater Management, of the Code of Ferguson Township.

(k) Soil erosion and sedimentation control plan in accordance with 25 Pa. Code § 102, Erosion Control.

(l) A statement of general utility information and information required by Act 172 of 1986, 73 P.S. § 176 et seq., as amended.

**§22-506.1. Water Supply**

1. All water supply systems shall meet applicable state and/or local water authority/company standards.
  - A. All lots located within the designated water service area of the current Centre Region Sewage Facilities Plan, as revised, shall connect to public water authority/company mains when such is feasible and/or permitted by the appropriate water authority/company. All water mains and laterals shall meet the design and installation specifications of said water authority/company.
  - B. Fire hydrants shall be provided in accordance with this section for the protection of buildings or portions of buildings. Fire hydrants shall be provided along required fire apparatus access roads and adjacent to public streets along the route of travel for fire apparatus.
  - C. Existing fire hydrants on public streets may be considered available. Existing fire hydrants on adjacent private properties shall not be considered available.
  - D. One-and two- family dwellings.
    1. Minimum fire flow.
      - a. Lots with front, side, and rear yard setback requirements of 15 feet or greater and building separations of 30 feet or greater shall be 750 gallons per minute.
      - b. Lots with front, side, and rear yard setback requirements of less than 15 feet or building separations of less than 30 feet shall be 1,000 gallons per minute.
    2. Fire hydrant spacing.
      - a. Spacing between fire hydrants shall not exceed 600 feet in developments of one- and two-family dwellings as measured from the center line of the fire apparatus access roads.
      - b. One- and two-family dwellings may install a National Fire Protection Association (NFPA) 13D Residential Sprinkler System in lieu of being located within 600 feet of a fire hydrant.
  - E. All other types of developments.
    1. Minimum fire flow.
      - a. Requirements for developments of other than one- and two-family dwellings

shall be determined by using the Needed Fire Flow Method described in the Fire Suppression Rating Schedule published by the Insurance Services Office, Inc. (ISO).

2. Fire hydrant spacing.

a. Spacing between fire hydrants in all other types of developments shall not exceed 400 feet as measured from the center line of the fire apparatus access roads.

H. If the needed fire flow is not provided in developments served by a community water system, all dwellings and occupied structures shall be provided with an approved automatic fire sprinkler system installed in accordance with the applicable NFPA standard.

(1) Exception. The Fire Chief is authorized to accept a deficiency of up to 10% of the required fire flow where existing fire hydrants provide all or a portion of the required fire flow. (Written notice of the deficiency and approval shall be noted on the plan.)

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

§ 22-5A12 Articulation of Facades [Ord. No 1050, 11/18, 2029]

**§ 22-5C01.1 General Regulations.**  
**[Ord. No. 1050, 11/18/2019]**

B. Required Off-Street Parking Spaces. All uses and structures shall provide off-street parking spaces in an amount equal to, or greater than, the number listed below. The total number of parking spaces necessary for two or more uses on the same lot shall be the sum of that required for each use unless a shared parking arrangement is provided in accordance with the provisions of Subsection E. Shared parking spaces that are accessible by neighboring properties or uses may be permitted when use of the spaces does not occur during the same daily time period.

(1) Dimensions. Each required off-street parking space shall be at least nine feet wide and 18 feet long if set at an angle to the access aisle or eight feet wide and 24 feet long if parallel to the access aisle.

(2) Number of Computation. In computing the required number of spaces, all fractional numbers more than 1/2 shall be increased to the next highest integer. When computation

is based on the number of employees, the number employed during the largest work shift shall be used. For retail and service parking calculations the gross floor area is that portion of the total floor area relegated to use by the customer and employees to consummate retail sales and services, including display areas, but not including office space and storage areas.

#### Required Off-Street Parking Spaces

Residential Land Uses		Minimum Required Off-Street Parking
1	Single-family detached dwellings	2 spaces per dwelling unit
2	Single-family semidetached dwellings	1.5 spaces per dwelling unit
3	Single-family attached dwellings	1.5 spaces per dwelling unit
4	2-family dwellings	1.5 spaces per dwelling unit
5	Multifamily dwellings	1.5 spaces per dwelling unit
6	Mobile home parks	2 spaces per dwelling unit
7	Model homes	2 spaces per dwelling unit
8	Seasonal dwellings	2 spaces per dwelling unit
9	Short-Term Rental	1 Space per bedroom for rent
10	Retirement communities	1.5 spaces per dwelling unit
11	Assisted living facilities	1 space per rooming unit
12	Nursing and other convalescent homes	1 space per rooming unit
13	Personal care homes, large small	1 space per rooming unit
14	Group homes	1 space per rooming unit
15	Home-based businesses, no impact (including farm-based businesses, no impact)	Base requirement for the applicable dwelling
16	Home occupations	1 space per employee

#### Required Off-Street Parking Spaces

Nonresidential Land Uses	Minimum Required Off-Street Parking
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1	Administrative office buildings (associated with other uses)	1 space per 250 square feet of net floor area
2	Adult business uses	1 space per 500 square feet of net floor area
3	Agriculture	N/A
4	Agriculture/environmental education program	1 space per 3 persons based on maximum design capacity as permitted by the Centre Region Code Administration
5	Amusement arcades	1 space per 3 persons based on maximum design capacity as permitted by the Centre Region Code Administration
6	Any use owned or managed by the Pennsylvania Department of Conservation and Natural Resources (PA DCNR) or the Commonwealth Game Commission	N/A
7	Archery and shooting ranges, indoor/outdoor	1 space per target stand or shooting station
8	Archival libraries	1 space per 750 square feet of net floor area
9	Auto wrecking, junk and scrap establishments	1 space per 5,000 square feet of indoor/outdoor storage area plus ratio associated with administrative office buildings, as applicable
10	Automobile service stations and garage	1 space per pump plus 6 spaces per repair/service bay plus ratio associated with convenience food stores as applicable
11	Banks and financial establishments	1 space per 250 square feet of net floor area
12	Bed-and-Breakfast	1.2 spaces per rooming unit
13	Bird and wildlife sanctuaries/fish hatcheries	N/A
14	Bus passenger stations	1 space per 220 square feet of net floor area or lot area sufficient to support

		program
15	Business, professional, and financial offices	1 space per 250 square feet of net floor area
16	Camping grounds	2 spaces per 1 campsite
17	Car washes	4 spaces per wash/detail bay and 1 space per vacuum unit
18	Cideries	1 space per 250 square feet of net floor area
19	Cigar, hookah and/or vapor lounges	1 space per 50 square feet of net floor area
20	Cemeteries	1 space per 350 square feet of indoor gathering space
21	Child/day-care centers	1 space per 350 square feet of net floor area
22	Clinics and medical/dental Offices	1 space per 250 square feet of net floor area
23	Commercial hunting preserves	N/A
24	Communications facilities	1 space per building
25	Communication towers	1 space per tower
26	Community Gardens	1 space per 10 garden plots
27	Conservation areas	1 space per full-time equivalent employee
28	Convenience food stores	1 space per 200 square feet of net floor area
29	Country Clubs	1 space per 4 seats/persons; based upon the largest maximum occupancy of a gathering room/space as permitted by the Centre Regional Code Administration
30	Day and overnight camping	N/A
31	Eating and drinking establishments, sit-down	1 space per 50 square feet of indoor seating area plus 1 space per 100 square feet of outside seating area
32	Eating and drinking establishments, takeout	1 space per 100 square feet of floor area

		for seating, standing, and waiting
33	Emergency Services	2 spaces per service vehicle + 1 space per 350 square feet of net floor area
34	Equestrian facilities/horse riding stables/riding academies	1 space per 2 stalls plus 1 space per 4 persons based on maximum design capacity as permitted by the Centre Region Code Administration
35	Essential services	1 space per employee plus 1 space per 2,500 square feet of net floor area
36	Exhibit halls and museum	1 space per 500 square feet of net floor area plus 1 space for buses/vans of 10-plus occupants per 2,000 square feet of net floor area
37	Farm cafes	1 space per 50 square feet of net indoor floor area plus 1 space per 100 square feet of outdoor seating area
38	Farm Markets	1 space per 200 square feet of sales area (indoor or outdoor)
39	Food catering	1 space per 400 square feet of net floor area
40	Forestry	N/A
41	Freight and Trucking Terminals	1 space per 200 square feet of net floor area
42	General Natural Resource Research	1 space per 500 square feet of net floor area
43	General Storage to include Boats and RV's	N/A
44	General weather, radio and satellite research	1 space per 500 square feet of net floor area
45	Golf courses	10 spaces per golf hole
46	Grocery Stores	1 space per 200 square feet of net floor area
47	Health and athletic clubs	1 space per 3 persons based on maximum

		design capacity as permitted by the Centre Region Code Administration
48	Hotels and Motels	1.2 spaces per rooms
49	Incinerators	1 space per work vehicle
50	Kennels	1 space per 250 square feet of net floor area of office area plus 1 space per 4 animal holding areas
51	Landscape and garden centers, nonretail	1 space per 10,000 square feet of growing area
52	Landscape and garden centers, retail	1 space per 250 square feet of indoor and/or outdoor sales area
53	Laundromats	1 space per 250 square feet of net floor area
54	Manufacturing, processing or bulk storage of natural gas	1 space per work vehicle
55	Medical marijuana dispensaries	4 spaces per pharmacist or physician
56	Microdistilleries/breweries (beverage production facilities)	1 space per 50 square feet of brew pub or tap/tasting room
57	Mining and quarrying	1 space per 250 square feet of net floor area of office area (for administrative office buildings)
58	Mortuaries	1 space per 3 persons based on maximum design capacity as permitted by the Centre Region Code Administration
59	Moving and storage parcel delivery and express transfer stations	1 space per 2,000 square feet of net floor area
60	Nature education centers	1 space per 3 persons based on maximum design capacity as permitted by the Centre Region Code Administration
62	Places of assembly, neighborhood/community/regional	1 space per 3 persons based on the maximum design capacity of the largest assembly room as permitted by the Centre

		Region Code Administration
63	Personal service establishments	1 space per 200 square feet of net floor area or 2 spaces per customer chair, whichever is greater
64	Pet care services	3.5 spaces per 1,00 square feet of net floor area
65	Pet stores	1 space per 200 square feet of net floor area
66	Potable water pump station facilities	1 space per facility
67	Printing establishments	1 space per 350 square feet of net floor area
68	Park and outdoor recreational facilities, private	25 spaces per acre associated with facilities designed for a stadium, auditorium, theater, swimming pool, athletic field, and court play plus 1 space per 3 acres of natural space design
69	Park and outdoor recreational facilities, neighborhood/community/regional, public	25 spaces per acre associated with facilities designed for a stadium, auditorium, theater, swimming pool, athletic field, and court play plus 1 space per 3 acres of natural space design
70	Public or private parking garages	N/A
71	Radio and television studios, excluding towers in excess of district maximum height	1 space per 250 square feet of net floor area
72	Recreation facilities for employees, faculty and students	1 space per 3 persons based on maximum design capacity as permitted by the Centre Region Code Administration
73	Retail establishments, agriculture supported	1 space per 500 square feet of sales area (indoor or outdoor)
74	Retail establishments, value added agriculture	1 space per 500 square feet of sales area (indoor or outdoor)
75	Retail establishments, general	1 space per 200 square feet of area used to consummate retail sales

76	Retail, outdoor	1 space per 250 square feet of retail space
77	School, commercial	All schools: 1.5 spaces per classroom plus 1 space for every 10 square feet of multipurpose assembly space or 1 space per 25 square feet of classroom square footage, whichever is greater
78	School, public or private	All schools: 1.5 spaces per classroom, plus 1 space for every 10 square feet of multipurpose assembly space or 1 space per 25 square feet of classroom square footage, whichever is greater
79	Self-service storage facilities	1 space per 50 storage spaces, plus 1 space per full-time equivalent employee
80	Solar energy systems (PSES)	1 space per operating/control station
81	Sporting and entertainment arenas and stadiums	1 space per 3 persons based on maximum design capacity as permitted by the Centre Region Code Administration
82	Sports and field complexes	1 space per 3 persons based on maximum design capacity as permitted by the Centre Region Code Administration
83	Storage of passenger vehicles and light trucks	N/A
84	Studios for instruction in music, performing arts and visual media	1 space per 3 persons based on maximum design capacity as permitted by the Centre Region Code Administration
85	Taxi and limousine services	2 spaces per vehicle, plus 1 space per 350 square feet of net floor area of office area (for administrative office buildings)
86	Telecommunications switching facilities	1 space per 2,000 square feet of net floor area
87	Treatment centers	1 space per 3 persons based on maximum design capacity as permitted by the Centre Region Code Administration

88	Tutoring and study centers	1 space per 200 square feet of net floor area
89	Veterinary offices/clinics	1 space per 250 square feet of net floor area
90	Water production facilities	1 space per work vehicle
91	Wholesale distribution, warehouses	1 space per 2,000 square feet of net floor area
92	Wind energy systems	1 space per operating/control station
93	Wineries/tasting facilities	1 space per 50 square feet of tasting room
94	All other commercial and industrial uses	Shall be determined through a parking study provided by the applicant and as per recommendation by the Planning Commission

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

**§ 22-5C02 Bicycle Parking Regulations.**  
**[Ord. No. 1050, 11/18/2019]**

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

A. Bicycle Parking Spaces Required.

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

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



	Colleges and universities	1 per each 10 students of planned capacity	1 per each 10 to 20 employees and 1 per each 10 students of planned capacity or 1 per each 20,000 square feet of floor area, whichever is greater
<b>Industrial</b>	Manufacturing and production, agriculture	2 spaces	1 per 20 employees

**§ 22-516 Landscaping.**  
**[Ord. No. 1049, 11/18/2019]**

1. Purpose and Intent. The purpose of this section is to provide landscaping requirements which:
  - A. Enhance and promote the aesthetics of the community through seasonal diversity of plantings.
  - B. Protect the public health, safety, and welfare by:
    - (1) Screening and buffering incompatible land uses.
    - (2) Minimizing noise, air, water, dust, and visual pollution.
    - (3) Preserving property values and the character of neighborhoods.
    - (4) Reducing the heat and glare absorbed and radiated by development.
    - (5) Helping control soil erosion.
    - (6) Increasing traffic safety.
    - (7) Mitigate stormwater runoff on site and improve the water quality through the use of vegetation.
  - C. Increase the variety of plant materials used in landscape plans.
  - D. Improve the aesthetics of the site through seasonal diversity of plantings.
  
13. Purpose. Buffer yards are intended to aid the Township of Ferguson in protecting the community character of the Township by separating incompatible uses either within the same zoning district and/or between adjacent zoning districts. The purpose of the buffer

yard requirements is to alleviate problems which could be encountered by a single standard. The requirements of this section can reasonably accommodate the characteristics of each site and the range of land uses.

A. All buffer yards shall include:

- (1) A required width of 15 feet;
- (2) A minimum of three canopy trees and four understory trees/evergreen trees per every 100 linear feet of distance along a site's perimeter;
- (3) A minimum of six shrubs per every 100 linear feet of distance along a site's perimeter;
  - (i) Areas less than 100 linear feet and/or fractions thereof are to be landscaped with the corresponding ratio by 100 linear feet, rounded up to the nearest whole plant.
- (4) Planting stock to be used as landscape materials for the buffer yard in question are included in the Township's Official Plant List.
- (5) Village District. Within the required three-foot side yard setback, the Board of Supervisors may approve the use of a fence or wall in place of the buffer yard which would satisfy the buffer yard requirements as defined above. When landscaping is being provided to buffer against a different use group than is on the site, the required plant material must be evenly distributed within each 100-foot section of the buffer area. The even distribution of plantings is intended to screen objectionable views. When landscaping is being provided to buffer against the same use group as exists on the site, the required plant material may be grouped or unevenly distributed within each 100-foot section of the buffer area.
- (6) Corridor Overlay District Flexible Buffer Yard. In addition to the requirements of §27-401, including the buffer yard options set forth in illustrations adopted as part of this chapter and codified at the end of this section, any site located within the Corridor Overlay District shall comply with one of the following landscaped buffer yard requirements:
  - (i.) A minimum ten-foot-wide landscaped strip shall be planted with a minimum of one canopy tree or evergreen tree and 15 shrubs per 35 linear feet of frontage along the parking area (excluding driveway openings) (Figure 1).
  - (ii) A berm/earth mound, the top of which is at least two feet higher than the

elevation of the adjacent parking lot pavement. The slope of the berm shall not exceed 25% (4:1) for lawn areas. Berms planted with ground covers and shrubs may be steeper. However, no slope shall exceed 50% (2:1). Berms shall be graded to appear as naturalistic forms not causing any soil erosion problems and planted with a minimum of one canopy tree or evergreen tree and 15 shrubs per 35 linear feet of frontage along the parking area (excluding driveway openings) (Figure 2).

- (iii) A six-foot-wide landscaped embankment strip and a minimum three feet grade drop from the required yard area into any adjacent parking lot pavement. The resulting embankment shall be planted with a minimum of one canopy tree or evergreen tree and 15 shrubs per 35 linear feet of frontage along the parking area (excluding driveway openings). At least 50% of the required shrubs shall be planted in the top half of the grade drop area (Figure 3).
- (iv) A minimum of a five-foot-wide landscaped strip with a minimum three feet high brick, stone or finished concrete material wall to screen any parking lot. The wall shall be located adjacent to, but entirely outside, the minimum five-foot-wide landscaping strip. The strip shall be planted with a minimum of one canopy tree or evergreen tree and 15 shrubs per 35 linear feet of frontage along the parking area (excluding driveway openings) (Figure 4).
- (v) A minimum twenty-five-foot-wide strip of existing woodlands or tree growth of sufficient trunk diameter or caliper of six inches if preserved between any parking lot or buildings and the corridor street (Figure 5).
- (vi) For display areas consisting of a parking lot that will be used to display products for sale or rent such as cars, trucks, boats and recreational vehicles, the following buffer yard may be used:
  - (a) A landscaped planting strip shall be planted with a minimum of one canopy tree for every 50 feet of frontage along the display parking area. Each tree shall have a landscaped planting bed around its base. In addition, each end of the display area shall include a planting bed/mound which includes one canopy tree and 10 shrubs (Figure 6). As required but this chapter, a certain number of plants shall be planted per 35 linear feet. Within the specified length, the plantings may be staggered and do not have to be planted in a linear fashion.

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

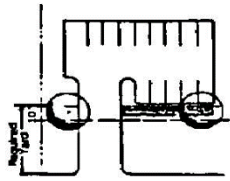


Figure 1

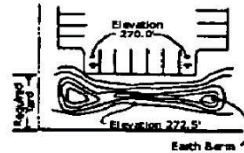


Figure 2

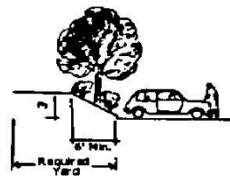


Figure 3

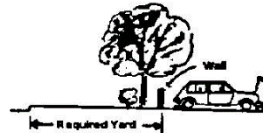


Figure 4

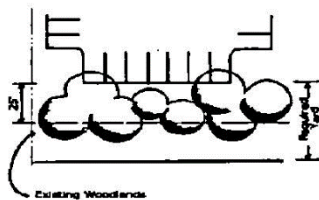


Figure 5

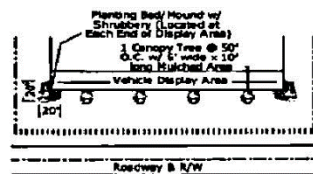


Figure 6

*Corridor Overlay District Flexible Buffer Yard*

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

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27, ZONING; SECTION 205.1, RURAL AGRICULTURAL (RA) DISTRICT QUICK AS DESCRIBED IN EXHIBIT “A”, SECTION 205.3, AGRICULTURAL RESEARCH (AR) DISTRICT QUICK AS DESCRIBED IN EXHIBIT “B”, SECTION 209 – YARD REQUIREMENTS, SECTION 303, TRADITIONAL TOWN DEVELOPMENT, SECTION 304 – TERRACED STREETScape (TS) DISTRICT, SECTION 401 – CORRIDOR OVERLAY DISTRICT REQUIREMENTS, SECTION 502 – STANDARDS FOR SPECIFIC USES, SECTION 702 – SLOPE CONTROLS, SECTION 713 – SOLAR COLLECTORS AND SOLAR-RELATED EQUIPMENT; SECTION 717 – BED AND BREAKFAST; SECTION 718 – REGIONAL PARKS AND OUTDOOR RECREATIONAL FACILITIES, SECTION 719 – SHORT-TERM RENTALS, SECTION 721 – HOME OCCUPATION; SECTION 722 – TEMPORARY USES, SECTION 723 – FOOD TRUCKS, AND SECTION 1102 – DEFINITIONS AS DESCRIBED IN EXHIBIT “C” MADE PART OF THIS ORDINANCE.**

The Board of Supervisors of the Township of Ferguson hereby ordains:

**Section 1**—Chapter 27, Zoning, Section 205.1, Rural Agricultural (RA) District Quick is hereby amended by amending Principal Uses, Area and Bulk Category 1 to permit Storage of Land Clearing Material as a Conditional Use attached hereto as Exhibit “A”.

**Section 2**—Chapter 27, Zoning, Section 205.3, Agricultural Research (AR) District Quick is hereby amended by amending Principal Uses, Area and Bulk Category 1 to permit Storage of Land Clearing Material as a Conditional Use attached hereto as Exhibit “B”.

**Section 3**—Chapter 27, Zoning, Section 209—Yard Requirements, Section 303—Traditional Town Development, Section 304—Terraced Streetscape District, Section 401—Corridor Overlay District Requirements, Section 502—Standards for Specific Uses, Section 702—Slope Controls, Section 713—Solar Collectors and Solar-Related Equipment, Section 717—Bed and Breakfast; Section 718—Regional Parks and Outdoor Recreational Facilities, Section 719—Short-Term Rentals, Section 721—Home Occupation, Section 722—Temporary Uses, Section 723—Food Trucks, and Section 1102—Definitions, is hereby amended attached hereto as Exhibit “C”.

**Section 4**—The forgoing Section 1, Section 2, and Section 3 shall be effective immediately upon the date of the enactment of this ordinance.

**ORDAINED and ENACTED** this \_\_\_ day of \_\_\_\_\_, 2022.

**TOWNSHIP OF FERGUSON**

By: \_\_\_\_\_  
Laura Dininni, Chair  
Board of Supervisors

[ S E A L ]

ATTEST:

By: \_\_\_\_\_  
Centrice Martin, Secretary

§ 27-205.1 - District - Rural Agriculture (RA)

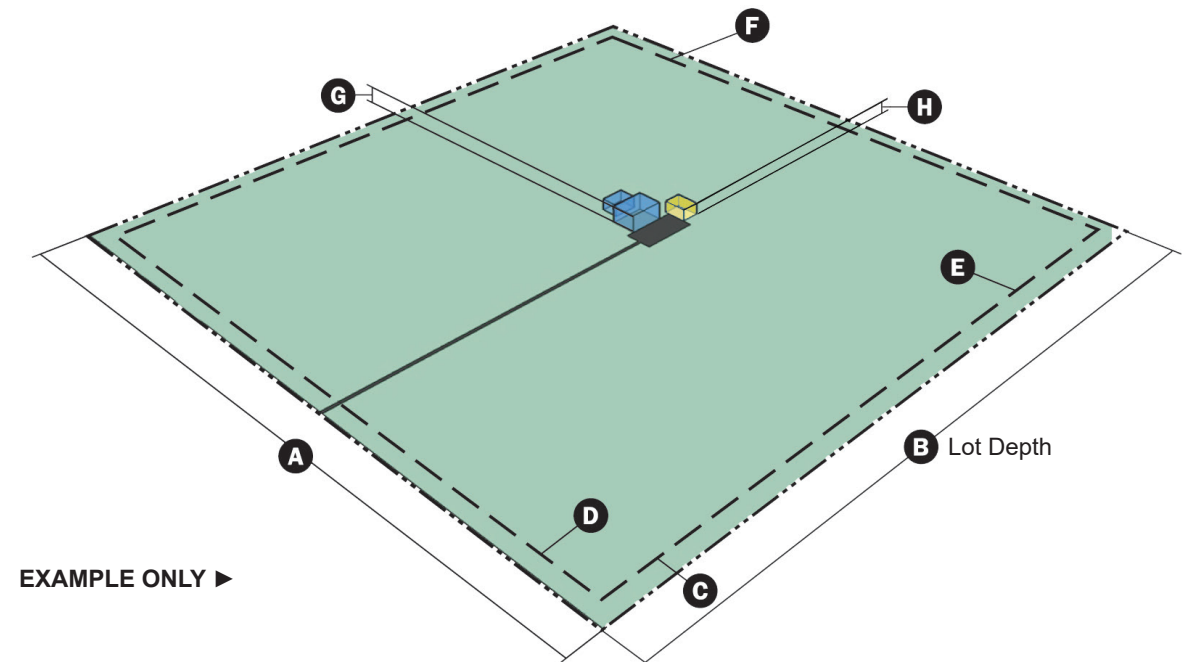
AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Agriculture	P
1	Agriculture Related Production	P
1	Bird and Wildlife Sanctuaries/Fish Hatcheries	P
1	Commercial Hunting Preserves	P
1	Communication Towers	P
1	Conservation Areas	P
1	Equestrian Facility (50 acres or greater)	P
1	Forestry	P
1	Landscape and Garden Center – Non-Retail (50 acres or greater)	P
1	Cemeteries	P
1	Cideries	P
1	Community Gardens	P
1	Country Club	C
1	Equestrian Facility	P
1	Essential Services – Type 1	P
1	Golf Course	C
1	Landscape and Garden Center – Retail	P
1	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
1	Park and Outdoor Recreational Facilities, Community, Public	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
1	Places of Assembly, Community	P
1	Places of Assembly, Regional	C
1	Single-Family Detached Dwelling on Non-Subdivided Lot – see Baseline Example Scenario and Example Scenario D	P
1	Solar Energy Systems (PSES)	P
1	Storage of Land Clearing Material	C
1	Water Production Facilities	P
1	Wind Energy Systems	P
2	Emergency Services	P
2	Farm Cafés	C
2	Farm Markets	C
2	Kennels	P
2	Pet Care Services Facility	C
2	Single-Family Detached Dwelling (one for every 50 acres of a primary use as determined and calculated before subdivision into smaller separate lots – see Example Scenario C)	P
2	Tasting Facilities	P
2	Veterinary Offices/Clinics	P

ACCESSORY USES		
Use	Area and Bulk Categories	
	1	2
Accessory Use Customarily Incidental to the Specified Principal Use	P	P
Agriculture/Environmental Education Program	P	
Agriculture	P	P
Agritourism	P	
Bed and Breakfast (1-3 rooms)	P	P
Bed and Breakfasts (10 rooms max.)	P	P
Building- and Ground-Mounted Solar and/or Wind Systems	P	P
Cideries	P	
Commercial Hunting Preserve	P	
Communication Towers	P	P
Community Garden	P	P
Community-Supported Agriculture Delivery Station	P	P
Composting – Small Scale	P	P
Day and Overnight Camping	P	
Dwelling Units	P	
Essential Services – Type 2	C	
Family Child-Care Homes	P	P
Farm Cafés	P	P
Farm Markets	P	P
Farm Stands by Road <2,000 SF	P	
Farm Stands by Road >2,000 SF	P	
Farm Structures, Traditional-Scale	P	
Farm Structures, Non-Traditional-Scale	P	
Food Trucks	P	P
General Storage to include Boat and RVs	P	P
Group Child-Care Homes	P	P
Home-Based Business, No-Impact (including Farm-Based Business, No Impact)	P	P
Home Occupation – Type 1	P	P
Home Occupation – Type 2	P	P
Horse Riding Stables/Riding Academies	P	
Incinerators, agricultural	P	
Kennels	C	
Pet Care Services Facility	P	P
Retail Establishments, Agriculture-Supported	P	
Retail Establishments, Value-Added Agriculture	P	
Non-Commercial Keeping of Livestock	P	
Short-Term Rentals	P	P
Silos	P	P
Sugar Shacks for Processing Sap from Trees on Different Lot	P	
Sugar Shacks for Processing Sap from Trees on Lot	P	P
Tasting Facilities	P	P
Usual Farm Structures, including Barns, Greenhouses, and Single- and Two-Family Dwellings not to Exceed Three Dwelling Units on a Lot – see Example Scenarios A, B, and E	P	
Veterinary Offices/Clinics	P	P
Welding Shops, Small Engine Repair	P	
Wind Energy Systems	C	C
Wineries/Tasting Facilities	P	

DIMENSIONS		AREA AND BULK CATEGORIES		
		1	2	
Minimum	Lot Size	50 ac	1 ac min. 2 ac max.	
		Lot Width	at Building Setback Line	
	at Street Line			
	Setback	Front Yard, for Principal Use on Local/Collector Street	50 ft	20 ft
			Front Yard, for Principal Use on Arterial Street	50 ft
		Side Yard, for Principal Use		50 ft
Rear Yard, for Principal Use			50 ft	50 ft
Maximum	Height	Principal Structure	50 ft	
		Accessory Structure	60 ft	
	Coverage	Building	n/a	
Impervious Surface		10%		

AREA AND BULK CATEGORIES:

- 1 – usual farm structures and single- and two-family dwellings not to exceed three dwelling units on a lot
- 2 – other



§ 27-205.3 - District - Agricultural Research (AR)

Exhibit "B"

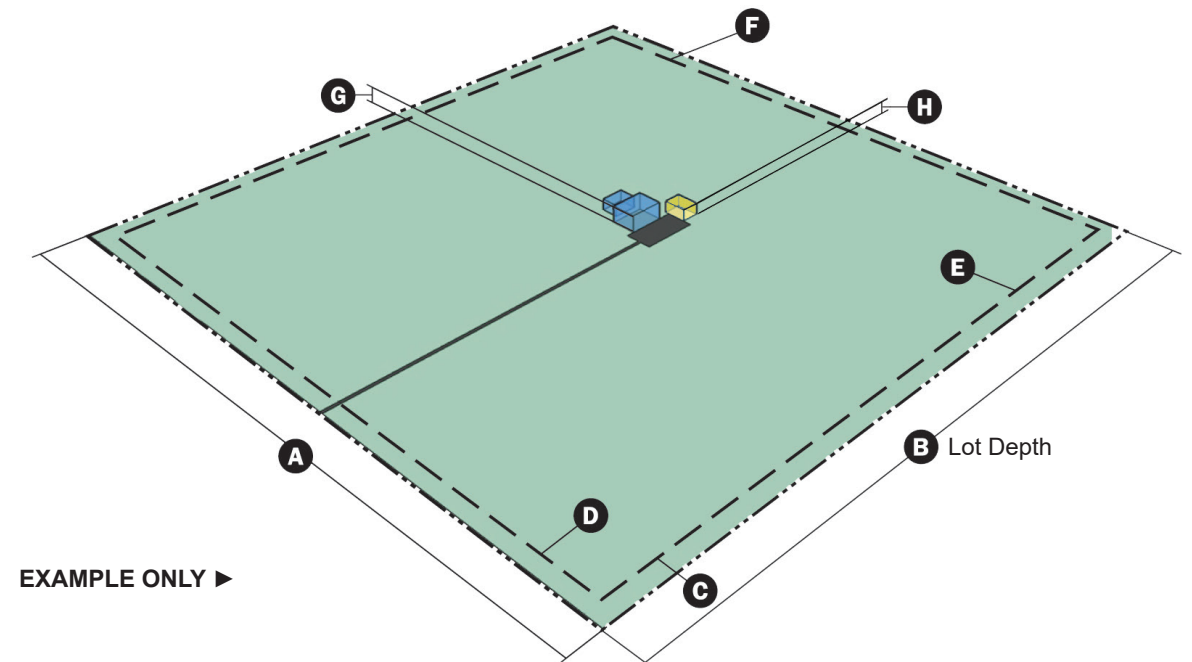
AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Administrative Office Buildings (associated with Advanced Agricultural Research)	P
1	Advanced Agricultural Research	P
1	Agriculture	P
1	Agriculture/Environmental Education Program	P
1	Any Use Performed by the State Game Commission	P
1	Bird and Wildlife Sanctuaries/Fish Hatcheries	P
1	Exhibit Halls and Museums	P
1	Forestry	P
1	General Natural Resource Research	P
1	General Weather, Radio and Satellite Research	P
1	Nature Education Centers	P
1	Recreation Facilities for Employees, Faculty & Students	P
1	Storage of Land Clearing Material	C
2	Farm Markets	C
2	Tasting Facilities	P
3	Archery and Shooting Ranges, Indoor	P
3	Community Gardens	P
3	Emergency Services (Ambulances, Fire, Police)	P
3	Essential Services – Type 1	C
3	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
3	Park and Outdoor Recreational Facilities, Community, Public	P
3	Park and Outdoor Recreational Facilities, Regional, Public	P
3	Places of Assembly, Neighborhood	P
3	Places of Assembly, Community	P
3	Places of Assembly, Regional	P
3	Solar Energy Systems (PSES)	C
4	Communication Facilities	P
4	Communications Towers	P
4	Wind Energy Systems	C

ACCESSORY USES				
Use	Area and Bulk Categories			
	1	2	3	4
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P
Agriculture/Environmental Education Program	P	P	P	
Agritourism	P	P	P	
Agriculture	P	P	P	
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P
Community Gardens	P	P	P	P
Composting – Small Scale	P	P	P	P
Day and Overnight Camping	P		P	
General Storage to include Boat and RVs	P			
Farm Structures, Traditional-Scale	P	P	P	P
Farm Structures, Non-Traditional-Scale	P	P	P	P
Food Trucks	P	P	P	
Incinerators	P			
Offices, Laboratories, Work Areas Related to Administrative/Research Activities	P	P		
Silos	P	P		
Temporary Facilities Related to Advanced Agricultural Research	P	P		
Welding Shops, Small Engine Repair	P			

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	3	4	5	
Minimum	Lot Size	10 ac	2 ac	5 ac	n/a	n/a	
	Lot Width	at Building Setback Line	300 ft	150 ft	150 ft	150 ft	n/a
		at Street Line	300 ft	150 ft	150 ft	150 ft	n/a
	Setback	Front Yard, for Principal Use on Local/Collector Street	50 ft	50 ft	50 ft	500 ft	n/a
		Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	500 ft	n/a
		Side Yard, for Principal Use	100 ft	100 ft	100 ft	500 ft	n/a
Rear Yard, for Principal Use		75 ft	75 ft	75 ft	500 ft	n/a	
Maximum	Height	Principal Structure	40 ft	40 ft	40 ft	200 ft	n/a
		Accessory Structure	40 ft	40 ft	60 ft	20 ft	n/a
	Coverage	Building	10%	30%	n/a	n/a	n/a
Impervious Surface		10%	50%	10%	n/a	n/a	

**AREA AND BULK CATEGORIES:**

- 1 – agricultural, conservation, research, and institutional uses
- 2 – agriculture-related businesses
- 3 – non-agricultural/non-residential/other uses
- 4 – utility and communication facilities



EXAMPLE ONLY ▶

P = Permitted Use by Right    C = Conditional Use    SE = Use by Special Exception



**Exhibit “C”**  
**CHAPTER 27**  
**ZONING**

**§ 27-209.1.I. Yard Requirements.**  
**[Ord. No. 1049, 11/18/2019]**

1. No structure shall be placed in the front, side or rear yard setback areas specified for each use, except where specifically permitted below or in other sections of this chapter.
  - I. Where a tract of land zoned Rural Agricultural (RA) is rezoned to a different zoning classification, then a buffer yard of not less than 50 feet in width shall be provided on the rezoned property when that land adjoins land of the Rural Agricultural (RA) Zoning District.
    - (1) This revised buffer shall be applicable to any acreage which currently contains the previously established 200-foot buffer.
      - (a) Planned Residential Developments (PRD) and Traditional Town Developments (TTD) shall amend the approved master plan for that development in order to modify the buffer location.
    - (2) No structure, including decks, patios or building additions may encroach in this fifty-foot buffer yard other than the placement of an accessory structure/shed of less than 144 square feet, which is permitted to be located within the buffer and as close as three feet from the property line. Swimming pools shall be prohibited from being located within the fifty-foot buffer yard.
  - J. Where a tract of land zoned Rural Agricultural (RA) on the effective date of this Part 2, or thereafter, is changed to a different zoning classification, then a buffer yard of not less than 50 feet in width shall be provided on the property which has been rezoned when the rezoned land adjoins land in the (FG) Forest Gameland Zone.

**6. Perimeter Requirements.**

- A.** If topographical or other barriers do not provide adequate privacy for existing uses adjacent to the planned residential development, the Board of Supervisors may impose the following requirements:
- (1) Structures located within 20 feet of the perimeter of a planned residential development must be set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses.

- a. Where tracts of land adjoin land in the Rural Agricultural (RA) Zoning District, then a buffer yard of not less than 50 feet in width shall be provided.
- (2) Structures located on the perimeter of the planned residential development must be permanently screened if required by the Board of Supervisors.

**B.** The above subsections are intended to provide adequate privacy to the proposed structures and uses of the PRD from adjacent incompatible structures or uses.

7. Post Final.

- A. In the event that a development plan, or a section thereof, is given final approval and the landowner abandons such plan or the section thereof that has been finally approved, and so notifies the Board of Supervisors, in writing, or, in the event the landowner shall fail to commence and carry out the planned residential development within such five years after final approval has been granted, no development or further development shall take place on the property included in the development plan until after the said property is resubdivided and is reclassified by enactment of an amendment to this chapter in the manner prescribed for such amendments in Article VI of the Pennsylvania Municipalities Planning Code.
- B. No changes may be made in the approved final development plan during the construction of the planned residential development plan except upon application to the appropriate agency under the procedure provided below.
  - (1) Changes in the landscaping, rearrangement of common open space that does not result in total amount of open space being increased or decreased, signage, relocating of lighting and rearrangement of bicycle parking may be approved by the Township after authorization by the Planning Commission if required by engineering or other circumstances not foreseen at the time the final development plan was approved.
  - (2) All other changes in use, any rearrangement of lots, blocks, building tracts, locating, siting and height of buildings, structures and rearrangement of lots to not exceed a 10% reduction of overall dwelling units of the approved final development plan and all other changes must be made by the Board of Supervisors, under the procedures authorized for final plan approval. No amendments may be made to the approved final development plan unless they are shown to be required by changes in conditions that have occurred since the final development plan was approved or by changes in the development policy of the Township.

**§ 27-303 Traditional Town Development (TTD).  
[Ord. No. 1049, 11/18/2019]**

3. Site Plans.

A. Land Use Standards.

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

D. Density and Setbacks.

(1) Standards.

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

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

2. Use Regulations

- C. Lots from .40 Acres, up to and Including Lots of .99 Acres. The permitted principal uses as set forth in the chapter, subject to the following:

- (1) Any structure that will be located on the corner of a lot that is at least 0.40 acres in size and that involves an intersection with West College Avenue must address both frontages (no blank walls) and be a maximum of 45 feet in height. The structure shall be designed in accordance with the applicable provisions of Chapter 22. The facade of buildings on corner lots may be accentuated by towers, corner building entrances or other distinctive elements; however, all structures on such lots shall be designed to architecturally enhance the corner location and all effort shall be made to ensure that such structure is a signature building within the district.

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

- (5) Structured parking as a stand-alone structure subject to the follow criteria:

(f) Maximum height 45 feet.

3. Height, Area and Bulk Regulations. The following regulations shall be observed for all permitted principal uses:

A. Maximum Height

(2) Lots of 0.40 acres and up with frontage on an arterial street:

(a) By right maximum of 45 feet;

(c) Maximum height of parking structures is 45 feet, not including any underground parking levels.

B. Building Height Incentives

1. If a proposed development is complying with § 27-716, Workforce Housing, the by right maximum height of 45 feet may be increased to accommodate bonus market rate units, not to exceed 55 feet. **[Amended by Ord. No. 1065, 1/4/2021]**

G. Parking Requirements. Off-street parking shall be provided and maintained in accordance with the provisions of §22-5C01.

**§ 27-401 Corridor Overlay District Requirements.  
[Ord. No. 1049, 11/18/2019]**

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

**§ 27-502 Standards for Specific Uses.  
[Ord. No. 1049, 11/18/2019]**

33. Water Production Facilities. Water production facilities in the vicinity of their potable water wells shall be permitted as a conditional use if the following standards and criteria are met:

- A. An ambient sound-level study is provided and the ambient sound level at all points

along the boundary line of the property upon which the water production facility is located shall be no more than 55 decibels (dBA).

- B. A land development plan shall be prepared in accordance with §22-403. Subdivision and Land Development. An elevation drawing of any structure to be constructed on the property shall be provided as part of the land development plan.

36. Storage of Land Clearing Material. Storage of land clearing material shall be permitted as a conditional use if the following standards and criteria are met:

- A. Applicant shall complete a land development plan;
- B. Paving of access road to the site;
- B. Applicant will comply with applicable zoning district regulations for site design;
- B. Compliance with Chapter 26—Stormwater Management;
- C. Compliance with §22-510—Erosion and Grading Control;
- D. Compliance with §26-305—Erosion and Sedimentation Requirements; and
- E. The proposed use would not store or use hazardous materials on site.

**§ 27-702 Slope Controls.**  
**[Ord. No. 1049, 11/18/2019]**

1. All land defined herein as having steep slopes shall be subject to the following regulations:

- A. Intent. It is the intent of this section to control the following purposes: 1) to limit erosion and sedimentation, 2) to prevent an increase in the possibilities of landslides and soil subsidence, 3) to maintain adequate foliage cover on hillsides and 4) to protect streams from increases in sediment and pollution.
- B. Permitted Uses. Steep slopes may be used as permitted by the district regulations within which they are located, subject to the additional requirements below.
- C. Principles of Development. Where it is necessary to use steep slopes (35% or greater) to permit development of a lot, all such proposals shall, in addition to other applicable regulations of this chapter, be in accordance with the following principles of development. All development on steep slopes shall:
  - (1) Be oriented so that grading and other site preparations are kept to an absolute minimum.

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

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

#### **§27-713.8.B. Solar Collectors and Solar-Related Equipment.**

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

#### **§27-717. Bed-and-Breakfast**

1. A bed-and-breakfast which contains one to three rooms shall be permitted as an accessory use to an owner-occupied single-family dwelling unit as long as the following requirements are met. Rental or lease of the bed-and-breakfast property for events such as weddings, reunions, parties, business or social gatherings which host 10 or more non-overnight guests is specifically prohibited at these facilities.
  - A. Off-street parking shall be provided and maintained in accordance with the provisions of §22-5C01.
2. A bed-and-breakfast which contains four to 10 rooms shall be permitted as an accessory use to an owner-occupied single-family dwelling unit in the RA, RR and V Districts as

long as the following requirements are met:

- A. Off-street parking shall be provided and maintained in accordance with the provisions of §22-5C01.

§27-718. Regional Park and Outdoor Recreational Facilities.

3. Paving of drive-aisles.

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

1. The dwelling must be the permanent address of the owner or lessee and the owner or lessee must occupy the dwelling for at least six months of the calendar year and provide certification that the property is the principal place of residence by providing a driver's license, voter registration or other documentation to prove residency.
4. Off-street parking shall be provided and maintained in accordance with the provisions of §22-5C01.
5. Prior to use of a residence as a short-term rental, an applicant shall apply for a permit with the Zoning Administrator and pay the required fee for a permit. The owner shall include a copy of their rental permit from the Centre Region Code Office at the time of application or a completed Rental Permit Application from the Centre Region Code Office. Within 14 days of said application, the Zoning Administrator shall notify the applicant, in writing, of the approval or denial of the permit, and shall state the provisions of this Part 7 with which the application does not comply. Failure of the Zoning Administrator to properly grant or deny a permit in the manner and time period stipulated above shall constitute an approval of the application for the permit, and the residence may be used as a home occupation so long as the use complies with this Part 7.

A. Upon issuance of the short term rental permit, the permit number shall be displayed in the window of the home being rented and the rental permit number shall be included in the advertisements of the short term rental. Failure to properly display the short term rental permit number in either medium will result in a violation of this Part 7.

§ 27-721 Home Occupations.

- I. Off-street parking shall be provided and maintained in accordance with the provisions of §22-5C01.

§ 27-722.1.C Temporary Uses

9. Temporary uses for outdoor retail shall provide off-street parking and maintenance in accordance with the provisions of §22-5C01.

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

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

A. Time Limits.

(1) This permitted use is for the sale of food and nonalcoholic beverages, between the hours of 6:00 a.m. to 2:00 a.m. in the General Commercial (C), General Industrial (I), and Industrial, Research and Development (IRD) Zoning Districts.

(2) This permitted use is for the sale of food and nonalcoholic beverages between the hours of 7:00 a.m. to 11:00 p.m. in the Village (V), Terraced Streetscape (TS), and Traditional Town Development (TTD) Zoning Districts.

(3) In all other zoning districts, mobile retail food facilities are permitted between the hours of 7:00 a.m. and 7:00 p.m.

(4) Mobile food facilities located in neighborhood parks and places of assembly located in residential zoning districts may operate between the hours of 7:00 a.m. and 9:00 p.m. Mobile retail food facilities can be located on a premises for no more than 13 weeks per calendar year.

a. Overnight parking of Mobile food facilities in parks is prohibited, unless by special event permit issued by Ferguson Township.

B. Location.

(1) The mobile food vendor shall first obtain a permit from Ferguson Township's Zoning Administrator prior to selling its products within a Township public right-of-way. Township staff shall be permitted to establish conditions restricting specific streets, location, or time of day as to which products may be sold.

(a) The vending of food from a mobile food facility shall be prohibited from the street side of the facility or in a way where customers will be positioned to impede vehicle traffic in a parking lot or roadway, and customers are not permitted on private property.

(b) Mobile food facilities are prohibited to operate on the following Township streets:

1. Blue Course Drive;



2. Whitehall Road;
3. West College Avenue;
4. North Atherton Street, and;
5. West Aaron Drive.

(c) Approval of operating in a Township public right-of-way is site specific. If a new location to operate a mobile food facility is proposed, a new permit shall be issued.

(2) The mobile food vendor may be permitted to sell its products on public property, such as parks, under the following conditions:

- (a) The mobile food vendor shall first obtain a permit from Township Staff;
- (b) Mobile retail food facility is permitted to operate during hours of park operation, set by Centre Region Parks and Recreation,

(c) Mobile Food vendors are prohibited from operating in the following Parks:

1. The Meadows;
2. Park Hills, and
3. Songbird Sanctuary.

(d) The mobile food vendor shall follow all regulations contained herein and regulations established by resolution.

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

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

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

D. Sanitation and Safety.

- (1) The mobile food vendor is responsible for the proper disposal of trash and waste associated with the operation. Vendors shall remove trash from their approved locations

at the end of each day as needed to maintain the health and safety of the public. No liquid waste or grease is to be disposed of in landscape areas, storm drains, onto sidewalks or streets or other public spaces. Specific plans for disposal of liquids shall be included in the permit application.

- (2) The mobile food vendor shall obtain a mobile retail food facility operation zoning permit and applicable health permit; both shall be displayed on the mobile retail food facility. Each person obtaining a zoning permit shall pay all applicable fees set forth in the Township fee schedule. The permit required will be for a period of one year and shall be renewed on an annual basis. Prior to the issuance of a zoning permit, the vendor shall provide evidence of a Pennsylvania Department of Agriculture Bureau of Food and Laboratory Services retail food facility permanent license, or a division of health and neighborhood services permit with facilities plan review and the following:
    - (a) A plan for refuse and recycling containers.
    - (b) Proposed seating (if applicable).
    - (c) The mobile retail food facility shall be subject to all code requirements in Chapter **10** (Health and Safety) of the Township Code of Ordinances.
  - (3) The mobile food vendor or his/her designees must be present during operating hours, except in the case of emergencies.
  - (4) Vehicle registration for all vehicles being used shall be provided as part of the zoning permit application.
  - (5) A twenty-four-inch-by-thirty-six-inch sandwich board sign is permitted and shall be located within five feet of the mobile retail food facility. No off-site signs shall be permitted.
- E. If the office for the mobile retail food facility business is located within the owner's home in Ferguson Township, a No-Impact Home-Based Business permit shall be required.
- F. The requirements of this subsection are not subject to the provisions of temporary uses.

§ 27-905 Occupancy Permits.

1. Upon completion of the erection, extension or alteration of a structure or the establishment of the use for which a zoning permit was issued, the applicant shall request a final inspection. The structure for which the zoning permit was issued may not be occupied or otherwise used until a final inspection has been completed by the Zoning Administrator.

A. Within seven days of request for final inspection, the Zoning Administrator shall inspect the premises to determine if the action taken complies with the regulations of this chapter.

**§ 27-1102 Definitions.**  
**[Ord. No. 1049, 11/18/2019]**

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

**AGE-RESTRICTED UNITS**

Housing that restricts ownership and/or residency to individuals of a certain age range, as defined by the Department of Housing and Urban Development (HUD).

**FOOD VENDOR, MOBILE**

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

**RETAIL FOOD FACILITY, MOBILE**

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

**LAND CLEARING MATERIAL**

Native vegetation from land clearing, grubbing, and excavation, including trees, brush, stumps, soil, and vegetative material, that has been removed from the land for agricultural purposes or development projects.

**STORAGE OF LAND CLEARING MATERIAL**

The storage of native vegetation from land clearing, grubbing, and excavation, including trees, brush, stumps, and vegetative material that has been removed from the land for agricultural purposes or development projects, whether temporary or permanent.

## **PLACE OF ASSEMBLY**

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

### **1. COMMUNITY PLACE OF ASSEMBLY**

A place of assembly, as herein defined, that is designed to serve those within the surrounding community and maximum seating capacity of the largest assembly space (current or proposed) is more than 251 and less than or equal to 750.

### **2. NEIGHBORHOOD PLACE OF ASSEMBLY**

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

### **3. REGIONAL PLACE OF ASSEMBLY**

A place of assembly, as herein defined, that is designed to serve those in multiple communities and maximum seating capacity of the largest assembly space (current or proposed) is equal to or greater than 751.



CENTRE COUNTY  
P E N N S Y L V A N I A  
PLANNING AND COMMUNITY  
DEVELOPMENT OFFICE

**BOARD OF COMMISSIONERS**

MICHAEL PIPE, *Chair*  
MARK HIGGINS  
STEVEN G. DERSHEM

Willowbank Office Building  
420 Holmes Street  
Bellefonte, Pennsylvania 16823-1488  
Telephone (814) 355-6791  
FAX (814) 355-8661  
www.centrecountypa.gov

**DIRECTOR**  
RAYMOND J. STOLINAS, JR., AICP

**ASSISTANT DIRECTOR**  
ELIZABETH A. LOSE

February 16, 2022

Ferguson Township Planning & Zoning Department  
Attn: Jenna Wargo, AICP, Director of Planning & Zoning  
3147 Research Drive  
State College, PA 16801

Re: **Proposed Zoning Ordinance Amendment – SALDO/Zoning Comprehensive Amendments & Quickviews for the Agricultural Research (AR) and Rural Agriculture (RA) Zoning Districts (REVISIONS)**  
*County Planning & Community Development Office Review*

Dear Jenna:

The Centre County Planning and Community Development Office appreciates the opportunity to review the proposed ordinance amendments for Ferguson Township regarding the comprehensive revisions to both the Subdivision and Land Development Ordinance and Zoning Ordinance, along with the ***Agricultural Research (AR)*** and ***Rural Agriculture (RA)*** Zoning District Quickviews. On December 22, 2021, this office received your email requesting our review of the Subdivision and Land Development and Zoning Ordinance Comprehensive Amendments with an advertised a Public Hearing for February 7, 2022. **However, on February 9, 2022, you forwarded amendment items that the Board of Supervisors provided further review and additional discussion, and, as a result, rescheduled the original public hearing date to March 15, 2022 for consideration.** Pursuant to § 609 (e) of the Pennsylvania Municipalities Planning Code:

***“the county planning agency shall receive a copy of the proposed municipal zoning amendment for recommendations, thirty days (30) prior to public hearing on an amendment by the local governing body, the municipality shall submit the amendment to the county planning agency for recommendations.”***

Moreover, as your municipality considers amending the existing zoning ordinance and map, § 609 - **Enactment of Zoning Ordinance Amendments** should be followed as a guide towards properly amending the document. Current case law suggests that any deviation from properly amending a zoning ordinance may cause the ordinance to be referred to as “void ab initio” or, in other words, not effective.

Our staff reviewed the proposal and offers the following comments:

**1. REVIEW REQUESTED BY:**

Jenna Wargo, AICP, Ferguson Township Director of Planning & Zoning

**2. LOCATION:**

N/A

**3. CURRENT/PROPOSED ZONING:**

Summary of Zoning Amendment changes since the amendment submission on December 22, 2021 area as follows:

- §22-202.2.A. Exempted Single-Family Homes from Minor Land Developments;
- §22-303.3. Added Ferguson Township Parks & Recreation Committee as a review body;
- §22-306.1.A.(5). Removed “land developments” and replaced with “subdivisions”;
- All parking regulations found in §27-700—Supplemental Regulations (Bed and Breakfast, Regional Parks and Outdoor Recreation Facilities, Short Term Rentals, Home Occupations) were moved to §22-5C01.1;
- Further defined “Age-Restricted Units” (§27-1102);
- Added a definition for “Land Clearing Material” (§27-1102); and,
- Further defined Places of Assembly to include quantities for each Place of Assembly

**4. BACKGROUND:**

This proposed Subdivision and Land Development and Zoning Ordinance Amendments are subsequent to the comprehensive update to the ordinances adopted in 2019 and a follow-up to the original amendment review performed on January 5, 2022.

**5. ADJACENT USES:**

N/A

**6. COMMENTS AND RECOMMENDATIONS:**

The Ferguson Township Board of Supervisors may accept the following recommendations related to the proposed zoning ordinance amendment:

- A) Under §22-202.2.A., “Land Development, Minor”, currently proposes to require a Minor Land Development – “if not more than three detached residential structures , whether developed initially or cumulatively on a single lot”, and then stipulates the exemption of “proposed single-family residential structures” as an activity under the Minor Land Development. This language seems unclear, unless, a specific zoning district was meant to exempt these structures as Minor Land Development (i.e. Rural Agricultural Zoning District).
- B) The term “Age Restricted Units” have now been defined under §27-1102, however, it uncertain whether this term should be referenced in §27-304.3.A. & B. “Maximum Height” and “Building Height Incentives”.

As a reminder, the Pennsylvania Municipalities Planning Code, **§ 609 (g)** specifies that within thirty (30) days after enactment, a copy of the amendment to the zoning ordinance or map shall be forwarded to the county planning agency, if approved by the Ferguson Township Board of Supervisors.

Thank you for allowing our office to review this proposed zoning ordinance amendment in a timely manner. If you require any additional information or have any questions regarding these comments, please contact our office at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Raymond J. Stolinas Jr." with a stylized flourish at the end.

Raymond J. Stolinas Jr., AICP  
Centre County Planning Director

RJS

cc: Centrice Martin, Ferguson Township Interim Manager (email)  
Kristina Aneckstein, Ferguson Township Community Planner (email)  
Margaret Gray, Centre County Administrator (email)  
Elizabeth Lose, Asst. Planning Director, CCPCDO (email)  
file



# CRPA Centre Regional Planning Agency

2643 Gateway Drive, Suite #4 • State College, PA 16801 • Phone (814) 231-3050 • [www.crcog.net](http://www.crcog.net)

March 4, 2022

Ms. Centrice Martin  
Interim Township Manager  
Ferguson Township  
3147 Research Drive  
State College, PA 16801

**RE: FERGUSON TOWNSHIP – MINOR AMENDMENTS TO CHAPTER 22 AND  
CHAPTER 27 - CRPC COMMENTS**

Dear Centrice:

The Joint Articles of Agreement of the Centre Regional Planning Commission (CRPC) require that the CRPC review any proposed action of a governing body of a participating municipality relating to:

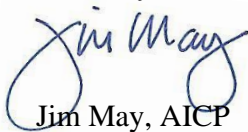
1. *The location, opening, vacation, extension, narrowing or enlargement of any street, public ground, or watercourse;*
2. *The location, erection, demolition or sale of any public structures located within a municipality;*
3. *The adoption, amendment or repeal of any official map, subdivision and land development ordinance, zoning ordinance or planned residential ordinance.*

This process facilitates regional cooperation and coordination by allowing members of the CRPC to provide advisory comments to the governing body for its consideration.

At its regularly scheduled meeting on March 3, 2022, the CRPC considered the proposed Minor Amendments Chapter 22 – Subdivision and Land Development Ordinance and Chapter 27 - Zoning. The CRPC did not have any comments for the Township Board of Supervisors to consider.

Please call or e-mail if you have questions, or if you require additional information.

Sincerely,



Jim May, AICP  
Director

cc: Jenna Wargo, Director of Planning and Zoning, Ferguson Township  
Corey Rilk, Senior Planner, CRPA  
Centre Regional Planning Commission



Corporate Office:  
3075 Enterprise Drive  
State College, PA 16801  
814-231-8285  
[www.pennterra.com](http://www.pennterra.com)

March 9, 2022

Ferguson Township Board of Supervisors  
3147 Research Drive  
State College, PA 16801

Re: Proposed Ordinance Revisions

Dear Board Members:

Upon reviewing the proposed draft ordinance revisions for the public hearing on March 15, 2022, I would like your consideration of one more adjustment for the Slope Controls of the Zoning Ordinance, Section 27-702. We appreciate your adjustment for the slope controls to be applicable only when within 50' of a proposed structure. I have come upon another situation that ask you to look at.

When a subdivision plan proposes the entire lot grading including a pad area for a future proposed house on a lot that has steep slopes, the disturbance of these steep slopes and the review of that is being done for the subdivision plan. The disturbance of those steep slopes will be approved as part of the subdivision plan grading. Requiring a house site plan to go through the land development plan process in this situation is basically after the fact and for no apparent reason as there is nothing to be reviewed for the steep slopes at that time. Therefore, I request that you include an exemption from the land development plan process due to steep slopes when the lot grading is of those slopes is being proposed on the subdivision plan.

Your consideration is greatly appreciated.

Sincerely,

A handwritten signature in blue ink that reads "Mark Torretti". The signature is written in a cursive, flowing style.

Mark Torretti

§ 16-107  
Centre Region Parks and Recreation Department.  
[Ord. 873, 11/20/2006, § 7]

1. In order to provide for equitable use of park facilities, preserve park areas, and facilities, and protect the safety of users of the parks and their facilities, the Director of the Centre Region Parks and Recreation Department shall have the following authority, the enumeration of which shall not restrict the general authority and control of the Director over parks:

- A. To Fix Time. To fix times when the parks or parts thereof shall be open to public use.
- B. To Restrict Use. To designate parks and parts thereof as restricted to the use of certain portions of the public at certain times as the Director sees fit not to adversely limit allowances as provided in the Code of Ordinances.
- C. To Issue Permits. Under uniform conditions to be prescribed by the Director, to issue permits for regulated uses as hereinbefore enumerated.
- D. To Fix, Charge and Collect Fees. To fix, charge and collect such fees and deposits for the use of park areas or facilities or privileges as the Director deems advisable to help defray the expense of the parks and their facilities.

§ 22-202 Definitions.  
[Ord. No. 1050, 11/18/2019]

**LAND DEVELOPMENT**

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

1. Land Development, Major—A land development which does not qualify or classify as a minor land development;

2. Land Development, Minor—A development or a parcel of land which contains:

A. Not more than three detached single-family residential structures, whether developed initially or cumulatively on a single lot, as permitted by the Township's Zoning Ordinance. Proposed single-family residential structures that require a land development plan shall be reviewed by Township Staff and included on the consent agenda for the Board of Supervisors to approve or deny the plan.

a. The following sections are not applicable to Minor Land Development Plans for single-family residential structures:

i. §22-401.1.C.1.g. and

ii. §22-401.1.C.1.h.

B. The construction or alteration of a nonresidential building with a footprint of not more than 1,000

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square feet, whether initially or cumulatively; provided that the construction or alteration does not result in the following:

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(1). Installation of new vehicular access to or from a public right-of way;

(2). Activities that would require the submission of a stormwater management site plan;

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(3). Development within a floodplain or Nolin Soils;

(4). Changes to utility services including new service laterals to increase capacity or provide fire protection;

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(5). Vertical expansions of more than two stories above existing structures; and

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(6). A requirement of additional parking.

C. Conversion of an accessory structure to a residential unit.

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D. The sole construction of a parking lot, as defined in this chapter.

**SUBDIVISION**

The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

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1. Subdivision, Major—Any subdivision which does not qualify or classify as a minor subdivision.

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2. Subdivision, Minor—A subdivision of a parcel of land into not more than three lots, including the existing lot of record, where in each lot has direct access to and fronts upon any public street or road and does not require any expenditures for the extension of any street or the extension or creation of any public improvements. This includes:

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A. Adjustment of lot line between lots where no new lots are created;

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B. Consolidation of lot lines; and

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C. Survey corrections of property lines for townhouses and other attached dwellings after construction when in conformance with the previously recorded plan.

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PARKING, ON-LOT – The number of parking spaces required by Chapter 2227, Subdivision and Land Development Zoning, to be provided off street for each dwelling unit. These spaces are intended to serve the normal daily parking needs of the dwelling unit occupants.

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**§ 22-301 General.  
[Ord. No. 1050, 11/18/2019]**

Proposed subdivision and land development plans shall be reviewed by the Township Planning Commission and the Centre County Planning Commission, or its designated agent, and shall be approved or not approved

by the Board of Supervisors in accordance with the procedures specified in this chapter. Following the recommended preapplication conference for sketch plan review, plans may be presented in two stages, preliminary and final, or simultaneously as a preliminary/final plan. If a plan is presented in one stage as a preliminary/final plan, then the plan must meet both the preliminary plan requirements and final plan requirements as if the plan were presented in two stages.

1. Fees for Review.

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

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

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

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

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

A. One copy of a completed application for subdivision or land development, plus payment of all application and escrow fees.

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B. ~~Seven~~ black (or blue) on white full-size prints, ~~one~~ <sup>4</sup> eleven-inch-by-seventeen-inch copies and one digital copy of the plan which shall fully comply with the provisions of this chapter.

C. One digital copy of all submitted documents.

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

C. Authority. The Board of Supervisors shall act on all preliminary applications.

(1) Decision Deadline. Not later than 90 days after the official filing date, the Board of Supervisors shall render a decision on the preliminary application. All decisions shall be made at a public meeting.

(2) Extension of Deadline. The applicant may agree in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision.

(3) Actions. The Board of Supervisors shall take on of the following actions:

a. Approve the preliminary application.

b. Approve the preliminary application with conditions.

c. Disapprove the preliminary application on the basis that it does not comply with specific standards and regulations set forth in this Code.

(4) General Standards for Review of Preliminary Applications. The Board of Supervisors shall approve the preliminary application if the preliminary application complies with the standards and regulations set forth in this chapter.

(5) Notification of Decision. The decision of the Board of Supervisors shall be in writing and shall be communicated to the applicant personally or mailed to ~~him at his the~~ last-known address not later than 15 days following the decision. If the decision is disapproval, the written notification shall specify all defects in the application and shall cite with section numbers the provisions of this chapter or the Code that have not been satisfied.

(6) Effect of Approval. If the plan receives preliminary approval by the Board of Supervisors ~~and all fees are paid,~~ the action of the Board of Supervisors shall be noted, together with the date of action and signature of the Chairman, ~~and~~ Secretary and Township Engineer, on two copies of the plan. One copy of the plan shall be given to the applicant, while the other copy shall be retained in the Township files. The preliminary plan shall be entitled to the protections afforded by §508(4) of the MPC, 53 P.S. §10508(4). After the signatures are obtained, the applicant may immediately begin to lay out all lots, parcels, blocks, easements, and rights of way, and construct all streets, sanitary-sewage disposal systems, water supply systems, storm drainage facilities, and monuments in accordance with the approved plan, but no parcel or lot may be conveyed or recorded until after final approval of the plan. Any privately owned, off-site easements that shall be approved by others shall be secured by the applicant prior to the filing for final plan approval.

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

1. ~~1.~~ A plan shall be officially submitted to the Township Department of Planning and Zoning for final Township review after all improvements, as defined by this chapter, indicated on the plan receiving preliminary approval have been installed or, in lieu of the completion of the improvements, after deposit with the Township of a corporate bond or other security acceptable to the Board of Supervisors in accordance with this chapter. All plans which have received preliminary approval shall be entitled to final approval in accordance with the terms of the approved preliminary application for a period of five years from the date of the preliminary approval.

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A. A plan shall be deemed to have been submitted for final review when the applicant has furnished to the Township Department of Planning and Zoning the following documents:

(1) Seven black (or blue) on white full-size prints, one eleven-inch-seventeen-inch copies and one digital copy of the plan which shall fully comply with the provisions of this chapter.

(2) Payment of all application and escrow fees.

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

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

A. Recommendations and Approvals.

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

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

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

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2. Minor Alteration Plan.

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

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

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

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D. ~~An~~ applicant/landowner shall be permitted to file more than one minor alteration plan to a previously issued zoning permit or land development plan based on ~~any of the following~~ subsections of ~~Subsection 2B of § 22-306, 2 B, (3), and (7).~~ More than one minor alteration plan may be filed for a site, but only one for each of the subsections listed.

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3. Minor Land Development Plan

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



(1) A minor land development plan shall meet both the preliminary plan requirements and final plan requirements as if the plan were presented in two stages.

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(2) Application requirements as shown on the Subdivision and/or Land Development Requirements Table shall be submitted for all minor land developments.

(3) Township staff shall review and forward an application to the Planning Commission regarding minor land developments. Township staff comment resulting from said review shall accompany the application forwarded.

(4) Proposed single-family residential structures that require a minor land development plan shall be reviewed by Township staff and included on the consent agenda of the Board of Supervisors to approve or deny the plan.

a. The following sections are not applicable to minor land development plans for single-family residential structures:

i. §22-401.1.C.1.g., and

ii. §22-401.1.C.1.h.

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(4) Planning Commission shall recommend application approval, approval subject to conditions, or denial to the Township Board of Supervisors regarding the minor land development.

(5) The Township Board of Supervisors shall be responsible for approving or denying minor land developments.

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

**§ 22-401 Preliminary Plan Contents and Review.**  
**[Ord. No. 1050, 11/18/2019]**

1. All plans submitted for preliminary review shall be drawn to a scale of one inch equals 50 feet or larger (one inch equals 50 feet) and contain the following information:

A. Requirements for Subdivision and Land Development Plans.

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(1) General Data.

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(a) Graphic scale.

(b) Day, month, year plan prepared and revised.

(c) Names of abutting property owners and their deed book and page numbers.

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- (d) Key map, at a scale of one inch equals 400 feet, showing streets, roads, buildings and motor vehicle access within 1000 feet from the exterior boundary of the lot.
- (e) The name of the proposed development, the identification by Centre County Tax Map Parcel Number and the name and address of the legal owner of the property (and equitable owner, if any), proof of ownership and the individual or firm preparing the site plan. To the extent that the owner is not an individual or a group of individuals, but rather is an entity, the entity shall be required to disclose the name of all individuals possessing an ownership interest in the entity. The aforesaid disclosure requirement shall not apply to publicly traded corporations nor to entities owned by more than 10 individuals.
- (f) North point (specified as "true" or "magnetic").
- (g) Total size of the property, and each lot and/or area(s) to be leased.
- (h) The proposed use of the property.
- (i) Location of the existing and proposed front, side and rear yard setback area(s) as required by the applicable zoning district.
- (j) A stormwater management site plan as required by Chapter 26, Stormwater Management, of the Code of Ferguson Township.
- (k) Soil erosion and sedimentation control plan in accordance with 25 Pa. Code § 102, Erosion Control.
- (l) A statement of general utility information and information required by Act 172 of 1986, 73 P.S. § 176 et seq., as amended.

~~(m) The location, face area and height of signs as regulated by Chapter 19, Part 1, Sign Regulations.~~

§22-506.1. Water Supply

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

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adjacent private properties shall not be considered available.

D. One-and two- family dwellings.

1. The minimum fire flow requirements~~Minimum fire flow.~~

a. Lots with front, side, and rear yard setback requirements of 15 feet or greater and building separations of 30 feet or greater shall be 750 gallons per minute.~~for developments of one and two family dwellings with front, side and rear yard setback requirements of 15 feet or greater and building separations of 30 feet or greater shall be 750 gallons per minute.~~

b. Lots with front, side, and rear yard setback requirements of less than 15 feet or building separations of less than 30 feet shall be 1,000 gallons per minute.

2. Fire hydrant spacing.

a. Spacing between fire hydrants shall not exceed ~~600+000~~ feet in developments of one- and two-family dwellings as measured from the center line of the fire apparatus access roads.

b. One- and two-family dwellings may install a National Fire Protection Association (NFPA) 13D Residential Sprinkler System in lieu of being located within ~~1,000~~600 feet of a fire hydrant.

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E. ~~The minimum fire flow requirements for developments of one and two family dwellings with any setback requirement of less than 15 feet or building separations less than 30 feet shall be 1,000 gallons per minute. All other types of developments.~~

1. Minimum fire flow.

a. Requirements for developments of other than one- and two-family dwellings shall be determined by using the Needed Fire Flow Method described in the Fire Suppression Rating Schedule published by the Insurance Services Office, Inc. (ISO).

2. Fire hydrant spacing.

a. Spacing between fire hydrants in all other types of developments shall not exceed 4600 feet as measured from the center line of the fire apparatus access roads.

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~~F. The minimum fire flow requirements for developments of other than one and two family dwellings shall be determined using the Needed Fire Flow Method described in the Fire Suppression Rating Schedule published by the Insurance Services Office, Inc. (ISO).~~

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~~G. The spacing between fire hydrants shall not exceed 1,000 feet in developments of one and two family dwellings and shall not exceed 600 feet in developments of other development types as measured along the center line of fire apparatus access roads. With the exception of one and two~~

~~family dwellings, the distance to any building or structure shall not exceed 300 feet.~~

H. If the needed fire flow is not provided in developments served by a community water system, all dwellings and occupied structures shall be provided with an approved automatic fire sprinkler system installed in accordance with the applicable NFPA standard.

(1) Exception. The Fire Chief is authorized to accept a deficiency of up to 10% of the required fire flow where existing fire hydrants provide all or a portion of the required fire flow. (Written notice of the deficiency and approval shall be noted on the plan.)

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

§ 22-5A12 Articulation of Facades [Ord. No 1050, 11/18, 2029]

~~1.E. Where buildings of 55 feet or higher are proposed, in addition to articulating their ground floor, articulation of their uppermost floors must occur as well.~~

~~§ 22-5C~~

§ 22-5C01.1 General Regulations.  
[Ord. No. 1050, 11/18/2019]

B. Required Off-Street Parking Spaces. All uses and structures shall provide off-street parking spaces in an amount equal to, or greater than, the number listed below. The total number of parking spaces necessary for two or more uses on the same lot shall be the sum of that required for each use unless a shared parking arrangement is provided in accordance with the provisions of Subsection E. Shared parking spaces that are accessible by neighboring properties or uses may be permitted when use of the spaces does not occur during the same daily time period.

(1) Dimensions. Each required off-street parking space shall be at least nine feet wide and 18 feet long if set at an angle to the access aisle or eight feet wide and 24 feet long if parallel to the access aisle.

(2) Number of Computation. In computing the required number of spaces, all fractional numbers more than 1/2 shall be increased to the next highest integer. When computation is based on the number of employees, the number employed during the largest work shift shall be used. For retail and service parking calculations the gross floor area is that portion of the total floor area relegated to use by the customer and employees to consummate retail sales and services, including display areas, but not including office space and storage areas.

Required Off-Street Parking Spaces

	Residential Land Uses	Minimum Required Off-Street Parking
1	Single-family detached dwellings	2 spaces per dwelling unit
2	Single-family semidetached dwellings	1.5 spaces per dwelling unit

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3	Single-family attached dwellings	1.5 spaces per dwelling unit
4	2-family dwellings	1.5 spaces per dwelling unit
5	Multifamily dwellings	1.5 spaces per dwelling unit
6	Mobile home parks	2 spaces per dwelling unit
7	Model homes	2 spaces per dwelling unit
8	Seasonal dwellings	2 spaces per dwelling unit
9	<u>Short-Term Rental</u>	<u>1 Space per bedroom for rent</u>
<del>10</del> 9	Retirement communities	1.5 spaces per dwelling unit
<del>10</del> 11	Assisted living facilities	1 space per rooming unit
<del>11</del> 12	Nursing and other convalescent homes	1 space per rooming unit
<del>12</del> 13	Personal care homes, large small	1 space per rooming unit
<del>13</del> 14	Group homes	1 space per rooming unit
<del>14</del> 15	Home-based businesses, no impact (including farm-based businesses, no impact)	Base requirement for the applicable dwelling
<del>15</del> 16	Home occupations	1 space per employee

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#### Required Off-Street Parking Spaces

Nonresidential Land Uses		Minimum Required Off-Street Parking
1	Administrative office buildings (associated with other uses)	1 space per 250 square feet of net floor area
2	Adult business uses	1 space per 500 square feet of net floor area
3	Agriculture	N/A
4	Agriculture/environmental education program	1 space per 3 persons based on maximum design capacity as permitted by the Centre Region Code Administration
5	Amusement arcades	1 space per 3 persons based on maximum design capacity as permitted by the Centre Region Code Administration
6	Any use owned or managed by the Pennsylvania Department of Conservation and	N/A

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	Natural Resources (PA DCNR) or the Commonwealth Game Commission	
7	Archery and shooting ranges, indoor/outdoor	1 space per target stand or shooting station
8	Archival libraries	1 space per 750 square feet of net floor area
9	Auto wrecking, junk and scrap establishments	1 space per 5,000 square feet of indoor/outdoor storage area plus ratio associated with administrative office buildings, as applicable
10	Automobile service stations and garage	1 space per pump plus 6 spaces per repair/service bay plus ratio associated with convenience food stores as applicable
11	Banks and financial establishments	1 space per 250 square feet of net floor area
12	Bed-and-Breakfast	1.2 spaces per rooming unit
13	Bird and wildlife sanctuaries/fish hatcheries	N/A
14	Bus passenger stations	1 space per 220 square feet of net floor area or lot area sufficient to support program
15	Business, professional, and financial offices	1 space per 250 square feet of net floor area
16	Camping grounds	2 spaces per 1 campsite
17	Car washes	4 spaces per wash/detail bay and 1 space per vacuum unit
18	Cideries	1 space per 250 square feet of net floor area
19	Cigar, hookah and/or vapor lounges	1 space per 50 square feet of net floor area
20	Cemeteries	1 space per 350 square feet of indoor gathering space
21	Child/day-care centers	1 space per 350 square feet of net floor area
22	Clinics and medical/dental Offices	1 space per 250 square feet of net floor area
23	Commercial hunting preserves	N/A
24	Communications facilities	1 space per building

25	Communication towers	1 space per tower
26	Community Gardens	1 space per 10 garden plots
27	Conservation areas	1 space per full-time equivalent employee
28	Convenience food stores	1 space per 200 square feet of net floor area
29	Country Clubs	1 space per 4 seats/persons; based upon the largest maximum occupancy of a gathering room/space as permitted by the Centre Regional Code Administration
30	Day and overnight camping	N/A
31	Eating and drinking establishments, sit-down	1 space per 50 square feet of indoor seating area plus 1 space per 100 square feet of outside seating area
32	Eating and drinking establishments, takeout	1 space per 100 square feet of floor area for seating, standing, and waiting
33	Emergency Services	2 spaces per service vehicle + 1 space per 350 square feet of net floor area
34	Equestrian facilities/horse riding stables/riding academies	1 space per 2 stalls plus 1 space per 4 persons based on maximum design capacity as permitted by the Centre Region Code Administration
35	Essential services	1 space per employee plus 1 space per 2,500 square feet of net floor area
36	Exhibit halls and museum	1 space per 500 square feet of net floor area plus 1 space for buses/vans of 10-plus occupants per 2,000 square feet of net floor area
37	Farm cafes	1 space per 50 square feet of net indoor floor area plus 1 space per 100 square feet of outdoor seating area
38	Farm Markets	1 space per 200 square feet of sales area (indoor or outdoor)
39	Food catering	1 space per 400 square feet of net floor area

40	Forestry	N/A
41	Freight and Trucking Terminals	1 space per 200 square feet of net floor area
42	General Natural Resource Research	1 space per 500 square feet of net floor area
43	General Storage to include Boats and RV's	N/A
44	General weather, radio and satellite research	1 space per 500 square feet of net floor area
45	Golf courses	10 spaces per golf hole
46	Grocery Stores	1 space per 200 square feet of net floor area
47	Health and athletic clubs	1 space per 3 persons based on maximum design capacity as permitted by the Centre Region Code Administration
48	Hotels and Motels	1.2 spaces per rooms
49	Incinerators	1 space per work vehicle
50	Kennels	1 space per 250 square feet of net floor area of office area plus 1 space per 4 animal holding areas
51	Landscape and garden centers, nonretail	1 space per 10,000 square feet of growing area
52	Landscape and garden centers, retail	1 space per 250 square feet of indoor and/or outdoor sales area
53	Laundromats	1 space per 250 square feet of net floor area
54	Manufacturing, processing or bulk storage of natural gas	1 space per work vehicle
55	Medical marijuana dispensaries	4 spaces per pharmacist or physician
56	Microdistilleries/breweries (beverage production facilities)	1 space per 50 square feet of brew pub or tap/tasting room
57	Mining and quarrying	1 space per 250 square feet of net floor area of office area (for administrative office buildings)
58	Mortuaries	1 space per 3 persons based on maximum design capacity as permitted by the Centre Region Code Administration

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59	Moving and storage parcel delivery and express transfer stations	1 space per 2,000 square feet of net floor area
60	Nature education centers	1 space per 3 persons based on maximum design capacity as permitted by the Centre Region Code Administration
62	Places of assembly, neighborhood/community/regional	1 space per 3 persons based on the maximum design capacity of the largest assembly room as permitted by the Centre Region Code Administration
63	Personal service establishments	1 space per 200 square feet of net floor area or 2 spaces per customer chair, whichever is greater
64	Pet care services	3.5 spaces per 1,00 square feet of net floor area
65	Pet stores	1 space per 200 square feet of net floor area
66	Potable water pump station facilities	1 space per facility
67	Printing establishments	1 space per 350 square feet of net floor area
68	Park and outdoor recreational facilities, private	25 spaces per acre associated with facilities designed for a stadium, auditorium, theater, swimming pool, athletic field, and court play plus 1 space per 3 acres of natural space design
<u>69</u>	Park and outdoor recreational facilities, neighborhood/community/regional, public	25 spaces per acre associated with facilities designed for a stadium, auditorium, theater, swimming pool, athletic field, and court play plus 1 space per 3 acres of natural space design
<u>70</u>	Public or private parking garages	<u>N/A</u>
<u>71</u>	Radio and television studios, excluding towers in excess of district maximum height	1 space per 250 square feet of net floor area
<u>72</u>	Recreation facilities for employees, faculty and students	1 space per 3 persons based on maximum design capacity as permitted by the Centre Region Code Administration
<u>73</u>	Retail establishments, agriculture supported	1 space per 500 square feet of sales area (indoor or outdoor)

<a href="#">74</a>	Retail establishments, value added agriculture	1 space per 500 square feet of sales area (indoor or outdoor)
<a href="#">75</a>	Retail establishments, general	1 space per 200 square feet of area used to consummate retail sales
<a href="#">76</a>	<a href="#">Retail, outdoor</a>	<a href="#">1 space per 250 square feet of retail space</a>
<a href="#">77</a>	School, commercial	All schools: 1.5 spaces per classroom plus 1 space for every 10 square feet of multipurpose assembly space or 1 space per 25 square feet of classroom square footage, whichever is greater
<a href="#">78</a>	School, public or private	All schools: 1.5 spaces per classroom, plus 1 space for every 10 square feet of multipurpose assembly space or 1 space per 25 square feet of classroom square footage, whichever is greater
<a href="#">79</a>	Self-service storage facilities	1 space per 50 storage spaces, plus 1 space per full-time equivalent employee
<a href="#">80</a>	Solar energy systems (PSES)	1 space per operating/control station
<a href="#">81</a>	Sporting and entertainment arenas and stadiums	1 space per 3 persons based on maximum design capacity as permitted by the Centre Region Code Administration
<a href="#">82</a>	Sports and field complexes	1 space per 3 persons based on maximum design capacity as permitted by the Centre Region Code Administration
<a href="#">83</a>	Storage of passenger vehicles and light trucks	N/A
<a href="#">84</a>	Studios for instruction in music, performing arts and visual media	1 space per 3 persons based on maximum design capacity as permitted by the Centre Region Code Administration
<a href="#">85</a>	Taxi and limousine services	2 spaces per vehicle, plus 1 space per 350 square feet of net floor area of office area (for administrative office buildings)
<a href="#">86</a>	Telecommunications switching facilities	1 space per 2,000 square feet of net floor area
<a href="#">87</a>	Treatment centers	1 space per 3 persons based on maximum design capacity as permitted by the Centre Region Code Administration

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<u>88</u>	Tutoring and study centers	1 space per 200 square feet of net floor area
<u>89</u>	Veterinary offices/clinics	1 space per 250 square feet of net floor area
<u>90</u>	Water production facilities	1 space per work vehicle
<u>91</u>	Wholesale distribution, warehouses	1 space per 2,000 square feet of net floor area
<u>92</u>	Wind energy systems	1 space per operating/control station
<u>93</u>	Wineries/tasting facilities	1 space per 50 square feet of tasting room
<u>94</u>	All other commercial and industrial uses	Shall be determined through a parking study provided by the applicant and as per recommendation by the Planning Commission

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

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**§ 22-5C02 Bicycle Parking Regulations.**  
**[Ord. No. 1050, 11/18/2019]**

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

A. Bicycle Parking Spaces Required.

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

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

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~~§ 27-707-22-516 Landscaping.~~  
~~[Ord. No. 1049, 11/18/2019]~~

1. Purpose and Intent. The purpose of this section is to provide landscaping requirements which:

- A. Enhance and promote the ~~image aesthetics~~ of the community ~~through seasonal diversity of plantings.~~
- B. Protect the public health, ~~safety~~ and welfare by:
  - (1) Screening and buffering incompatible land uses.
  - (2) Minimizing noise, air, water, ~~dust~~, and visual pollution.
  - (3) Preserving property values and the character of neighborhoods.
  - (4) Reducing the heat and glare absorbed and radiated by development.
  - (5) Helping control soil erosion.
  - (6) Increasing traffic safety.
  - (7) Mitigate stormwater runoff on site and improve ~~ing~~ the ~~water~~ quality ~~of this water~~ through the use of vegetation.
- C. Increase the variety of plant materials used in landscape plans.
- D. Improve the aesthetics of the site through seasonal diversity of plantings.

~~9. Preservation of Existing Vegetation. Existing site vegetative tree growth of four inches trunk diameter or larger is encouraged.~~

~~13. Purpose. Flexible b~~Buffer yards are intended to aid the Township of Ferguson in protecting the community character of the Township by separating incompatible uses either within the same zoning district and/or between adjacent zoning districts. The purpose of the ~~flexible~~ buffer yard requirements is to alleviate problems which could be encountered by a single standard. The requirements of this section can reasonably accommodate the characteristics of each site and the range of land uses.

~~(2) Procedure. The following procedure shall be used to determine the type of buffer yard required between two uses located on separate but abutting parcels:~~

~~(a) Step One. Identify the land use classification of the proposed use and of all existing uses located on separate adjoining lots by referring to the land use intensity classification chart as follows:~~

Land Use Intensity Classification Chart	
Group I	
Agricultural	

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~~Land Use Intensity Classification Chart~~

<del>Single family detached residential use(s)</del>
<del>Nonagricultural residential lot</del>
<del>Stormwater detention basin</del>
<del>Group II</del>
<del>Townhouses, multifamily housing, duplexes, quadplexes</del>
<del>Neighborhood civic, business or faith based place of assembly</del>
<del>Community civic, business or faith based place of assembly</del>
<del>Group III</del>
<del>All uses not identified in Group I or II</del>

~~(b) Step Two. Determine the buffer yard required between uses by referring to the following:~~

~~A. All B~~buffer yards shall include:

~~(1)-A~~ required width of 15 feet;

~~(2)-and A~~ minimum of three canopy trees and four understory trees/evergreen trees per every 100 linear feet of distance along a site's perimeter;

~~(3) A minimum of six shrubs per every 100 linear feet of distance along a site's perimeter:~~

~~(i)-~~Areas less than 100 linear feet and/or fractions thereof are to be landscaped with the corresponding ratio by 100 linear feet, rounded up to the nearest whole plant.

~~(4) Planting stock to be used as landscape materials for the buffer yard in question are included in the Township's Official Plant List.~~

~~(5) Village District.~~ Within the required three-foot side yard setback ~~of the Village District only,~~ the Board of Supervisors may approve the use of a fence or wall in place of the buffer yard which would satisfy the buffer yard requirements as defined above. When landscaping is being provided to buffer against a different use group than is on the site, the required plant material must be evenly distributed within each 100-foot section of the buffer area. The even distribution of plantings is intended to screen objectionable views. When landscaping is being provided to buffer against the same use group as exists on the site, the required plant material may be grouped or unevenly distributed within each 100-foot section of the buffer area.

~~(6) Corridor Overlay District Flexible Buffer Yard. In addition to the requirements of §27-401, including the buffer yard options set forth in illustrations adopted as part of this chapter and codified at the end of this section, any site located within the Corridor Overlay District shall comply with the following landscaped buffer yard requirements:~~

~~(i.) A minimum ten-foot-wide landscaped strip shall be planted with a minimum of one canopy tree or evergreen tree and 15 shrubs per 35 linear feet of frontage along the parking area (excluding driveway openings) (Figure 1).~~

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(ii) A berm/earth mound, the top of which is at least two feet higher than the elevation of the adjacent parking lot pavement. The slope of the berm shall not exceed 25% (4:1) for lawn areas. Berms planted with ground covers and shrubs may be steeper. However, no slope shall exceed 50% (2:1). Berms shall be graded to appear as naturalistic forms not causing any soil erosion problems and planted with a minimum of one canopy tree or evergreen tree and 15 shrubs per 35 linear feet of frontage along the parking area (excluding driveway openings) (Figure 2).

(iii) A six-foot-wide landscaped embankment strip and a minimum three feet grade drop from the required yard area into any adjacent parking lot pavement. The resulting embankment shall be planted with a minimum of one canopy tree or evergreen tree and 15 shrubs per 35 linear feet of frontage along the parking area (excluding driveway openings). At least 50% of the required shrubs shall be planted in the top half of the grade drop area (Figure 3).

(iv) A minimum of a five-foot-wide landscaped strip with a minimum three feet high brick, stone or finished concrete material wall to screen any parking lot. The wall shall be located adjacent to, but entirely outside, the minimum five-foot-wide landscaping strip. The strip shall be planted with a minimum of one canopy tree or evergreen tree and 15 shrubs per 35 linear feet of frontage along the parking area (excluding driveway openings) (Figure 4).

(v) A minimum twenty-five-foot-wide strip of existing woodlands or tree growth of sufficient trunk diameter or caliper of six inches if preserved between any parking lot or buildings and the corridor street (Figure 5).

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

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

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

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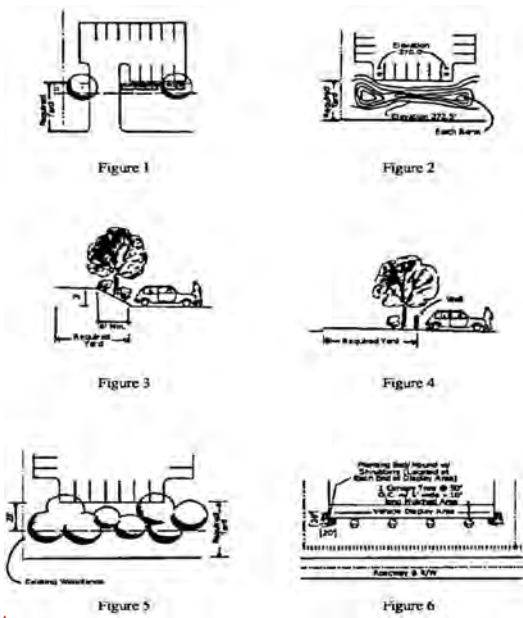
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*Corridor Overlay District Flexible Buffer Yard*

~~(c) Step Three. Determine the planting stock to be used as landscape materials for the buffer yard in question by referring to the Township's official plant list.~~

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

§ 27-209.1.I. Yard Requirements.  
[Ord. No. 1049, 11/18/2019]

1. No structure shall be placed in the front, side or rear yard setback areas specified for each use, except where specifically permitted below or in other sections of this chapter.
  - I. Where a tract of land zoned ~~R~~rural ~~A~~gricultural (RA) on the effective date of this Part 2, or thereafter, is rezoned changed to a different zoning classification, then a buffer yard of not less than 50 feet in width shall be provided on the rezoned property which has been rezoned when the rezoned that land adjoins land of ~~the~~ the RA-Rural Agricultural (RA) Zoning District.
    - (1) This revised buffer shall also be applicable to any acreage which currently contains the previously established 200-foot buffer, ~~and for which a final subdivision or land~~

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~~development plan is approved after the effective date of this Part 2.~~

~~(a) The approval of such reduction in the buffer area for any lot shall be contingent upon the agreement of all property owners within the specific section or phase of development of which the lot is a part. Any final plan submitted must therefore include all such lots. (a) Planned Residential Developments (PRD) and Traditional Town Developments (TTD) shall amend the approved master plan for that development in order to modify the buffer location.~~

~~(b) Acreage subject to the buffer but not previously designated as a phase of an existing development will require amendment of the approved master plan for that development in order to modify the existing buffer location.~~

(2) No structure, including decks, patios or building additions may encroach in this fifty-foot buffer yard other than the placement of an accessory structure/shed of less than 144 square feet, which is permitted to be located within the buffer and as close as three feet from the property line. Swimming pools shall be prohibited from being located within the fifty-foot buffer yard.

~~(3) To ensure clear distinction between the land in the RA Zone and the land zoned for development, the Board may require that the developer of the nonagricultural land install either fencing or landscaping along the entire length of the shared boundary with the RA-zoned lands in addition to the establishment of the fifty-foot buffer.~~

~~(a) Where a landscaped buffer is required by the Board, such landscaping will be required to meet the requirements of either the fifteen-foot buffer yard "B" or the thirty-foot buffer yard "D." Once installed, this landscaping may not be removed at any time by the present or future owner(s) of the nonfarm lots. These owners will be responsible in perpetuity for the continued maintenance and replacement of the landscaping material located on their property.~~

~~(b) At the discretion of the Board, the developer may be responsible for the installation of a six-foot fence in lieu of the above landscaping requirement. Such fencing shall be installed along the entire length of the shared boundary with the RA-zoned lands. The fencing may not be chain-link and may not be removed at any time by the present or future owner(s) of the nonfarm lots. In addition, unless a homeowners' association is established, the individual lot owners will be responsible in perpetuity for the continued maintenance and if necessary, the replacement of that portion of the fence on their property.~~

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J. Where a tract of land zoned Rural Agricultural (RA) on the effective date of this Part 2, or thereafter, is changed to a different zoning classification, then a buffer yard of not less than ~~200-50~~ feet in width shall be provided on the property which has been rezoned when the rezoned land adjoins land in the (FG) Forest Gameland Zone.

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**6. Perimeter Requirements.**

**A.** If topographical or other barriers do not provide adequate privacy for existing uses adjacent to the planned residential development, the Board of Supervisors may impose the following requirements:

**(1)** Structures located within 20 feet of the perimeter of a planned residential development must be set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses.

a. Where tracts of land adjoin land in the Rural Agricultural (RA) Zoning District, then a buffer yard of not less than 50 feet in width shall be provided.

**(2)** Structures located on the perimeter of the planned residential development must be permanently screened if required by the Board of Supervisors.

**B.** The above subsections are intended to provide adequate privacy to the proposed structures and uses of the PRD from adjacent incompatible structures or uses.

**7. Post Final.**

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

B. No changes may be made in the approved final development plan during the construction of the planned residential development plan except upon application to the appropriate agency under the procedure provided below.

(1) ~~Minor~~ Changes in the landscaping, rearrangement of common open space that does not result in total amount of open space being increased or decreased, signage, relocating of lighting and rearrangement of bicycle parking ~~locating, siting and height of buildings, structures and rearrangement of lots to not exceed a 10% reduction of overall dwelling units of the finally approved plan to follow the Township's lot consolidation procedure~~ may be approved by the Township after authorization by the Planning Commission if required by engineering or other circumstances not foreseen at the time the final development plan was approved.

(2) All other changes in use, any rearrangement of lots, blocks, ~~and~~ building tracts, locating, siting and height of buildings, structures and rearrangement of lots to not exceed a 10% reduction of overall dwelling units of the approved final development plan, any changes in the provision of common open spaces, and all other changes ~~in the approved final development plan~~ must be

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made by the Board of Supervisors, under the procedures authorized for final plan approval. No amendments may be made to the approved final development plan unless they are shown to be required by changes in conditions that have occurred since the final development plan was approved or by changes in the development policy of the Township.

**§ 27-303 Traditional Town Development (TTD).**  
**[Ord. No. 1049, 11/18/2019]**

3. Site Plans.

A. Land Use Standards.

(1) Composition of Uses. A variety of uses are required to be provided within a traditional town development. This variety shall be comprised of a combination of the permitted uses as listed below in the percentages required by the diversity provisions of § ~~27-303, Subsection 1C(2);~~ 27-303.3.B.:

D. Density and Setbacks.

(1) Standards.

(e) Fence Heights. Fence heights at the front of residential units and along the side to the front facade of the structure shall not exceed 3.5 feet and, for the balance of the lot, shall not exceed six feet. Piers, fence posts and gateways in the front yard may have a maximum height of five feet, and trellises and similar features may have a maximum height of nine feet. Fence height restrictions on corner lots shall be subject to the preservation of adequate clear sight per § ~~27-206, Subsection 1E;~~ 22-502.G.

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

2. ~~2.~~ Use Regulations

C. ~~C.~~ Lots from .40 Acres, Up to and Including Lots of .99 Acres. The permitted principal uses as set forth in the chapter, subject to the following:

~~(1)~~ Any structure that will be located on the corner of a lot that is at least 0.40 acres in size and that involves an intersection with West College Avenue must address both frontages (no blank walls) and be a maximum of 545 feet in height. The structure shall be designed in accordance with the applicable provisions of Chapter 22. The facade of buildings on corner lots may be accentuated by towers, corner building entrances or other distinctive elements; however, all structures on such lots shall be designed to architecturally enhance the corner location and all effort shall be made to ensure that such structure is a signature building within the district.

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

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(5) Structured parking as a stand-alone structure subject to the follow criteria:

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~~(f) Maximum height 45 feet. Fifteen feet may be added through the use of incentives as specified in § 27-304, Subsection 3A(2)(e) below.~~

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~~(6) Structures (other than parking structures) above 55 feet subject to the follow criteria:~~

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~~(a) The structure does not exceed 45 feet in height, including all rooftop appurtenances other than solar panels or rooftop wind energy conversion systems.~~

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~~(b) The appearance of any portion of the facade between 30 feet and 45 feet is distinguished from the facade treatment/material of the portion of the structure below 30 feet per the design requirements in Chapter 22.~~

~~(c) Any vertical mixed-use structure that contains more than two floors devoted to residential units must provide full-time, on-site management.~~

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~~(d) The application of sufficient incentives from § 27-304, subsection 3B, below to reach a height above the permitted 45 feet.~~

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3. Height, Area and Bulk Regulations. The following regulations shall be observed for all permitted principal uses:

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A. Maximum Height

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(2) Lots of 0.40 acres and up with frontage on an arterial street:

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(a) By right maximum of ~~55~~ 45 feet;

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~~(b) Additional height up to 55 feet for lots of at least one acre may be obtained through the use of incentives set forth in § 27-304, subsection 3B; use of any incentive(s) other than Subsection 3B retains the requirement to obtain conditional use approval.~~

(c) Maximum height of parking structures is ~~60~~ 45 feet, not including any underground parking levels. Additional height of up to 15 feet may be added specifically to this use if a minimum of 50% of the roof is planted as a green roof or roof garden, or if a wind energy conversion system and/or solar panels are placed on the roof and provide energy for the parking structure and/or adjacent structures.

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~~(d) Minimum height of all structures on lots up to and including 0.39 and any lots of this size other than corner lots which are subject to Subsection 2C(1) above: A street wall at least two stories or 30 feet in height (whichever is greater) shall be maintained for a minimum of 65% of the length of the lot frontage through placement of the principal structure or extension of its façade with an appropriate architectural element.~~

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B. Building Height Incentives

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~~1. If a shared parking facility is provided or used to accommodate the use(s) on the lot, an additional 10 feet may be added to the permitted maximum.~~

~~2. If structured parking is provided to accommodate the use(s) on the lot and provides space for use by others, an additional 20 feet may be added to the permitted maximum without the need to obtain conditional use approval.~~

~~13. If a proposed development is complying with § 27-716, Workforce Housing, the by right maximum height of 45 feet may be increased to accommodate bonus market rate units, not to exceed 65-55 feet.~~  
[Amended by Ord. No. 1065, 1/4/2021]

~~4. If 15% of the total residential units in a vertical mixed-use building are established and maintained as age-restricted units, an additional 20 feet may be added to the permitted maximum.~~

~~G. Parking Requirements. Off-street parking shall be provided and maintained in accordance with the provisions of §22-5C01.~~

~~The regulations set forth herein are intended to apply within the TS District and may differ from the provisions of Chapter 22.~~

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

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

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

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

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

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

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

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

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criteria:

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

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

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

- Where shared parking can be arranged, the amount of required parking shall be dictated in accordance with the provisions of the ULI Shared Parking Handbook, Second Edition (2005).
- Where either on or off site shared parking is utilized, an agreement establishing the rights to use of the spaces shall be prepared, submitted and, upon approval by the Township, recorded.
- Additional reductions may be considered through the use of incentives as listed elsewhere in this section.

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

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

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

13. All surface parking lots must be suitably landscaped to minimize noise, glare, and other nuisance characteristics as well as enhance the environment and ecology of the site and surrounding area. At a minimum, all surface parking areas shall be landscaped in accordance with the provisions of § 27-707, Subsection 14B and C and shall demonstrate that a minimum of 5% of the internal surface parking area has been devoted to landscaping area.

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

G. Parking Requirements:

(11) All uses shall provide bicycle parking accommodations on site. See § 22-5C02 District and may differ from the provisions of Chapter 22.

§ 27-401 Corridor Overlay District Requirements.  
[Ord. No. 1049, 11/18/2019]

E. Landscaping Requirements to Apply. Any site located within the Corridor Overlay District shall comply with the landscaped buffer yard requirements set forth in this Chapter 22, Subdivision and

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Land Development.

H. Signage. Ground signage in the Corridor Overlay District shall be installed in accordance with Chapter 19§19-111.2 of the Sign Ordinance and applied to all uses. The ground pole shall not exceed 10 feet above grade except that the sign height is permitted to be an additional three feet higher with a landscaped base elevated with each mounding up to three feet tall. The placement of building-mounted signs is permissible in accordance with the applicable sections of the Sign Ordinance (Chapter 19) for the relevant use.

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

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

33. Water Production Facilities. Water production facilities in the vicinity of their potable water wells shall be permitted as a conditional use if the following standards and criteria are met:

- A. An ambient sound-level study is provided and the ambient sound level at all points along the boundary line of the property upon which the water production facility is located shall be no more than 55 decibels (dBA).
- B. A land development plan shall be prepared in accordance with § 22-403. Subdivision and Land Development~~27-1003 of this chapter~~. An elevation drawing of any structure to be constructed on the property shall be provided as part of the land development plan.

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36. Storage of Land Clearing Material. Storage of land clearing material shall be permitted as a conditional use if the following standards and criteria are met:

A. Applicant shall complete a land development plan;

B. Paving of access road to the site;

B. Applicant will comply with applicable zoning district regulations for site design;

B. Compliance with Chapter 26—Stormwater Management;

C. Compliance with §22-510—Erosion and Grading Control;

D. Compliance with §26-305—Erosion and Sedimentation Requirements; and

E. The proposed use would not store or use hazardous materials on site.

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§ 27-702 **Slope Controls.**

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

1. All land defined herein as having steep slopes shall be subject to the following regulations:

- A. Intent. It is the intent of this section to control the following purposes: 1) to limit erosion and sedimentation, 2) to prevent an increase in the possibilities of landslides and soil subsidence, 3) to maintain adequate foliage cover on hillsides and 4) to protect streams from increases in sediment and

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pollution.

B. Permitted Uses. Steep slopes may be used as permitted by the district regulations within which they are located, subject to the additional requirements below.

C. Principles of Development. Where it is necessary to use steep slopes (23.5% or greater) to permit development of a lot, all such proposals shall, in addition to other applicable regulations of this chapter, be in accordance with the following principles of development. All development on steep slopes shall:

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

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

**§27-713.8.B. Solar Collectors and Solar-Related Equipment.**

~~B. Building-mounted systems mounted on a flat roof shall not be visible from the public right of way within a fifty-foot radius of the lot, exclusive of an alley as defined by this section, at a level of five feet from the ground in a similar manner as to any other rooftop HVAC or mechanical equipment. This can be accomplished with architectural screening such as a building parapet or by setting the system back from the roof edge in such a manner that the solar PV system is not visible from the public right of way within a fifty-foot radius when measured at a distance of five feet from the ground. Building-mounted systems mounted on a flat roof shall not be raised to a height greater than three (3) feet from the roof surface.~~

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§27-717. Bed-and-Breakfast

1. A bed-and-breakfast which contains one to three rooms shall be permitted as an accessory use to an owner-occupied single-family dwelling unit as long as the following requirements are met. Rental or lease of the bed-and-breakfast property for events such as weddings, reunions, parties, business or social gatherings which host 10 or more nonovernight guests is specifically prohibited at these facilities.

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~~A. One paved off street parking space shall be provided per guest room in addition to the spaces required for the dwelling unit. In the RA and RR Zones, if the existing driveway and parking spaces are not paved, the additional parking spaces required by this section do not have to be paved. These parking spaces may not be stacked and must comply with this chapter and the Township Subdivision and Land Development Ordinance. [1] Off-street parking shall be provided and maintained in accordance with the provisions of §22-5C01.~~

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2. A bed-and-breakfast which contains four to 10 rooms shall be permitted as an accessory use to an owner-occupied single-family dwelling unit in the RA, RR and V Districts as long as the following requirements are met:

~~1.A. Off-street paved parking shall be provided in accordance with the Township's parking requirements (1.2 spaces per room) and one per four persons based on maximum number of nonovernight guests to be hosted. In the RA and RR Zones, if the existing driveway and parking spaces are not paved, the additional parking spaces required by this section do not have to be paved. These parking spaces may not be stacked and must comply with this chapter and the Township Subdivision and Land Development Ordinance (Chapter 22). The amount of parking available will determine the maximum number of nonovernight guests that may be hosted at any one time. When a parking lot of five or more spaces is provided on site to meet parking requirements, a continuous vegetative buffer to reach a height of six feet shall be provided around the perimeter of the parking lot. Off-street parking shall be provided and maintained in accordance with the provisions of §22-5C01.~~

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§27-718. Regional Park and Outdoor Recreational Facilities.

3. ~~Parking-Paving~~ of drive-aisles.

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

1. The dwelling must be the permanent address of the owner or lessee and the owner or lessee must occupy the dwelling for at least six months of the calendar year and provide certification that the property is the principal place of residence by providing a driver's license, voter registration or other documentation to prove residency.

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~~4. The short term rental shall provide one off street parking space per bedroom available for rental. Off-street parking shall be provided and maintained in accordance with the provisions of §22-5C01.~~

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5. Prior to use of a residence as a short-term rental, an applicant shall apply for a permit with the Zoning Administrator and pay the required fee for a permit. The owner shall include a copy of their rental

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permit from the Centre Region Code Office at the time of application or a completed Rental Permit Application from the Centre Region Code Office. Within 14 days of said application, the Zoning Administrator shall notify the applicant, in writing, of the approval or denial of the permit, and shall state the provisions of this Part 7 with which the application does not comply. Failure of the Zoning Administrator to properly grant or deny a permit in the manner and time period stipulated above shall constitute an approval of the application for the permit, and the residence may be used as a home occupation so long as the use complies with this Part 7.

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A. Upon issuance of the short term rental permit, the permit number shall be displayed in the window of the home being rented and the rental permit number shall be included in the advertisements of the short term rental. Failure to properly display the short term rental permit number in either medium will result in a violation of this Part 7.

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§ 27-721 Home Occupations.

I. All parking shall be off street and two off street spaces shall be provided in addition to that required of the residence unit. Off-street parking shall be provided and maintained in accordance with the provisions of §22-5C01.

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§ 27-722.1.C Temporary Uses

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9. The temporary uses permitted by this section shall provide the following number of parking spaces:

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Use Number of Spaces

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Outdoor Retail 1 per 250 square feet of retail space  
9. Temporary uses for outdoor retail shall provide off-street parking and maintenance in accordance with the provisions of §22-5C01.

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

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

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A. Time Limits.

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(1) This permitted use is for the sale of food and nonalcoholic beverages, between the hours of 6:00 a.m. to 2:00 a.m. in the General Commercial (C), General Industrial (I), and Industrial, Research and Development (IRD) Zoning Districts.

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(2) This permitted use is for the sale of food and nonalcoholic beverages between the hours of 7:00 a.m. to 11:00 p.m. in the Village (V), Terraced Streetscape (TS), and Traditional Town Development (TTD) Zoning Districts.

(3) In all other zoning districts, food trucks mobile food facilities are permitted between the hours of 7:00 a.m. and 7:00 p.m.

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(4) Mobile food facilities located in neighborhood parks and places of assembly located in residential zoning districts may operate between the hours of 7:00 a.m. and 9:00 p.m.

1. Mobile retail food facilities cannot be located on a premises permanently for no more than 13 weeks and must be moved off site daily per calendar year. All food trucks are required to conform to the following criteria:

a. Overnight parking of Mobile food facilities in parks is prohibited, unless by special event permit issued by Ferguson Township.

B. Location.

~~Food trucks shall only be located on a lot containing a principal building(s).~~

~~(12) Food trucks shall not be parked in the public right-of-way or on the road itself. The mobile food vendor shall first obtain a permit from Ferguson Township's Zoning Administrator prior to selling its products within a Township public right-of-way. Township staff shall be permitted to establish conditions restricting specific streets, location, or time of day as to which products may be sold.~~

(a) The vending of food from a mobile food facility shall be prohibited from the street side of the facility or in a way where customers will be positioned to impede vehicle traffic in a parking lot or roadway, and customers are not permitted on private property.

(b) Mobile food facilities are prohibited to operate on the following Township streets:

1. Blue Course Drive;

2. Whitehall Road;

3. West College Avenue;

4. North Atherton Street, and;

5. West Aaron Drive.

(c) Approval of operating in a Township public right-of-way is site specific. If a new location to operate a mobile food facility is proposed, a new permit shall be issued.

~~(2) The Centre Region Parks and Recreation Authority is solely responsible for the permitting and regulation of food trucks in public parks. The mobile food vendor may be permitted to sell its products on public property, such as parks, under the following conditions:~~

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(a) The mobile food vendor shall first obtain a permit from Township Staff;

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(b) Mobile retail food facility is permitted to operate during hours of park operation, set by Centre Region Parks and Recreation.

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(c) Mobile Food vendors are prohibited from operating in the following Parks:

1. The Meadows;

2. Park Hills, and;

3. Songbird Sanctuary.;

(d) The mobile food vendor shall follow all regulations contained herein and regulations established by resolution.

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

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

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

D. Sanitation and Safety.

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

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

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(a) A plan for refuse and recycling containers.

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(b) Proposed seating (if applicable).

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

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

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

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

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

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

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§ 27-905 Occupancy Permits.

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1. Upon completion of the erection, extension or alteration of a structure or the establishment of the use for which a zoning permit was issued, the applicant shall request a final inspection. The structure for which the zoning permit was issued may not be occupied or otherwise used until a final inspection has been completed by the Zoning Administrator.

A. Within seven days of request for final inspection, the Zoning Administrator shall inspect the premises to determine if the action taken complies with the regulations of this chapter. ~~If it does, the Zoning Administrator shall sign the building permit card or sign off on the project within the seven day time limitation.~~

§ 27-1102 **Definitions.**  
[Ord. No. 1049, 11/18/2019]

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

**FOOD VENDOR, MOBILE**

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

mobile unit who dispenses food items to the public which are prepackaged, or are cooked, prepared and/or assembled and served from within the mobile unit.

**FOOD TRUCK RETAIL FOOD FACILITY, MOBILE**

A licensed, self-contained, motorized vehicle or mobile food unit (unit that does not travel under its own power) which is temporarily permitted to park in a designated area of an established use in-permitted zoning district within Ferguson Township in a location approved by the property owner. Ice cream trucks are exempted from this chapter. Mobile units including food trucks, trailers, stick stands, carts, and other similar structures that are mobile/transitory by design from which food is stored, prepared, processed, distributed, or sold. A Mobile Food Facility is synonymous with the term Retail Food Facility as defined in PA State Regulation, Title 7, Chapter 46, PA Food Code. Ice cream trucks are exempted from this chapter.

**LAND CLEARING MATERIAL**

Native vegetation from land clearing, grubbing, and excavation, including trees, brush, stumps and vegetative material, that has been removed from the land for agricultural purposes or development projects.

**STORAGE OF LAND CLEARING MATERIAL**

The storage of native vegetation from land clearing, grubbing, and excavation, including trees, brush, stumps, and vegetative material that has been removed from the land for agricultural purposes or development projects, whether temporary or permanent.

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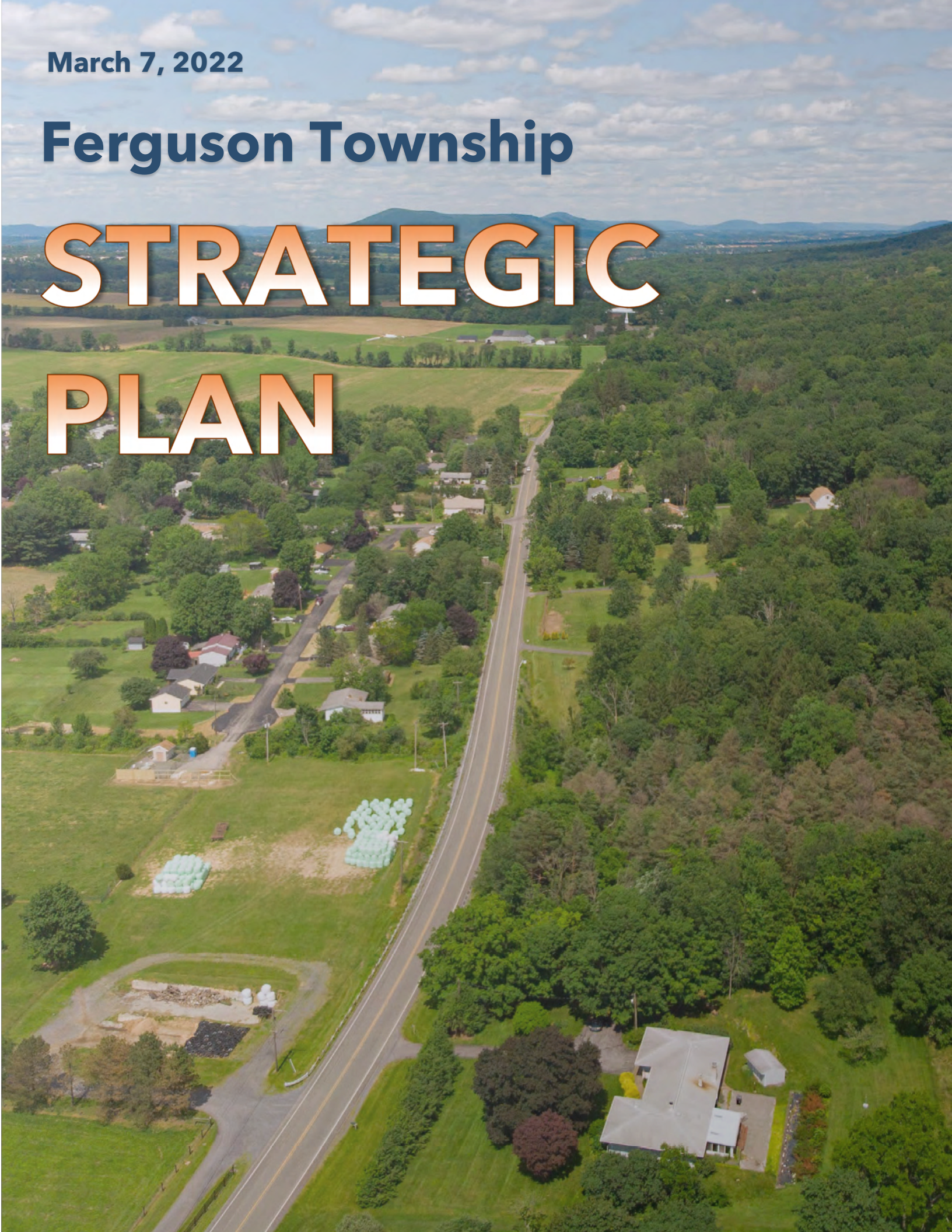
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March 7, 2022

# Ferguson Township

# STRATEGIC PLAN





## Preface

Ferguson Township is a naturally beautiful mix of urban, suburban, and rural land that has seen a nearly 7.5% increase in population over the past ten years and 35.2% over the past twenty years. In fact, the township has been steadily growing since the 1940 Census when the population was 1,936, about 10% of today's population of 19,009. Throughout the years of growth, the township has maintained a blend of residential options from the higher density of the east to the lower density spanning the west.

The mix of housing and neighborhood types help to support the wide range of businesses. The township is home to agricultural, defense, education, manufacturing, and service industries, providing for a variety of [\*live here - work here\*](#) opportunities.

Adding to working where you live, residents also can [\*play here\*](#), with the ever-present open space and recreational opportunities. The township is home to many parks and has been recognized as a "Bronze" bike-friendly community by the League of American Bicyclists.

Perhaps the greatest attribute of the township is its people. In addition to the talented professional staff, Ferguson Township is home to many engaged residents who bring their expertise and knowledge to make it the great place that it is. The people have shown their love of community when describing it as "A great place to raise a family", "I love living in Ferguson Township", and "A friendly community which has been developed with attention to quality of life."

The following pages were written as an ongoing planning process where the township's leadership reviews and revises its planning documents. Peter Melan and Stephen Nowroski of Polity bring more than 30 years of municipal experience to the plan. Throughout the process, we have enjoyed the beauty of the township and engaging with the elected officials, township staff, and the residents.





# Chapter 1: Who We Are

## Our Mission

It is Ferguson Township's mission to be inclusive, provide efficient, cost effective, professional services to our residents in a fair, cooperative, ethical and honest manner. The Township will endeavor to manage its resources allowing planned, sustainable growth while preserving the quality of life and its unique characteristics.

## Our Vision

The Township will strive to appropriate staff and resources to maintain its infrastructure, be a leader in conservation and green energy, provide exemplary service, keep Township operations financially stable, promote diversity, and keep pace with technology. As a result, the Township will continue to be a model for the Centre Region and other Home Rule municipalities.

The Township is considered a 'Best Place to Live' by aspiring to create a sense of place, preserving agriculture and environmentally sensitive areas, and establishing a vibrant town center. Ferguson Township is home to a strong, diversified community and provides an effective transportation system, a rural, small-town atmosphere, and the location and availability of open space.

## We Value...

### **Effective, efficient, professionalism in delivering services to our residents.**

Residents, elected and appointed officials expect the highest quality service delivery from Township staff. It is our duty to meet and exceed those expectations in our daily work.

**Preserving the unique character of the Township.** The Township proudly boasts a diverse community of all ages and professions including farmers, scholars, small and large business employers and employees, professionals, retirees, and students. Each give the area a character all its own. It is our responsibility to ensure that policies and service delivery are directed at maintaining that character for generations to come.

**A well-maintained and safe environment.** Every resident and guest deserves to live, work, study, and recreate in a high-quality environment. Therefore, it is our responsibility to properly maintain and provide for the safety of our community's neighborhoods, streets, parks, and common areas.

**Managing our resources wisely.** It is recognized that resources, including tax revenue, public utilities such as water and sewer, and services such as police and fire, are finite and must be allocated in the most efficient manner. It is our responsibility to continuously review and refine our practices to improve the management of public resources to provide the highest quality service delivery.

**Partnering with our neighboring municipalities to provide cost effective services.** The Centre Region is home to one of the premier and oldest Council of Governments in the Commonwealth. For decades, the municipalities that comprise the Centre Region have recognized the benefits of regional cooperation to improve the effectiveness and efficiency of service delivery. It is our responsibility to maintain our commitment to the Centre Region Council of Governments and neighboring municipalities for programs where regional cooperation maximizes our return on investment.

**Ethical and honest behavior.** As elected officials and employees of the Township, every official, employee and service provider to the Township is directly accountable to conduct themselves in an ethical and honest manner. It is our responsibility to ensure that all who perform work for the Township operate with the highest standards of ethical and honest behavior.



## Chapter 2: Executive Summary

### History

Since its formation in 1801, Ferguson Township has grown into a diverse community, combining the characteristics of residential life with those of high-technology industry and agriculture interests. Named for Thomas Ferguson, an early settler who operated a mill in the Village of Pine Grove Mills at the base of Tussey Mountain, the Township sits on the southern edge of Centre County. The Township encompasses an area of approximately 50 square miles and is home to more than 19,000 residents. Several high-tech industries have found a home in Ferguson Township; including AccuWeather, Minitab, Sound Technology, Avail, the Applied Research Lab and Raytheon. The Township is also home to major research facilities of The Pennsylvania State University, one of the nation's premier agricultural and engineering institutions.

### Organization

Ferguson Township is a council-manager form of government, consisting of a Board of five elected Supervisors (one from each of the three wards that make up the Township and two at-large) and a Township Manager who is responsible for administering the programs and policies authorized by the Board of Supervisors. Additionally, the Township government includes the Planning Commission, Zoning Hearing Board, and other appointed authorities, boards, and commissions that convene on an as-needed basis to address a variety of matters. Since the 1960s, Ferguson Township has been an active participant in the Centre Region Council of Governments (COG). The Centre Region COG is a voluntary association of the Borough of State College and the townships of College, Ferguson, Halfmoon, Harris, and Patton. It is responsible for administering several programs including regional planning, refuse and recycling, code enforcement, the regional library, fire protection, and parks and recreation.

On March 14, 1974, a Government Study Commission recommended the Township modify its governing structure and become a Home Rule municipality. The electorate's approval of Home Rule permitted the Township to adopt its own Charter outlining the way the Township would be governed. Home Rule in Pennsylvania permits the municipality to enact its own regulations except where explicitly superseded by state or federal law. This is different from, for example, a second-class township that can only carry out duties assigned to it by the Second-Class Township Code. Since becoming Home Rule, the Board of Supervisors has codified and adopted a code of ordinances.

Ferguson Township consists of five departments, each responsible for the provision of services enumerated by the governing body. The Police Department is charged with criminal and traffic regulation enforcement and protecting the health, welfare, and safety of students, residents, businesses, and visitors. The Public Works Department maintains Township roads and infrastructure and assists the departments of Planning & Zoning and Police in their duties. The Finance Department is responsible for managing the Township's finances and preparing the Annual

Operating Budget and 5-year Capital Improvement Program (CIP) Budget. For the purposes of this document, the Finance Department also includes oversight of the Township's Information Technology operations. The Department of Planning and Zoning manages growth and development in the Township and is responsible for ordinance enforcement. The Department of Administration includes the Township Manager, Assistant Manager, and staff dedicated to the oversight of Township operations. For this Strategic Plan update, the Administration Department also includes the Board of Supervisors, where the completion of a goal, objective, or action step is contingent upon their actions.

The staff of Ferguson Township is guided in its decision-making by several documents. The Township's ordinances, resolutions, budgets, comprehensive plan, and the CIP are all examples of guiding documents that staff utilize daily for the allocation of resources to provide effective services. However, with all these supporting documents there remain several questions.

1. How do we know our actions today are leading towards where residents want the Township to be in the coming years?
2. How can we be sure that our resource allocation is advancing the Township's mission and vision?
3. How are the decisions we make on a staff level related to the goals of our elected officials?

An effective Strategic Plan can address these questions and more. The purpose of this Strategic Plan is to identify the goals of the elected officials and map out the objectives associated with each of them. With a clear direction, staff are better positioned to achieve those goals. The document is not meant to serve as a specific work plan, nor is it meant to be a formal authorization. Rather, it is meant to provide a true north that all Township departments can move toward for the good of the community. The Ferguson Township Manager is primarily responsible for ensuring that these goals and the steps needed to achieve them are kept in front of the Board of Supervisors and the staff. Only through constantly measuring Township operations against these goals that progress can be made to achieve them.







## Resident meeting

The first public meeting was held at Discovery Space on November 18<sup>th</sup>, where residents were invited to participate in a live survey, and engage in discussion regarding the current plan, status, and future goals. Conversation with the residents was very engaging, exceeding the planned time for the event. It was clear that some of the important topics of five years ago have changed or shifted.



Participants expressed the following as the highest areas of importance:

1. Financial stability
2. Park availability
3. Affordable housing
4. Environmental matters
5. Open space
6. Economic development
7. Agriculture & Staff retention [tie]
8. Blight
9. Business growth

Specific areas of concern were:

- Overdevelopment
- Overpriced housing/affordable housing
- Traffic congestion
- Infrastructure resilient to climate change

The SWOT (Strengths, Weaknesses, Opportunities, and Threats) discussion. The participants of this meeting identified the following:

<b>Strengths</b>	<b>Weaknesses</b>	<b>Opportunities</b>	<b>Threats</b>
<ul style="list-style-type: none"> <li>• Safe neighborhoods</li> <li>• Recreational opportunities</li> </ul>	<ul style="list-style-type: none"> <li>• Transportation options</li> <li>• Lack of affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>• Major employers</li> <li>• Recreation</li> <li>• Open space/farmland</li> </ul>	<ul style="list-style-type: none"> <li>• Housing developments</li> <li>• Fossil fuels</li> <li>• Transient population</li> </ul>

### **Business meeting**

The second meeting on November 30<sup>th</sup>, was held at the Township Municipal Main Meeting Room, with business stakeholders. Not surprisingly, business representatives had several different concerns than the residents. A lot of discussion was focused on improving transportation and the conveniences of working within the township, and improved feedback from the township. Perhaps the most significant outgrowth was the idea of a business-leader group that would advise and provide recommendations to township leadership. For this group to be effective, it is believed that it needs to be community-driven, and the township would maintain open lines of communication with representatives.





When asked if the business anticipated future investment in workforce, 80% said yes. Considering business growth, participants were asked if there was consideration for land acquisition to growth, 33% said that it was a possibility.

The SWOT (Strengths, Weaknesses, Opportunities, and Threats) discussion. The participants of this meeting identified the following:

<b>Strengths</b>	<b>Weaknesses</b>	<b>Opportunities</b>	<b>Threats</b>
<ul style="list-style-type: none"> <li>• Environment infrastructure</li> <li>• Infrastructure support (roads/sidewalks)</li> <li>• Planning for the future</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture needs</li> <li>• Policy-making inclusion</li> <li>• Zoning and land use regulations</li> </ul>	<ul style="list-style-type: none"> <li>• Business development growth</li> <li>• Preserve open space</li> </ul>	<ul style="list-style-type: none"> <li>• Overdevelopment and overcrowding</li> <li>• Competition from other municipalities for development</li> </ul>

**Leadership meeting**

On December 18<sup>th</sup>, on the second floor of Pine Grove Hall and through Zoom, the township held a leadership retreat and public meeting where community leaders and residents participated in a robust discussion about the future of the township. This meeting was attended by all members of the Board of Supervisors, including newly elected supervisors, who have not yet been sworn in. Additionally, Township Manager David Pribulka, Assistant Manager Centrice Martin, and Police Chief Chris Albright were also in attendance. The meeting was facilitated by Peter Melan of Polity.



This workshop involved a full review of the existing strategic plan, status of action items, and the relevance of goals as we looked to the future. Through several hours of discussion, the group was able to set clear the goals for the future. Participants made the following observations regarding the existing plan:

1. **Financial stability:** The township has done an excellent job in this area, but its relevance is ongoing. The concern is that the township has a lack of control over regional costs, and that the other communities do not have the same goals for estimating and cost-containment.
2. **Economic development:** There is “warm” support for this goal, with some believing it is necessary for the orderly growth of the township, while others do not believe it should be a function of government. Concerns include bringing on additional staff and appropriating the necessary funding for the department.
3. **Growth management:** Although there was a consensus that the township has done well here, there is work to be done. Concerns include the regional land-use plan being reactive and the role of the regional partners in the sharing in the growth management. More planning is necessary throughout the township for many goals, such as workforce housing, up-zoning, and conservation, among other important topics.
4. **Environmental stewardship:** Significant progress has been made and this remains a priority item. The discussion involved combining this goal with goal seven “Promotion of clean renewable energy”. Concerns include encouraging property owners to take on green practices and the source of the township’s energy to charge green technology, such as batteries and cars.
5. **Best management practices:** An accredited police department and record of good finances is an excellent indicator of progress in this area. Concerns remain regarding the staffing levels and the broad range of “priority” goals. At times staff is spread too thin and projects get delayed.
6. **Participatory government:** Participants were split on this topic, as there are signs the township has done well to garner public participation and the hybrid meeting environment has been beneficial. Like many municipalities, residents do not get involved unless there is a controversial topic; there is belief that low participation means the township is doing a good job. A concern is that the meetings run long and township meetings conflict with school board and other meetings, which may hurt participation.
7. **Promotion of a municipal identity:** There seems to be less support for this topic than previously mentioned. The concern is that the idea of a “town center” is challenging for this township because of the three identities, it is hard to create a “sense of place”. A few town center ideas were discussed such as Pine Grove Mills and terraced streetscape zoning. An idea that came up was developing a marketing strategy and how economic development personnel would play a role.
8. **Partnerships and regional thinking:** Mixed feelings about this item. Concerns include the challenges of moving policy through the COG and that there can be an over-reliance on the organization. In some regards, it is easier to work directly with other municipalities and not through the COG.

The SWOT (Strengths, Weaknesses, Opportunities, and Threats) discussion. The participants of this meeting identified the following:

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> <li>• Stability in staff</li> <li>• Financial stability</li> <li>• Tax Base</li> <li>• Community assets</li> </ul>	<ul style="list-style-type: none"> <li>• Competing views of the three wards</li> <li>• Lack of affordable housing</li> <li>• Too reactive</li> </ul>	<ul style="list-style-type: none"> <li>• Resources due to growth</li> <li>• Geographical diversity</li> <li>• Rothrock State Park</li> </ul>	<ul style="list-style-type: none"> <li>• Two very different populations in the township</li> <li>• Sprawl</li> <li>• Loss of institutional knowledge through attrition</li> </ul>

### A “Perfect” Ferguson Township

Survey respondents and participants weighed in on what a perfect Ferguson Township would look like five years from now. The following trends developed:

- Development control and preservation of open space and parks.
- Green energy including more solar and electric vehicle charging options.
- Expansion of bike paths, including the connection thereof.
- Reducing vehicle traffic through roadway evaluation and improvements, and improved transportation options.
- Lower taxes and fees.



## Chapter 4: Data Analysis

### Survey Response Analysis

(Note: In each chart, the data was weighted based on the importance given by the respondents. The blue bar shows the topic had a higher priority and the orange bar shows the topic was a lower priority.)

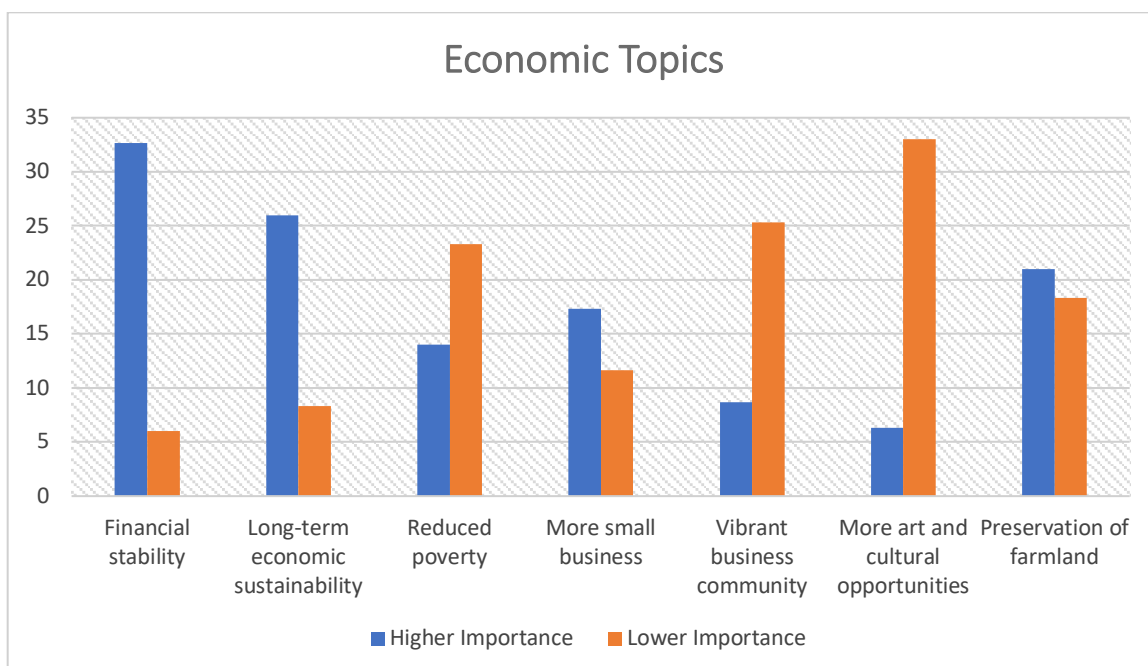
### ECONOMIC TOPICS

When asked about economics, Financial Stability was a top priority of the seven choices presented, with Long-term Economic Sustainability coming in second place. Preservation of Farmland came in as the third-highest priority, but interestingly, this topic had equal support as the most important and least important.

Another interesting outcome was that there was a moderate level of importance given to More Small Business with over 47.62% of the votes considering it to be the third or fourth highest priority, but there is a strong opinion that A Vibrant Business Community is of low importance with nearly 61.9% considering it to be one of the three lowest priorities.

Reduced Poverty was also considered to be of a moderate level of importance, but the votes were spread across the levels of importance with 54.76% ranking it as one of the three lowest levels of importance and nearly 36% ranking it as one of the three highest levels of importance.

Finally, More Art and Cultural Opportunities was considered the least important economic issue, with nearly 36% of the votes considering it the lowest importance and more than 71% voting it as one of the three lowest levels.



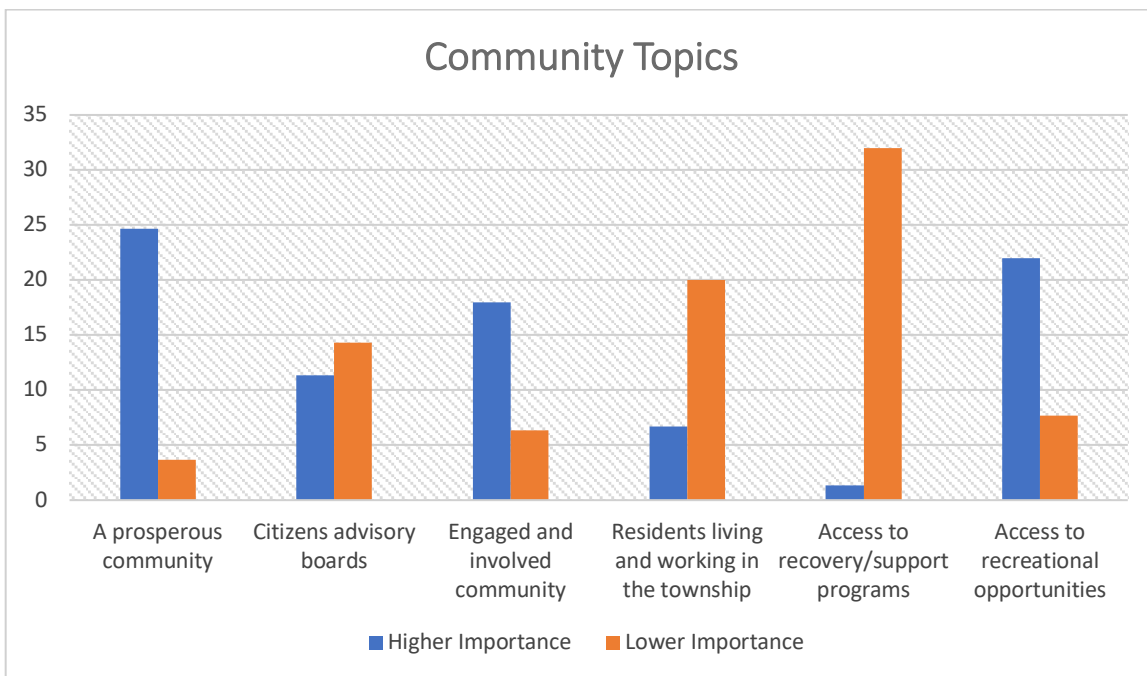


## COMMUNITY TOPICS

When asked about community matters, “A Prosperous Community” and “Access to Recreational Opportunities” (Trails, parks, open space) were clearly considered the top two topics. 85.71% consider A Prosperous Community and 71.4% consider Access to Recreational Opportunities to be a top-3 issue.

Also with higher importance, “Engaged and Involved Community” ranked highly with 64.29% top 3 votes, but interestingly, “Citizen Advisory Boards” slightly leans towards less importance with 54.76% of votes as a bottom-3 issue.

The two topics that received the least amount of support as an important topic, were “Residents Living and Working in the Township” with 76.19% calling it a bottom-3 matter, and “Access to Recovery/Support Programs such as AA, NA” received 0 top 2 votes, 9.52% ranked it as the third-most important topic, and a resounding 57.14% said it was the least important issue.



## INFRASTRUCTURE TOPICS

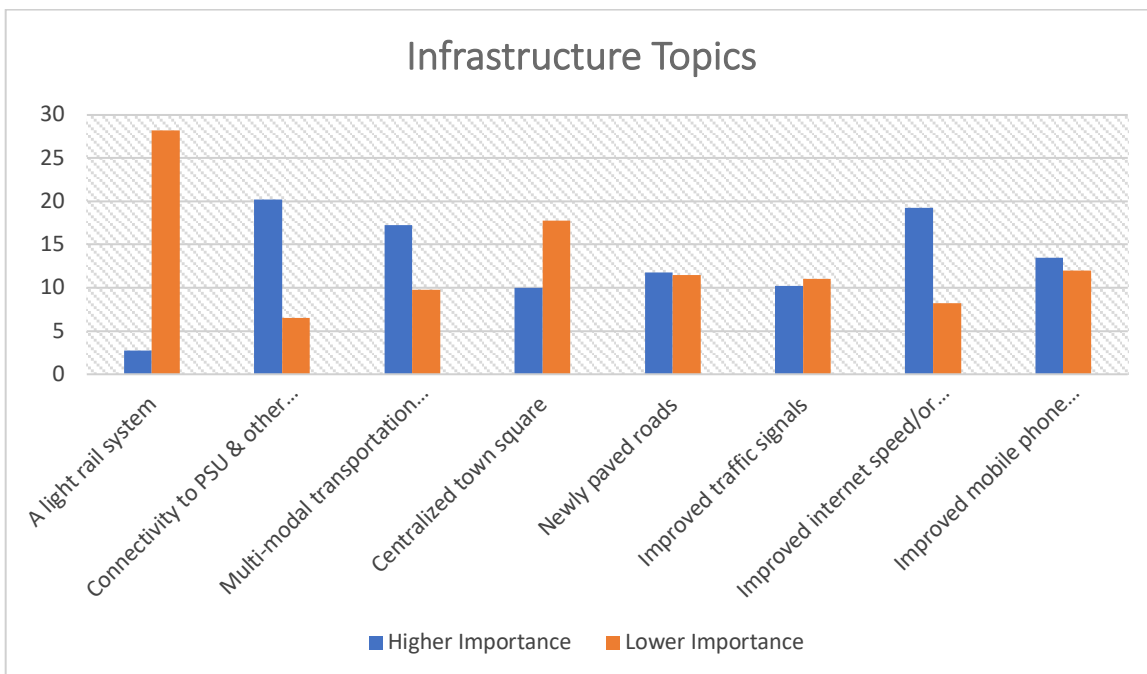
When considering the infrastructure of Ferguson Township, survey respondents considered “Connectivity to PSU and Other Municipalities” to be the most important, with 59.52% considering it to be a top-3 issue. Closely in second place is “Improve Internet Speed or Township Wi-Fi”, with 54.76% listing it as top-3 importance.

“Multi-modal Transportation Options” was rated as the third highest importance with 33.3% saying it is their second most important infrastructure issue.

Three topics were balanced in importance, in the following order: “Improve Mobile Phone Connectivity”, “Newly Paved Roads”, then “Improved Traffic Signals”, and were all balanced in votes received, without any showing a significant trend as more- or less-important.

A “Centralized Town Square” was shown to have little importance with the respondents, with 30.95% considering it to be in the top three for importance.

Finally, “A Light Rail System” was considered the least important by 47.62% of the responses, and only 4.76% voted it as a top-3 issue.

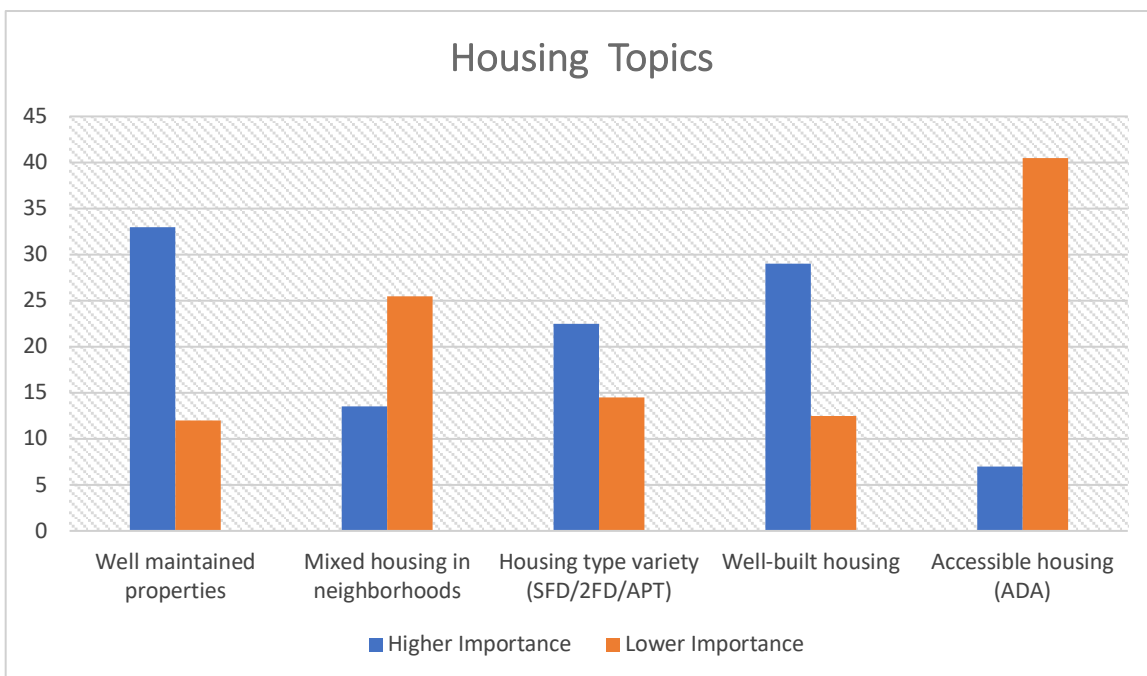


## HOUSING TOPICS

As the township continues to see population growth, housing will maintain an important topic for the foreseeable future.

Respondents feel that “Well-maintained Commercial and Residential Properties” is the most important housing issue, with “Well-built Housing” in a close second place, and the third most-important issue is “Housing-type Variety”. These three topics are considered a top-3 matter by 76.19%, 73.81%, and 71.43% respectively. Fortunately, the township has several tools at their disposal to address these topics, through proactive code enforcement, zoning regulations, property maintenance codes and inspections.

“Mixed Housing in Neighborhoods” was strongly considered a topic of low importance, and “Accessible Housing” was voted by 54.76% of respondents to be the lowest importance.





**SAFETY TOPICS**

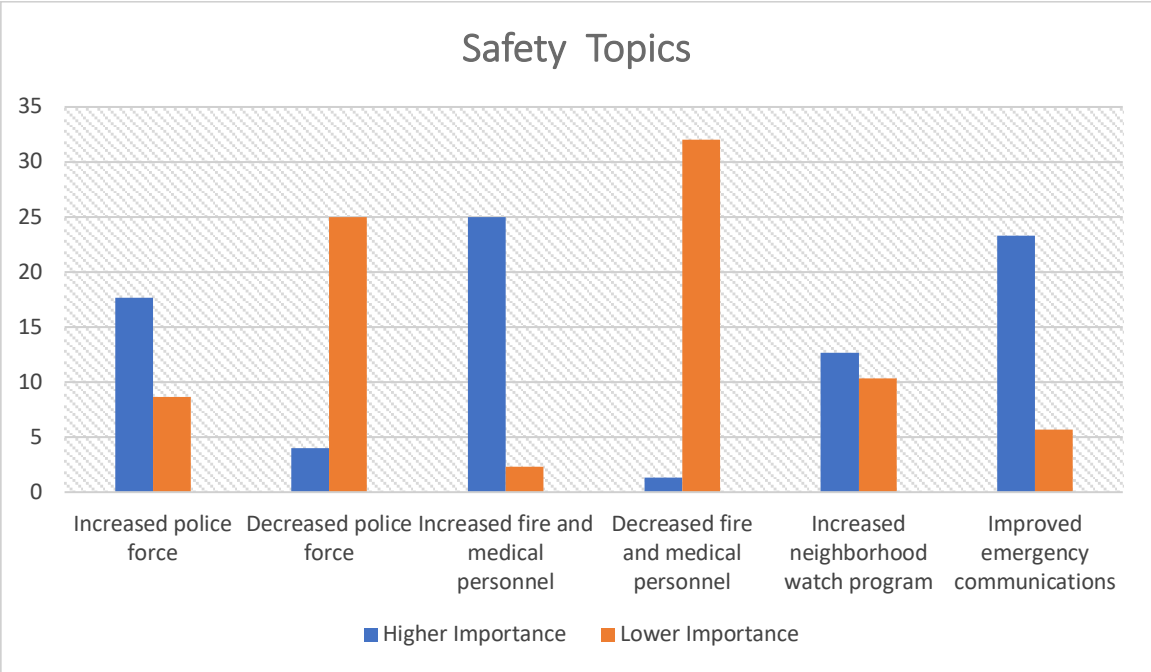
The responses showed strong trends for safety topics within the township, with 83.33% and 95.24% voting that decreasing police or fire and medical personnel are not important.

Following the trend above, 61.9% believe increasing the police force and 83.33% ranked increasing fire and medical personnel in their top-3, ranking them third and first most-important, respectively.

The second most important topic is “Improved Emergency Communications” with 73.81% considering it a top-3 issue.

The distribution of votes for “Increased Fire and Medical Personnel” and “Improved Emergency Communications” made both clear favorites, with the former receiving zero bottom-2 votes and the latter only receiving four bottom-2 votes.

Although 38.1% of the respondents listed “Increased Neighborhood Watch Program” as their third-most important issue, the totality of responses put this issue as the fourth-most important.



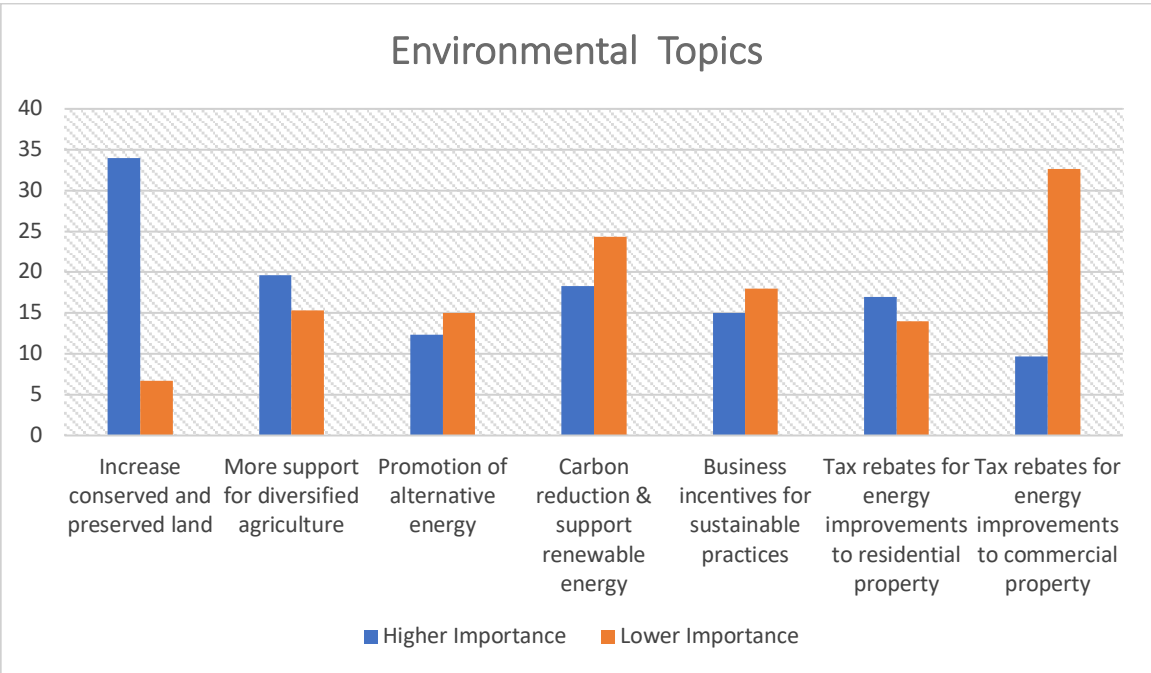
### ENVIRONMENTAL TOPICS

Ferguson Township continues to value the environment and works to be a steward thereof. The survey results show that 42.86% of respondents feel the most important environmental issue is “Increased Conserved and Preserved Land”. In fact, no other issue in the survey received as many votes as the number one issue.

The second most important issue to township residents is “More Support for Diversified Agriculture”. Fifty percent of respondents considered diversified agriculture to be a top-3 issue.

Two matters were very close to being ranked as the third most important: “Tax Rebates for Energy Improvements to Residential Property” and “Carbon Reduction & Support for Renewable Energy”. The former was favored slightly more than the latter, but their close interconnectedness and that “Promotion of Alternative Energy” was considered a moderately important issue, shows support for efforts to increase renewable energy use.

It is important to note that “Tax Rebates for Energy Improvements to Commercial Properties” was found to be unfavorable, with 42.87% of respondents stating that it is the least important issue. Perhaps unsurprisingly, “Business Incentives for Sustainable Practices” was considered a bottom-3 issue by 54.76% of respondents.

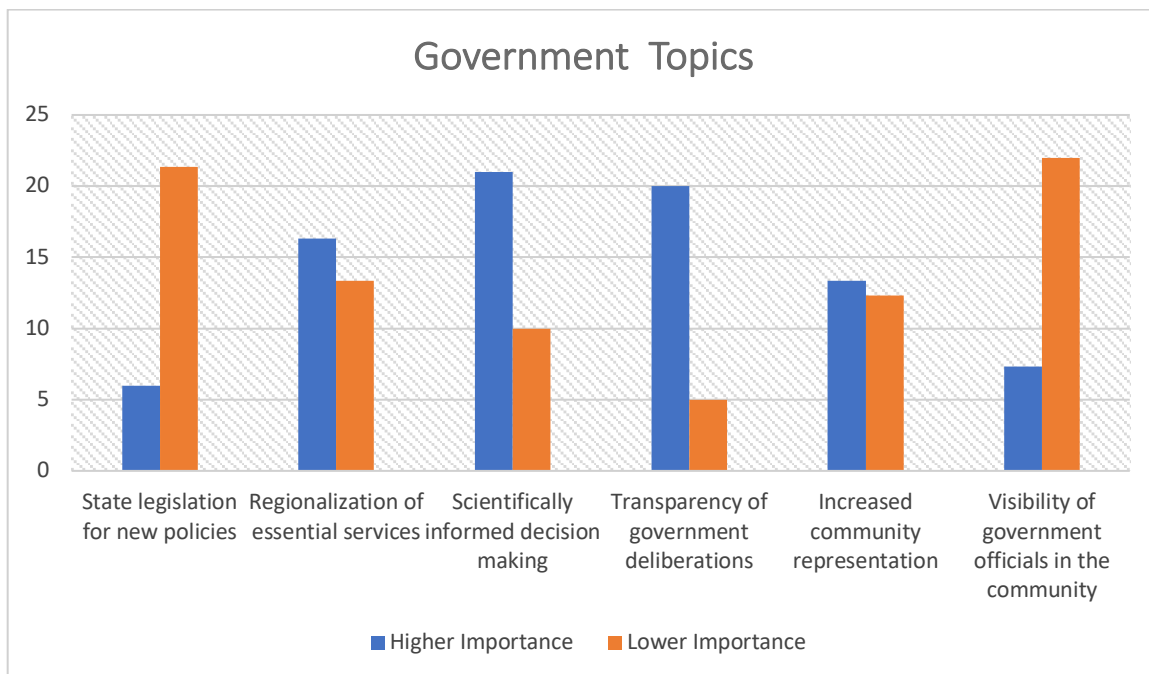


## GOVERNMENT TOPICS

The final section of the survey showed some clear opinions of the important matters. Two of which were very close, “Scientifically Informed Decision-Making” and “Transparency of Government Deliberations” were the clear top two topics, with the first having more “most important” votes, and the second having more overall “top-3” votes. When factoring in votes for lower importance, transparency shows as the more important issue, with 23.81% considering it a bottom-3 versus 35.71%.

When evaluating the responses for the third most-important subject, two were very close. 52.38% of responses indicated that “Regionalization of Essential Services” is top-3, whereas “Increased Community Representation” received 50% as the same. Although regionalized services were rated with slightly more importance, community representation should be further evaluated with the third most-important community issue “Engaged and Involved Community”.

The last two topics, “Visibility of Government Officials in the Community” and “State Legislation for New Policies” were both considered unimportant, with 69.05% and 73.81%, respectively, rating these subjects as bottom-3 importance.



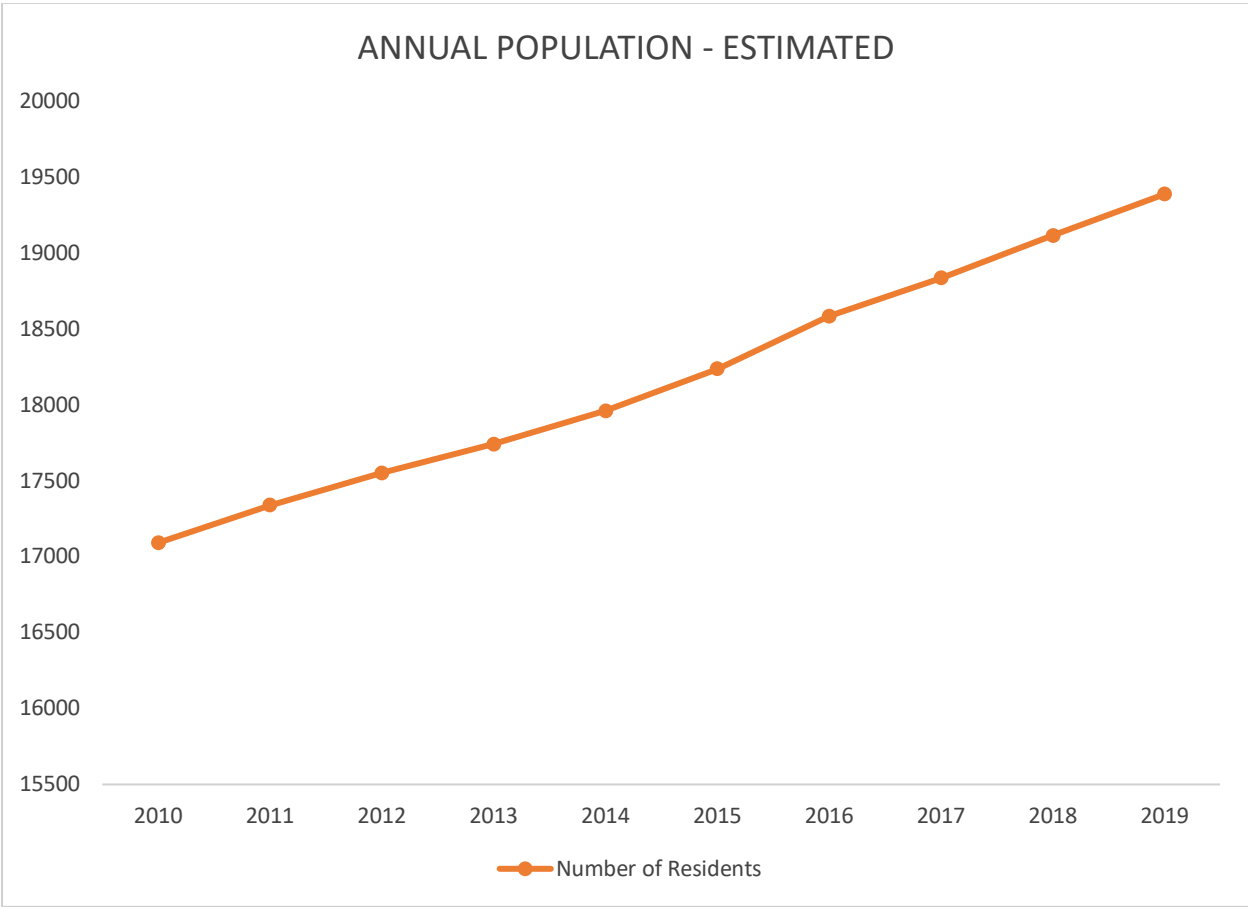
# Chapter 5: American Community Survey (ACS)

## ACS: Total Population

Centre County saw a modest increase in population between the 2010 census and 2020 census. From a population in 2010 of 153,990 to a population of 158,172 in 2020, the county saw growth at less than 3% in 10 years.

Ferguson Township experienced moderate growth for the same period. Between 2010 and 2020, the township grew by 7.46%, essentially doubling the rate for Centre County in its entirety. The American Community Survey 5-Year estimates offered a slightly different picture of growth where the percentage growth between the years 2010 averaged 1.41%.

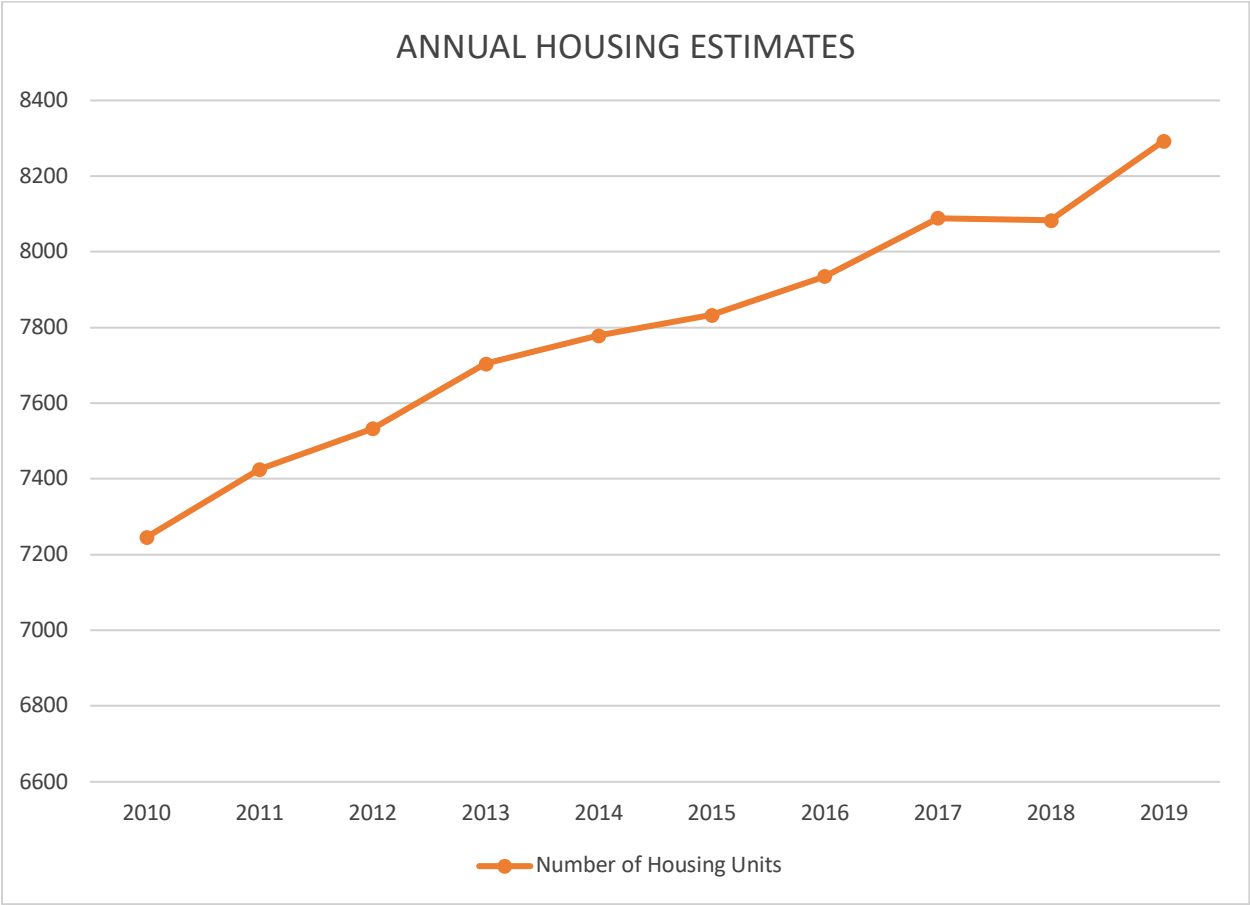
As displayed below, the graph represents minimal growth based on the ACS 5-Year Survey in conjunction with the Decennial Census that represents a 7.6% increase in population.



### ACS: Housing Estimates

Additionally, the number of housing units over the same 10-year period equally experienced the same growth as the population. With a modest increase averaging 1.48%, over the same period, the amount directly correlated to the population growth estimates by indicating that increasing the housing units proportionally affects the housing population in a 1:1 ratio. As the number of housing units increases over time with a constant rate, so will the population.

During our research and subsequent data analysis, Census data from 2000 indicated the number of housing units equaling 5,699. In 10 years, the amount saw a dramatic increase of 31.6% to 7,501 units. In 2010, the number of housing units equaled 7,501, therefore on average from 2000-2010, Ferguson Township saw approximately 180 housing units constructed or repurposed into livable accommodations for its growing population.



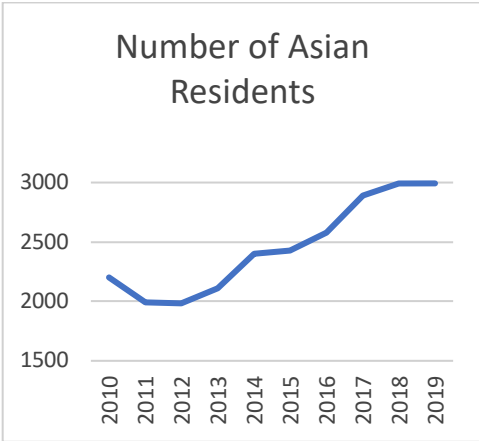
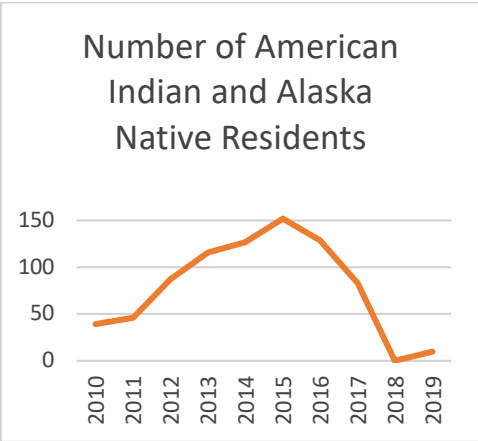
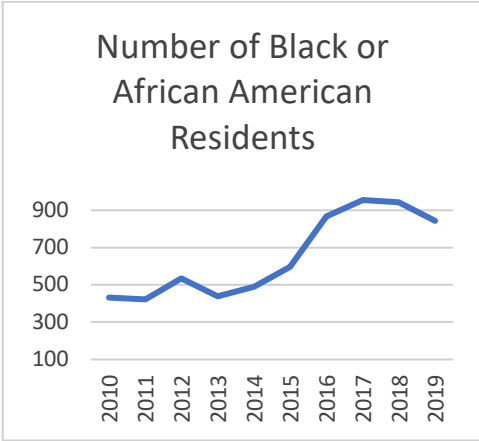
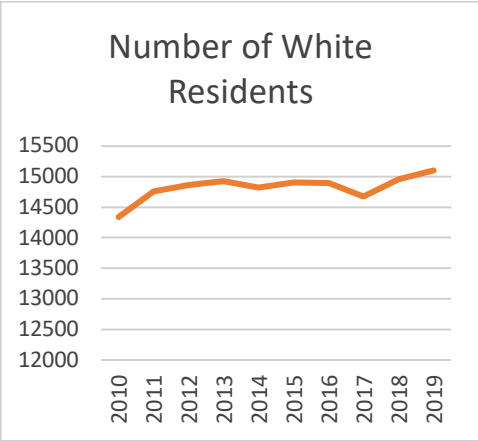
**ACS: Breakdown of Race**

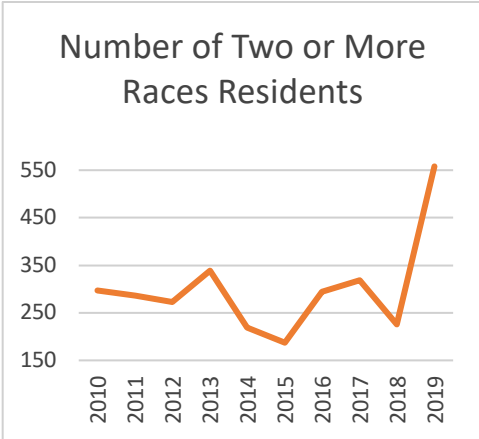
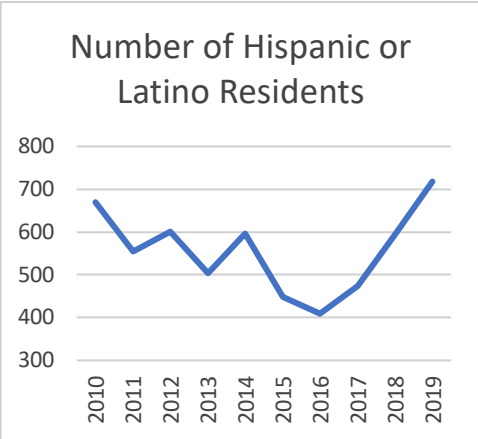
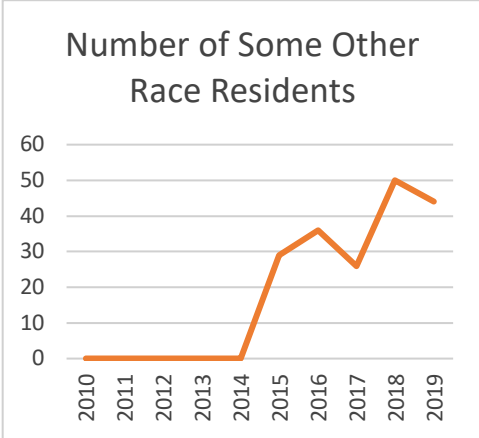
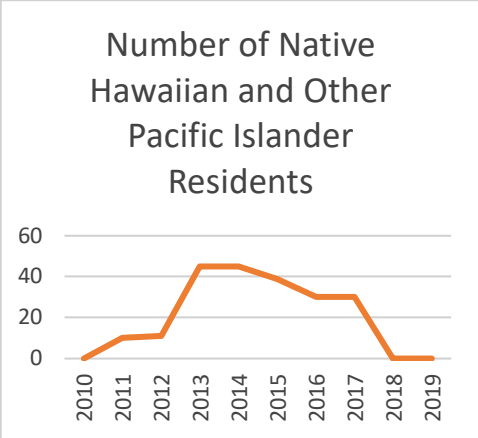
From the years 2010 through 2019, Ferguson Township experienced moderate growth amongst the various racial makeup of its citizens.

The average change in population fluctuated during the timeframe with an overall average of a 10% increase in the township population broken down by each individual race.

White	1%
Black or African American	9%
American Indian and Alaska Native	2%
Asian	4%
Native Hawaiian and Other Pacific Islander	26%
Some Other Race	19%
Hispanic or Latino	2%
Two or More Races	17%

*One anomaly to note is the absence of data for certain year/race combinations. For the purpose of calculating the above annual average increases, data was excluded where no census information was reported.*







## Chapter 6: Ferguson Township Strategic Plan

### Goals and Tasks

#### I. Financial Stability

Local government aims for financial sustainability in ensuring the wellbeing of citizens at the expense of their respective incomes. The Board of Supervisors are the highest decision-makers who are responsible for setting the aims and evaluating the outcome of municipal operations. Hence, local politicians' notions on financial sustainability play an important role in sustainable decision-making. This concept reigns true in Ferguson Township. The Administration has maintained its property tax rate as the cost of goods and labor rates continuously increase on an annual basis.

The recent adoption of a stormwater fee to ensure Ferguson Township is compliant with federal regulations was a significant policy decision that avoided deviating public funds to a mandate. Although the fee created controversy, future administrations will be able to properly budget for upgrades and maintenance as a result of the monthly fee assessed to property owners.

As stewards of public money, it is also a responsibility of the Administration to maintain and increase transparency for delivering information to citizens. The budget process is an excellent exercise to discuss the financial status of Ferguson Township and project for the future. There is a lack of information disseminated to the public throughout the year that indicates a present-tense version of the financial situation. An example is displaying the percentage of expenses spent in the Month of July in relation to Revenue. Presenting information to the public also helps alleviate the cumbersome process of requesting documents through the Right-To-Know.

Additionally, the cost of maintaining an adequate level of service to constituents will continue to rise as a relative percentage annually. The labor rate will continue to increase as part of the collective bargaining process and retaining non-union staff who are keenly aware that positions in the private sector often pay competitive wages with other non-compensatory benefits that help with their recruitment.

## FINANCIAL STABILITY CHECKLIST

1. Create 1, 5, & 10 year financial forecasts annually, comparing with actuals.
  - a. One-year financial forecasts should be created alongside the annual budget, providing an analysis of expectations for end-of-year position.
  - b. Five-year and ten-year forecasts need to be monitored annually while creating and planning the single-year forecast and budgets.
    - i. Forecasts need to be adjusted annually as new economic conditions emerge, allowing for appropriate planning of resources.
  - c. Monitor potential changes in revenues and adjust forecasts and expense planning accordingly.
  - d. Estimate how present-day choices will affect future budgets, to create a long-term view of financial decisions.
2. Ensure wages and benefit packages are competitive to the local market.
  - a. Appropriate compensation of professional staff is one avenue to ensure staff-retention and attraction of best candidates.
  - b. Maintain current and accurate studies of preferred compensation.
3. Research and seek funding sources to support ongoing studies and planning for each of the following goals in this and future Strategic Plans, such as “specific tax” referendums for voters to approve, grants, or partnerships with other municipalities, Penn State University, or private-sector entities.
4. Implement an online financial dashboard to maintain transparency with residents.
  - a. The dashboard should be regularly maintained showing current revenue and expenses.
  - b. Identify the services provided through expenses and the municipal benefits of the services.
5. Develop a stormwater fee project update section on the website to show the residents the value in their investment.
  - a. As an extension of item 3 above, this portion of transparency will identify stormwater fee revenue, expenses, and the municipal and environmental benefits of the projects funded.

## II. Economic Development

Ferguson Township continues to maintain a steady growth in businesses who wish to operate or relocate from their original location to expand and increase revenues. As the township continues growing, so too will the need for a qualified professional to lead economic development. Economic development works together with municipal identity, helping to shape it and use it to increase economic opportunities.

Some highlights of the economic development benefit a business owner is entitled to as they consider Ferguson Township for their operation:

- Low property taxes
- Neighbor to major employers
- Increased population with increased earning capacities
- Minutes to major thoroughfares
- No business privilege tax

The summary of benefits is merely a touch on what Ferguson Township has to offer. With an increased business community, the residual increase to other revenues plays a significant part in the overall financial stability strategy.

As Ferguson continues to grow, the discussion should focus on recruiting a professional who specializes in public sector economic development. The individual would primarily focus on tasks closely associated with increasing the marketability of the township. To strengthen the position, the individual may also be responsible for grant management; helping to fund the position. The following is a brief summary of the responsibilities:

- Develops short- and long-range economic development plans
- Gathers, interprets, and prepares data for studies, reports, and recommendations
- Helps to cultivate and promote the municipal identity
- Provides technical and professional advice
- Prepares promotional materials
- Develops and maintains a comprehensive inventory of available buildings and sites, utilities, services and financing tools for economic development

Funding for the position can be contingent on the application of available grants that the individual would apply for and receive an administration fee to distribute amongst the applicable programs. Understandably, concerns regarding adding an employee contributes to the overall complement of staff, with additional costs to pension, healthcare, and other fringe benefits. The position could also be reviewed on an annual basis to ensure the costs and benefits are in line with the employee receiving an appropriate level of grants and their administrative costs. There are several ways to dissect the funding of this position, however, the overall intent should be to consider the long-term impact of a qualified individual directing Ferguson Township through its economic prosperity and viability as a competitor to its neighboring municipalities.

## ECONOMIC DEVELOPMENT CHECKLIST

1. Develop a list of sustainable economic goals for the township.
2. Study the feasibility of making the Pine Grove Mills area and the denser portions of the township “15-minute neighborhoods”.
  - a. These neighborhoods will allow for local economic growth, promotion and support of local small business, and will reduce carbon-footprint by allowing residents to meet most (or all) of their needs within a 15-minute walk or bike ride.
  - b. Explore tax-incentives or other financial support for small businesses in the 15-minute neighborhoods.
    - i. Encourage the creation and maintenance of minority-owned businesses through balanced appropriation of funding or support.
3. Utilize Penn State University resources to assist in conducting studies, analyzing data, and creating plans.
4. Evaluate if the township can reach its economic goals with existing staff.
  - a. Utilize the economic goals list from item 1 above, and the feasibility study of item 2 to determine if these economic goals can be achieved with existing staff.
  - b. If the goals cannot be achieved with existing staff, develop a committee to plan for the expansion of professional staff with an individual working within an existing department, or by creating a new department.
5. Study the benefits of creating an Economic Development position or department.
  - a. Utilize surveys of existing businesses and residents and look to studies of similar areas that employed an economic development department.
  - b. Expand the study to include other communities that employ economic development staff.
    - i. Analyze the costs and benefits of these other communities and compare them to the needs of the township.
6. Quantify the ability to self-fund the department through grants and increased revenues.
7. Encourage and support the creation of a business association that represents the interests of the small-business community.

### **III. Growth Management**

Centre County has seen its population grow by 4,182 people since the 2010 Census, of which 31.5% has been within Ferguson Township. As the township continues with significant population growth, managing the increased population is going to be progressively pressing. Compounding the matter, without sufficient housing or other intervention, the lack of supply will likely result in even higher prices. Determining where and how to allow for the development necessary will require examination and review of the Township's planning and zoning documents.

Ferguson Township residents have described the township as having three distinct areas, the "urban" area adjacent to State College Borough, the "suburban" area surrounding the urban, and the "rural" area which encompasses the rest of and the majority of the township land. Each area has corresponding density, with some minor exceptions in the rural area such as Pine Grove Mills and Ramblewood, small village areas.

In addition to the housing concerns with increased population and limited housing supply, the concern with preserving land needs to be balanced. Often, existing areas of density (Wards 2 and 3) are considered for "up-zoning", to provide for greater density in an already dense and walkable area. Benefits may include affordable housing options in an area that is already provided with transportation alternatives and other services. Allowing for more development in these areas can reduce the township's costs for providing these amenities while meeting the needs to provide diverse housing options for the growing population.

**GROWTH MANAGEMENT CHECKLIST**

1. Conduct internal meetings with professional staff to determine potential areas for incremental growth.
  - a. Evaluate incremental growth areas for the ability to sustain increased population.
  - b. Further evaluate the areas for specific areas of growth and gradual densification of a neighborhood.
2. Focus growth efforts in areas that will be able to support the increased density through public services and business that the greater concentration of residents can utilize.
3. Develop a plan to adapt areas of incremental growth with a variety of housing. Mixed housing types supports neighborhood diversity.
  - a. Look to create areas that support mixed-use (residential and commercial) buildings to make the need for automobile travel less necessary.
  - b. Consider provisions that provide bonuses for green practices such as solar or creative stormwater management.
  - c. Appraise options for attainable-housing incentives to provide for sustainable housing for community-business employees.
4. Utilize existing regional planning for areas of growth.
  - a. Work with the Council of Governments to evaluate regional solutions to spreading land uses across the area and meeting regional growth needs for housing and commercial activity.
5. Determine to what extent, land development regulations need amendments.
  - a. Potential amendments may include alterations to building height and density, or the creation of special zones that allow for a mix of commercial uses with residential opportunity.
6. Develop outreach efforts to include the affected communities and stakeholders for consensus molding.
  - a. Maintain ongoing communication and revisions to develop the best plan and amendments for continued growth and existing community support.
7. Draft amendments for adoption by the Board of Supervisors.

#### **IV. Environmental Stewardship**

Ferguson Township has shown its leadership in environmental stewardship and is proudly a Sustainable Pennsylvania Certified Gold Community. With alternative energy initiatives and green infrastructure policies, Ferguson Township is a leader in Centre County. Through the surveys and community meetings, residents echoed their desire to promote environmental sustainability and protect open space.

The 2017 Strategic Plan listed Environmental Stewardship and Promotion of Clean Renewable Energy as two separate goals. Through this process, it became clear that the two goals are overlapping and share similar outcomes, resulting in the merger. As the market continues to shift investment in the development of more efficient and affordable green-energy technology, the township will have more flexibility in how to allocate resources for environmental efforts.

Look to opportunities that may exist by partnering with Penn State University to develop and implement sustainability measures.



## ENVIRONMENTAL STEWARDSHIP CHECKLIST

1. Review existing plans, documents, and tools for ongoing relevance.
  - a. Evaluate existing green policies for buildings, vehicles, and operations for adequacy and adherence.
    - i. Modify existing plans to improve environmental stewardship and adherence.
  - b. Consider a “zero waste” program for municipal buildings and each park.
    - i. Expand the zero-waste idea of considering the entire life cycle of products through public outreach and education.
      1. Create short videos for online consumption to educate on proper recycling and the reuse of products.
2. Evaluate preservation regulations to determine current relevance and contribution to the intended goal. Commission studies to make updates where necessary.
  - a. Propose amendments or update policy to address needed revisions to existing preservation regulations.
3. Ensure the previously identified natural resources and environmentally significant areas are being maintained and preserved.
4. Utilize Penn State University or other potential partners to develop long-term sustainability initiatives.
5. Consider the creation and passage of ordinances to improve environmental impact.
  - a. Evaluate a development ban on existing areas of green space.
    - i. Encourage development in existing areas of development through up-zoning.
  - b. Look into a tree-canopy program for new development and expand street tree and urban forest initiative.
  - c. Consider ending or reducing the use of pesticides, herbicides, fungicides and fertilizers throughout the township.
  - d. Study the impact of invasive plants and the management thereof.
  - e. Create enforceable rules to manage the discharge of soil, cut grass, and other pollutants from the public storm collection system.

## **V. Best Management Practices for Operations**

The current form of government distinguishes clear guidelines between the Administration and elected officials. The continued success of the relationship is reliant on directives and goals defined by the board of supervisors that are concise and manageable.

Chief executive officers, such as the Township Manager, of local municipalities are chosen to lead the organization and rely on professional staff members to complete the necessary tasks to maintain a satisfactory level of operation for constituents. The level of involvement by senior staff members to oversee the continued success of Ferguson Township is critical to its growth and prosperity.

As technology grows and continues to become an integral part of Ferguson Township, there are opportunities to allow for streamlining of operational tasks that are designed to increase efficiencies. Online systems specifically engineered for citizen engagement are unique to the public sector industry and help to integrate the multiple systems into a single point of entry that removes ambiguity on questions directed to staff such as "Where Do I...". The concept would mimic the navigation bar on the website where it reads "How Do I..."

**BEST MANAGEMENT PRACTICES FOR OPERATIONS CHECKLIST**

1. Ensure proper staff training, professional development, and compensation.
  - a. Salary is only one component of the desired compensation package for the modern employee. Evaluate unique compensation packages for staff.
    - i. Flexibility in compensation across different employee classes may create greater employee satisfaction, retention, and performance.
2. Evaluate current staffing levels and resources for the ability to manage and adequately carry out services and programs.
  - a. Consider additional training, resources, or changes in staffing levels to improve efficiencies and overall service.
3. Increase opportunities to allow for payment of additional items such as utility billing, real estate taxes, and other financial items.
  - a. Research alternate payment methods that allow for reduced transaction fees to assist those constituents with financial hardships.
4. Allow for online applications of construction permits, zoning applications, and other civic-related services.
  - a. Seek out vendors to provide intuitive online systems that allow online communication, applications, and reporting to streamline processes.
5. Modify existing website and utilize technological solutions to allow for direct communication with Key Contacts on each page.
6. Task department heads with researching ways to improve the overall experience with township operations by creating efficiencies using current applications.
7. Work with the Council of Governments to cost share any regionally beneficial expenses such as equipment, buildings, and technology.

## **VI. Increase Participatory Government**

Continued restrictions on local municipalities from the effects of COVID-19 have caused many governments to take extra steps to maintain their engagement with residents. Using technology platforms such as Zoom, has resulted in a net positive by allowing remote participation. Ferguson Township continues to lead by adapting to improved technology, such as upgrading equipment in the Board of Supervisor's meeting room to enhance remote participation.

Although a reduction in restrictions may allow for more in-person participation, the enhanced communication equipment making participating more flexible provides an opportunity to engage more residents at each meeting. The remaining challenge is the segment of the population who are unable to engage remotely. The lack of viable internet service or adequate technology continue to hinder those affected from participating.

One method to increase participation might include holding public meetings outside of the township building at regional locations periodically throughout the year. The selected locations would require specific technical aspects to be met in order to comply with all laws pertinent to the overall conduct of township business.

Another popular platform for real-time engagement with residents is through applications such as Intercom, which can be installed on the Ferguson Township website. Visitors on the site can interact with a chatbot or other mechanism and have an opportunity to engage staff for assistance with their inquiry.

**INCREASED PARTICIPATORY GOVERNMENT CHECKLIST**

1. Conduct outreach research to determine the concerns or hurdles faced by stakeholders in participating.
  - a. Utilize the data learned from the research to identify the issues that can be addressed by the township.
  - b. Create solutions and a budget to accommodate the challenges identified.
2. Develop a marketing strategy to showcase the benefits of participating in discussions or joining boards and committees.
  - a. Create talking points and social media content that can show how an individual serving on a board or committee can affect real change in their community.
3. Consider innovative meeting strategies or process improvements that will help to reduce the length of meetings.
  - a. Evaluate the ability to provide multiple meeting dates, times, and venues for each committee or board, and even subject matter.
  - b. Utilize committee meetings to focus on single topics to limit the need for extensive discussion at meetings with broad scope.
  - c. Continue to use and perhaps expand the use of technology to allow citizens to participate from remote locations.
4. Meet internally with professional staff to develop comment periods before subject matter is brought forward in public meetings for discussions.
  - a. For example, when legislation, a project, or otherwise is considered internally, a draft can be created and provided through website, social media, or newsletter. During a review period, the township can receive public comment and consider the responses prior to the initial public meeting.
5. Look into developing a plan to engage younger residents to take up local issues that directly affect them, their peers, families and futures.

## **VII. Partnerships and Regional Thinking**

Thinking and participating in regional cooperation is very important and notoriously difficult. Ferguson Township plays an integral role in the Centre Region Council of Governments working on regional planning, recreation, code enforcement, library services, park maintenance, emergency management and fire protection. Financially, the township's annual contribution increased in 2021 by approximately 3.56% to \$2.149MM. Each member, through the shared services, helps to shape a uniform vision and quality of life in the region, allowing for a variety of benefits.

The success of the COG relies on the strength of its members who are committed to the mission of solving for shared challenges and solutions. As other regions and municipalities face decreasing levels of service to constituents, the COG, through shared resources, helps to maintain enhanced levels of quality services in an economically sensitive method.

Although regional cooperation can have many benefits and work in the interest in all members, there can be room for improvement. Challenges, of particular concern, with the current terms of the council is the amount of time it takes to move policy and a perception that there is an over-reliance on the COG.

The region shows continued growth with businesses and residents choosing Centre County. That growth directly affects services and may require additional contributions by COG members to maintain support. Modifications to the services provided by or received by the township requires an evaluation of need vs cost, and the ability to replace a service 'in-house'.

**PARTNERSHIPS AND REGIONAL THINKING CHECKLIST**

1. Evaluate the quality, efficiency, and effectiveness of each shared service, as it pertains to value received and associated costs.
  - a. Understanding the total costs for the shared agreements, take a leadership role within the COG to balance the benefits.
  - b. Partner to create cost savings on equipment, materials, and technology that each member of the COG uses. Often quantity reduces the overall cost for each municipality.
2. Work with COG partners to develop new policies that can be adopted to improve workflows and services.
3. Pursue proactive regional planning to allow for spreading uses across the region allowing for a shared vision for the development of the area.
  - a. Understanding that regional planning has a direct effect on township planning:
    - i. Study employer needs for workforce housing and seek to provide it throughout the region.
    - ii. Determine the most suitable location for residential, commercial, and industrial development to provide for the best live, work, and play mix for your residents.
    - iii. Collaborate on regional tourism efforts to attract visitors to the recreational economy.
4. Seek out collaboration and partnerships with companies and Penn State University to provide innovative solutions to pressing problems such as economic development and environmental stewardship.
5. Expand regional recycling and environmental education and outreach.
  - a. Look at influential campaigns such as the anti-smoking "Truth" campaign to glean insight on positive influence.
6. Explore regional solutions to animal sheltering and the regulation of exotic animals.



## **VIII. Public Safety**

Ferguson Township currently provides police coverage for its constituents through its own department. Fire services are provided by the Alpha Fire Company and emergency medical services are contracted through Centre LifeLink EMS.

While there is regional fire and EMS currently providing services to the Centre County region, Ferguson Township and the COG are ahead of the nationwide trends to maintain and enhance a regional component for public safety. This forward-thinking is particularly beneficial given the critical issues that continue to hamper independent or municipal-based agencies to operate.

Volunteerism in the fire service continues to deplete departments as the industry faces a significant shortfall in members. As departments strive to acquire apparatus and ensure safety for firefighters, local funding does not meet the needs of its regional service, potentially leading to financial deficits that are crippling to the departments. Although fire protection is guaranteed through the COG, the concerns revolve around recruiting volunteers is front and center. Currently, the department stands at 96 total members, of which 92 are volunteer and 4 are paid. In discussions with the Alpha Fire Department, there is a projection of hiring 9-12 staff members over the next 10 years to help with staffing and a decreasing volunteer population. There is possible loss of volunteers due to an increase in medical calls that are mental health related and create additional stress on members who dedicate their time to firefighting.

EMS continues to face annual losses in certified providers at a 4% rate statewide. As agencies discontinue services to municipalities, there is an additional strain on those departments who operate where they are requested for mutual aid to render assistance in neighboring communities. The result is increased response times that result in delayed patient care. Contributing to the loss in providers is a decrease in reimbursements from insurance companies who continue creating lengthy delays in receiving funds for emergency calls.

Recruitment issues are a significant concern for Centre LifeLink EMS. The service currently has two full-time paramedic positions vacant, which noted during a conversation on February 28, 2022, no applications were received.

The recruitment and retention in law enforcement is slowly approaching a similar crisis. Competing benefits with other departments, difficulties in attracting new officers, escalating labor costs, and the national sentiment towards public safety dominate conversations with local officials. The solution requires extensive analysis on how to fund operations moving forward and an overhaul of the current system that relies on state intervention to mend a severely depleted system. Antiquated rules such as Civil Service regulations continue to hinder a police department's ability to maintain a comprehensive list of applicants rather than perform tests every two years.

**PUBLIC SAFETY CHECKLIST**

1. Create a township public safety committee to research current and future challenges.
  - a. Specifically investigate and evaluate the changing landscape for public safety.
2. Initiate discussions on police recruitment.
  - a. Seek out challenges for recruitment and retention over the next 3, 5, and 10 years.
3. Evaluate current regional fire/EMS component to ensure constituents receive adequate services.
  - a. Survey response areas for time, efficiency, effectiveness, and satisfaction.
  - b. Meet with professional staff to have ongoing evaluations of services to provide for the best responses for residents.
  - c. Revisit the new construction of a combination fire/EMS station in the township to assist in a reduction of response times.
4. Analyze current funding models for EMS to maintain viability and continuity.
  - a. Consider allocating staff resources to contribute knowledge for the purpose of increasing recruitment.
  - b. Develop a grant program for individuals wishing to educate themselves as first responders that requires an obligation to remain employed at either Alpha Fire Company or Centre LifeLink EMS for a period of time.
5. Prioritize department-wide and regional policing strategies to address community issues.
6. Work with the Planning and Public Works Departments to develop strategies to combat quality of life issues, such as vehicle speeding and nuisance complaints.

## **IX. Promotion of Municipal Identity**

A municipality's identity is likened to the identity of a person. Everyone has their own unique characteristics and experiences that define their individuality. Reputations are developed based on actions and visibility is determined by efforts made to be known; all of this develops a brand. Building and projecting a clear identity requires a well-defined and deliberate effort of the stakeholders based on data and mutual intentions. Municipal identity works with economic development to promote the township as a desirable place to live, work, and play.

Also, like people, identity is often not what you want, but what you have. To that end, Ferguson Township has a sprawling landscape with diverse density and population; a single identity is challenging to create. The uniqueness of an area needs to be community-driven and organic; a top-down approach will face friction. A sense of place cannot be manufactured but must be derived from the inhabitants.

The outdoor life, state parks, trails, and biking may be the key resources for identity outside of PSU. The Pennsylvania Department of Conservation and Natural Resources' website states, "Rothrock State Forest has become a premier mountain biking area in the state, containing a combined 290 miles of trails and state forest roads open for this use." Like the Great Smokey Mountains define eastern Tennessee, and the vineyards of the Napa Valley, Ferguson Township can leverage its natural resources to help define it.

**PROMOTION OF MUNICIPAL IDENTITY CHECKLIST**

1. Conduct meetings with professional staff and the board of supervisors to identify resources and goals of municipal identity, evaluate the existing visibility, and determine the target audience.
2. Engage the residents in the different areas of the township to gather input and understanding of how the people view the township's identity.
3. Work with Penn State University to partner on developing a marketing strategy that can benefit Ferguson Township and the university.
  - a. Forge a relationship with the Smeal College of Business Marketing Department at PSU to develop ongoing marketing to establish a township brand.
  - b. Within the Smeal College of Business, work with staff and students to develop continuing programming to capture the benefits of the marketing strategy, municipal identity, and the attractions of Ferguson Township.
4. Utilizing the data gathered, develop several identities and branding strategies, including logos and social media outreach.
  - a. Present the options to the residents for feedback and refinement.
  - b. Submit a final plan to the Board of Supervisors for approval.
5. Execute the branding strategy to promote the identity within the township and region.
6. Employ the municipal identity to attract residents, businesses, and tourism.

## **X. Inclusive, Diverse, Safe, and Welcoming Community**

Ferguson Township's commitment to diversity, inclusion, accessibility, and safety creates a community that supports people of all ethnicities, creeds, and abilities. Ensuring these principles is paramount for the leadership team and elected officials. The township recognizes the unique contribution of the backgrounds, cultures, and experiences of everyone, and seeks to create an environment that is inclusive, welcoming, and supportive of all people.

As a leader in the region, Ferguson Township is preparing to serve a multicultural society by being at the forefront of the development and implementation of innovative approaches to public service. Some aspects of the township's efforts are:

- Building an inclusive culture characterized by civility and respect.
- Increasing the number of underrepresented groups in staff.
- Improving the cultural competence of our workforce through diversity education.

Diversity, Inclusion, Safety, and Accessibility are fully embraced and fundamental to Ferguson Township's excellence.

**INCLUSION, DIVERSE, SAFE, AND WELCOMING COMMUNITY CHECKLIST**

1. Create a diversity taskforce within township staff and the Board of Supervisors to explore and identify existing biases and hurdles.
  - a. Develop a leadership team to be charged with creating and managing inclusion, diversity, accessibility, and safety initiatives.
  - b. Establish a scope; what does accomplishment look like?
  - c. Set timelines for goal completion and monitor results and progress.
  - d. Formulate a Minority Small Business Council to attract owners for the purpose of creating a new identity that helps with strengthening relationships amongst the various groups represented by other segments.
2. Work with Penn State University to develop broad training on inclusion and diversity.
3. Study the effects of existing zoning ordinances, housing codes, and other legislation for their effects on affordable or attainable housing, diversity, inclusion, equity, and accessibility.
  - a. Utilize the results of the study to develop legislation to create equity.
  - b. Work with stakeholders in the community to refine proposed legislation.
  - c. Submit ordinance amendments to the Board of Supervisors for action.
4. Review existing policies, practices, and capital investments for their effect on affordable or attainable housing, diversity, inclusion, equity, and accessibility.
  - a. Evaluate the results for modifications, where necessary, to improve inclusion, diversity, and access.
  - b. Develop strategies with leadership staff to focus efforts as per item 4a above.

# Appendices

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Appendix B	Staff proposed objectives and action steps	Page 7
Appendix C	Board member comments	Page 16

## Appendix A

Written Public Comment Received in regard to the Strategic Plan

1.

The Ferguson Township Strategic Plan must begin from the most basic fact: Virtually every aspect of our economy, infrastructure and governance with be profoundly changed by worsening climate conditions over our lifetimes. If we act decisively now, Ferguson can be among the US municipalities that are both resilient and are actively engaged in reclaiming a better future for our successors.

The following suggestions for the Strategic Plan are adapted from my comments on the COG Climate Action and Adaptation Plan (CAAP).

CAAP principles can and should inform the Strategic Plan. First, because Pennsylvania's Environmental Rights Amendment guarantees the rights of all citizens to "*clean air, pure water, and to the preservation of the natural, scenic, historic and esthetic values of the environment.*" Second, because it sets the groundwork for even stronger and faster Ferguson Township and COG action. Climate collapse is advancing faster than even worst-case scenarios of recent years. I offer several general principles and specific actions.

**In general, protect clean air, land and water by focusing on the Big Three: Habitat, Invasives and Pollution.**

**Stop Doing Some Things.**

Even as we plan improvements, we can often get faster results by stopping some big-impact items.

**-Stop development on wild land:** forests, wetlands, meadows, meadows.

**-End the use of petroleum-based plastics** at all scales: from single-use containers to sports fields. There are more and better alternatives every month.

**-End Ferguson use of pesticides, herbicides, fungicides and fertilizers.** They are costly, unnecessary, and do real harm.

**-Stop assuming that solutions require building more things:** buildings, roads, parking, hard infrastructure. Where building is needed, require LEED Gold or Platinum and/or SITES standards.

**Start Doing Other Things.**

-Support the CAAP by de-carbonizing our region. Coordinate with other local, state and national organizations.

**-Strengthen protection of local water,** including supporting the One Water initiative.

**-Manage invasives--**Require all landowners—residential, commercial, Ferguson—to manage invasive plants on their property. Move Ferguson beyond traditional "mow and blow" maintenance and operations. Invasives are the second-leading cause of US biodiversity loss.

**-Coordinate with Penn State,** including the investigations of PSU/University Park Airport uses of PFAS.

**-Prioritize residents,** not visitors. Much money and energy is directed toward the wants of tourists and visitors. Direct more toward our own community members.

**-Recruit the best thinking.** As COG positions open up, hire new people who not only understand and support the CAAP, but work creatively and diligently to move our community where it needs to be.

2.

### III. Growth Management

Planning needs a vision of how it wants the Township to look in the next 25 years.

We need a Planning director who is part of that vision and is willing to negotiate with developers to achieve it.

Developers need to talk with Planning before they talk with staff.

As all Planning personnel are not necessarily totally versed in reading plans that may come in front of them, there should be, as part of a Citizens' Advisory Committee, technical advisers such as architects, realtors, lawyers and engineers who can advise.

After the 50 years of past practice and as environmental science has changed significantly in the past 25 years, the Township needs to have an environmental scientist on staff as well as an arborist.

As complex as the Terraced Streetscape District is, there is no way an adequate re-evaluation can be arrived at for \$40,000.

### IV. Environmental Stewardship

PSU's West Campus stormwater ponds are an engineering failure. One is in Ferguson. Both are completely rubber-lined for fear of sinkholes forming. The whole surface of these ponds could have been tested when they were dug. The water runs from the first pond to the second and then runs into the same group of trees that it always did before the ponds were ever dug. In a very heavy storm, there is so much water that it floods out from the trees and runs down to the golf course and other lower lying areas. No gain!



The land at the back of the Martial Arts and PSU golf cart maintenance building is a major soak away area for West College and the buildings and parking lots that adjoin it. There is a dirt road that was put in by PSU at the back of the property that runs to Corl Street and the golf course. There are no pipes that run under that roadway that would carry the water to the trees and more soak away area on the other side. This means the water stands longer than it should (72 hours) which allows for mosquito-breeding. It was never presented for approval to the Township and consequently never had the appropriate oversight and discussion needed.

#### **V. Best management Practices for Operations**

Minutes need to more accurately reflect what happens in the meeting.

The public deserves better microphones in the Township meeting room. After 2 years of ZOOM, we're now totally aware just how bad the current ones are.

#### **IX. Promotion of Municipal Identity**

Not sure where this should actually be placed but this is in Ferguson -

There are no connecting sidewalks from Blue Course to Corl so anyone needing to walk that way has to use the roadway - not pleasant or safe. Motorists have little patience with pedestrians or bicyclists - take a walk or ride sometime and you'll soon find out.

One solution both pedestrians and bicyclist have on Blue Course is to cross from the Waffle Shop and walk down Blue Course to the curb cut that starts the path that goes all the way to the University on the old railroad track. This is a highly-used path and needs to be surfaced and maintained for all times of the year. It gets very icy in winter so is virtually unwalkable and unbikeable.

PSU may say 'it's a soak away area'. It worked very well as a railroad with an impervious surface, so now needs to work as an inter-modal access road to campus that is usable all year round. What can be done about it?

#### **V. Best management Practices for Operations**

Minutes need to more accurately reflect what happens in the meeting.

The public deserves better microphones in the Township meeting room. After 2 years of ZOOM, we're now totally aware just how bad the current ones are.

Ferguson engineering needs to be brought up-to-date with current best management practices. It should think, design and participate with scientific-based, risk management, nor archaic platitudes.

3.

Nationally, a sharp decline in the abundance of native plant species is an important aspect of increasingly fragile ecosystems. Ferguson Township can play a stewardship role by promoting the planting of native plants and trees. This applies to both Township undertakings and plantings by residents and managers of private property. Mandating that only native plants be sold by local nurseries and providers is probably not a realistic short-term objective, but two strategies would help move the township in that direction in the long term.

First: Require that all tags on plants for sale contain proper biological names. In addition to listing both genus and species, subspecies or variant information should be included if at all possible. Common names on the tags would be complementary but optional. This way, people wanting to use native plants can be sure that they are actually purchasing native plants, and other people would have an incentive to become more familiar with the issue. Distribution of informative literature at plant sales and distribution points, as well as in Township mailings, would also assist in encouraging residents to use native plants.

Second: Require that all plants sold in the Township or purchased by the Township be labelled as "OPLE" or open pollinated, local ecotype. Plants in that category have been propagated by methods enhancing continued biodiversity, and the requirement strengthens the incentive for nurseries to acquire and sell properly sourced native plants from reputable suppliers.

4.

Good evening. [REDACTED] wanted to comment on the Strategic Plan with some random, and I hope not too redundant, thoughts. I'm sure you've heard some of this already, and Ferguson Township may already be doing some of my suggestions.

Sustainability was our Group's priority issue last year, and it should be the cornerstone of any strategic planning process. Ferguson Township must continue to implement progressive strategies that conserve natural resources, promote energy efficiency, and reduce our environmental footprint. Sierra Club values long-term ecological preservation and environmental consciousness. If the township is not doing it already, you should create a "Zero Waste" program for each park location.

I applauded the leadership Ferguson's supervisors provided when they adopted a resolution in June 2017 that committed the township to develop and implement a strategy to achieve net zero greenhouse gas emissions no later than 2050, and a

subsequent climate resolution in October 2020. The climate change emergency is likely to be [REDACTED] priority concern in 2022.

Conservation, environmental education and sustainability work are necessary to create climate-ready parks. Your decisions on the strategic plan are essential in combatting the causes and impacts of climate change. The best way for Ferguson Township to do all this is to commit to the preservation of park land and open space to conserve the township's natural legacy and contribute to the ecological health of the Centre region. You need to identify areas where native habitat should be improved to protect wildlife and enhance wildlife corridors, and work with appropriate agencies and nonprofits to create and enhance wildlife corridors by supporting initiatives that improve environmental quality and ecosystem connections.

Ferguson Township needs to expand green maintenance practices to reduce its carbon footprint and enhance wildlife by continuing to reduce the use of pesticides. It needs to be supporting efficient watering practices, including an evaluation of the potential use of gray water. You need to continue testing and evaluating innovative technologies that will reduce greenhouse gas emissions and other environmental impacts, and manage equipment to reduce these as well. You need to think about reducing the amount of turf grass and increase the implementation of native species. Foster environmental appreciation and enjoyment through education, specifically by developing stewardship and sustainability goals. You should promote organic agriculture and gardening by setting up plots to demonstrate the feasibility of such practices.

The strategic plan needs to champion resource conservation and environmental stewardship. You need to acquire, protect and preserve the township's natural resources while improving the overall quality of the environment. Ferguson's progressive policies in the past show that you can lead regional conservation and environmental restoration program efforts. You need to continue to protect county watersheds by implementing storm water best management practices. In summary, you must target acquisitions that preserve land, habitat and wildlife. Thank you for your time.

5.

I want the strategic plan to promote ideas like complete streets and the "15 Minute City"

A Humane Officer for the FT Police Department or Humane Officer training and compensation for one or two current officers  
Money set aside for the identification, removal, and replacement of Calary Pear Trees. (Trees on Township controlled areas, but possibly for private property owners as well?)

Money for street Trees (street Trees that will be climate resilient, barring any novel non-native pests arriving)

Investigate roadway safety in the approach of the North Atherton Terminus of Blue Course Drive

A refresh on the Township's graphical identity (and have a variety of image files saved and available to the public upon request)

Explore tax incentives for micro-businesses, particularly ones in Village districts

Continue discussions based on the PGM Mobility study and begin to implement

6.

To the Board of Supervisors,

I am unable to attend tonight's Board meeting, however, I would like to share a list of items that I hope could be formally considered to be included in the Ferguson Township Strategic Plan. I speak as a business owner [REDACTED] [REDACTED] [REDACTED] and also as a member of the Pine Grove Mills Small Area Plan Advisory Committee. I am also on the steering committee of the Route 45 Getaways! project.

The following have been a part of the Small Area Plan Committees past agendas as action items that will help us meet several of the Small Area Plan Goals, including supporting community engagement, valuing our outdoor spaces and supporting our business community:

- Funding for the village streetlight project
- Purchase streetlight décor/flags
- Paint parking spaces on Route 45
- Finalize the PGM mobility study and get funds to start the suggested improvements
- Fund phase two of Cecil Irvin Park, including the completion of a community gathering/engagement space such as an appropriately designed amphitheater.
- Prioritize outdoor gathering spaces & activities (walking/hiking/bike trails) in Pine Grove Mills
- Assistance to solve lack of parking in Pine Grove Mills.
- Budget match for the "Our Towns" project

- Support for painting a mural in the center of the village to promote the farmers market and other community-related projects

The following items are part of the Route 45 Getaways project:

- Funding for TOD signage for any qualified Pine Grove Mills business that supports the Route 45 Getaways project
- Financial support (grant match) for the 2022 Route 45 Getaways project.

If more supporting documentation or details are needed, please let me know.

Thank you for your consideration. [REDACTED]

7.

To the Board of Supervisors,

First, thank you for taking the time to support and develop our community. I'm looking forward to working with you as we collaboratively move the Pine Grove Mills Small Area Plan forward. Oh, and for those that may not be aware, we affectionately call the Pine Grove Mills Small Area Plan the "PineSAP."

Piggybacking off of what [REDACTED] provided here, I champion for the Economic Development section of the PineSAP. To that end, I simply wanted to make you aware of a few of the Economic Development activities that will greatly benefit from our collaboration. Please see below. I'll mention a few of these this evening.

- Tax incentives for local business recruitment and retention
- Developing a small-business association for both for-profits and non-profits.
- Promoting business network events

As you can imagine, many of these cross other areas of the PineSAP, so this is certainly a team effort. Thankfully, we have a great team!

I look forward to seeing you this evening.

8.

To the Board of Supervisors,

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If more supporting documentation or details are needed, please let me know.

Thank you for your consideration.

[REDACTED]

9.

I would like to see included in the Strategic Plan more CAAP (Climate Action and Adaptation Plan) initiatives - like codifying solar rooftop as a part of all development plans. Perhaps starting in 2025 with a minimum of 20 or 25% solar production of electricity included in any development plan, whether a 40 home residential plan or a single commercial property. This would help keep us on track to achieving GHG emission goals. To merely suggest renewable energy is a smart move, will certainly not be enough to have developers do it on their own. I understand that the cost of "building in" solar is well under 10% of the cost of building a new house, with savings in energy costs for the homeowner immediate! I hope you will consider making this a part of Ferguson Twp's code of ordinances. Perhaps then going to 50% capacity of electric by 2030 and 100% renewables by 2035. It could be combined with geothermal and even small relatively silent rooftop wind turbines (they've already invented ones that are small spirals that are pretty amazing!) It would be nice to have a future planned out 10+ years so that developers can include it in their master plans.

Ferguson Twp could become the leader in the Centre Region and known for best practices for a healthy Planet and healthy people!

I hope someone will read this into the minutes, as I have a full day of travel tomorrow and don't think I'll be available for the 7pm meeting. I'd really like to hear from you all on what you think about this. If I don't make the meeting, I'll be sure to catch it on CNET.

Thanks for all you do!

[REDACTED]

## Appendix B

### Ferguson Township Staff Proposed Objectives and Action Steps

#### 1. FINANCIAL STABILITY

- a. **Prepare financial strategies that correspond with financial planning and decision-making**
  - i. **Forecast changes in tax base, earned income, and expenditures using the synopsis financial planning software recently purchased.**
  - ii. **Give consideration to economic influences as part of a strategic approach to decision-making in budget process**
    1. Develop policy or practices to guide decisions for fixed, long-term increased costs based on factors that include economic cycles, inflation, interest rates, competition among local government
  - iii. **Identify and plan for demands and constraints on municipal services**
- b. **Enhance accounting and internal controls with a well-planned physical observation of capital assets**
  - i. **Inventorizing Capital Assets**
    1. Prepare list of assets
    2. Determine objectives (identify unrecorded assets, gather non-financial information such as location, asset description, serial number, assess asset condition, affix asset identification tags, photographs, etc.)
    3. Align accounting records to capital asset records
  - ii. **Communicating and engaging with Departments**
    1. Collaborate with a kick-off meeting to establish staff involvement, discuss anticipated problems, describe process, tasks, and timing, agree on observation dates, discuss non-capitalized assets.
  - iii. **Prepare written policies and procedures**
    1. Identify written procedures that defines roles and responsibilities (accounting versus other departments, non-cap assets (how to track assets), asset tagging, inventoring – who, frequency, and timing of physical inventories, rotation plan.
  - iv. **Develop physical inventory observation plan**
    1. Define scope (what assets will be observed – land, intangibles, and assets, etc.)
  - v. **Observe Assets**
    1. Conducting physical inventory of capital assets such as 1. buildings and improvements 2. Infrastructure (group assets, GIS, engineering involvement, equipment, land, intangible assets)
  - vi. **Reconcile assets to accounting records**

- c. Ferguson Township will be a community with a mix of land uses that maintains a diverse tax base and supports a high quality of life.**
  - i. Land Use policies that maintain a balanced tax base**
    - 1. Conduct a Township Market Assessment every three years to understand and stay ahead of market trends
  - ii. A competitive business and residential tax environment**
    - 1. Develop policies and incentives to stimulate redevelopment of older, vacant, or blighted non-residential uses. Incentives could include both economic (LERTA, etc.) and policy (ordinance densities, structure height, etc.) opportunities
    - 2. Evaluate the development of a program to ensure that tax-exempt properties meet the qualifications of tax-exempt status
    - 3. Continue efforts in securing alternative funding sources to complete Township projects, ensuring a significant return on state and federal tax dollars
  - iii. Sustainable Workforce Housing Fee-in-Lieu Program**
    - 1. Develop a policy for a sustainable Workforce Housing Fee-In-Lieu Program for example, First Time Homebuyer Program, Gap Financing, etc.
  - iv. Look for ways to save money**
    - 1. Office supplies – buy from big box stores/Amazon
    - 2. Keep administrative cars longer (already started that process)
    - 3. Continue to incorporate hybrid vehicles in fleet – fuel saving
    - 4. Test and evaluate electric vehicles
    - 5. Continue to compare prices using Costars and other vendors (cheaper isn't always better)
    - 6. Host more trainings locally to minimize associated costs (travel, boarding, meals, etc....)
    - 7. Utilize available grants (federal, state, other)
  - v. Manage/minimize costs**
    - 1. Share costs – in the process of developing a regional crash investigative team that will respond to serious vehicular crashes. Share costs of tools necessary for property cash investigation.
    - 2. Developing electronic device forensic lab in partnership with Patton Twp.
    - 3. Manage overtime costs

## **2. ECONOMIC DEVELOPMENT**

- a. Refer to 2014 action steps**
- b. Develop a pandemic economic recovery response plan**
- c. Leverage information systems for an enhanced livable, sustainable, and resilient community**
- d. Evaluate staff size to determine if human capital appropriately meets the needs of the Township**

- e. Maintain relationships with businesses and residents – Addressing concerns (traffic, criminal, problem-solving, quality of life, etc...). Improves community satisfaction hopefully resulting visitors wanting to return, residents and businesses wanting to stay.
- f. **Ferguson Township will become a community that has a sustainable, diverse economy that can weather national economic fluctuations.**
  - i. **A community that nurtures existing businesses**
    1. Designate a Ferguson Township staff liaison to communicate and work with the local business community
    2. Continue to implement the recommendations of the Pine Grove Mills Small Area Plan Advisory Committee
    3. Create a central repository for economic and business data to support local business needs
    4. Develop an action plan to identify minority owned businesses in the Township
    5. Work cooperatively with existing diversity business groups to promote and support diversity initiatives
    6. Convene an annual meeting with local representatives to identify opportunities for collaboration on responses to the business community's needs
  - ii. **Promote a business climate that nurtures new businesses with a diverse and expanded economic base (size, type, and age)**
    1. Explore the possibility of creating an entity that is responsible for economic development/redevelopment activities
    2. Create "Doing/Opening a Business in Ferguson Township" to provide necessary information to the business community
  - iii. **Proactively promote Ferguson as an attractive place to live, work, and open a business**
    1. Create, adopt, and implement an economic development plan
    2. Create a market brand and image for the Ferguson Township business community
    3. Highlight the Township's economic development assets through the creation of an economic profile (print and online), such as available land, low taxes, and transportation network.
    4. Communicate to residents the value and benefits of economic development through education sessions, print, and online materials
    5. Ensure that disadvantaged business enterprises (DBE) are aware of affordable office space opportunities in the Township
    6. Highlight the Township's quality of life assets including parks and recreation amenities to the regional business community to help attract and retain workers
  - iv. **Create an atmosphere that is conducive to business expansion— regulations that provide flexibility, incentives for redevelopment and nurtures entrepreneurship**
    1. Develop policies and incentives to stimulate redevelopment of older, vacant, or blighted non-residential uses. Incentives could include both

economic (LERTA, etc.) and policy (ordinance densities, structure height, etc.) opportunities.

2. Work with local businesses to identify retention and expansion roadblocks to provide necessary assistance
3. Identify potential incubator space for small businesses in Ferguson Township
4. Identify and implement strategies to foster the development and growth of small businesses

**v. Maintain and create quality of life factors that attract residents**

1. Seek out opportunities for public and private partnerships to develop community assets that will benefit residents and businesses

**3. GROWTH MANAGEMENT/REDEVELOPMENT**

**a. Ferguson Township will be a community with a mix of land uses that maintains a diverse tax base and supports a high quality of life. Mixed-use development will permit residences, offices, shops, and services to locate together for the efficient use of space, mobility, and infrastructure. We will be a community that provides redevelopment programs and services that guide planned growth, facilitate the redevelopment of designated areas, and help to rebuild neighborhoods.**

**i. Workforce Housing that meets the needs of the Township workforce**

1. Review best practice inclusionary programs from across the country and determine applicability for use within the Township (Centre County Housing and Land Trust)
2. Review and explore other zoning districts in the Township where Workforce Housing is needed and amend Workforce Housing Ordinance accordingly
3. Complete the Regional (or Municipal) Housing Study and Needs Assessment (2023)

**ii. Attractiveness to existing and prospective businesses and residents**

1. Review and explore a streetscape enhancement program along main transportation corridors and amend the zoning and subdivision ordinances accordingly
2. Adopt zoning and subdivision ordinances that will implement form-based community character development along main transportation corridors
3. Advance Pine Grove Mills Small Area Plan, holistically, including infrastructure improvements, sidewalks, streetscape, etc.
4. Regularly review and revise Township-wide development guidelines, as needed, to promote dense, mixed-use development that is pedestrian-oriented and bicyclist friendly (Terraced Streetscape Rewrite—ongoing)

**iii. Efficient use of remaining land resources that promotes mixed-use development**

1. Complete the Long-Range Growth Management Plan (2024)
2. Increase density and intensity of use, combined with open space protection
3. Review and amend shared parking guidelines
4. Engage the owners of large properties in the Township to discuss growth projections and development trends

**iv. Integration of transportation and land use planning**



1. Continue to monitor and adjust existing zoning and subdivision and land development ordinances to strengthen existing requirements for pedestrian and vehicular connections between adjacent developments
2. Promote land-use patterns that support public transportation (mix of uses and intensity/density of use)
3. Promote multi-functional streets (vehicle, pedestrian, bike, transit)
4. Explore developing regulations to address new and developing transportation technologies (hover boards, drones, delivery robots, etc.)

**v. Incorporate goal 10 of 2014 Pristine Open Space and Goal 5 adequately zoned land**

**4. ENVIRONMENTAL STEWARDSHIP**

- a. Refer to net zero greenhouse gas emissions resolution for action steps
- b. Refer to community bill of rights for action steps
- c. Refer to tree preservation ordinance for action steps
- d. Promote renewable energy action steps
- e. Promote car battery charging station infrastructure
- f. **Ferguson Township's principals for sustainable development will be integrated and fully implemented into all facets of municipal operations to create an atmosphere of sustainability in the Township.**
- g. Test and evaluate electric fleet vehicles
- h. **Continue switch to hybrid vehicles (Patrol and Admin)**
- i. **Develop opportunities for community gardening and urban agriculture**
  1. Build a community garden
  2. Work with Homeowners Associations about increasing the possibilities of community gardening
  3. Provide educational assistance in establishing gardens
  4. Identify and create an area within the Township for a community supported agriculture (CSA) drop site.
  5. Enhance the Pine Grove Mills Farmer's market to increase vendor visibility, encourage additional patronage, and create a lively gathering space for the community
  6. Establish a buy fresh, buy local program
- ii. **Maintain a balance of development and environmental protection**
  1. Explore opportunities for open space preservation through programs such as: Public access easement, increased open space requirements, conservation subdivision design, and cluster development alternatives
- iii. **Public Education on the importance of environmental stewardship**
  1. Educate residents about the Township's open space network
  2. Educate Homeowner Associations on their responsibility of tree, shared use path, and stormwater maintenance
  3. Develop a public education program to address the MS4 program
- iv. **Make more efficient use of available land and infrastructure**
  1. Examine open space requirements in PRDs, etc.

2. Expand bicycle and pedestrian access to residential developments, parks, institutional properties, and commercial developments

## 5. BEST MANAGEMENT PRACTICES

- a. **Advance personal and professional integrity with written statements and more**
  - i. Demonstrate leadership by fostering ethical behavior and ensuring decision-making model reflects integrity, transparency, and openness
  - ii. Conducting professional relationship and activities that continues to maintain public confidence
  - iii. Holding staff accountable and instilling accountability into operations
  - iv. Communicating ethical standards and guidelines
- b. **Ensuring and managing community involvement in local government processes to support good decision making**
- c. **Create an environment of involvement, respect, and connection of diverse ideas, backgrounds and talent throughout the organization and Ferguson Township**
  - i. Driving measurable goals, and plans around diversity, equity, and inclusion within Ferguson Township,
  - ii. Educating within Ferguson Township the common behaviors that advance diversity and inclusion efforts and address implicit biases.
- d. **Continuous Improvement**
  - i. Maintain accreditation for police department – continuous evaluation of policies not only for accreditation but for best practices.
  - ii. Evaluate needs of community and services provided by the police department. Upcoming improvements electronic device forensic lab, crash response team, etc.
- e. **Retention/Recruitment**
  - i. Advertisements – social media, job boards and print media
  - ii. Maintain an eligibility list – more active recruitment. Doesn't cost applicants money. Every officer is a recruiter.
  - iii. Evaluate current benefit package – are we comparable?
- f. **Training**
  - i. Maintain professionally trained staff. Exceed state minimums.
- g. **Capital projects** – provide adequate staffing and resources to get capital projects out to bid on time and constructed within budget
- h. **Maintenance** – ensure adequate staffing and tools needed to maintain infrastructure
- i. **Work orders and scheduling** – utilize annual and weekly schedules to efficiently plan and conduct work. Utilize work order software to prioritize work and track costs.
- j. **Asset management** – measure what you value. Conduct inventories and condition assessments of assets.
- k. **Keep current on trends in human resources management**
- l. **Foster environment for staff effectiveness**

- i. Create an empowering work environment for shared responsibility and decision-making at all levels
  - ii. Coaching and mentoring
  - iii. Create a positive atmosphere where interactions are based in respect and professionalism
  - iv. Set clear expectations for and within the organization and work groups
- m. Provide employees with continuous education and improvement, including coaching, mentoring, and access to professional and leadership development
- n. Develop strategic plan for recruitment and retainment practices
- o. Aligning the organization's human capital with strategic objectives of the Board
- p. Reporting and assessing the progress and results of this strategic plan

## 6. PARTICIPATORY GOVERNMENT

- a. Outreach – Community Event
  - i. Suggest re-institute open house at township building
  - ii. Safety events
  - iii. Coffee with Cop
- b. Monthly Meetings
  - i. Police department host monthly meetings open to the community – input about operations, problems, suggestions, etc.
- c. Social Media
  - i. Improve social media presence More regular posts
  - ii. Post smaller informational videos – Tik Tok (improve communication)
- d. **Ferguson Township will be a diverse community that is accommodating and attractive to all populations by taking proactive steps to create an inclusionary environment to foster community involvement.**
  - i. **A well-informed general population and business community**
    - 1. Continue to hold bi-annual meetings with homeowners' association representatives to facilitate the exchange of information between neighborhoods
    - 2. Conduct "Neighborhood Walks" with elected officials on a regular basis
    - 3. Work with community groups to identify opportunities for community-wide events
    - 4. Continue to mail out the "New Resident Guide" to new homeowners
    - 5. Develop a way to identify new renters in the Township to mail out the "New Resident Guide"
    - 6. Support the development of neighborhood focused events
  - ii. **Inclusionary environment for all populations**
    - 1. Translate internet materials into other languages
    - 2. Support and accommodate events and meetings of all ethnic and social groups

3. Strengthen relationship with community leaders to improve diversity initiatives

**iii. Strong volunteerism**

1. Develop and maintain a comprehensive list of faith-based and other volunteer organizations
- iv.** Provide opportunities for the public to participate at public meetings in a hybrid and safe format. Allow flexibility in meeting formats (in person and remote) based on community transmission rates of COVID-19
- v.** Promote ABCs

**7. PROMOTION OF A MUNICIPAL IDENTITY**

- a. Determine if it is important to be seen as other than the “State College Area” and if so is it for the benefit of locals or visitors? What are we trying to brand? We are a diverse township crossing the border from town and gown to Ag and open space and forests. Cherish our diversity.**
- b. Ferguson Township will be a community with distinctiveness of place. A strong place brand helps the Township compete through articulating the unique strategic positioning of Ferguson and the Township’s differentiating characteristics from other municipalities.**
- i. Audit of current brand perceptions and communications**
    1. What messages are being sent out by government, business and industry, and tourism?
  - ii. Engage audiences—business, industry, and residents to define the heart and soul of Ferguson Township**
    1. Capitalize on the Township’s strengths, characteristics, experiences, culture, and energy
  - iii. Create alignment between businesses/industry, community, and visitors**
    1. Explore a branding campaign
    2. Consistent messaging from business/industry, community, and visitors
    3. Continue to construct gateways at Ferguson’s borders, including W. College Ave. Gateway designs could include Welcome signs, lighting, and landscaping.
    4. Identify community elements that can provide continuity in design and image (light posts, traffic signals, streetlights, benches, trash cans) and incorporate them into new development requirements and standards
    5. Use the Township’s newsletter, homeowner’s forum, and other communications tools to publish an article and/or communicate annually regarding the importance of public image and community identity
    6. Use Township media to convey Ferguson’s brand message both internally and externally

**8. PARTNERSHIPS AND REGIONAL THINKING**

- a. Ferguson Township will continue to be a community that advocates and encourages regional approaches and solutions to local government challenges.**

- i. Open and regular communications horizontally (other municipalities, SCASD) and vertically (COG, Centre County, State, and Federal Government).**
  1. Actively participate in COG and find ways to expand services provided at a regional level beyond current programs
  2. Regularly explore opportunities for increased efficiency through shared municipal services with neighboring municipalities
  
- ii. A consistent regional message**
  1. Work with Happy Valley Adventure Bureau and surrounding municipalities to promote regional assets
  2. Encourage staff to promote best practices through a network of professional organizations committed to issues of common importance and regional significance
  
- iii. Remain aware of the land use goals of adjacent municipalities**
  1. Work with CRPA to integrate regional goals into the Township's planning processes
  2. Identify infrastructure projects of regional significance in a collaborative way with all impacted government entities
  
- iv. Continue to work with adjacent municipalities to ensure abutting land uses are compatible and consider the regional impact of developments.**
  1. Maintain CRPA/Municipal Planning Staff meetings to discuss development activities and projects of a regional significance
  
- v. Maintain a working relationship with the COG**
  
- vi. Continue relationships PD's, social service agencies and private entities**
  
- vii. An example of private entities is our relationship with property managers. We encourage property owners to hire private security on busy weekends. They handle smaller problems and keep situations from getting big.**
  
- viii. Maintaining shared Records Management System – information sharing among regional agencies critical for policing**

## Appendix C

### Board of Supervisors comments

#### **Financial Resiliency**

- Finance
  - o Finance Committee/ Financial planning committee for advisement and long term planning
  - o Stormwater Fee- Reassessment following completion of program plan
- Economic Development
  - o DEI – Support Women and minority owned businesses – through promotion and highlighting of resources such as SEDACOG (funding) and the Rivet (space, production)
  - o Local Business development – Support initiatives (Route 45 Getaways, Farmers Market...)

#### **Planning for a Livable Community (Removing municipal identity and growth management)**

- Growth management – maintain RGB and SSA
- Housing opportunities and affordability
  - o Execute MOU with CCHLT for Pine Hall Development
  - o Strategize opportunities for collaboration with partners or utilize Fee-in-lieu funding for housing opportunities
  - o Integrate universal accessibility into building codes and zoning.
- Safe bike and pedestrian pathways

#### **Community Engagement and Transparency (Replacing Increased participatory government)**

- Reimagine Coffee and conversation to include Board and ABC members
- Increased access to ABC meeting minutes/recordings
- Advisory bodies for small areas and neighborhoods

#### **Environmental Stewardship**

- Parks
  - o Master planning, equitable use opportunities (lighting, transportation access, programming and costs);
- Natural Resources Conservation
  - o Cooperation with private entities such as Clearwater Conservancy.
- Farmland preservation
  - o Appropriate zoning for utility scale solar
  - o Coordination with regional partners.

## 9) Implementation of Diversity, Equity, and Inclusion

Continuously addresses these inequities both within and across the township to help improve the lives of all residents.

Increased diversity within the Township's residency from 27.1% residents of color, to 32% residents of color by 2025 through diversified recruitment and retainment practices.

Increased diversity within the Township's workplace by 25% through diversified recruitment and retainment, and hiring practices by 2025.

Require mandatory trainings for all staff to focus on the areas of, but not limited to; racism, implicit bias, microaggressions, xenophobia, gender equality, LGBTQ+, generational intelligence, and the intersectionality that lie amongst these. At least 5 trainings per year or an equivalent of 7 hours of DE&I training starting in 2023.

Require mandatory trainings for all supervisor to focus on the areas of, but not limited to; racism, implicit bias, microaggressions, xenophobia, gender equality, LGBTQ+, generational intelligence, and the intersectionality that lie amongst these. At least 3 trainings per year or an equivalent of 5 hours of DE&I training starting in 2023.

Require the administration to use the tools at its disposal to understand and combat the causes of inequity and to address its harms so we can move forward as a community.

Recognize holidays that are significant to those of different cultures and ethnic backgrounds, and acknowledge those holidays that pertain to religious beliefs and may conflict with township meetings, etc starting in 2022.

Host a minimum of 3 events per year for the community that pertain to Diversity, Equity, and Inclusion that are separate from the public chats or the diversity training starting in 2022??

Have 2 public chats per year, one at the start, one towards the middle, about how race/ethnic relations, inclusivity, and equity are in the township and what the supervisors can do to bridge the gaps starting in 2022

### 1) Financial Resiliency

Continue to implement and refine best management practices for fiscal accountability in accordance with acceptable standards.

Create 1, 5, & 10 year financial forecasts

Ensure wages are competitive to local market.

Consider formation of a FT Finance Committee; a Financial planning committee for advisement and/or long-term planning

Stormwater Fee- Reassessment following completion of program plan.

Develop a stormwater fee project update section on the website. DO WE HAVE ONE....?

Make realistic estimates of program costs.

Regularly compare the cost of providing services in-house with costs from private contractors, other municipalities, other government agencies, and costs of providing services regionally.

Identify how different types of development impact the Township's tax base.

### 2) Community and Economic Development

Create a climate that supports the development of small businesses and entrepreneurs.

Support local initiatives (Route 45 Getaways, Farmers Market...)

Make Township support and facilities available, where applicable, to small business incubators that support new businesses.

Invest in Infrastructure that is supportive of scale-appropriate business development. (alleys in PGM, signal at Sandy Dr.)

Review Municipal and Regional Policies and Processes to ensure they are supportive of scale-appropriate business development in the Township. Revise as needed.

Establish an economic development advisory group with economic development expertise or business advisory committee.

Implement initiatives that connect young residents (ages 18-35) to local government and help retain recent graduates in the Township and Centre Region.

Consider a PGM area village overlay to encourage business development consistent with the PGMSAP and address the unique needs of Pine Grove Mills.

Establish a business network/small business association for the enterprises within Pine Grove Mills.

Include non-profit and for-profit enterprises.

Identify the attractions that would benefit from TODs signage.

Identify funding for TODs signage.

Develop a list of sustainable economic goals for the Township and evaluate if the Township can reach its economic goals with existing staff.

Study the benefits and consider the employment of a community/economic development staff (full-time, part-time, or a contracted service). This individual or contractor would be responsible to assist and support existing businesses to help them prosper and expand in Ferguson Township, recruit businesses consistent with municipal identity and PGM Small Area Plan and be the Township's liaison with the business development community, identify and pursue programs and grants to support economic development efforts in Ferguson Township consistent with municipal identity (funding TODS signage matches, HVAB grants) and would work with the Townships ICDA to explore economic development opportunities.

Utilize surveys of existing businesses and residents and look to studies of similar areas that have employees focusing on economic development.

Quantify the ability to self-fund the position through grants and increased revenues.

Provide and promote opportunities for engagement between PGM residents and the larger community.

Identify specific sites that can be or are used as community gathering locations.

Purchase the condemned house site if possible. Consider for parking or parklet.

More aggressively promote and coordinate PGM community events through a variety of social media, postings around the Township and Region, and other forms of communication.

Include a funding match for Pine Grove Mills to be featured in a production of "Our town".



#### Preserve and share historic resources of Pine Grove Mills

Create a 'map tour' of historic places in the Village.

Inform residents of events through existing and new communication tools: a Pine Grove Mills website or a Pine Grove Mills page hosted on the Ferguson Township website, Village newsletter.

Work with Ferguson Township Elementary School to share history of the school with current students, families and staff.

Work with Pine Grove Mills Farmers Market to identify times for special events with an historical theme.

Design and install historical and directional signage relating to neighborhoods and Village history.

### 3) Planning for a Livable Community

Continue to implement plans for specific small areas.

Review/modify Official Map, Recreation, Parks and Open Space Plan, PGMSAP and NAS on a timely basis.

Consider impact of increased costs as the Township continues to shift toward urbanization (Ex: tree canopy study results) and implement measures to mitigate impact (cluster zoning, review of zoning map to assess potential growth patterns).

Evaluate zoning/incremental growth areas for the ability to sustain increased population and accommodate future growth.

Determine to what extent, if any, land development regulations need to be amended.

Use the Centre Region Comprehensive Plan update to assist in planning for future growth and for assessing revisions to zoning regulations.

Potential amendments may include alterations to building height and density, or the creation of special zones that allow for a mix of commercial uses with residential opportunity. And Adopting new zoning regulations to accommodate redevelopment by supporting infill and redevelopment opportunities while being mindful of existing neighborhood character.

Consider intermunicipal agreements for shared land uses.

Strengthen and maintain land use/zoning regulations to discourage sprawl.

Review existing zoning to determine ability to establish complementary infill.

Develop land use/zoning regulations to support sustainable development, affordable housing, local, sustainable business, preserve agricultural land, and open space, protect the environment, and increase recreational opportunities.

Execute MOU with CCHLT for Pine Hall Development.

Continue to improve on the workforce housing ordinance and to look for opportunities to increase other tiers of affordable housing in the Township (workforce housing isn't affordable to many).

Coordinate with the Region and County to develop a Township housing plan to provide for low and moderately priced housing in the Township.

Strategize opportunities for collaboration with partners or utilize Fee-in-lieu funding for housing opportunities.

Rewrite TSD zoning district to encourage appropriate redevelopment and maintain neighborhood character.

Consider buffer yard regulation amendment between Rural Agricultural zoned land and other zoning districts.

### 4) Environmental Stewardship and Sustainability

Ensure the previously identified natural resources and environmentally significant areas are being maintained and preserved.

Identify and preserve natural resources and environmentally significant areas.

Review and Revise, as needed, Environmentally Sensitive Areas Map.

Identify and use existing tools to preserve the environment - Chesapeake Bay Tributary strategy, National Pollutant Discharge Elimination System, source water protection, conservation easements, climate action plans, referendums, agricultural conservation easements, etc.

- Agricultural preservation – Consider appropriate zoning for utility scale solar.
- Coordinate with regional partners in agricultural preservation.
- Identify additional sources of funding for agricultural preservation.
  - Request increase in County annual allocation
  - Request Agricultural Land Conservation Board to approach County Commissioners for additional funding.
- Look for Regional Partners to participate in the preservation of sites with regional importance.
- Cooperation with private entities such as Clearwater Conservancy in Natural Resources Conservation.
- Consider developing an Open Space Referendum for preservation of environmentally significant/sensitive areas.
  - Adopt an ordinance to place a referendum on the ballot asking voters to approve specific tax funding to acquire/develop open space.
- Revise Township’s Official Map to add the 2009 RPOS recommended open space areas.
  - Open Space 1 (OS-1): Area adjacent to Overlook Heights (described in Section 2.1) which is owned by PSU and will be developed as an arboretum.
  - Open Space 2 (OS-2): The Miller Caves, Scotia Barrens, and Beaver Branch Gorge
- Begin implementing the Regional CAAP/FT Climate Action Plan.
- Promote clean renewable energy and environmentally conscious property maintenance.
  - Review Township Operation and Identify areas that can become more environmentally sound.
  - Develop and implement policies and practices. (gas leaf blowers, paper use).
  - Review existing green policies for Township buildings, grounds, vehicles, and operations for adequacy and adherence.
  - Propose and implement any necessary changes to green policies.
  - Develop and adhere to green policy for Municipal buildings, vehicles, and operations.
    - Plants purchased by the Township should be labelled as “OPLE” or open pollinated, local ecotype (propagated by methods enhancing continued biodiversity, the requirement strengthens the incentive for nurseries to acquire and sell properly sourced native plants from reputable suppliers).
  - Assess the Township for opportunities for renewable energy.
  - Practice and promote energy conservation.
- Review and Revise the Zoning Code to reflect principles of environmental stewardship and sustainability.
  - Evaluate existing plans and preservation regulations to determine current relevance and contribution to the intended goal.
  - Propose amendments or commission studies to make updates where necessary.
  - Propose amendments or update policy to address needed revisions to existing preservation regulations.
  - Make certain that land development regulations and development plans are consistent with environmental values.
- Promote environmental and social stewardship in financially responsible parkland development and public land management.
  - Finish Update of the Recreation, Parks, and Open Space Plan with a specific emphasis on green infrastructure, accessibility and sustainable parkland development and begin implementation.
  - Incorporate in Parks-Master planning, equitable use opportunities (lighting, transportation access, programming and costs)
  - Encourage parkland designs that do not create adverse environmental impacts by employing practices such as reducing impervious surfaces and herbicides, harvesting rainwater, and providing for bicycle parking and accessibility.
  - Identify in park master plans the potential for connecting trails to other parks, greenways, surrounding residential neighborhoods, schools and places of interest.
  - Outreach to bird club for volunteers to maintain bird habitat in parks.
  - Create and showcase map/list of Snetsinger satellites across the Region/County.

- Create tree inventory for parks.
- Focus on invasive removal in parks, public land and open space.
  - Create a Township wide open space map that includes invasive removal and tree care targets; a green infrastructure mowing and maintenance map for every park.
  - Make Separate GIS layer for wooded/natural park areas; Grow Zone areas for FT parks committee, PW and CRPR managed layer/Tree layer for Tree Commission
  - Consider Callery Tree replacement.
  - Consider a pilot project of invasive removal at Fairbrook on the mountain and sunset sides, or at Tudek, adjacent to Snetsinger.
    - Select specimens to preserve.
    - Provide access to amenities, good land stewardship.
- Work regionally to coordinate invasive species removal on public lands. (Songbird sanctuary/Thompson woods co-committee/Yoder preserve/Circleville parcel/Snetsinger.)
- Consider establishing open space network MAINTENANCE committee: Open space is a special case exception for CRPR.
- Provide the human resources, equipment, materials, etc. to meet the expectations of the public who are demanding more open space, environmental education opportunities, land preservation, habitat restoration, and better water preservation and storm water management. Training and coordinating "volunteer" work forces that will support maintenance efforts is not a sustainable answer.
- Utilize planning and mapping to focus on providing safe bike and pedestrian pathways.
  - Create Bike and Pedestrian Township wide plan
  - Improve pedestrian and bicyclist safety, mobility, and connectivity throughout, and beyond Pine Grove Mills.
    - Design and install traffic light and intersection improvements at the SR 45/26 "blinking light" intersection.
    - Complete a parking inventory and comprehensive study in the Village area.
    - Paint lines to distinguish parking spaces on SR 45
    - Complete the proposed bicycle facility northward from the state bike route at the intersection of E. Pine Grove Rd, Meckley Rd. and Banyan Drive. Construct northern and southern bike path, bike way and walkway facilities in two prongs from that same intersection through the Village and Crescent neighborhoods to rejoin the state bike route at the Ferguson Elementary School with a spur into the West End.
    - Create comprehensive and safe pedestrian and bike connectivity between regional points of recreation (Rothrock, village, parks, State College).
      - Establish safer routes and easier access to Rothrock.
        - Define best access points for shared trail system (hiking, biking, dog walking, horse-riding, etc) that maximize neighborhood connectivity
        - Encourage DCNR to partner with neighbors on the design and roll out access point development (e.g. the proposed West Chestnut parking area and trailhead.)
        - Partner with DCNR to create signage/trail maps for defined access points.
- Develop a community reputation of environmental stewardship in Pine Grove Mills (and the Township)
  - Increase participation in environmental stewardship activities.
  - Provide a list of resources for private land owners to establish, certify and maintain wildlife habitat.
  - Increase awareness of and respectful use of trail resources around Pine Grove Mills by promoting and increasing participation in activities such as PGM Trail Society maintenance events.
- Increase awareness of and protection of valuable natural resources in Pine Grove Mills.
  - Partner with Shaver's Creek and others to increase awareness of Tussey Ridge and other valuable bird habitat near Pine Grove Mills.

Partner with various organizations to host and increase resident and Township participation in “green” community events.

Increase watershed awareness through promotion of and participation in related programs and events such as the FT storm drain stenciling program and Clearwater Conservancy’s Annual Slab Cabin Cleanup Day

Assess opportunities within the Study Area to reduce light pollution.

Actively seek new funding outlets for land acquisition and development of parks.

Research funding sources at state and federal levels, and university research funding, for recreational facilities, parkland development, and agricultural land preservation.

#### 5) Best Management Practices for Operations and Service Provision

Ensure adequate staffing and resources necessary to carry out Township services and programs.

Ensure proper staff training, compensation and professional development.

Ensure that operational practices are fiscally responsible.

Evaluate the benefits of contracting out certain services that will reduce cost or improve service delivery.

Assess operational costs of existing and proposed capital projects and investments.

Implement TRAISR land use/permitting software with other Centre Region municipalities.

Use technology to improve effect and efficient services.

Explore web-based applications and programs to enhance services and capital investment choices.

Explore how we handle transaction fees municipally and regionally.

Use leadership role to insure a safe, quality public water supply and adequate sewer service to the Township.

Improve reliability of public water supply in west end of Township.

Actively participate with SCBWA Board of Directors to ensure safe quality water supply.

Consider the value and cost associated with expanding winter maintenance on bikeways.

Identify bike paths that are most heavily utilized as targets for winter maintenance.

Coordinate winter maintenance on bike paths with adjacent municipalities and private owners to eliminate coverage gaps.

Explore the possibility of contracting out bike path winter maintenance.

#### 6) Increase Participatory Government (or Community Engagement and Transparency)

Conduct outreach research to determine the concerns or hurdles faced by stakeholders in participating.

Distribute resident survey and use results to identify gaps in resident engagement.

Organize focus group of young professionals to identify strategies to engage this demographic.

Utilize the data learned from the research to identify the issues that can be addressed by the township.

Present a report to the Board of Supervisors on the challenges and how best to address them.

Allocate funding, as necessary, to remove the barriers to participation.

Utilize both ad hoc and standing citizen advisory boards from the Township to address matters of community interest.

Increase access to ABC meeting minutes/recordings.

Utilize advisory bodies for small areas and neighborhoods.

Encourage participation from new candidates on the Township’s Authorities, Boards, and Commissions.

Develop a marketing strategy to showcase the benefits of participating in discussions or joining boards and committees.

Consider term limitations on Township Authorities, Boards, and Commissions.

Create and maintain a listserv for residents interested in volunteer opportunities.

Be sensitive to different modes of communications needed for different populations.

Fully utilize two-way communication and online platforms ~~used~~ to communicate.

Explore and employ social media tools as an outlet for Township news and a means to encourage feedback on township services and current issues.

Modify existing website to allow for direct communication with Key Contacts on each page.

Use business roundtable approach to connect with residents and business leaders in the community. Expand community outreach events such as 'Coffee and Conversation' and 'Homeowner and Condo Association Forum.'

Consider Reimagining and rearranging scheduling of Coffee and conversation to include Board and ABC members.

Identify non-profits, businesses, and community groups for input on a variety of issues.

Enlist student groups and grassroots organizations to help address local issues as they arise.

Be sensitive to meeting length, structure and format.

## 7) Promotion of Municipal Identity

Develop a plan to promote municipal identity. (Ex. Showcasing Snetsinger Butterfly Garden, history of PGM).

Consider ad hoc advisory group.

Hold meeting to identify resources and goals of municipal identity, evaluate the existing visibility, and determine the target audience.

Engage the residents in the different areas of the township to gather input and understanding of how the people view the township's identity.

Utilizing the data gathered, develop several identities and branding strategies, including logos and social media outreach.

Present the options to the residents for feedback and refinement.

Execute the branding strategy to promote the identity within the township and region.

Employ the municipal identity to attract businesses and tourism.

Promote a high quality of life and safe clean environment to attract diverse and progressive thinking population.

Develop our Sense of Place by preserving our agricultural heritage, and promoting the features that make the Township unique.

Purchase streetlight décor for the Village of Pine Grove Mills.

Develop calendar of acknowledgement of important community celebrations/observations.

Establish and promote community events with Township help/promotion (farmer's markets, flea maker's markets, local artist's open houses, Green Homes Tours etc.)

Develop a strategy to strengthen Public Relations.

Use various forms of media, newsletter, web page, C-Net, e-news to bolster attractiveness of the Township.

Investigate establishing relationship with the business school at Penn State and or South Hills Business School to begin developing a plan to use these resources to develop a public relations program.

Use contracted service or additional staff with responsibility to coordinate efforts.

Include funding in the budget for marketing brochures, staff or contract employee in annual budget.

Consider marketing function part of the WHICH STAFF?? Assistant manager role. Develop job description with responsibilities for community engagement.

## 8) Partnerships and Regional Thinking

Work towards regional cooperation on issues that affect the entire Centre Region, through COG or other multi-municipal partnerships.

Consider intermunicipal land use agreements to coordinate land use regionally.

Expand recycling programs in partnership with Centre Region Refuse and Recycling.

Launch an educational campaign and improve enforcement of commercial recycling requirements.

Explore the potential to take a regional approach to addressing problems with animal control in the Township and surrounding municipalities.

Consider a Humane Officer for the FT Police Department or Humane Officer training and compensation for one or two current officers.

- Work regionally to resolve needs for animal sheltering.
- Develop and implement a policy on the keeping and controlling of exotic animals.
- Consider increasing fines for animal abandonment.

- Seek out collaboration and partnerships with companies and Penn State University to provide innovative solutions to pressing problems such as economic development and environmental stewardship.

Increase financial stability through partnerships; Partner for Cost Effective Delivery of Services, Supplies and Equipment.

- Encourage regional participation in software sharing/alignment....facilitates sharing of data and improved operations for municipalities and the region.

- TRAISR asset management- implement and utilize to manage municipal assets

- Consider purchasing rec desk, in order to easily share data regarding park assets and program participation.

- Collaborate with other regional municipalities when considering purchasing goods and services to obtain best pricing and components/services.

- Implement/review shared service agreements for Centre region related to material/equipment/services.

- Invite participation by other municipalities in appropriate contracts being developed and bid by the Township.

- Share large equipment between municipalities rather than rent from private rental yards, if possible.

Track sharing

Monitor partnerships to ensure they continue to be beneficial.

- Collect data on regional programs that are most important to Township residents and report results to elected officials.

- Evaluate the cost-effectiveness of regional services by comparing regional costs against costs of providing those services in-house or contracted with the private sector.

- Evaluate the quality, efficiency, and effectiveness of each shared service, as it pertains to value received and associated costs.

- Work with COG partners to develop new policies that can be adopted to improve workflows and services.

## 9. Be an Inclusive, Resilient, Safe, Diverse and Welcoming Community

Focus on Diversity, Equity and Inclusion

- Employ initiatives in recruitment and hiring across the township

- Develop DEI calendar and communications program

- Review and Revise Zoning Code, Property Maintenance Code, Policies, practices and Capital Investments to ensure they are Age in Place/Diversity/Affordability/Equity/Visitability/Universal Access/ supportive.

- Allow for accessory dwelling units as broadly as possible. AFFORDABILITY/INFILL

- Integrate universal accessibility into building codes and zoning.

- Finalize and pass regional Anti-discrimination ordinance.

- Support women and minority owned businesses – through promotion and highlighting of resources such as SEDACOG (funding) and the Rivet (space, production)

Ensure Public Safety

- Prioritize department-wide and regional community policing strategies to address community issues.

- Maintain accredited status in compliance with the Pennsylvania Police Accreditation Coalition.

- Initiate discussions on police recruitment. Evaluate Police recruitment and training initiatives.

- Continue police participation and leadership in mutual aid/regional law enforcement related initiative.

- Identify factors that impact police staffing & needs for any additional staffing.

- Identify and implement strategies to mitigate vehicle speeding, particularly in high-density areas.

- Identify targeted areas for traffic enforcement.

- Where advantageous, construct or encourage the implementation of traffic calming measures such as roundabouts, chicanes, and speed humps to mitigate excessive vehicle speeds.

- Analyze current funding models for fire/EMS to maintain viability and continuity.

Invest in training programs for fire/EMS personnel that are cost-neutral to individuals.

Evaluate current regional fire/EMS component to ensure constituents receive adequate services.

Continue Fire station/service review

Work with volunteer fire companies to encourage participation in the volunteer firefighter program.

Continue evaluation of fire station site in the Township.

# Ferguson Township

## 2022 Strategic Plan Scorecard

### I. FINANCIAL

LEAD

STATUS

**1 Create 1, 5, & 10 year financial forecasts annually, comparing with actuals.**

- a. One-year financial forecasts should be created alongside the annual budget, providing an analysis of expectations for end-of-year position.
- b. Five-year and ten-year forecasts need to be monitored annually while creating and planning the single-year forecast and budgets.
  - i. Forecasts need to be adjusted annually as new economic conditions emerge, allowing for appropriate planning of resources.
- c. Monitor potential changes in revenues and adjust forecasts and expense planning accordingly.
- d. Estimate how present-day choices will affect future budgets, to create a long-term view of financial decisions.

**2 Ensure wages and benefit packages are competitive to the local market**

- a. Appropriate compensation of professional staff is one avenue to ensure staff-retention and attraction of best candidates.
- b. Maintain current and accurate studies of preferred compensation.

**3 Research and seek funding sources to support ongoing studies and planning for each of the following goals in this and future Strategic Plans, such as “specific tax” referendums for voters to approve, grants, or partnerships with other municipalities, Penn State University, or private-sector entities.**

**4 Implement an online financial dashboard to maintain transparency with residents.**

- a. The dashboard should be regularly maintained showing current revenue and expenses.
- b. Identify the services provided through expenses and the municipal benefits of the services.

**5 Develop a stormwater fee project update section on the website to show the residents the value in their investment.**

- a. As an extension of item 3 above, this portion of transparency will identify stormwater fee revenue, expenses, and the municipal and environmental benefits of the projects funded.

### II. ECONOMIC DEVELOPMENT

LEAD

STATUS

**1 Develop a list of sustainable economic goals for the township.**

**2 Study the feasibility of making the Pine Grove Mills area and the denser portions of the township “15-minute neighborhoods”.**

- a. These neighborhoods will allow for local economic growth, promotion and support of local small business, and will reduce carbon-footprint by allowing residents to meet most (or all) of their needs within a 15-minute walk or bike ride.
- b. Explore tax-incentives or other financial support for small businesses in the 15-minute neighborhoods.
  - i. Encourage the creation and maintenance of minority-owned businesses through balanced appropriation of funding or support.

**3 Utilize Penn State University resources to assist in conducting studies, analyzing data, and creating plans.**

**4 Evaluate if the township can reach its economic goals with existing staff.**

- a. Utilize the economic goals list from item 1 above, and the feasibility study of item 2 to determine if these economic goals can be achieved with existing staff. If the goals cannot be achieved with existing staff, develop a committee to plan for the expansion of professional staff with an individual working within an existing department, or by creating a new department.
- b.



**5 Study the benefits of creating an Economic Development position or department.**

- a Utilize surveys of existing businesses and residents and look to studies of similar areas that employed an economic development department.
- b Expand the study to include other communities that employ economic development staff.
  - i Analyze the costs and benefits of these other communities and compare them to the needs of the township.

**6 Quantify the ability to self-fund the department through grants and increased revenues.**

**7 Encourage and support the creation of a business association that represents the interests of the small-business community.**

**III. GROWTH MANAGEMENT**

**LEAD**

**STATUS**

**1 Conduct internal meetings with professional staff to determine potential areas for incremental growth.**

- a Evaluate incremental growth areas for the ability to sustain increased population.
- b Further evaluate the areas for specific areas of growth and gradual densification of a neighborhood.

**2 Focus growth efforts in areas that will be able to support the increased density through public services and business that the greater concentration of residents can utilize.**

**3 Develop a plan to adapt areas of incremental growth with a variety of housing. Mixed housing types supports neighborhood diversity.**

- a Look to create areas that support mixed-use (residential and commercial) buildings to make the need for automobile travel less necessary.
- b Consider provisions that provide bonuses for green practices such as solar or creative stormwater management.
- c Appraise options for attainable-housing incentives to provide for sustainable housing for community-business employees.

**4 Utilize existing regional planning for areas of growth.**

- a Work with the Council of Governments to evaluate regional solutions to spreading land uses across the area and meeting regional growth needs for housing and commercial activity.

**5 Determine to what extent, land development regulations need amendments.**

- a Potential amendments may include alterations to building height and density, or the creation of special zones that allow for a mix of commercial uses with residential opportunity.

**6 Develop outreach efforts to include the affected communities and stakeholders for consensus molding.**

- a Maintain ongoing communication and revisions to develop the best plan and amendments for continued growth and existing community support.

**7 Draft amendments for adoption by the Board of Supervisors.**

**IV. ENVIRONMENTAL STEWARDSHIP**

**LEAD**

**STATUS**

**1 Review existing plans, documents, and tools for ongoing relevance.**

- a Evaluate existing green policies for buildings, vehicles, and operations for adequacy and adherence.
  - i Modify existing plans to improve environmental stewardship and adherence.
- b Consider a “zero waste” program for municipal buildings and each park.
  - i Expand the zero-waste idea of considering the entire life cycle of products through public outreach and education.
    - 1 Create short videos for online consumption to educate on proper recycling and the reuse of products.

**2 Evaluate preservation regulations to determine current relevance and contribution to the intended goal. Commission studies to make updates where necessary.**

- a Propose amendments or update policy to address needed revisions to existing preservation regulations.

**3 Ensure the previously identified natural resources and environmentally significant areas are being maintained and preserved.**

**4 Utilize Penn State University or other potential partners to develop long-term sustainability initiatives.**

**5 Consider the creation and passage of ordinances to improve environmental impact.**

- a Evaluate a development ban on existing areas of green space.
  - i Encourage development in existing areas of development through up-zoning.
- b Look into a tree-canopy program for new development and expand street tree and urban forest initiative.
- c Consider ending or reducing the use of pesticides, herbicides, fungicides and fertilizers throughout the township.
- d Study the impact of invasive plants and the management thereof.
- e Create enforceable rules to manage the discharge of soil, cut grass, and other pollutants from the public storm collection system.

## **V. BEST MANAGEMENT PRACTICES FOR OPERATIONS**

**LEAD**

**STATUS**

**1 Ensure proper staff training, professional development, and compensation.**

- a Salary is only one component of the desired compensation package for the modern employee. Evaluate unique compensation packages for staff.
  - i Flexibility in compensation across different employee classes may create greater employee satisfaction, retention, and performance.

**2 Evaluate current staffing levels and resources for the ability to manage and adequately carry out services and programs.**

- a Consider additional training, resources, or changes in staffing levels to improve efficiencies and overall service.

**3 Increase opportunities to allow for payment of additional items such as utility billing, real estate taxes, and other financial items.**

- a Research alternate payment methods that allow for reduced transaction fees to assist those constituents with financial hardships.

**4 Allow for online applications of construction permits, zoning applications, and other civic-related services.**

- a Seek out vendors to provide intuitive online systems that allow online communication, applications, and reporting to streamline processes.

**5 Modify existing website and utilize technological solutions to allow for direct communication with Key Contacts on each page.**

**6 Task department heads with researching ways to improve the overall experience with township operations by creating efficiencies using current applications.**

**7 Work with the Council of Governments to cost share any regionally beneficial expenses such as equipment, buildings, and technology.**

## **VI. INCREASE PARTICIPATORY GOVERNMENT**

**LEAD**

**STATUS**

**1 Conduct outreach research to determine the concerns or hurdles faced by stakeholders in participating.**

- a Utilize the data learned from the research to identify the issues that can be addressed by the township.
- b Create solutions and a budget to accommodate the challenges identified.

**2 Develop a marketing strategy to showcase the benefits of participating in discussions or joining boards and committees.**

- a Create talking points and social media content that can show how an individual serving on a board or committee can affect real change in their community.

**3 Consider innovative meeting strategies or process improvements that will help to reduce the length of meetings.**

- a Evaluate the ability to provide multiple meeting dates, times, and venues for each committee or board, and even subject matter.
- b Utilize committee meetings to focus on single topics to limit the need for extensive discussion at meetings with broad scope.
- c Continue to use and perhaps expand the use of technology to allow citizens to participate from remote locations.

**4 Meet internally with professional staff to develop comment periods before subject matter is brought forward in public meetings for discussions.**

For example, when legislation, a project, or otherwise is considered internally, a draft can be created and provided through website, social media, or newsletter.

- a During a review period, the township can receive public comment and consider the responses prior to the initial public meeting.

**5 Look into developing a plan to engage younger residents to take up local issues that directly affect them, their peers, families and futures.**

**VII. PARTNERSHIPS AND REGIONAL THINKING**

**LEAD**

**STATUS**

**1 Evaluate the quality, efficiency, and effectiveness of each service, as it pertains to value received and associated costs.**

- a Understanding the total costs for the shared agreements, take a leadership role within the COG to balance the benefits.
- b Partner to create cost savings on equipment, materials, and technology that each member of the COG uses. Often quantity reduces the overall cost for each municipality.

**2 Work with COG partners to develop new policies that can be adopted to improve workflows and services.**

**3 Pursue proactive regional planning to allow for spreading uses across the region allowing for a shared vision for the development of the area.**

- a Understanding that regional planning has a direct effect on township planning:
  - i Study employer needs for workforce housing and seek to provide it throughout the region.
  - ii Determine the most suitable location for residential, commercial, and industrial development to provide for the best live, work, and play mix for your residents.
  - iii Collaborate on regional tourism efforts to attract visitors to the recreational economy.

**4 Seek out collaboration and partnerships with companies and Penn State University to provide innovative solutions to pressing problems such as economic development and environmental stewardship.**

**5 Expand regional recycling and environmental education and outreach.**

- a Look at influential campaigns such as the anti-smoking "Truth" campaign to glean insight on positive influence.

**6 Explore regional solutions to animal sheltering and the regulation of exotic animals.**

**VIII. PUBLIC SAFETY**

**LEAD**

**STATUS**

**1 Create a township public safety committee to research current and future challenges.**

- a Specifically investigate and evaluate the changing landscape for public safety.

**2 Initiate discussions on police recruitment.**

- a Seek out challenges for recruitment and retention over the next 3, 5, and 10 years.

**3 Evaluate current regional fire/EMS component to ensure constituents receive adequate services.**

- a Survey response areas for time, efficiency, effectiveness, and satisfaction.
- b Meet with professional staff to have ongoing evaluations of services to provide for the best responses for residents.
- c Revisit the new construction of a combination fire/EMS station in the township to assist in a reduction of response times.

**4 Analyze current funding models for EMS to maintain viability and continuity.**

- a Consider allocating staff resources to contribute knowledge for the purpose of increasing recruitment.

- b Develop a grant program for individuals wishing to educate themselves as first responders that requires an obligation to remain employed at either Alpha Fire Company or Centre LifeLink EMS for a period of time.

**5 Prioritize department-wide and regional policing strategies to address community issues.**

**6 Work with the Planning and Public Works Departments to develop strategies to combat quality of life issues, such as vehicle speeding and nuisance complaints.**

**IX. PROMOTION OF MUNICIPAL IDENTITY**

**LEAD**

**STATUS**

**1 Conduct meetings with professional staff and the board of supervisors to identify resources and goals of municipal identity, evaluate the existing visibility, and determine the target audience.**

**2 Engage the residents in the different areas of the township to gather input and understanding of how the people view the township's identity.**

**3 Work with Penn State University to partner on developing a marketing strategy that can benefit Ferguson Township and the university.**

- a Forge a relationship with the Smeal College of Business Marketing Department at PSU to develop ongoing marketing to establish a township brand.
- b Within the Smeal College of Business work with staff and students to develop continuing programming to capture the benefits of the marketing strategy, municipal identity, and the attractions of Ferguson Township.

**4 Utilize the data gathered, develop several identities and branding strategies, including logos and social media outreach.**

- a Present the options to the residents for feedback and refinement.
- b Submit a final plan to the Board of Supervisors for approval.

**5 Execute the branding strategy to promote the identity within the township and region.**

**6 Employ the municipal identity to attract residents, businesses, and tourism.**

**X. INCLUSIVE, DIVERSE, SAFE, AND WELCOMING COMMUNITY**

**LEAD**

**STATUS**

**1 Create a diversity taskforce within township staff and the Board of Supervisors to explore and identify existing biases and hurdles.**

- a Develop a leadership team to be charged with creating and managing inclusion, diversity, accessibility, and safety initiatives.
- b Establish a scope; what does accomplishment look like?
- c Set timelines for goal completion and monitor results and progress.
- d Formulate a Minority Small Business Council to attract owners for the purpose of creating a new identity that helps with strengthening relationships amongst the various groups represented by other segments.

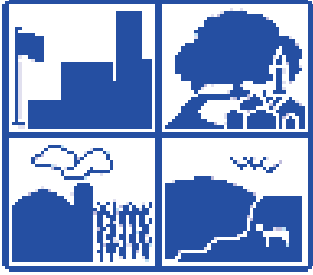
**2 Work with Penn State University to develop broad training on inclusion and diversity.**

**3 Study the effects of existing zoning ordinances, housing codes, and other legislation for their effects on affordable or attainable housing, diversity, inclusion, equity, and accessibility.**

- a Utilize the results of the study to develop legislation to create equity.
- b Work with stakeholders in the community to refine proposed legislation.
- c Submit ordinance amendments to the Board of Supervisors for action.

**4 Review existing policies, practices, and capital investments for their effect on affordable or attainable housing, diversity, inclusion, equity, and accessibility.**

- a Evaluate the results for modifications, where necessary, to improve inclusion, diversity, and access.
- b Develop strategies with leadership staff to focus efforts as per item 4a above.



# Ferguson Township

## Donation Request Form

- This form may be completed online and emailed to [dpribulka@twp.ferguson.pa.us](mailto:dpribulka@twp.ferguson.pa.us), or mailed to 3147 Research Drive, State College, PA, 16801. Attention: David Pribulka, Township Manager.
- Please refer to Township website for donation policy: [www.twp.ferguson.pa.us](http://www.twp.ferguson.pa.us)

### ORGANIZATION INFORMATION

Name of Organization: Discovery Space

Contact Name: Michele Crowl Contact Number: 814-234-0200 x275

Address: 1224 N Atherton Street

City: State College State: PA Zip Code: 16803

Organization Website: discoveryspace.org Contact Email Address: michele@discoveryspace.org

Name of Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

### EVENT OR PROGRAM INFORMATION

Has this organization received a donation from the Township in the past? Yes  No  If yes, when? 2/2020

Please identify and list type of requested donation in options described below:

Monetary Amount: \$500 In-kind Goods or Services: \_\_\_\_\_ Township Resources: \_\_\_\_\_

Event or Program Name: \_\_\_\_\_

Date, Time and Place of Event: \_\_\_\_\_

Purpose of Program or Event: \_\_\_\_\_

Description how funds, in-kind donations, or resources will be used: New garage door for The Rivet

Targeted area/community the event will serve: Community Members ages 14 through adult

Additional relevant information: The Rivet is a community makerspace located in the garage bays of Discovery Space. We are in need of a new, insulated garage door. The door will help with temperature control and provide a level of security that our current door does not. The total cost of the door (not including labor) is \$3,045, quote by Central PA Dock and Door. We are requesting \$500 to help purchase the door.

Office use only:

Date received: \_\_\_\_\_

Date Donation Request Approved or Denied by Township Manager: \_\_\_\_\_

Township staff name and signature responsible for follow up: \_\_\_\_\_

## WHAT IS DISCOVERY SPACE?

Discovery Space of Central Pennsylvania is an exciting science center and makerspace with **interactive exhibits and hands-on programs** designed to provide informal science education, especially in the areas of **Science, Technology, Engineering, and Math (STEM)**, in a fun learning environment.

## MISSION

To provide engaging experiences with science and technology that spark curiosity and creativity.

## INTERACTIVE EXHIBITS

Hands-on exhibits provide exploration with physics phenomena and engineering challenges.

## MARINE LIFE CENTER

Our way of bringing marine science to families who reside in Central PA. The center is equipped with a large saltwater tank of coral, sea stars and fish, an observation desk and an educational mural.

## BIRTHDAY PARTIES

Children can celebrate with friends and family during a STEM-themed party and exhibit floor explorations.

## FACILITY RENTAL

A unique setting for any group event, the entire science center, makerspace, or the classrooms can be rented.

## BY THE NUMBERS

Over the past 10 years, Discovery Space has:

- **Welcomed** more than 5,700 member families.
- **Hosted** over 125,000 visits by children and adults from locales near and far.
- **Engaged** over 50,000 children and families through outreach events and afterschool programs.
- **Designed and led** 100+ weeks of summer STEM camp, filling over 950 camp spots.

## OUR REACH

- 67% of our member families are from Centre County including every township. 32% are from surrounding counties, and 1% are from outside PA.
- Eight libraries in Central PA have family memberships that can be checked out for free.
- Through the ASTC Passport program, our members have visited science centers across the country free of charge.

## SUMMER CAMPS

The perfect blend of fun and learning all summer for ages 4-14 years old. Each week is a stand-alone set of lessons based on a different STEM theme.

## STEM PROGRAMS

Programs for children ages 6 months to 14 years old and their families.

## FIELD TRIPS & GROUP VISITS

Students and groups visit at a discount to explore the exhibit gallery together.

## FAMILY MEMBERSHIP

Members receive unlimited free visits, discounts on birthday parties, camps, programs, and free admission to hundreds of science centers across the world through our membership with ASTC (Association of Science Technology Centers).



## WHAT IS THE RIVET?

The newest branch of Discovery Space is a 5,000 square foot community workshop. This makerspace is called The Rivet, so named to reflect our intention to connect materials, people, ideas, and the means for anyone to Make Anything. Community members can take advantage of open shop hours and classes that teach technical skills, critical thinking, and iterative learning. The Rivet also offers a variety of project classes where you can learn to use a pottery wheel, laser cutter or embroidery machine. Visit [TheRivet.org](http://TheRivet.org) for more information and to see a full class schedule.



## OPPORTUNITIES OF SUPPORT

By supporting Discovery Space and The Rivet, you are giving back to the community and helping to inspire the leaders and innovators of tomorrow!

## SPONSORSHIP

We offer the opportunity for businesses and individuals to sponsor programs, events, exhibits and public spaces.

## THE RIVET FOUNDING MEMBERS

Show your support for artists, entrepreneurs and workforce development by becoming a Founding Member of The Rivet and having your name added to our kinetic art gear wall.

## ESSENTIAL ELEMENTS

Adopt an element on our unique table of Essential Elements and receive permanent recognition (for yourself or in honor of someone special) as a supporter of Discovery Space.

## LEADERSHIP

### BOARD OF DIRECTORS

- Eva J. Pell, PhD, Chair
- Rich Kalin, Vice-Chair
- Thomas Foley, Treasurer
- Jeff Erickson, Asst Treasurer
- Renee Marks, Secretary
- Bonnie Abrams
- Anna Childe
- Gary Chinn, PhD
- Arthur Leach
- Centrice Martin
- Scott Mull
- Pieter Ouwehand
- Chris Palma, PhD

### EXECUTIVE DIRECTOR

Michele Crowl, PhD

### HONORARY BOARD

- Linda Gall
- Richard Grazzini, PhD
- *Donald W. Hamer \**
- Arthur Heim, PhD
- Martha L. Starling
- Carla Zembal-Saul, PhD

\* *deceased*





## MEMBERSHIP

Discovery Space offers one-year memberships for the whole family to provide visits for a full year, discounts on birthday parties and other special perks. Member families reside in the following PA townships and boroughs: Bald Eagle, Bellefonte, Benner, Boggs, Centre Hall, Gregg, Haines, Halfmoon, Harris, Howard, Huntingdon, Huston, Liberty, Marion, Miles, Milesburg, Milheim, Penn, Phillipsburg, Port Matilda, Rush, Snow Shoe, Spring, Taylor, Tyrone, Unionville, and Walker. Counties which are represented are: Blair, Centre, Clearfield, Huntingdon, Mifflin, Potter, Schuylkill, Tioga and Union.

Free family memberships can be checked out with a standard library card from all Centre County libraries, plus Dubois Public, Huntingdon County, Juniata County and Tyrone-Snyder Public Libraries.

## SUMMER CAMP

Each summer Discovery Space hosts 14 uniquely themed week-long STEM science camps. These camps provide hours of fun, led by science educators and assisted by interns and volunteers. Classes are hosted in a friendly, collaborative environment, indoors in our classroom and outdoors under tents which provide shelter from the sun.

In the past, summer campers resided in the following Towns/Townships: Bald Eagle, Bellefonte, Benner, Centre Hall, Clearfield, College, Ferguson, Galitzin, Gregg, Halfmoon, Hampden, Harris, Huntingdon, Huston, Patton, Philadelphia, Pine Creek, Portage, Potter, Richland, Rush, Spring, State College, Tyrone, and Walker.

It's not uncommon for campers to enroll in a single week of camp, and then to return for more sessions once they've experienced the fun! In a typical year, camps engage more than 200 campers, many of whom enroll in multiple weeks of camp.



## FIELD TRIPS & GROUP VISITS

Scouts, school groups, homeschoolers and family reunions visiting in large groups experience unique science encounters available only at Discovery Space.

Field trip groups have come from Bedford, Blair, Centre, Clearfield, Clinton, Dauphin, Huntingdon, Lycoming, Mifflin and Snyder Counties. More than 2500 individuals visit through a field trip experience in a given year.



## OUTREACH

Discovery Space educators don't just engage children at the science center. Educators travel to preK-8 schools and community events. Hands-on afterschool science programs are popular in neighboring school districts such as Bald Eagle, Bellefonte, Penns Valley, Philipsburg-Osceola as well as State College School District. Charter and cyber schools request these programs as well. A variety of science demonstrations and hands-on STEM crafts are designed for community events in Centre County and Mifflin County. Occasionally educators show up with a tank of liquid nitrogen and everything needed to make ice cream on a hot summer day!

Programs have also been delivered at all Centre County libraries (Schlow Centre Region, Bellefonte, Centre Hall and Philipsburg), as well as at the Huntingdon County Library, and the Tyrone-Snyder Library. In a typical year, over 6500 individuals participate in outreach programs, and the numbers are growing.



Most of the programs at the Discovery Space science center are for families with children 14 years and younger. At The Rivet, high school students to retirees are reached through hands-on making and crafting with tools and equipment.

The Rivet is beginning to expand its reach through Centre County and beyond by way of workforce development programs, skill based classes and project workshops. The Rivet opens up the reach of Discovery Space so that it truly is a lifelong learning environment for central PA.

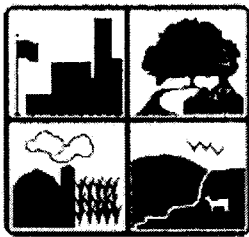


## E-NEWSLETTERS & SOCIAL MEDIA

Monthly e-newsletters are sent out from Discovery Space and The Rivet separately. Together they reach over 6,000 people. Discovery Space and The Rivet appear separately on Facebook, Instagram and Twitter. Discovery Space has nearly 4,000 Facebook followers, 900 Instagram followers, and 850 Twitter followers. The Rivet, opened in February 2020, has over 700 Facebook followers, 660 Instagram followers and 130 Twitter followers.

Through Google My Business, The Rivet's collection of photos are viewed, on average, more than 3,400 times per month and Discovery Space's photos are viewed, on average, more than 38,000 times per month.





## FERGUSON TOWNSHIP APPLICATION FOR SPECIAL EVENTS PERMIT

### Use of this Form:

Complete this application if the proposed assemblage, procession, or other special event will require the closure of Township roads, sidewalks, and/or bikeways. Each application must be completed by an authorized agent of the sponsoring organization. Please complete this form in its entirety and submit it to Ferguson Township staff in accordance with the conditions enumerated in this application. For your convenience, this application also includes instructions and timelines for securing Pennsylvania Department of Transportation (PennDOT) and Centre Region Parks and Recreation (CRPR) Department approval should the event require closure of state roads and/or use of municipal/regional parks. Nothing in this application or associated policy shall supersede or override PennDOT or CRPR permit requirements.

### Timeline:

<u>Step</u>	<u>Timeline</u>
Notify Ferguson Township Police Department of the intent to host an event and provide a general description of the event	10 – 12 weeks prior to the event if the event will require a Ferguson Township Special Events Permit <b>OR</b> 3 weeks prior <i>IF</i> no closures are required
Preliminary event planning with the Centre Region Parks and Recreation Department, if necessary	At least 45 days prior to the event*
If food will be served, notify the Department of Health and Neighborhood Services at the Borough of State College	10 – 12 weeks prior to hosting an event
Complete Ferguson Township Special Events Application	10 – 12 weeks prior to hosting an event*
Remit application permit fee and escrow payments to township	Due when application is submitted
Submit Certificate of Insurance, proposed map of procession, a copy of the "Registration for a Food Event on Public Property Form" signed by the Dept. of Health and Neighborhood Services, and a completed application checklist	6 – 8 weeks prior to hosting an event

If denied a permit and applicant wishes to appeal, notify Township Manager in writing of intent to do so	Within 7 days of receiving a denial
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\*Note: Plan to apply for a permit from CRPR **at least** 10 – 12 weeks prior to events that will also require a Ferguson Township Special Events Permit

**Definitions:**

**Assemblage** – An organized group of people without vehicles, or with vehicles that are stationary, which encroaches onto a street or highway and interferes with the movement of pedestrian or vehicular traffic. The term includes, but is not limited to, street fairs, block parties, organized demonstrations, and other recreational activities. An assemblage is a special event.

**Authorized Agent** – An individual or legal entity that has obtained authorization to act on behalf of the organization responsible for conducting the assemblage, procession, or special event for the purposes of completing all required parts of this application.

**Procession** – An organized group of individuals, or individuals with vehicles, animals, or objects, moving along a roadway, or the berm or shoulder of a roadway in a manner that interferes with the normal movement of traffic. The term includes, but is not limited to walks, foot races, parades, and marches. A procession shall not include a funeral caravan, military convoy or emergency service convoy. Other processions shall be considered a special event.

**Special Event** – A procession, assemblage, or special activity held within the right-of-way of a public right-of-way.

**State Road** – A highway or bridge on the system of highways and bridges over which the Pennsylvania Department of Transportation has assumed or has been legislatively given jurisdiction.

*Any change in this application, regardless of progress in the approval process, must be resubmitted and routed through the same channels as if it were a new application.*

**Applicant Information:**

Name of Applicant/Authorized Agent: Cheryl White

Date: 2/18/22

Address of Sponsor or Organization: 2520 Green Tech Drive, Suite D State College, PA 16803

Phone: 814 231-4043

Cell: \_\_\_\_\_

Email Address: cwhite@cvim.net

Fax: \_\_\_\_\_

Primary Contact: Kate Oppermann

Phone: 412 779-7749

Secondary Contact: Roger Greene Phone: 814 404-2757

Date and time of Activity: 6/25/22 From: 7:30 AM To: 3:30 PM

Rain Date (if applicable): \_\_\_\_\_ From: \_\_\_\_\_ To: \_\_\_\_\_

**Activity Detail:**

Describe your event in detail using additional sheets, if necessary:

The Central Cycling Classic is a non-competitive cycling event organized with the intent of raising funds & awareness for Centre Volunteers in Medicine. The event has 4 routes (varying distances) to choose from. All routes are fully supported by vehicle support crews, rest stops, clearly marked routes & bicycle maintenance.

Will this event be held solely on sidewalks and/or bikeways?  No  Yes

Does your event require a street closure? (Please consult Ferguson Township Police Dept. to help determine.)  No  Yes

If yes, select the type of road that will be closed: (For more information, see attached map and list)

- State Road(s) Only (Additional Form Required: PennDOT TE-300 Form)
- Local Road(s) Only
- State Road(s) and Local Road(s) (Additional Form Required: PennDOT TE-300 Form)

Listed in order of route, what street(s) would you like closed for this event? (Use additional sheets, if necessary)

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

How long will the street closure be in effect? From: \_\_\_\_\_ To: \_\_\_\_\_

Will the event cross any municipal or state roads?  Yes  No

If yes, please indicate which roads the procession will cross:

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Will the event procession cross any state roads?  Yes  No  
(If yes, submit PennDOT TE-300 Form)

**Municipal/Regional Park Usage:**

If this event includes the use of a municipal/regional park, please contact the Centre Region Parks and Recreation (CRPR) Department by phone at (814) 231-3071 or by email at [crpr@crcog.net](mailto:crpr@crcog.net) prior submitting this form (see attached timeline). Special park permits and conditions may also apply. Once the approval is secured from the Centre Region Parks and Recreation Department, please have an authorized official complete the fields below.

Name: (Print) Cheryl White Title of Official: Exec. Director  
Signature: Cheryl White Date of Approval: 2/18/22

**Charitable Cause:**

Is the Sponsor an organization with 501(c)(3) tax exempt status?  Yes  No

If this event is to benefit a charitable organization, please identify that organization:

Centre Volunteers in Medicine

**Health Considerations:**

Will there be food and drink provided to the public at this event?  Yes  No

If yes, have you made arrangements for approval/inspections with the Department of Ordinance Enforcement and Public Health?  Yes  No

If no, please complete the form that is attached to this application and obtain approval **prior** to submission of this application.

The Applicant recognizes and AGREES that Ferguson Township requires the proposed event to be conducted in such a manner that minimizes disruption to township residents and be within the limits established by existing ordinances. By signing below, the Applicant AGREES to protect, defend, indemnify and hold Ferguson Township and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs or other expenses or liabilities of every kind and character arising directly or indirectly from this event. The Applicant further AGREES to investigate, handle, respond to, provide defense for and defend any such claims, etc., at the Applicant's sole expense and AGREES to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.

Signature: Cheryl White Date: 2/18/22

OFFICE USE ONLY: ROUTING FOR APPROVAL

Police Dept. CA 2/23/22 Public Works Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_ Township Manager \_\_\_\_\_

**THIS SERVES AS YOUR PERMIT**

The Ferguson Township Board of Supervisors **approved** your application on:

\_\_\_\_\_

Conditions (if any) are as follows: \_\_\_\_\_

\_\_\_\_\_

Signature of Chairperson or authorized representative: \_\_\_\_\_

**Checklist:**

- Notify the Ferguson Township Police Department of your intent to host a special event regardless of whether or not the event will require the use of Township roads, bikeways, or sidewalks.
- Contact the Centre Region Parks and Recreation Department (CRPR) at 814-231-3071 *if* the event will include the use of a municipal/regional park.
- If food will be served on public property, contact the Department of Health and Neighborhood Services at the Borough of State College by phone at 814-234-7191 or by email at [healthdept@statecollegepa.us](mailto:healthdept@statecollegepa.us).
- Complete the Ferguson Township Special Events Application.
- Pay required application and escrow fees.
- Submit Certificate of Insurance and any other necessary documents.
- If denied a permit at any point in the process and you wish to appeal the decision, notify the Township Manager in writing of your request to do so.

**Route Information Attachment  
For Ferguson Township  
Special Events Permit Application**

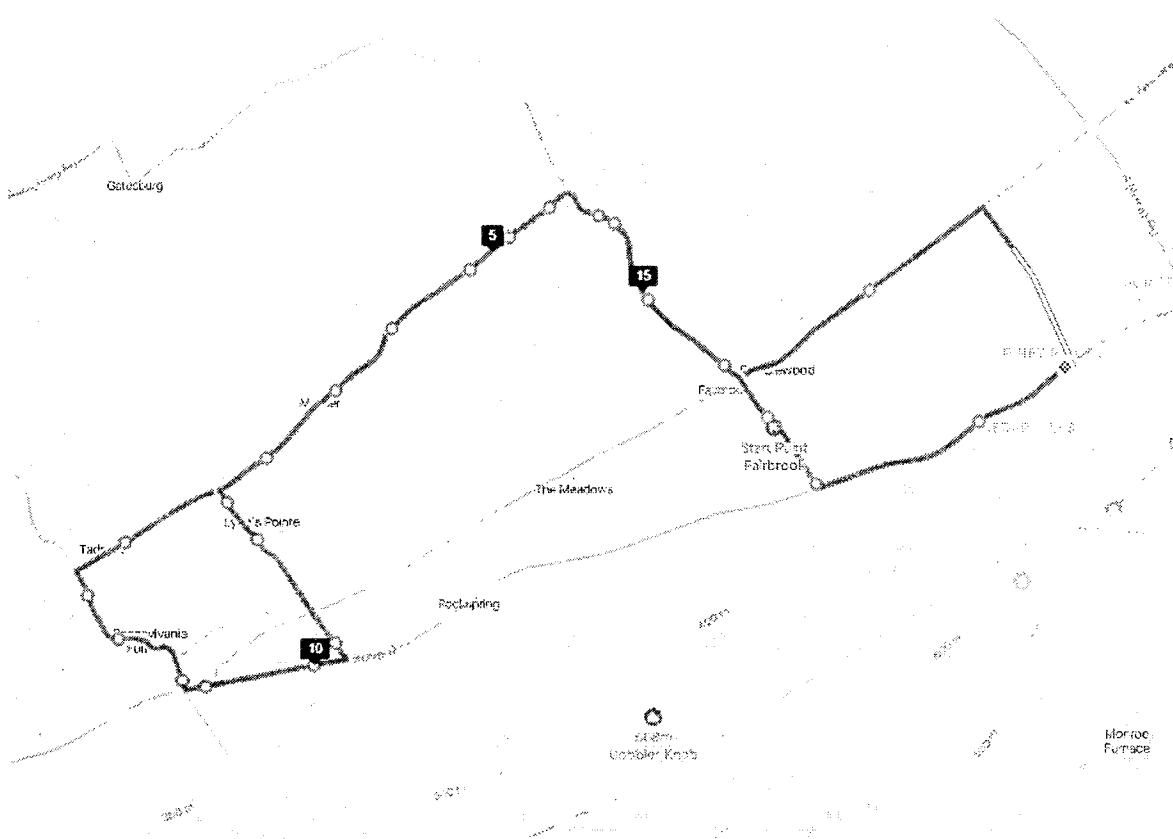
The attached information is being provided in support of the Special Events permit application to Ferguson Township for the 2022 Centre Volunteers in Medicine (CVIM) sponsored "Central Cycling Classic" bicycle rides.

Four different ride routes are planned that cover various distances: a Century Route (102 miles), a Metric Century Route (62 miles), a Half Metric Century Route (34 miles) and an 18-Mile Route. All rides will start and finish from the VFW in Pine Grove Mills. The attached sheets are provided to address the "Procession" requirement in the permit application of bicycles moving along a roadway. For each Route, a top-level map is provided, as well as a "Cue Sheet" of turn-by-turn directions with street names.

As required by the permit application, the Cue Sheets indicate the Ferguson Township Roads and the State Roads the riders plan to "process" within the township and the roadway turns and intersections. Note that all four of the routes leave Ferguson Township on the southern border before returning later in the routes.



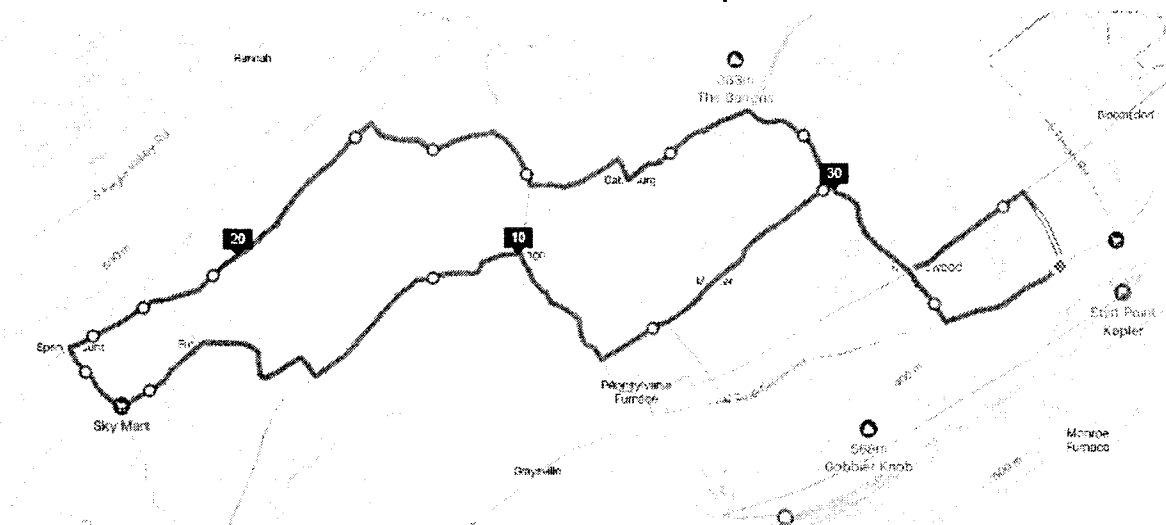
## 18-Mile Route Map



### 18 Mile Route Cue Sheet (CVIM's Central Cycling Classic )

MILE	"RED ROUTE" DIRECTIONS	ROAD DESIGNATOR
0.0	VFW	
0.0	Right on Rt. 45	PA State Rt 45
0.1	Left on Plainfield Rd.	Ferguson Twp T332
1.0	Left on Whitehall Rd.	Ferguson Twp T888
2.8	Right on Tadpole Rd.	Ferguson Twp T965
4.3	Bear left on Tadpole Rd. Do not go straight.	Ferguson Twp T965
8.1	Left on Marengo Rd.	Ferguson Twp T966
9.1	Left on Rt. 45	PA State Rt 45
10.1	Left on Deibler Rd.	Ferguson Twp T330
11.4	Right on Tadpole Rd.	Ferguson Twp T965
14.2	Bear Right on Tadpole Rd	Ferguson Twp T965
15.7	Straight across Whitehall Rd. Stay on Tadpole Rd.	Ferguson Twp T965
16.5	Left on Rt. 45	PA State Rt 45
18.3	Arrive at VFW	

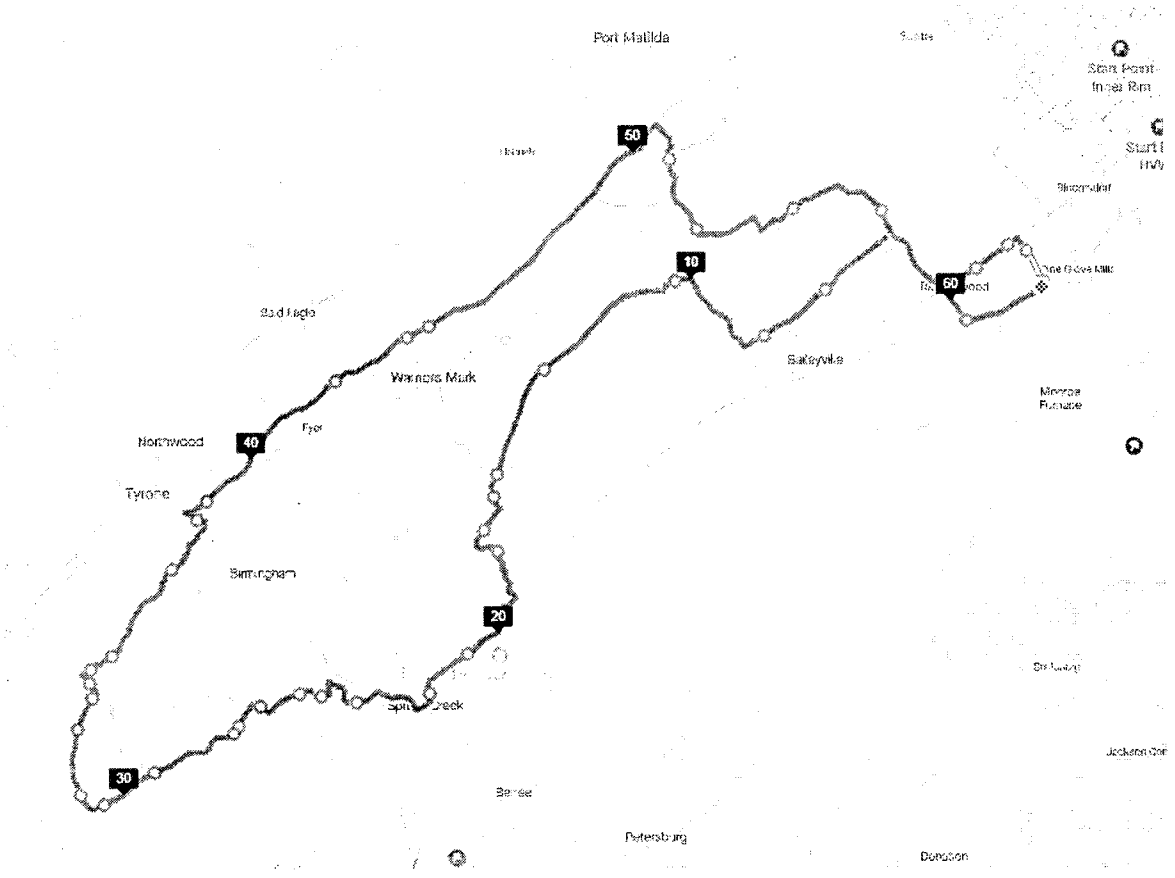
## Half Metric Route Map



### Half Metric Route Cue Sheet (CVIM's Central Cycling Classic )

MILE	"WHITE ROUTE" DIRECTIONS	ROAD DESIGNATOR
0.0	VFW	
0.0	Right on Rt. 45	PA State Rt 45
0.1	Left on Plainfield Rd.	Ferguson Twp T332
1.0	Left on Whitehall Rd.	Ferguson Twp T888
2.8	Right on Tadpole Rd.	Ferguson Twp T965
4.3	Bear left on Tadpole Rd. Do not go straight.	Ferguson Twp T965
8.1	Right on Marengo Rd.	Ferguson Twp T966
9.9	Left on Dry Hollow Rd.	Ferguson Twp T967
13.2	Straight on Dry Hollow. Do not turn onto Dungarvin	Ferguson Twp T967
16.4	Right on Rt. 350 North. Rt. 350 not marked at intersection.	
17.5	Right onto Ridge Rd.	
17.6	<b>Rest Stop on right at Spring Mount Church parking lot.</b>	
18.8	Continue straight onto Rt 550 N (Halfmoon Valley Rd.)	
22.4	Right on Loveville Rd.	
24.1	Right on Marengo Rd.	Ferguson Twp T966
25.0	Left on W Gatesburg Rd.	Ferguson Twp T307
26.5	Left to continue on W Gatesburg Rd	Ferguson Twp T307
29.9	Bear left onto Tadpole Rd.	Ferguson Twp T965
31.4	Straight across Whitehall Rd. Stay on Tadpole Rd.	Ferguson Twp T965
32.2	Left on Rt. 45	PA State Rt 45
33.9	<b>Arrive at VFW</b>	

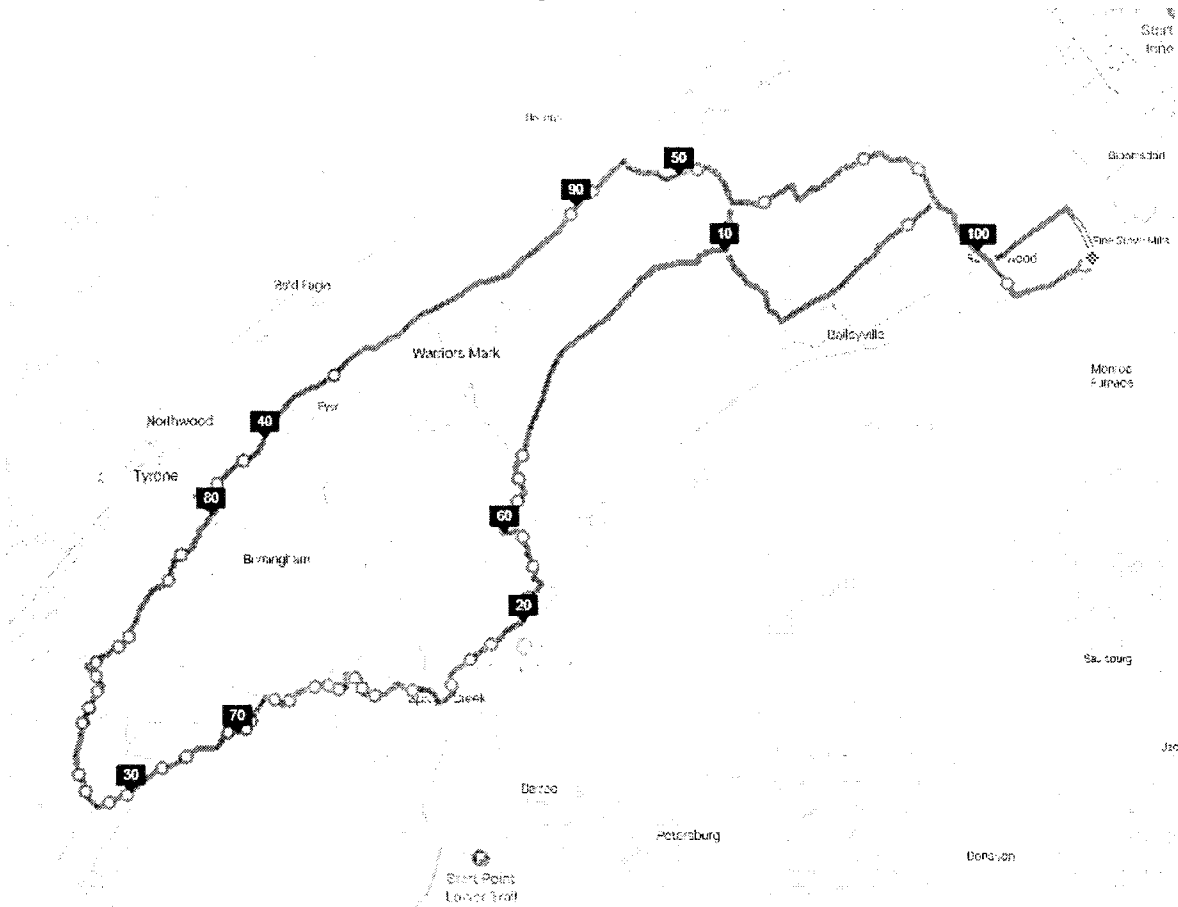
# Metric Route Map



### Metric Route Cue Sheet (CVIM's Central Cycling Classic )

MILE	"BLUE ROUTE" DIRECTIONS	ROAD DESIGNATOR
0.0	VFW	
0.0	Right on Rt. 45	PA State Rt 45
0.1	Left on Plainfield Rd.	Ferguson Twp T332
1.0	Left on Whitehall Rd.	Ferguson Twp T888
2.8	Right on Tadpole Rd.	Ferguson Twp T965
4.3	Bear left on Tadpole Rd. Do not go straight.	Ferguson Twp T965
8.1	Right on Marengo Rd.	Ferguson Twp T966
9.9	Left on Dry Hollow Rd.	Ferguson Twp T967
13.1	Straight on Dry Hollow. Do not turn onto Dungarvin	Ferguson Twp T967
15.1	Bear left at stop sign onto Centre Line Rd (Rt 550 South)	
16.1	Left on Rt. 350 South. Rt. 350 not marked at intersection	
16.6	Right on Old Mill Rd.	
17.3	Bear left on Old Mill Rd. Do not turn right	
18.3	<b>Rest stop on right at Camp Kanasatake</b>	
19.2	Right on Rt. 45	(Huntingdon County)
22.6	Straight on Union Furnace Rd. Do not go under railroad bridge.	
24.1	Right on SR 4019	
24.6	Left on SR 1013 Pemberton Rd.	
24.9	Straight across Rt 453. Now on Kettle Rd.	
26.7	Left on Kettle Rd. (SR 1013), just past large church	
30.6	Right on Golf Course Road	
33.2	Left on Crawford Rd.	
33.7	Right on Skelp Mt. Rd. (SR 1008)	
34.1	Left on Quarry Rd.	
37.6	Straight at stop sign	
37.7	Straight at stop light	
37.9	Bear right at stop sign onto Rt 453 West	
38.3	Hard Right onto Rt. 550 North	
39.7	Left onto Ridge Rd.	
43.9	Straight across Rt. 350	
44.0	<b>Rest Stop on right at Spring Mount Church parking lot.</b>	
45.3	Continue straight onto Rt 550 N (Halfmoon Valley Rd.)	
50.8	Right on Marengo Rd.	Ferguson Twp T966
51.4	Left on W Gatesburg Rd.	Ferguson Twp T307
53.3	Left to continue on W Gatesburg Rd	Ferguson Twp T307
58.2	Bear left onto Tadpole Rd.	Ferguson Twp T965
59.8	Straight across Whitehall Rd. Stay on Tadpole Rd.	Ferguson Twp T965
60.6	Left on Rt. 45	PA State Rt 45
62.2	<b>Arrive at VFW</b>	

# Century Route Map



### Century Route Cue Sheet (CVIM's Central Cycling Classic )

MILE	"YELLOW ROUTE" DIRECTIONS	ROAD DESIGNATOR
0.0	VFW	
0.0	Right on Rt. 45	PA State Rt 45
0.1	Left on Plainfield Rd.	Ferguson Twp T332
1.0	Left on Whitehall Rd.	Ferguson Twp T888
2.8	Right on Tadpole Rd.	Ferguson Twp T965
4.3	Bear left on Tadpole Rd. Do not go straight.	Ferguson Twp T965
8.1	Right on Marengo Rd.	Ferguson Twp T966
9.9	Left on Dry Hollow Rd.	Ferguson Twp T967
13.1	Straight on Dry Hollow. Do not turn onto Dungarvin	Ferguson Twp T967
15.1	Bear left at stop sign onto Centre Line Rd (Rt 550 South)	
16.1	Left on Rt. 350 South. Rt. 350 not marked at intersection	
16.6	Right on Old Mill Rd.	
17.3	Bear left on Old Mill Rd. Do not turn right	
18.3	<b>Rest stop on right at Camp Kanesatake.</b>	
19.2	Right on Rt. 45	(Huntingdon County)
22.6	Straight on Union Furnace Rd. Do not go under railroad bridge.	
24.1	Right on SR 4019	
24.6	Left on SR 1013 Pemberton Rd.	
24.9	Straight across Rt 453. Now on Kettle Rd.	
26.7	Left on Kettle Rd. (SR 1013) Just past large church	
30.6	Right on Golf Course Road	
33.2	Left on Crawford Rd.	
33.7	Right on Skelp Mt. Rd. (SR 1008)	
34.1	Left on Quarry Rd.	
37.6	Straight at stop sign	
37.7	Straight at stop light	
37.9	Bear right at stop sign onto Rt 453 West	
38.3	Hard Right onto Rt. 550 North	
39.7	Left onto Ridge Rd.	
43.9	Straight across Rt. 350	
44.0	<b>Rest Stop on right at Spring Mount Church parking lot.</b>	
45.3	Continue straight onto Rt 550 N (Halfmoon Valley Rd.)	
48.8	Right on Loveville Rd.	
50.6	Right on Marengo Rd.	Ferguson Twp T966
52.3	Right on Dry Hollow Rd.	Ferguson Twp T967
58.5	Left on Rt. 350 South. Rt. 350 not marked at intersection	
59.0	Right on Old Mill Rd.	
59.8	Bear left on Old Mill Rd. Do not turn right	
60.6	<b>Rest stop on right at Camp Kanesatake.</b>	
61.7	Right on Rt. 45	(Huntingdon County)

## Century Route Cue Sheet (CVIM's Central Cycling Classic )

MILE	"YELLOW ROUTE" DIRECTIONS	ROAD DESIGNATOR
65.1	Straight on Union Furnace Rd. Do not go under railroad bridge.	
66.6	Right on SR 4019	
67.1	Left on SR 1013 Pemberton Rd.	
67.3	Straight across Rt 453. Now on Kettle Rd.	
69.1	Left on Kettle Rd. (SR 1013), just past large church.	
73.1	Right on Golf Course Road	
75.7	Left on Crawford Rd.	
76.1	Right on Skelp Mt. Rd. (SR 1008)	
76.6	Left on Quarry Rd.	
80.1	Straight at stop sign	
80.2	Straight at stop light	
80.4	Bear right at stop sign onto Rt 453 West	
80.7	Hard Right onto Rt. 550 North	
82.1	Left onto Ridge Rd.	
86.3	Straight across Rt. 350	
<b>86.4</b>	<b>Rest Stop on right at Spring Mount Church parking lot.</b>	
87.8	Continue straight onto Rt 550 N (Halfmoon Valley Rd.)	
91.2	Right on Loveville Rd.	
93.0	Right on Marengo Rd.	Ferguson Twp T966
93.9	Left on W Gatesburg Rd.	Ferguson Twp T307
95.4	Left to continue on W Gatesburg Rd	Ferguson Twp T307
98.7	Bear left onto Tadpole Rd.	Ferguson Twp T965
100.3	Straight across Whitehall Rd. Stay on Tadpole Rd.	Ferguson Twp T965
101.1	Left on Rt. 45	PA State Rt 45
<b>102.8</b>	<b>Arrive at VFW</b>	



CENTVOL-01

FLIR11

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/3/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Frost & Conn, Inc. 1301 North Atherton St Suite 3 State College, PA 16803	<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext):</b> (814) 237-1492 <b>FAX (A/C, No):</b> (814) 234-0389 <b>E-MAIL ADDRESS:</b>  <table style="width: 100%; border: none;"> <tr> <td style="text-align: center; border: none;"><b>INSURER(S) AFFORDING COVERAGE</b></td> <td style="text-align: center; border: none;"><b>NAIC #</b></td> </tr> <tr> <td style="border: none;"><b>INSURER A : Cincinnati Casualty Ins Co</b></td> <td style="border: none;"><b>28665</b></td> </tr> <tr> <td style="border: none;"><b>INSURER B :</b></td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"><b>INSURER C :</b></td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"><b>INSURER D :</b></td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"><b>INSURER E :</b></td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"><b>INSURER F :</b></td> <td style="border: none;"></td> </tr> </table>	<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>	<b>INSURER A : Cincinnati Casualty Ins Co</b>	<b>28665</b>	<b>INSURER B :</b>		<b>INSURER C :</b>		<b>INSURER D :</b>		<b>INSURER E :</b>		<b>INSURER F :</b>	
<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>														
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<b>INSURER C :</b>															
<b>INSURER D :</b>															
<b>INSURER E :</b>															
<b>INSURER F :</b>															
<b>INSURED</b>  Centre Volunteers in Medicine 2520 Green Tech Dr., Suite D State College, PA 16803															

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		ECP 0265324	9/9/2020	9/9/2023	EACH OCCURRENCE \$ <b>2,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>2,000,000</b> MED EXP (Any one person) \$ <b>5,000</b> PERSONAL & ADV INJURY \$ <b>2,000,000</b> GENERAL AGGREGATE \$ <b>4,000,000</b> PRODUCTS - COMP/OP AGG \$ <b>4,000,000</b> \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE    OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 RE: Cycling Event- June 25,2022

**CERTIFICATE HOLDER****CANCELLATION**

Ferguson Township 3147 Research Drive State College, PA 16801	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
---	---





Pay App #1

**Invoice**

Date	Invoice #
3/9/2022	2622

Bill To

Ferguson Township  
3147 Research Drive  
State College, PA 16801

Ship To

P.O. Number	Terms	Project
	2% 10 Net 30	22-32 Homestead Park

Quantity	Item Code	Description	Price Each	Amount
3	Site Work	Class 1 Excavation (Sidewalk)	35.00	105.00
28	Site Work	Class 1 Excavation (Fall Pit)	55.36	1,550.08
126	Geotextile Install	Class 4, Type A Geotextile	5.36	675.36
37	Stone Base Installat...	Subbase (No. 2A)	100.31	3,711.47
1	Playground Installa...	Product #350-1733 Equipment Installation	13,500.00	13,500.00
140	Playground Installa...	8" Compost Filter Sock	6.68	935.20
28	Stone Base Installat...	Subbase 6" Depth No. 2B) Under-Drain	110.94	3,106.32
43	Playground Installa...	4" Perf. Under-Drain Pipe	40.70	1,750.10

Pay App 1  
2021-C18  
Acct#: 34.454.010  
Pay: \$25,333.53  
*Ryan T. Scale*

**Balance Due \$25,333.53**

**NEW PAYMENT TERMS**

Pay using a Check, ACH Deposit or Wire Transfer you can utilize 2% 10, Net 30.

Credit Card payments are also accepted.

**PLEASE NOTE OUR ADDRESS HAS CHANGED**

Please remit to:

WILLOW PLAYWORKS  
1810 RIDGE ROAD  
MIFFLINBURG, PA 17844

Pay  
RTS

**2021-C18 HOMESTEAD PARK PLAYGROUND IMPROVEMENTS**

**Construction Quantities**

Date: 3/7/2022

FIELD MEASURED ON 3/8/221

ITEM No. UNIT	DESCRIPTION	INITIAL CONTRACT QTY	WILLOW PLAY WORKS UNIT PRICE	INITIAL CONTRACT SUB-TOTAL	PAY APP 1 QTY	PAY APP 1 SUB-TOTAL
0203 0001 CY	CLASS 1 EXCAVATION (SIDEWALK)	4	\$35.00	\$140.00	3	\$105.00
0203 0001 CY	CLASS 1 EXCAVATION (FALL PIT)	28	\$55.36	\$1,550.08	28	\$1,550.08
0212 0016 SY	CLASS 4, TYPE A GEOTEXTILE	126	\$5.36	\$675.36	126	\$675.36
0350 0120 CY	SUBBASE (NO. 2A)	32	\$100.31	\$3,209.92	37	\$3,711.47
4676 0001 SY	CEMENT CONCRETE SIDEWALK (TO FALL PIT)	18	\$163.89	\$2,950.02	0	\$0.00
9000 0002 LS	PRODUCT# 350-1733 EQUIPMENT INSTALLATION	1	\$13,500.00	\$13,500.00	1	\$13,500.00
9000 0003 LF	8" COMPOST FILTER SOCK	92	\$6.68	\$614.56	140	\$935.20
9000 0006 TON	SUBBASE 6" DEPTH (2B) UNDER-DRAIN	32	\$110.94	\$3,550.08	28	\$3,106.32
9000 0007 LF	4" PERF. UNDER-DRAIN PIPE	43	\$40.70	\$1,750.10	43	\$1,750.10
9000 0008 SF	POURED-IN-PLACE RUBBER FALL SURFACE	1,130	\$14.29	\$16,147.70	0	\$0.00
<b>TOTALS</b>				<b>\$44,087.82</b>		<b>\$25,333.53</b>



Department of  
**PLANNING AND ZONING**

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Interoffice Memorandum

**TO:** Board of Supervisors

**FROM:** Jenna Wargo, AICP  
Director of Planning & Zoning

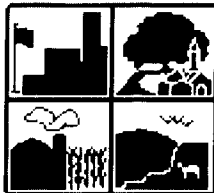
**DATE:** March 8, 2022

**SUBJECT: Rogan/264 Sycamore Drive Land Development Plan Request for Waiver**

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.



**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

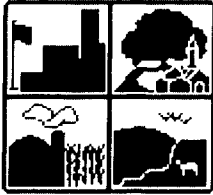
Traditional Town Development (TSD) District

**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.

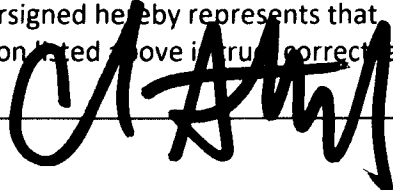
Chapter 22, Section 401.C.1.g — Since this is a single-family home on one lot, we are requesting to waiver this requirement removed.

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: \_\_\_\_\_



Department of

# PLANNING AND ZONING

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Interoffice Memorandum

**TO:** Board of Supervisors

**FROM:** Jenna Wargo, AICP  
Director of Planning & Zoning

**DATE:** March 8, 2022

**SUBJECT: Rogan/264 Sycamore Drive Preliminary/Final Land Development Plan**

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 in the Single-Family Residential (R1) zoning district.

The residential home is required to submit a land development plan because it is proposed in an area identified as having steep slopes. 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<sup>th</sup> meeting and recommended approval to the Board of Supervisors pending outstanding staff comments as included below.

January 21, 2022

Jenna Wargo, AICP  
Director of Planning and Zoning  
Ferguson Township  
3147 Research Drive  
State College, Pennsylvania 16801

RE: Rogan/264 Sycamore Drive Preliminary/Final Land Development Plan

Dear Jenna,

In regard to comments on the above-referenced project, we offer the following responses:

COMMUNITY PLANNER COMMENTS (dated January 11, 2022):

1. The identification by Centre County Tax Map Parcel Number must be included on the plan. (Chapter 22, Section 401.1.A.(1).e). When the Subdivision Plan is recorded, please update plan.  
***The 7 acre parcel is TP 24-009A-254. The 2 acre parcel is TP 24-009A-254A. The land development plan has been updated to reflect the new numbers.***
2. A North Point (specified as true or magnetic) must be included on the plan. (Chapter 22, Section 401.1.A.(1).f)  
***North Point arrows (TRUE) are shown on the plan schematic on Sheets 1 and 2 and on the key map and location map on Sheet 1.***
3. A time extension must be submitted with any revised plan. (Chapter 22, Section 303)  
***Enclosed.***
4. A digital copy of the plan in accordance with Township requirements must be provided to the Township prior to final plan signature. (Chapter 22, Section 304.6)  
***Acknowledged.***
5. Surety must be posted for all public improvements. (Chapter 22, Section 304)  
***Surety was already posted and accepted by the Township with the Subdivision planning.***
6. The plan must be signed, all fees paid to the Township, and the plan recorded within the plan deadline.  
***Acknowledged.***
7. The FT SALDO requires a landscaping plan and a lighting plan (22.401.1.C.1.g) to be submitted with a Land Development Plan. Staff is in the process of having this requirement removed for the development of one single-family home on a lot. To bypass this requirement, please submit a modification/waiver application when resubmitting.  
***Enclosed please find the waiver request form for landscape plan and lighting plan.***

TOWNSHIP ZONING OFFICER COMMENTS (dated January 10, 2022)

1. The identification by Centre County Tax Map Parcel Number must be included on the plan. (Chapter 22, Section 401.1.A.(1).e)  
***The 7 acre parcel is TP 24-009A-254. The 2 acre parcel is TP 24-009A-254A. The land development plan has been updated to reflect the new numbers.***
2. A North Point (specified as true or magnetic) must be included on the plan. (Chapter 22, Section 401.1.A.(1).f)  
***North Point arrows (TRUE) are shown on the plan schematic on Sheets 1 and 2 and on the key map and location map on Sheet 1.***

3. A space labeled "approved by" for the signature of the Alpha Fire Company Chief and a space for the date must be included on the plan. (Chapter 22, Section 401.A.4.f)  
***This has been added to Sheet 1.***
4. A Township Engineer, engineering certification must be included on the plan and should read as follows: I, \_\_\_\_\_, have reviewed and hereby certify that the plan meets all engineering design standards and criteria of the Ferguson Township Code of Ordinances. (Chapter 22, Section 401.1.A.4.g)  
***This has been added to Sheet 1.***
5. A time extension must be submitted with any revised plan. (Chapter 22, Section 303)  
***Enclosed.***
6. A digital copy of the plan in accordance with Township requirements must be provided to the Township prior to final plan signature. (Chapter 22, Section 307.7)  
***Acknowledged.***
7. Surety must be posted for all public improvements. (Chapter 22, Section 304)  
***Surety was already posted and accepted by the Township with the Subdivision planning.***
8. The plan must be signed, all fees paid to the Township, and the plan recorded within the plan deadline.  
***Acknowledged.***
9. The date of application for a zoning permit must be included on the plan. (Chapter 22,  
***Enclosed please find a copy of the zoning permit application with the date of signature added. This information has been added as Note 19 on Sheet 1.***
10. The location of all outdoor light fixtures must be included on the plan. (Chapter 22, Section 401.C.1.f)  
***Waiver requested.***
11. The intensity of all outdoor light fixtures must be included on the plan. (Chapter 22, Section 401.C.1.f)  
***Waiver requested.***
12. The light pattern produced by all outdoor light fixtures must be included on the plan. (Chapter 22, Section 401.C.1.f)  
***Waiver requested.***
13. When new or proposed lighting is to be provided onsite, a lighting plan must be submitted to the Township in accordance with the Outdoor Lighting Ordinance. (Chapter 22, Section 401.C.1.f)  
***Waiver requested.***
14. A statement of the existing, proposed and maximum building coverages (as allowed by the applicable zoning district) must be included on the plan. (Chapter 22, Section 401.C.1.i)  
***Added with Note 1.i on Sheet 1.***
15. A statement of the existing, proposed and maximum impervious coverages (as allowed by the applicable zoning district) must be included on the plan. (Chapter 22, Section 401.C.1.i)  
***Added with Note 1.i on Sheet 1.***
16. Two (2) sections through the site showing buildings, light fixtures and standards, one (1) section to be from side yard to side yard, and the other to be from front yard to rear yard must be included on the plan. (Chapter 22, Section 401.C.1.j)  
***Sections cut/shown from property line to property line.***
17. A signed notarized statement by the owner certifying ownership of the property must be included on the plan. (Chapter 22, Section 401.C.1.l)  
***The Owner's Certification Block on Sheet 1 will be executed and notarized upon final plan approval.***
18. Completed signature blocks as required in [Chapter 22, Section 401] must be included on the Record Plan. (Chapter 22, Section 401)  
***All signatures will be obtained prior to final plan approval.***



TOWNSHIP ENGINEER COMMENTS (dated December 23, 2021)

1. Plan note 17 is correct and appropriate. As such there is no stormwater management site plan for this development. Signature blocks for the Stormwater Facilities Acknowledgement, Municipal Stormwater Certification, and Stormwater Certification need removed from the first sheet of the plan, and the Stormwater Facilities Ownership and Maintenance Program should be removed from the second sheet. (Ch. 22-401.A(1)(l))

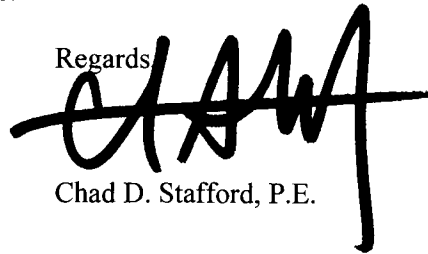
*Signature blocks and the stormwater maintenance program have been removed.*

Enclosed please find:

- Time extension
- Waiver Request Form
- Copy of Zoning Permit
- Three copies of the revised plan

If you have any questions, please don't hesitate to contact me.

Regards

A handwritten signature in black ink, appearing to read 'C. Stafford', written over the word 'Regards'.

Chad D. Stafford, P.E.

Enclosures

cc: File No. 21012



CENTRE REGION CODE ADMINISTRATION  
 2643 Gateway Drive Suite #2  
 State College, PA 16801  
 Tel: 814-231-3056  
 WWW.CENTREREGIONCODE.ORG

Building Permit No:  
 Zoning Permit No:  
 Water Permit:  
 Sewer Permit:

## APPLICATION FOR ZONING AND BUILDING PERMIT

ADDRESS:

**LOCATION OF PROPOSED WORK OR IMPROVEMENT**

Municipality: Ferguson Township Tax Parcel No: To Be Assigned  
 Street Address: 264 Sycamore Drive  
 Rural Directions: \_\_\_\_\_

**TYPE AND COST OF WORK OR IMPROVEMENT**

<b>Type of Property:</b> <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Current Rental <input type="checkbox"/> Proposed Rental	<b>Type of Improvement:</b> <input checked="" type="checkbox"/> New building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair, replacement <input type="checkbox"/> Demolition <input type="checkbox"/> Electrical ONLY <input type="checkbox"/> Sprinkler System ONLY	<b>Building Information:</b> <b>Dimensions:</b> Height (feet): <u>40'</u> No of Stories: <u>2</u> Total Square footage: <u>3700</u>  <b>Type of sewage disposal:</b> <input checked="" type="checkbox"/> Public or private company <input type="checkbox"/> Private (on lot septic tank, etc.)  <b>Type of water supply:</b> <input checked="" type="checkbox"/> Public or private company <input type="checkbox"/> Private (well, cistern)
<b>Declared cost</b> \$ _____		

**Describe proposed work:**  
single-family home

Role:	Name	Address	Phone No	Email
Owner	Christopher and Jennifer Rogan	136 Butternut St., Box 126, Pine Grove Mills, PA 16868		cmr109@psu.edu
Tenant				
Contractor				
Design Professional	PennTerra Engineering, Inc.	3075 Enterprise Drive State College, PA 16801	814-231-8285	cstafford@pennterra.com

**AFFIDAVIT**

I hereby certify that I am the owner in fee or the authorized agent of the owner in fee of the property upon which the work authorized by the permit sought will be performed. All work will be performed in accordance with all applicable laws of the Commonwealth of Pennsylvania and this jurisdiction.

Signature of Applicant 	Address 3075 Enterprise Drive State College, PA 16801	Application Date <u>12-10-21</u>
Print Name Chad D. Stafford, Agent	Email/Phone cstafford@pennterra.com	Role Agent



Site Plan – Required for zoning application. Applicant must fill in dimensions and indicate North.

SEE ATTACHED PLANS

**ZONING PLANS EXAMINER NOTES**

Zone: \_\_\_\_\_

Lot Square Footage: \_\_\_\_\_

Percent Coverage: \_\_\_\_\_

Off-street parking spaces

Enclosed: \_\_\_\_\_

Outdoors: \_\_\_\_\_

Set Backs	North √	Required	Provided
Front			
Right Side			
Left Side			
Rear			

Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Approved: \_\_\_\_\_ Date approved: \_\_\_\_\_ Permit No.: \_\_\_\_\_

**CODES PLANS EXAMINER NOTES**

OCCUPANCY INFORMATION

Type of Construction: \_\_\_\_\_ Use Group: \_\_\_\_\_

FLOOR	# OF UNITS	MAX OCC LOADS	MAX LIVE LOAD (lbs per sq.ft.)	FLOOR	# OF UNITS	MAX OCC LOAD	MAX LIVE LOADS (lbs per sq.ft.)
BASEMENT				SEVENTH FLOOR			
FIRST FLOOR				EIGHTH FLOOR			
SECOND FLOOR				NINTH FLOOR			
THIRD FLOOR				TENTH FLOOR			
FOURTH FLOOR				ELEVENTH FLOOR			
FIFTH FLOOR				ROOF			
SIXTH FLOOR				OTHER			

Plan Approved: \_\_\_\_\_ Date Approved: \_\_\_\_\_

Building Permit No: \_\_\_\_\_ Date Permit Issued: \_\_\_\_\_

Permit fee \$ \_\_\_\_\_ Deposit Paid \$ \_\_\_\_\_ Balance Due \$ \_\_\_\_\_

Deposit Date \_\_\_\_\_ Check/Cash \_\_\_\_\_ By \_\_\_\_\_

January 21, 2022

Jenna Wargo, AICP  
Director of Planning and Zoning  
Ferguson Township  
3147 Research Drive  
State College, Pennsylvania 16801

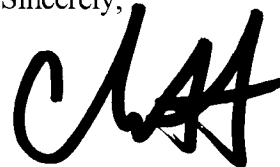
RE: Rogan/Sycamore Drive Subdivision  
TIME EXTENSION

Dear Ms. Wargo,

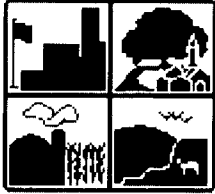
In regard to the above-referenced plan, I, on behalf of my Client, provide Ferguson Township a TIME EXTENSION per Ferguson Township Ordinances Chapter 22, Section 303, is granted until April 21, 2022.

Please let me know if you need anything else regarding the Time Extension at this time.

Sincerely,



Chad Stafford, P.E.  
Project Manager



**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

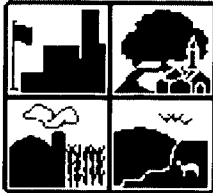
Traditional Town Development (TSD) District

**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-**

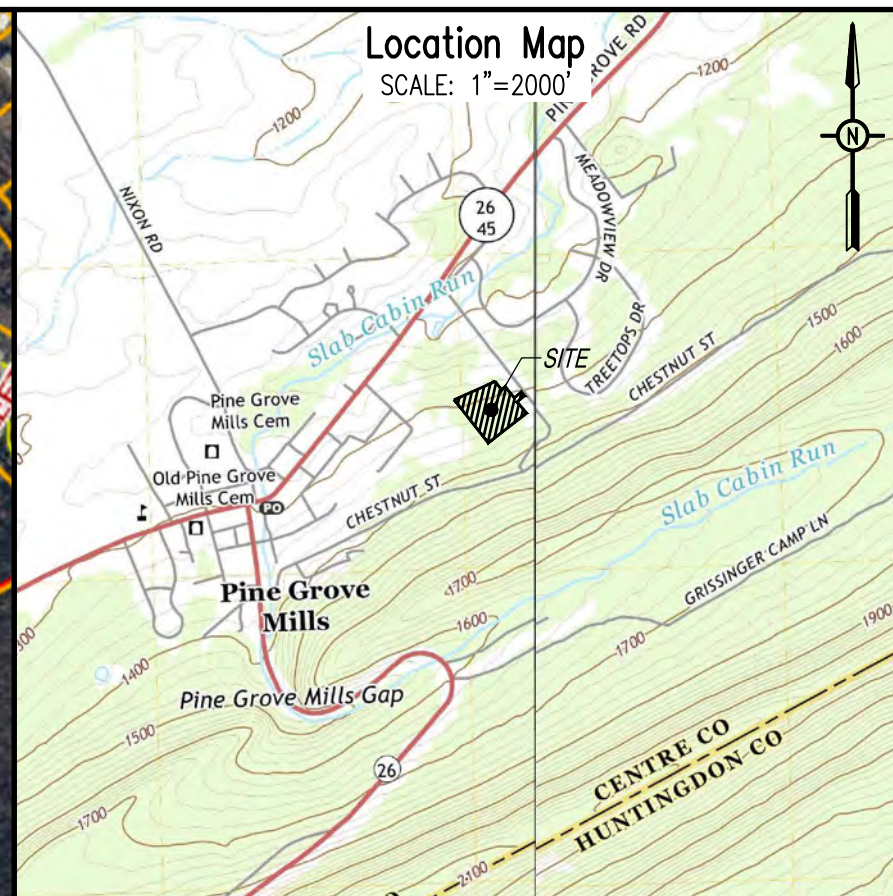
Date Received: \_\_\_\_\_ By: \_\_\_\_\_

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

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

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





### EXISTING FEATURES LEGEND

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

### 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

### 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.

\_\_\_\_\_  
 Owner

\_\_\_\_\_  
 Owner

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

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

### PROJECT NOTES:

1. General Site Information:
  - a. Owner of Record: Christopher and Jennifer Rogan, 136 Butternut Street, Pine Grove Mills, PA 16868. Record Book (To be Assigned) TP #24-009A-254,0000.
  - b. Deed Information: Record Book (To be Assigned) TP #24-009A-254,0000.
  - c. Tax Parcel No.: Lot 1R = 7.566 Acres (329,558 Square Feet). Lot 1R: 264 Sycamore Drive, State College, PA R1 - Single Family Residential District.
  - d. Size: 7.566 Acres (329,558 Square Feet).
  - e. Site Address: R1 - Single Family Residential District.
  - f. Zoning: R1 - Single Family Residential District.
  - g. Site Use: Existing: Vacant. Proposed: Single Family Residence with Offsite Sewage.
  - h. Building Setbacks: Front - 25', Side - 10', Rear - 30'.
  - i. Building Setbacks: Front - 25', Side - 10', Rear - 30'.
  - 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% of 98,899 S.F., 29,369 S.F. (29.8%), Planned: 4,690 S.F. (4.74%). Impervious Surface: 50% of 98,899 S.F., 49,449 S.F. (50.0%), Planned: 12,700 S.F. (12.84%).
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 42027C0835F, prepare by Federal Emergency Management Agency (FEMA), effective May 4, 2009. The nearest FEMA mapped stream is Slab Cabin Run located 0.075 miles northwest and down slope of these lands.
7. There are no wetlands located on site according to the National Wetlands Inventory mapping. An area of possible wetlands are identified on the property as shown on this plan.
8. Based on field survey by PennTerra Engineering, Inc., there are 'isolated' steep slopes on the property. Steep slopes are defined as slopes greater than 25% slope. Those areas are designated by GREY HATCHED symbols as shown.
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 27-202. A 'Consideration for Modification' is submitted to the Township to be able to submit this plan as a Preliminary/Final Development Plan.
11. This Record Plan conforms with the plan receiving final approval by the Ferguson Township Board of Supervisors on \_\_\_\_\_ 2022. All improvements are or will be installed in accordance with such plan in a manner and time so specified therein.
12. Project References:
  - Plat of Land Extension of Albert Carl Farm (For Iron Dred - Pine Grove Mills, Ferguson Twp. Centre Co. PA) by Harold L. Dillenbeck #3038-E; April 1, 1959 (PB 11 PG 98)
  - Retracement Survey of Lands of Donna E. Garban, by Henry Surveys
  - RB 2172, Page 422, November 20, 2015. This deed refers to the Lands/Property referred to as 'Highland Hills'.
  - Final Plan of a Proposed Subdivision of a portion of the W. Albert Carl Farm (PB 17 PG 50)
  - Survey Plan/Lot Addition Plan for Guy A. Kocher Estate, dated February 28, 1985 (PB 33 PG 159)
  - Subdivision and Replat of Tax Parcel 24-009A-254-0000- for Rogan/Sycamore Drive dated March 12, 2021; Recorded at PG \_\_\_\_\_
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, utility information and locations should be considered approximate. Contractor shall notify PA One Call prior to any excavation.
  - a. **Electric:** West Penn Power Company, 2800 E. College Avenue, State College, PA 16801 - Phone: 814-237-5721
  - b. **Telephone:** Verizon, Facility Management Center, 224 South Allen Street, State College, PA 16801 - Phone: 814-231-6511
  - c. **TV Cable:** Comcast Communications, 1155 Benner Pike, State College, PA 16801 - Phone: 814-238-5050
  - d. **Gas:** Columbia Gas, 2550 Carleton Drive, State College, PA 16801 - Phone: 814-278-5840
  - e. **Sanitary Sewer:** University Area Joint Authority, 1576 Spring Valley Road, State College, PA 16801 - Phone: 814-238-5361
  - f. **Water:** State College Borough Water Authority, 1201 West Branch Road, State College, Pa. 16801 - Phone: 814-238-6766
  - g. **Stormwater:** Township of Ferguson, 3147 Research Drive, State College, PA 16801 - Phone: 814-238-4651
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 for the lot or encompassing subdivision, are exempt from the requirement to submit a stormwater management site plan to the Township for review but remain subject to design standards and criteria of the Stormwater Ordinance. Multiple greater than two lot subdivisions cannot be exempted.
18. The new home at Lot 1R shall have a fire suppression system installed. The Owner/Developer shall install a NFPA 130 Fire Sprinkler/Suppression System.
19. A Zoning Permit Application was made to Ferguson Township on December 10, 2021.

### EXISTING LINE TABLE

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

### 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.

\_\_\_\_\_  
 Signature      Date

### 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.

\_\_\_\_\_  
 Signature      Date

### 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.

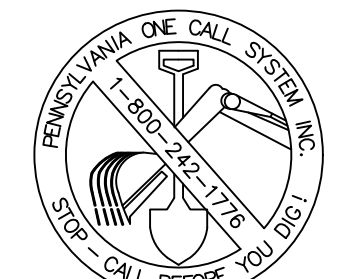
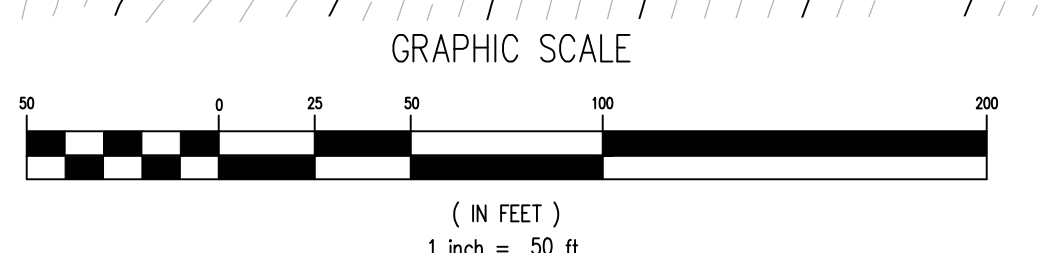
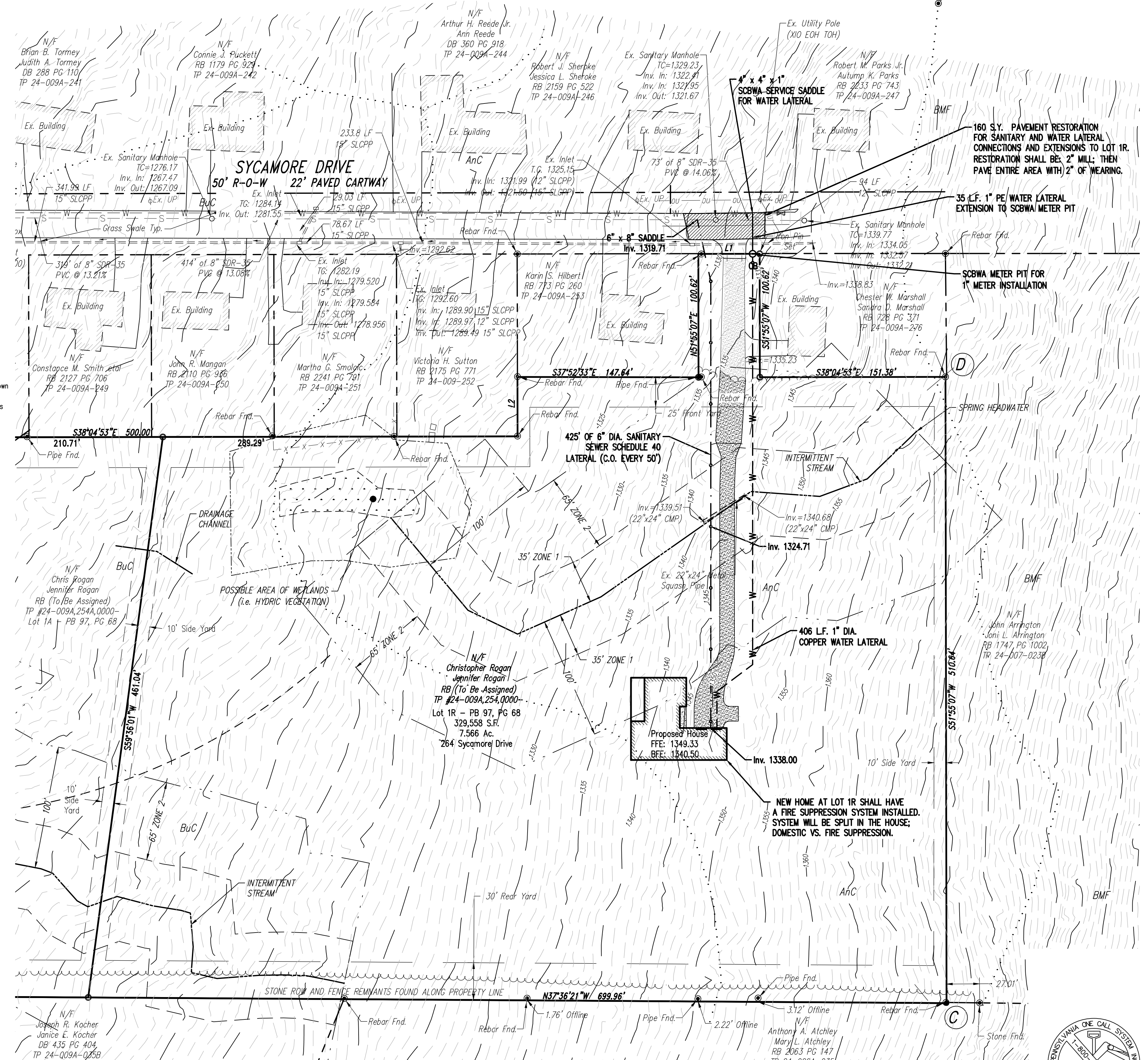
Approved By: \_\_\_\_\_  
 Fire Chief      Date

### 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.

\_\_\_\_\_  
 Signature      Date

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  
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Seal

Seal

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

3/4/22	J.M.A.	PER NEW HOUSE DESIGN
Date	Description	
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 1 CALL 1-800-242-1776 NON-MEMBERS MUST BE CONTACTED DIRECTLY



**Construction Notes:**

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

- 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.
- 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.
- Strip topsoil from the remaining site area and stockpile, where shown. The stockpile shall be stabilized with the temporary seeding mixture.
- Continue with site driveway construction.
- Bring the building area to grade.
- Grade the slopes above and below foundation; finish grading. Stabilize with topsoil, the permanent seeding mixture and appropriate erosion control lining.
- 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.
- 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.
- Restore Sycamore Drive pavement as detailed.
- Remove the construction entrance/bring to permanent driveway installation until complete.
- 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.
- 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:**

- The Contractor shall maintain the socks in a functional condition at all times and it shall be routinely inspected.
- Where the sock requires repair, it will be routinely repaired.
- 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:**

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

**Topsoil Stockpiles:**

- 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 mixture.

**Spoil Materials:**

- 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:**

- 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
- Wetland 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**

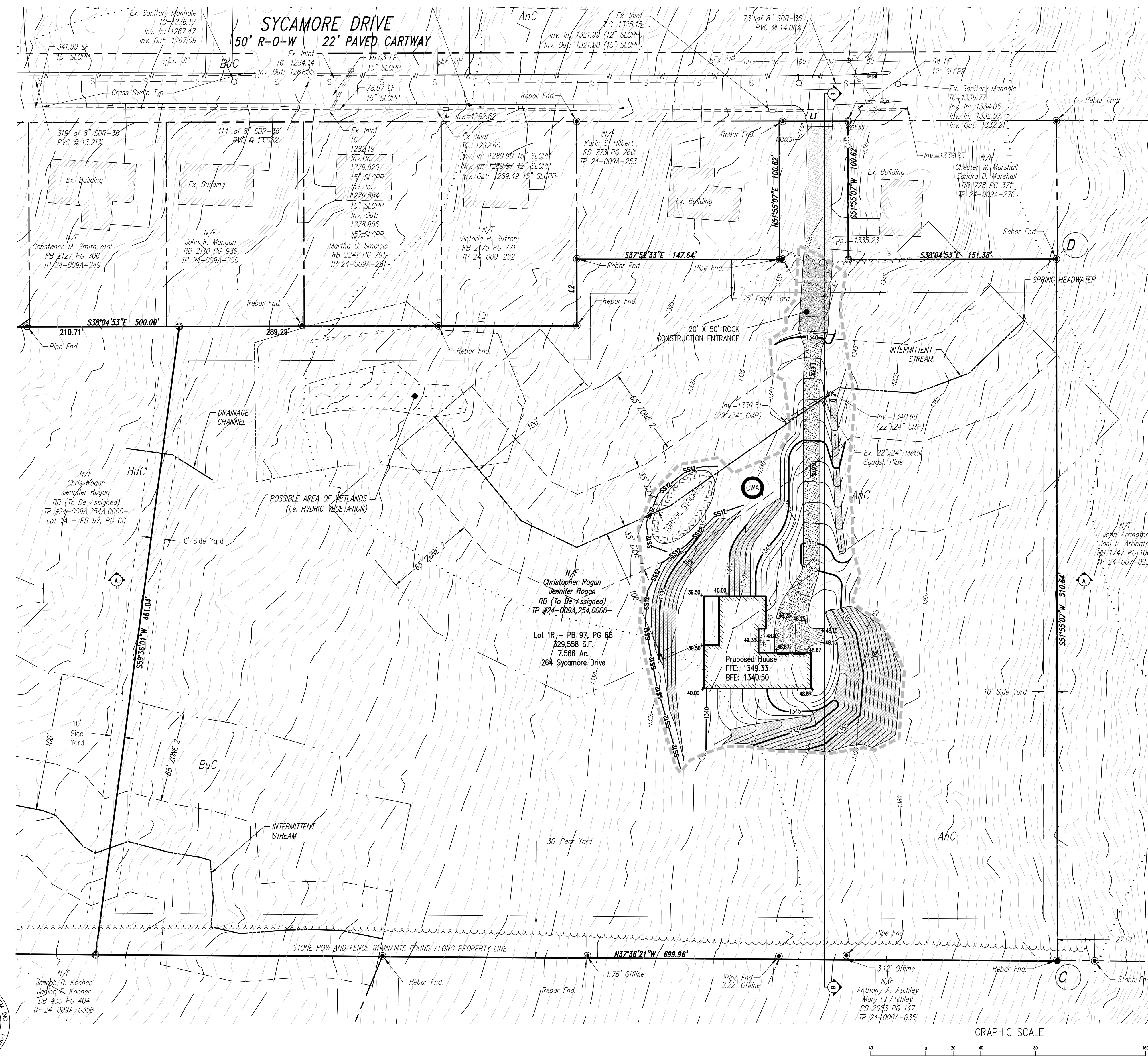
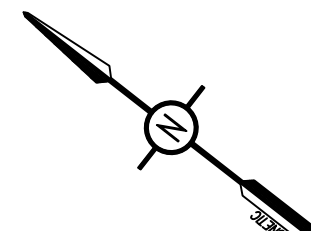
- LIMIT OF DISTURBANCE
- CONSTRUCTION ENTRANCE
- EROSION CONTROL LINING (CURLEX 1 OR APPROVED EQUAL)
- 12" SILT SOCK

**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):**

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

**GEOTECHNICAL ENGINEER RECOMMENDATIONS FOR SLOPE AND SITE CONSTRUCTION**

- 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.
- 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.
- 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.
- 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.
- If any shale bedrock is encountered during excavations, a licensed mechanical engineer should be notified immediately to provide possible expansion mitigation recommendations.



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**CENTRAL PENNSYLVANIA REGION OFFICE:**  
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Seal  
  
 Seal

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

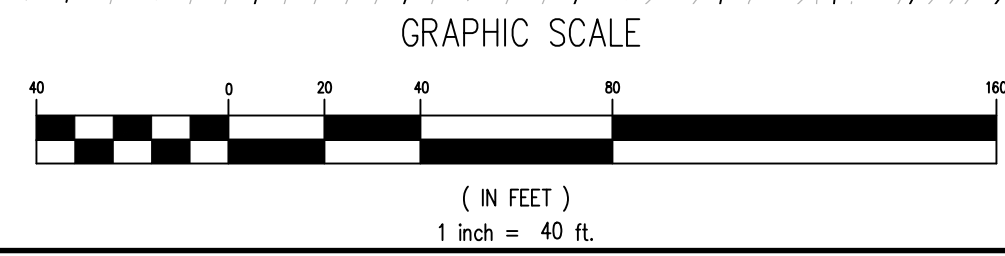
Date	Description
3/4/22	PER NEW HOUSE DESIGN
	REVISIONS

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

**PRELIMINARY LAND DEVELOPMENT PLAN**

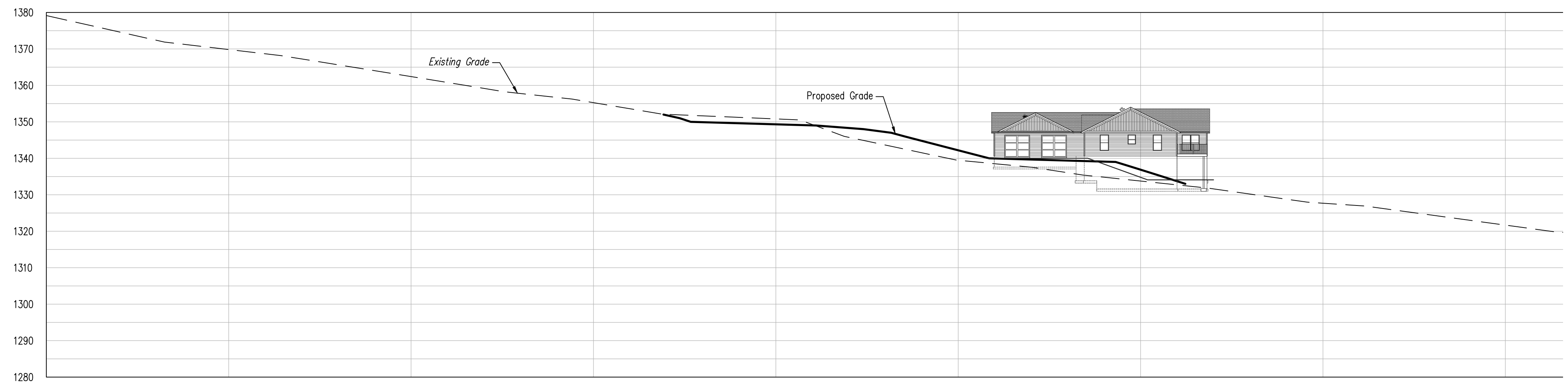
**264 SYCAMORE DRIVE- HOUSE DESIGN PLANS SITE DEVELOPMENT AND EROSION AND SEDIMENTATION CONTROL PLAN AND NARRATIVE**

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

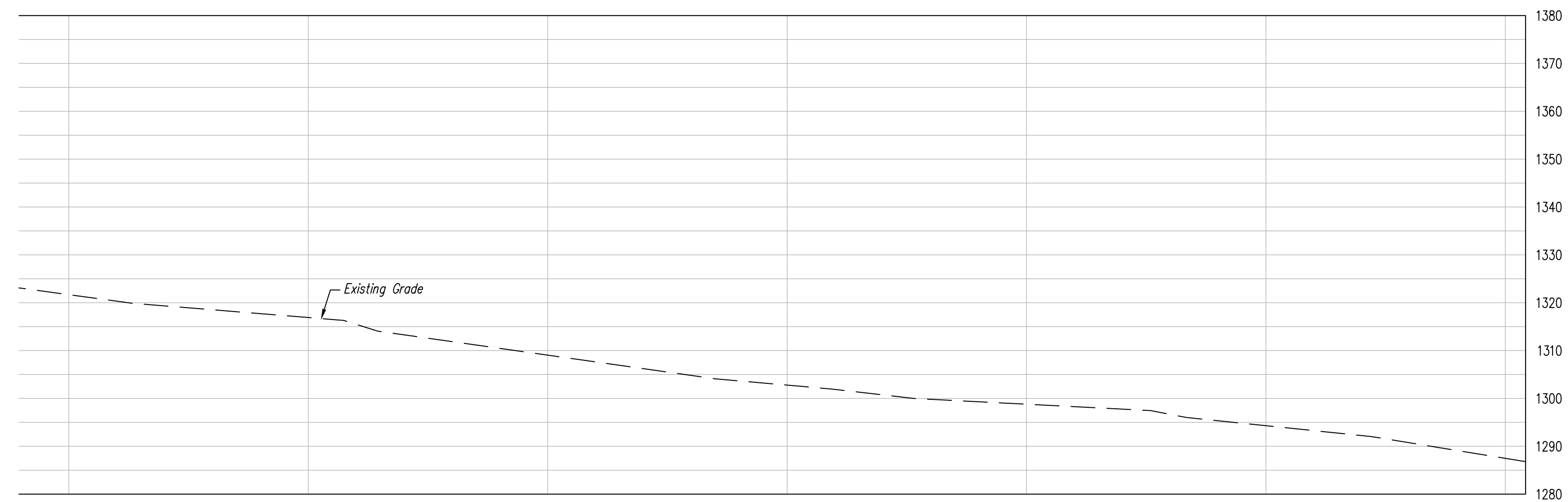


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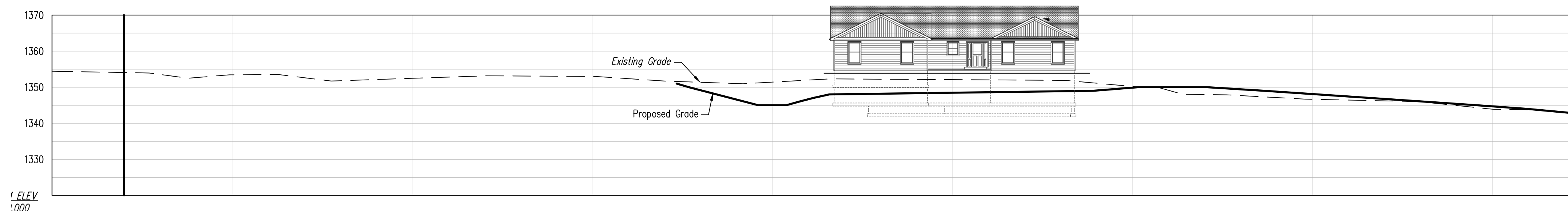




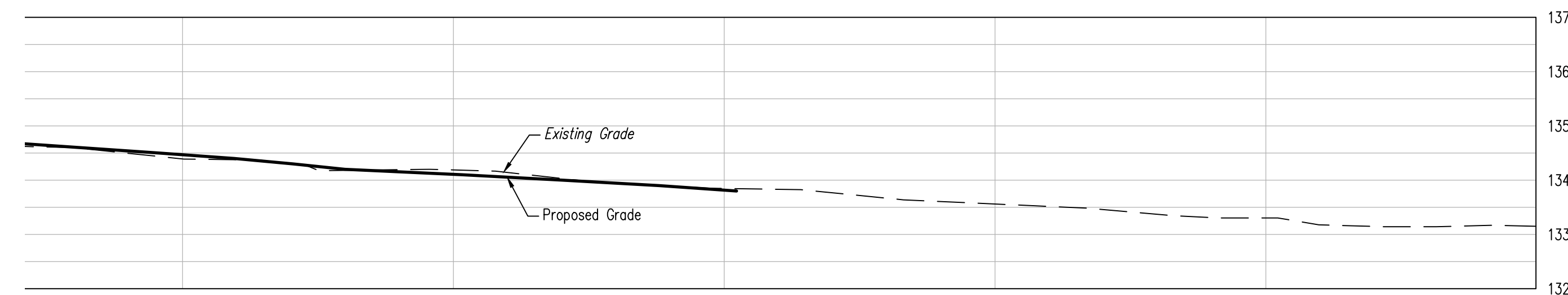
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SCALE: 1" = 20' (VERT. AND HORIZ.)



CROSS SECTION A-A  
SCALE: 1" = 20' (VERT. AND HORIZ.)



CROSS SECTION B-B  
SCALE: 1" = 20' (VERT. AND HORIZ.)



CROSS SECTION B-B  
SCALE: 1" = 20' (VERT. AND HORIZ.)

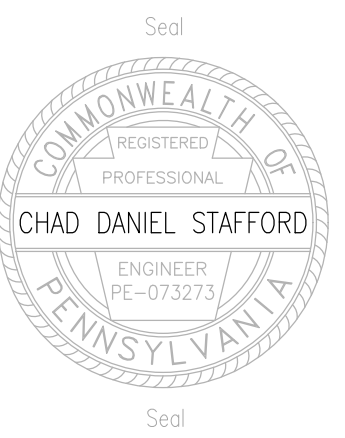


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Designer	PTE
Draftsman	PTE
Proj Manager	CDS
Surveyor	JDF
Perimeter Ck.	XXX
Book	567 Pg 5
Drawn P:	Layout XXX
Acad	XXX

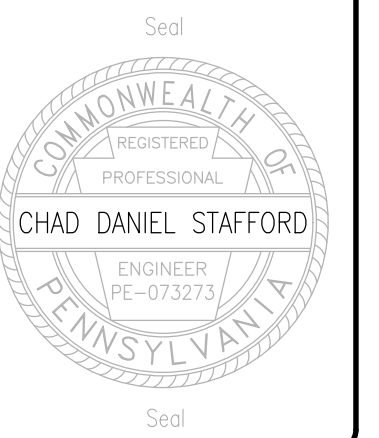
Date	Description
3/4/22	M.A. PER NEW HOUSE DESIGN

**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



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

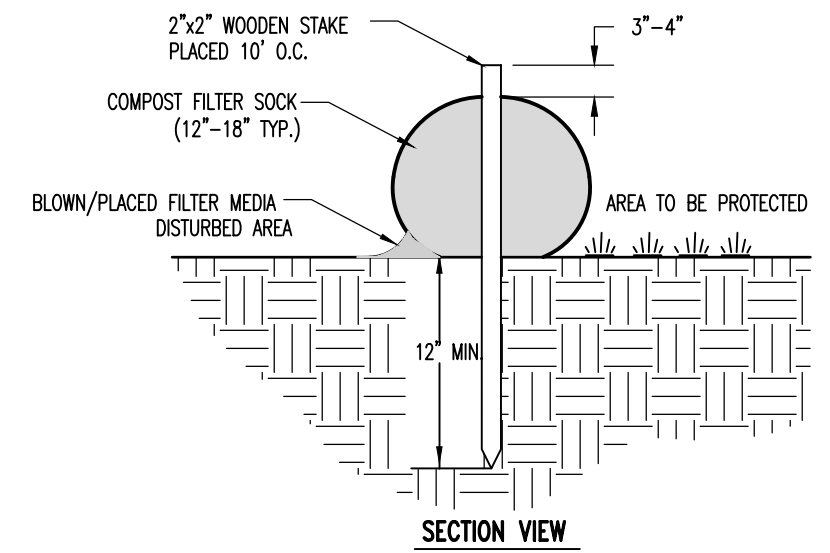
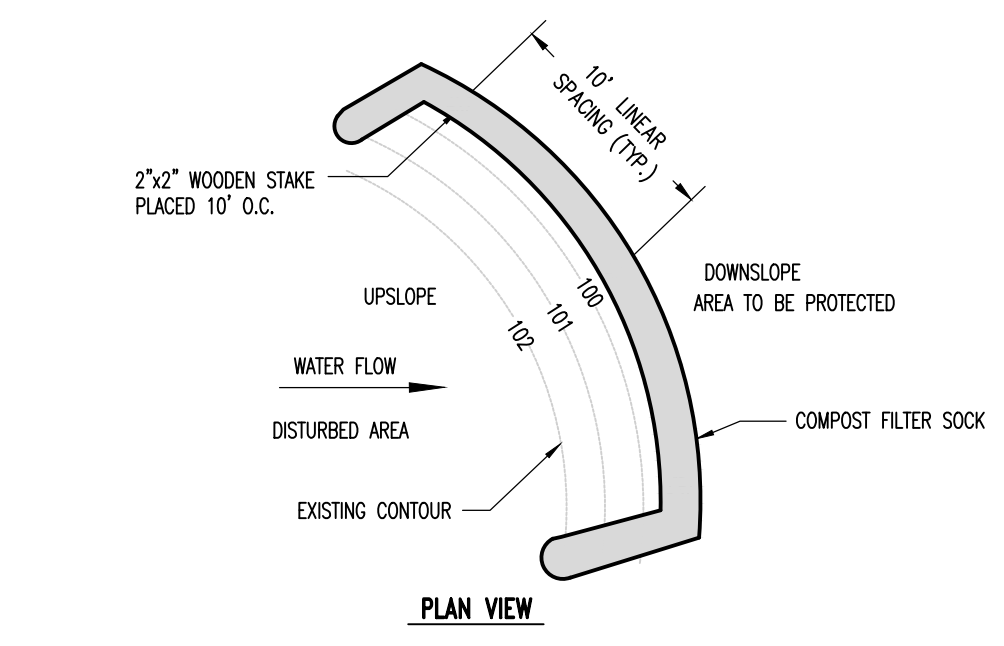
3/4/22	PER NEW HOUSE DESIGN
MJA	Description
Date	REVISIONS

**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



- NOTES:
1. ALL MATERIAL TO MEET EPA COMPOST FILTER SOCK SPECIFICATIONS.
  2. SILT SOCK COMPOST/SOIL RUCK/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.

**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**

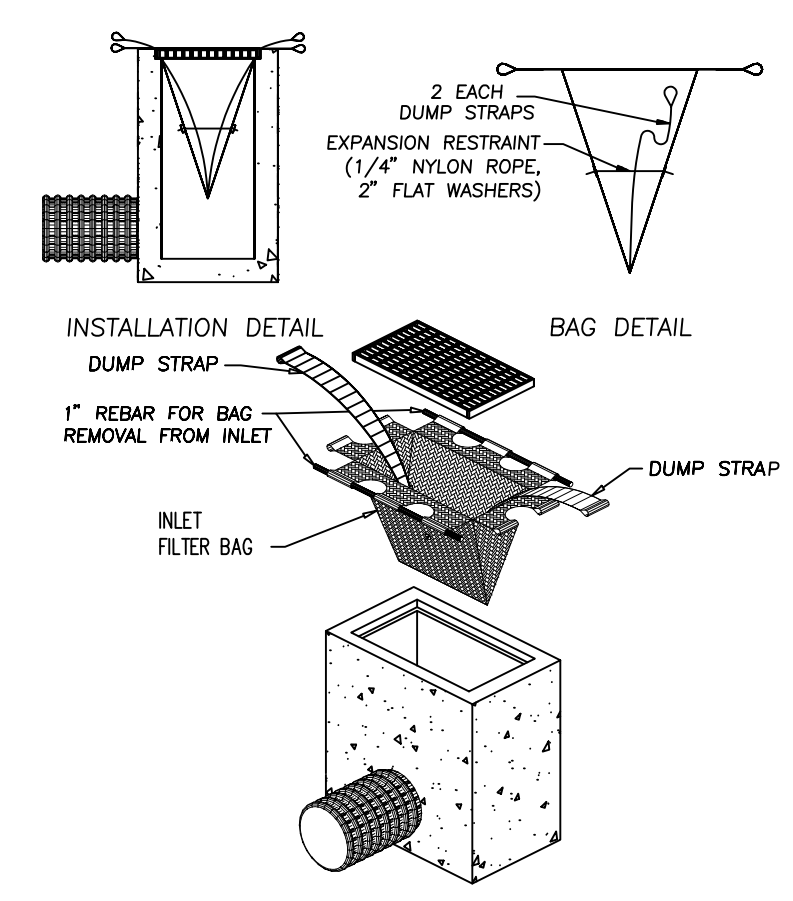
Inner Containment Netting	HDPE biobal net
	Continuously wound
Outer Filtration Mesh	Fusion-welded junctures
	3/4"x3/4" Max. aperture size
Outer Filtration Mesh	Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch)
	3/16" Max. aperture size

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

**TABLE 4.2**  
Compost Standards

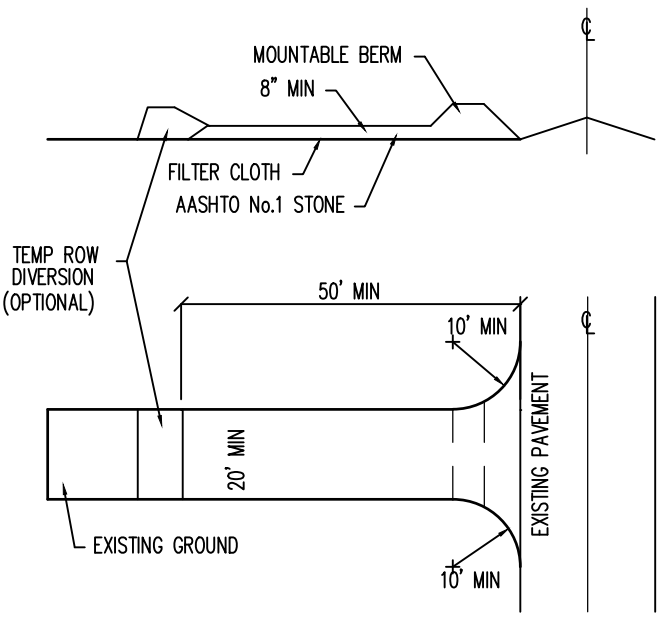
Organic Matter Content	25%-100% (dry weight basis)
Organic Particles	Fibrous and elongated
pH	5.5-8.5
Moldure Content	30%-60%
Particle Size	30% - 50% pass through 3/8" sieve
Soluble Salt Concentration	5.0 ds/m (mmhos/cm) Maximum

**COMPOST FILTER SOCK DETAIL**  
NOT TO SCALE

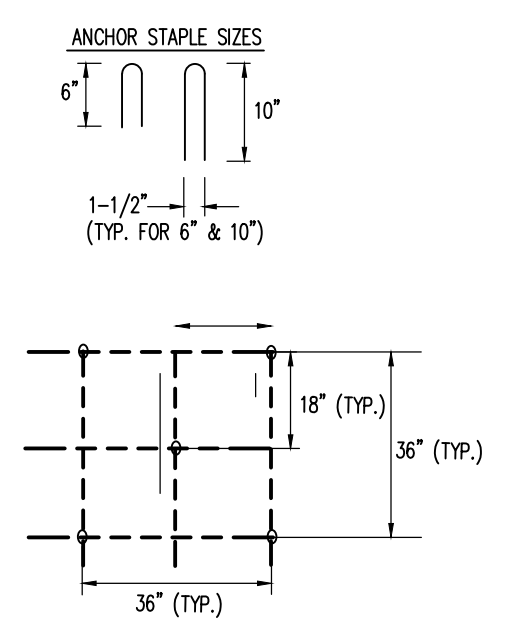
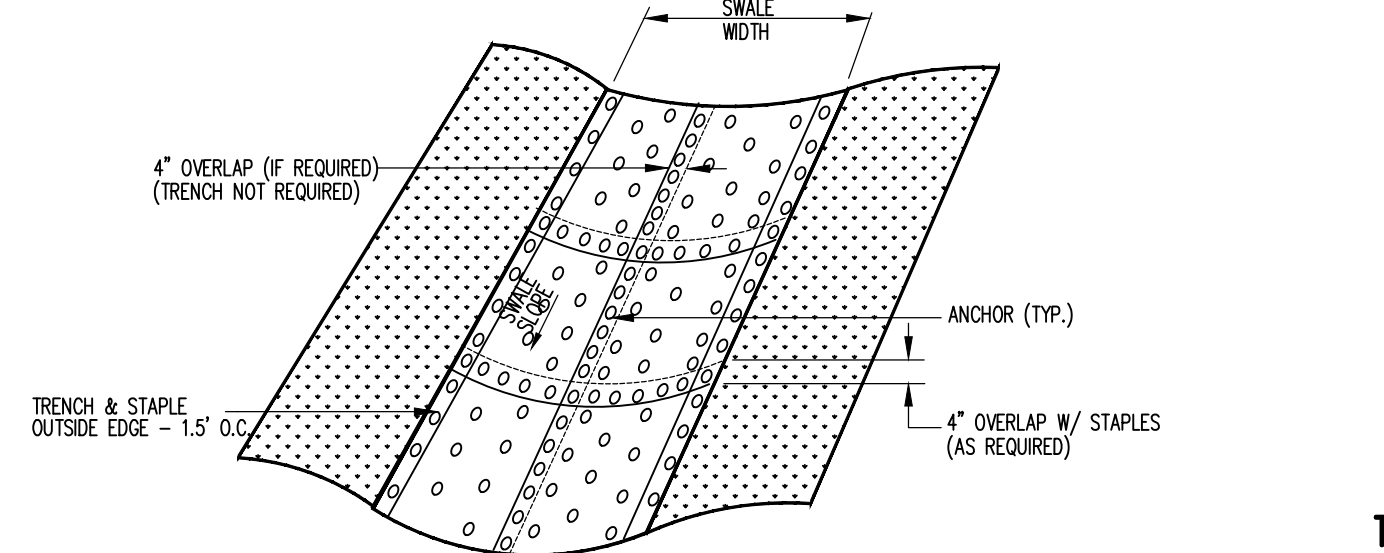
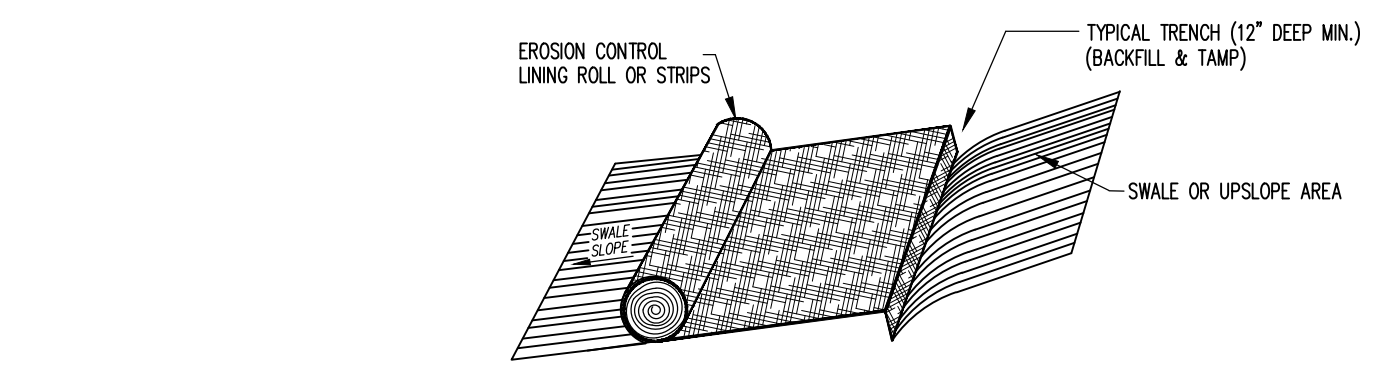


- INLET FILTER BAG NOTES:**
- FILTER BAG SHOULD TRAP PARTICLES LARGER THAN 150 MICRONS. WHEREVER FILTER BAGS ARE USED THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
- INLET FILTER BAGS SHOULD BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT.
- FILTER BAGS SHOULD BE CLEANED 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



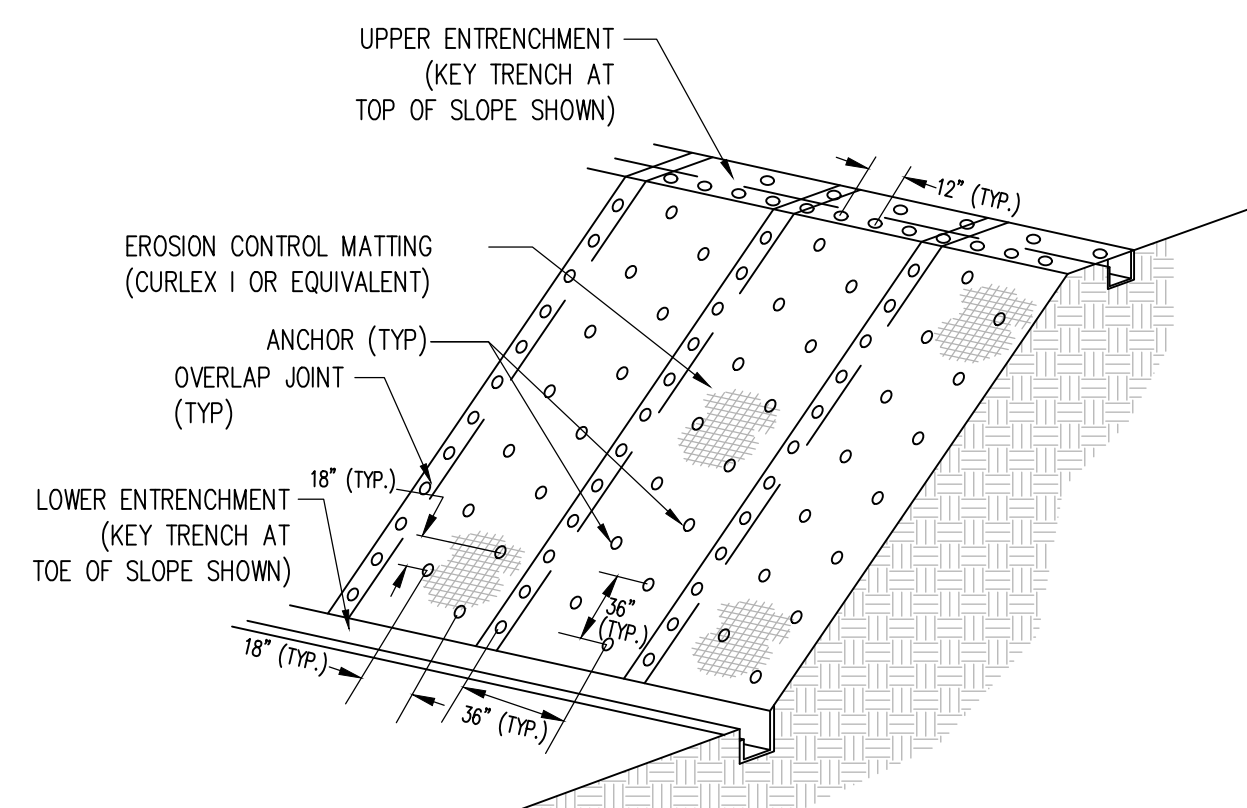
**CONSTRUCTION ENTRANCE**  
NOT TO SCALE



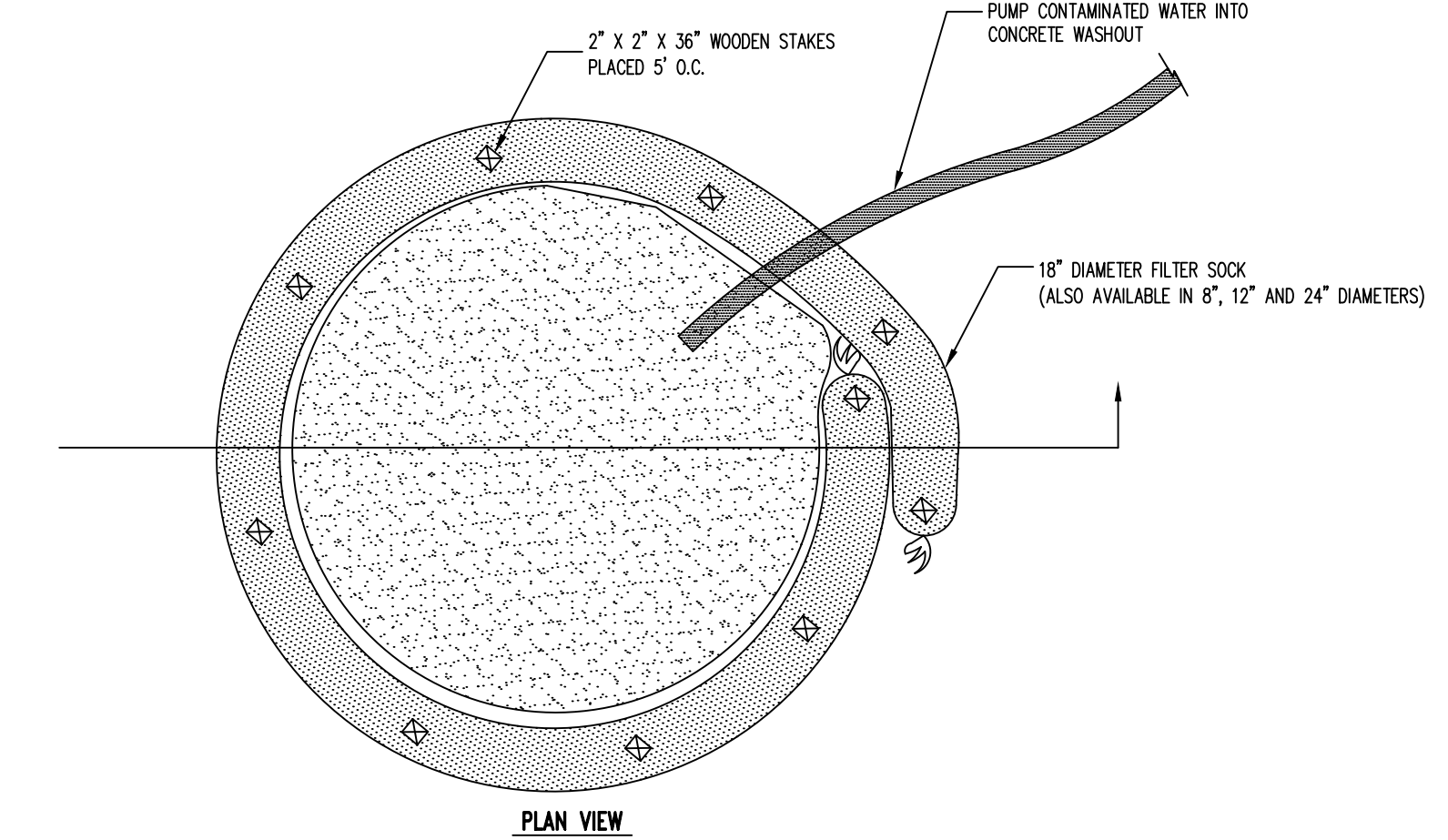
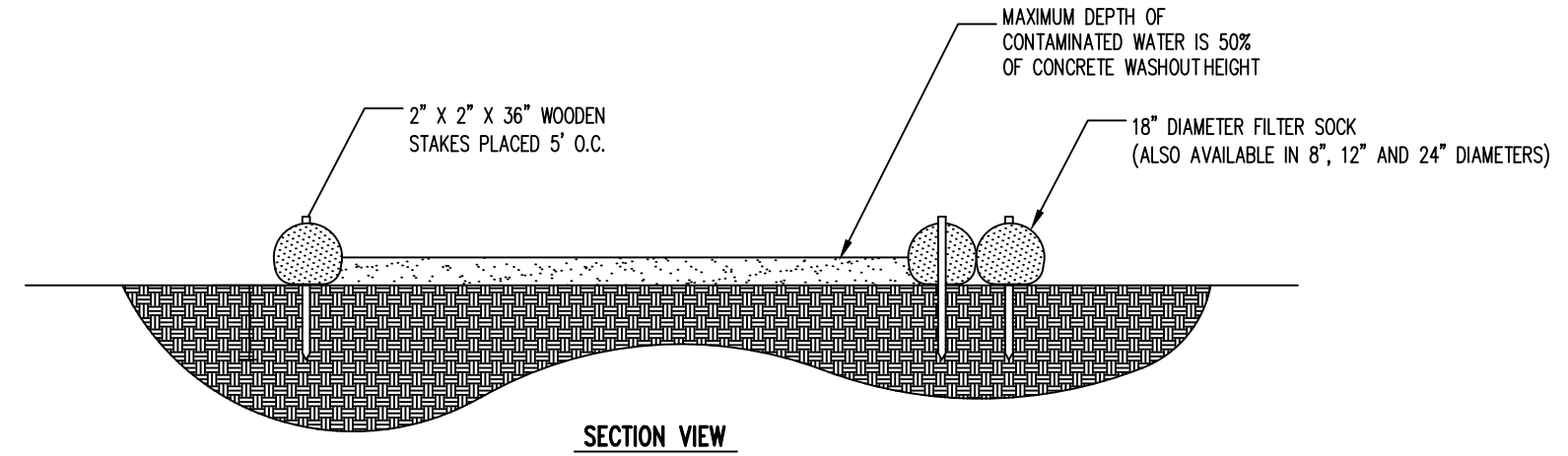
- INSTALLATION NOTES:**
1. PRIOR TO EROSION CONTROL LINING INSTALLATION, STABILIZATION SHALL BE AS FOLLOWS:
    - A. SPREAD TOPSOIL
    - B. SEED SLOPE WITH THE PERMANENT SEEDING MIXTURE.
    - C. SEED APPROPRIATE SLOPE MATING INSTALLATION AS FOLLOWS BELOW
  2. BURY TOP END OF THE STRIPS IN A TRENCH 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 14" ABOVE AND BELOW TRENCH.
  6. OVERLAP STRIPS AND STAPLE EVERY 18" O.C. ALONG OVERLAP IF MULTIPLE STRIPS ARE REQUIRED ALONG WIDTH OF SLOPE.

**EROSION CONTROL LINING INSTALLTION**  
NOT TO SCALE

SWALE LININGS		
ITEM TO BE LINED	CURLEX 1	CURLEX 2
SWALES		X
SLOPES	X	

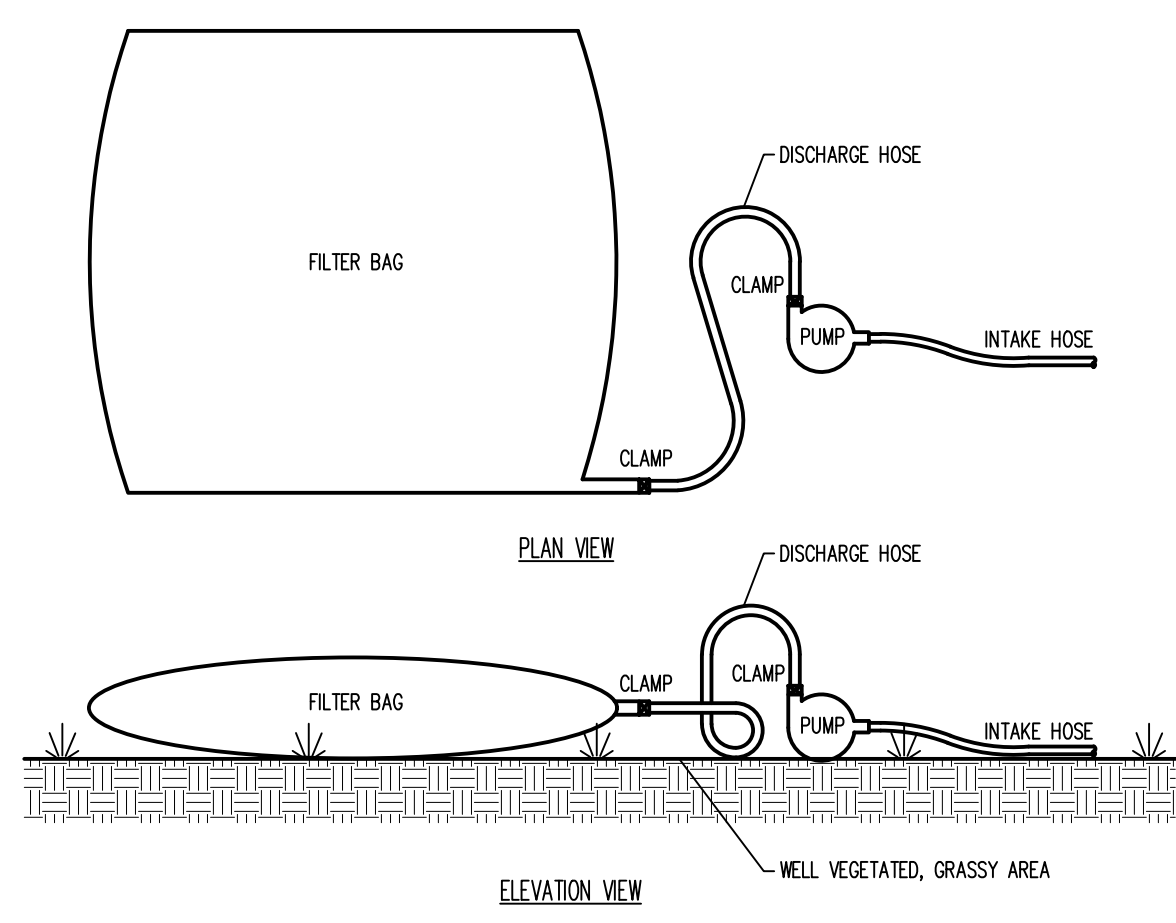


**ON SLOPES 3:1 AND STEEPER**



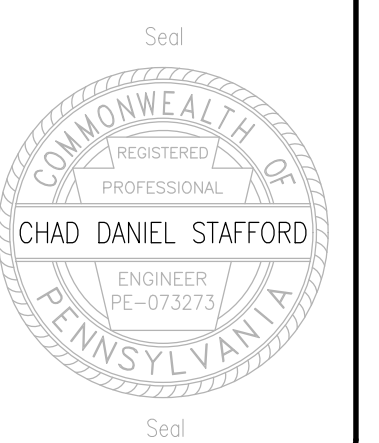
- NOTES:**
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
  2. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY.
  3. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
  4. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION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

**CONCRETE WASHOUT AREA**  
NOT TO SCALE



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



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

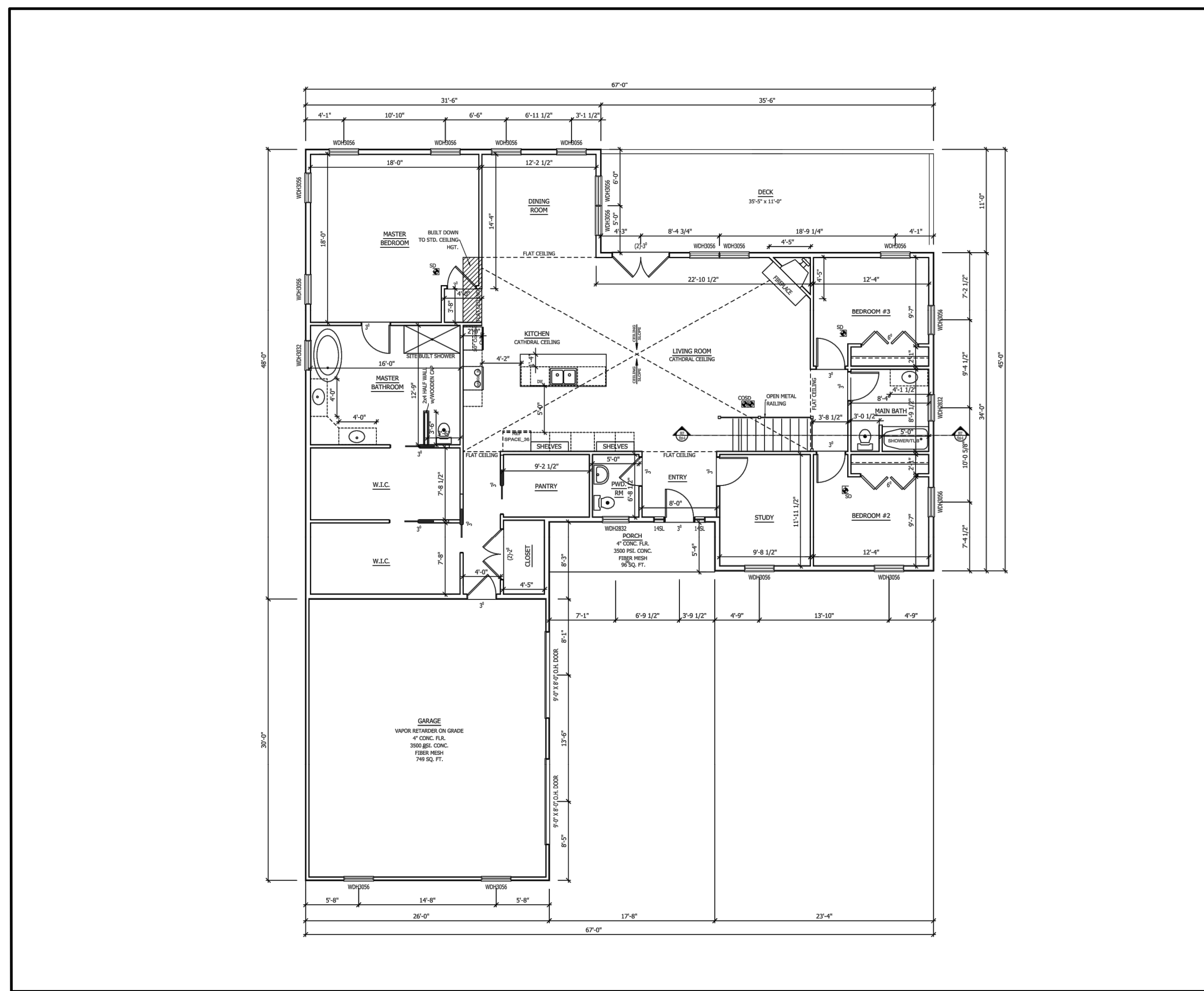
3/4/22	PER NEW HOUSE DESIGN
Date	Description
	REVISIONS

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

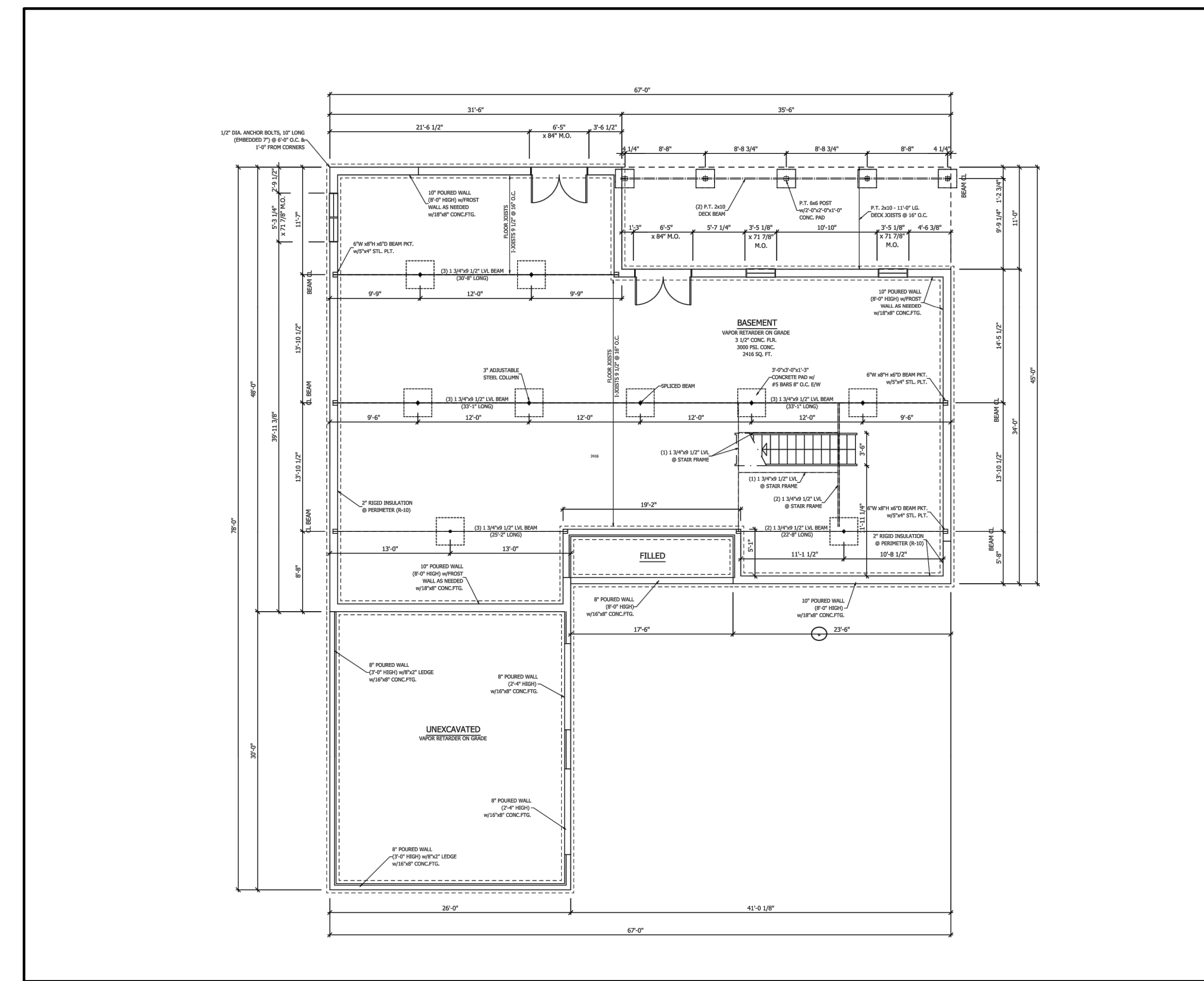
**PRELIMINARY**  
**LAND DEVELOPMENT**  
**PLAN**

**FLOOR PLAN AND**  
**SITE DETAILS**

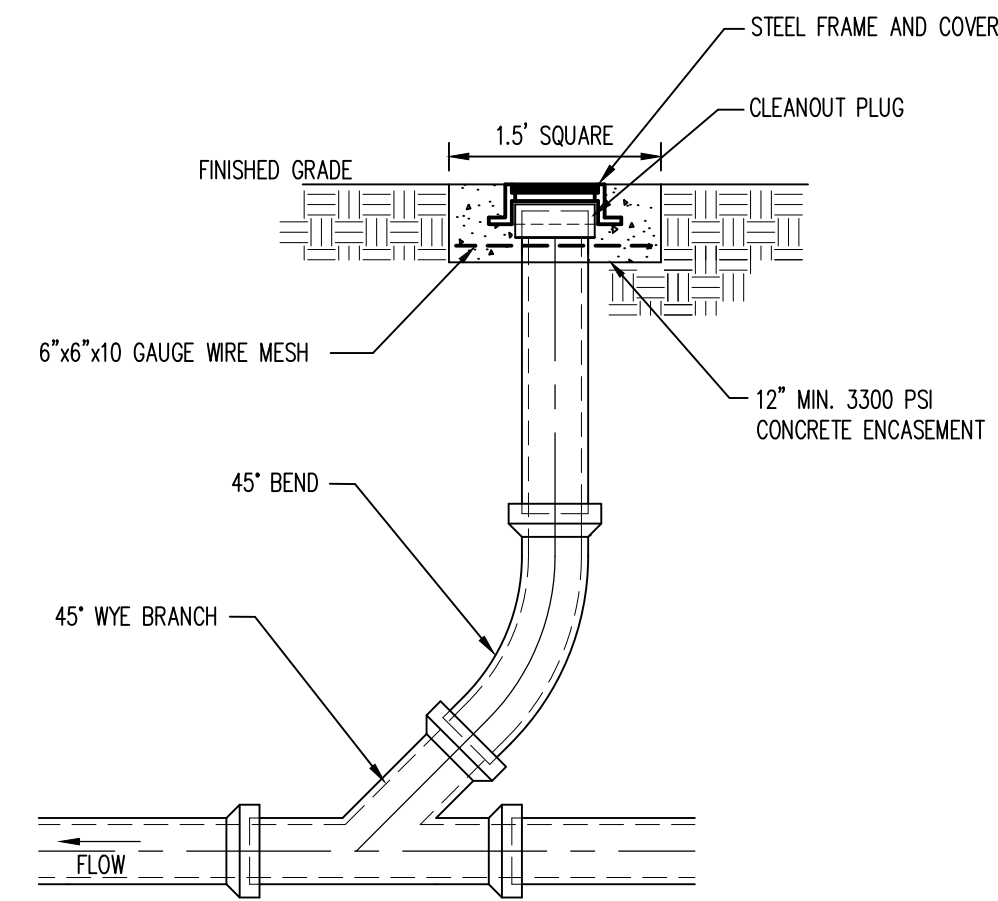
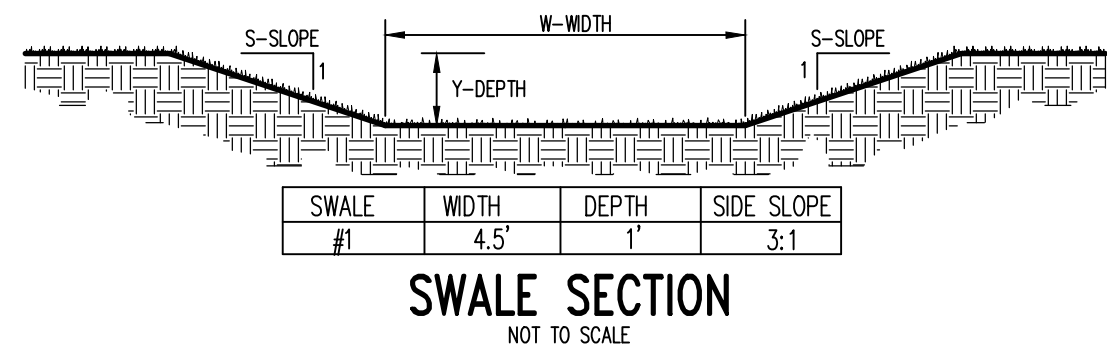
PROJECT NO.	21012
DATE	DECEMBER 8, 2021
SCALE	AS NOTED
SHEET NO.	5



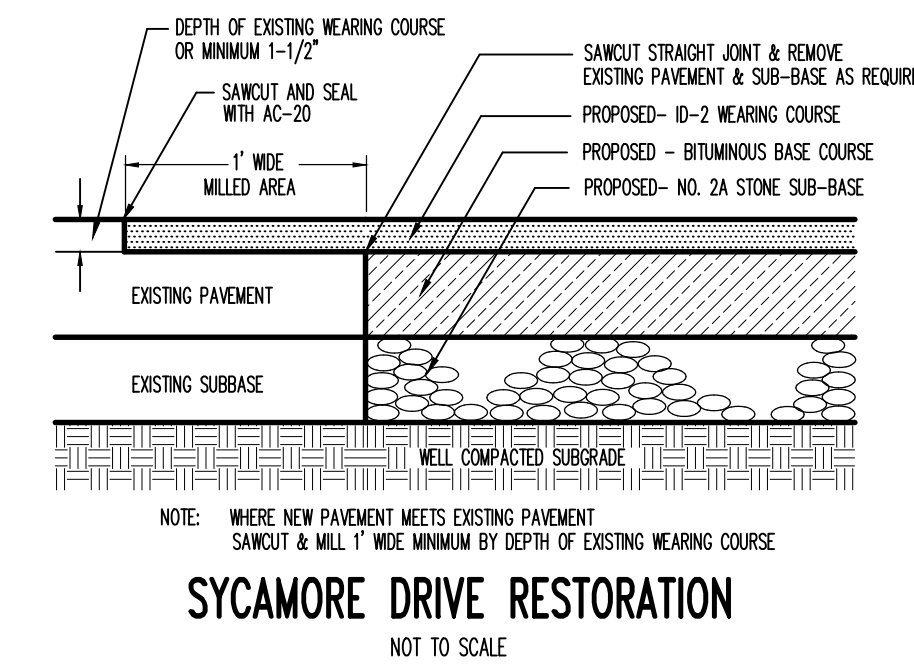
FIRST FLOOR PLAN



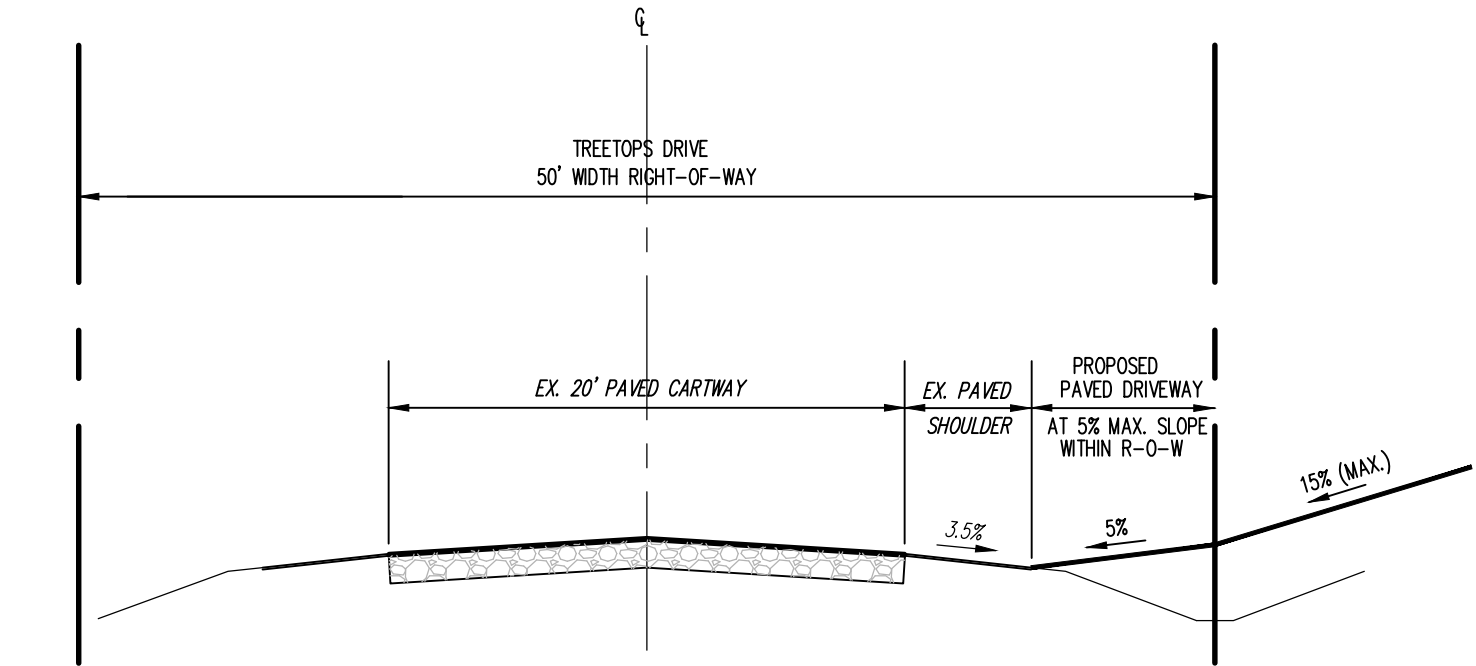
FOUNDATION PLAN



SANITARY SEWER CLEAN-OUT DETAIL  
NOT TO SCALE



SYCAMORE DRIVE RESTORATION  
NOT TO SCALE

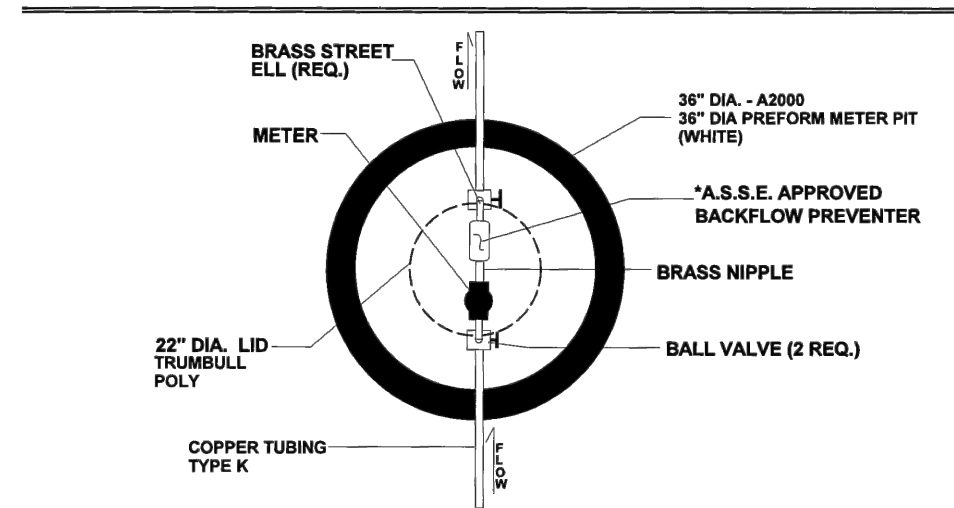
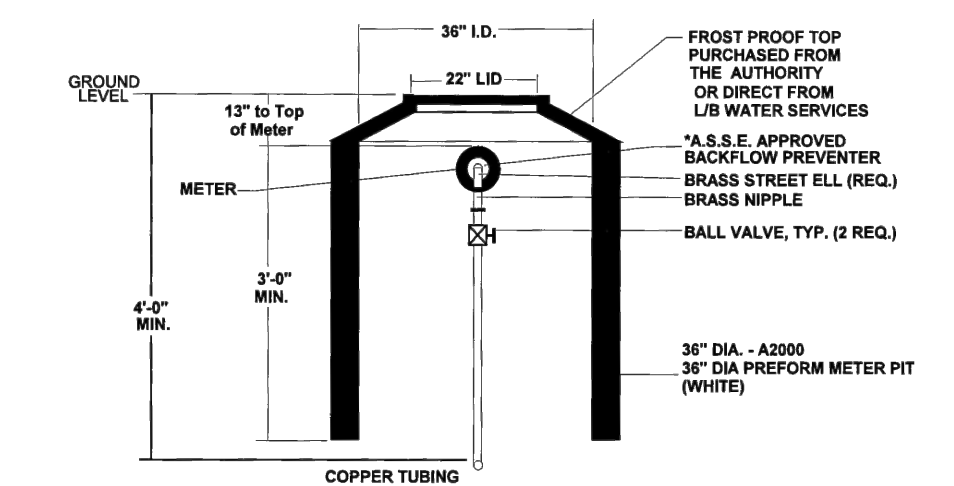


NOTES: 1. MAXIMUM DRIVEWAY SLOPE WITHIN FERGUSON TOWNSHIP RIGHT-OF-WAY IS 5%.  
2. MAXIMUM DRIVEWAY SLOPE OUTSIDE THE RIGHT-OF-WAY IS 15%.

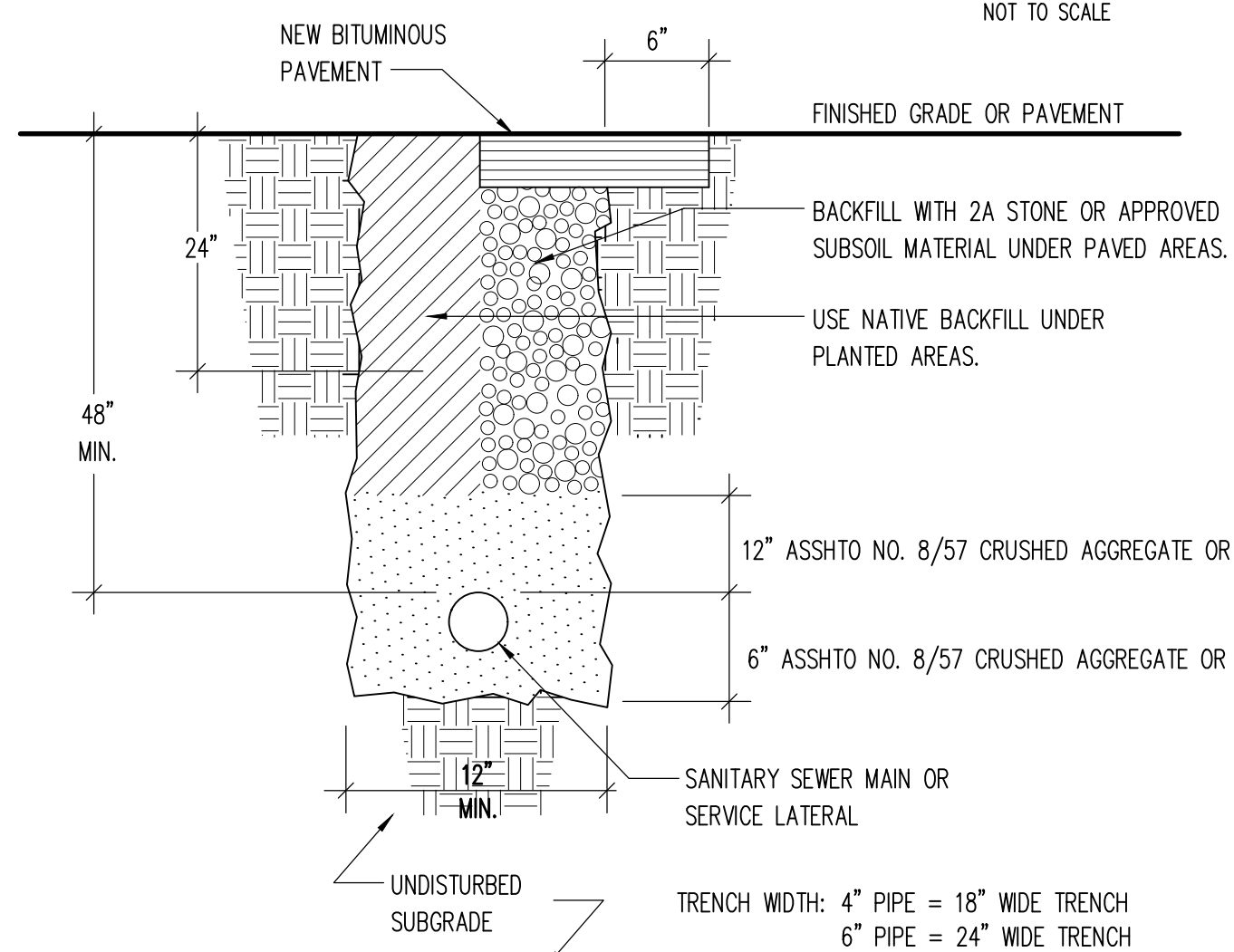
PROPOSED DRIVEWAY SECTION  
NOT TO SCALE

**STATE COLLEGE BOROUGH WATER AUTHORITY**

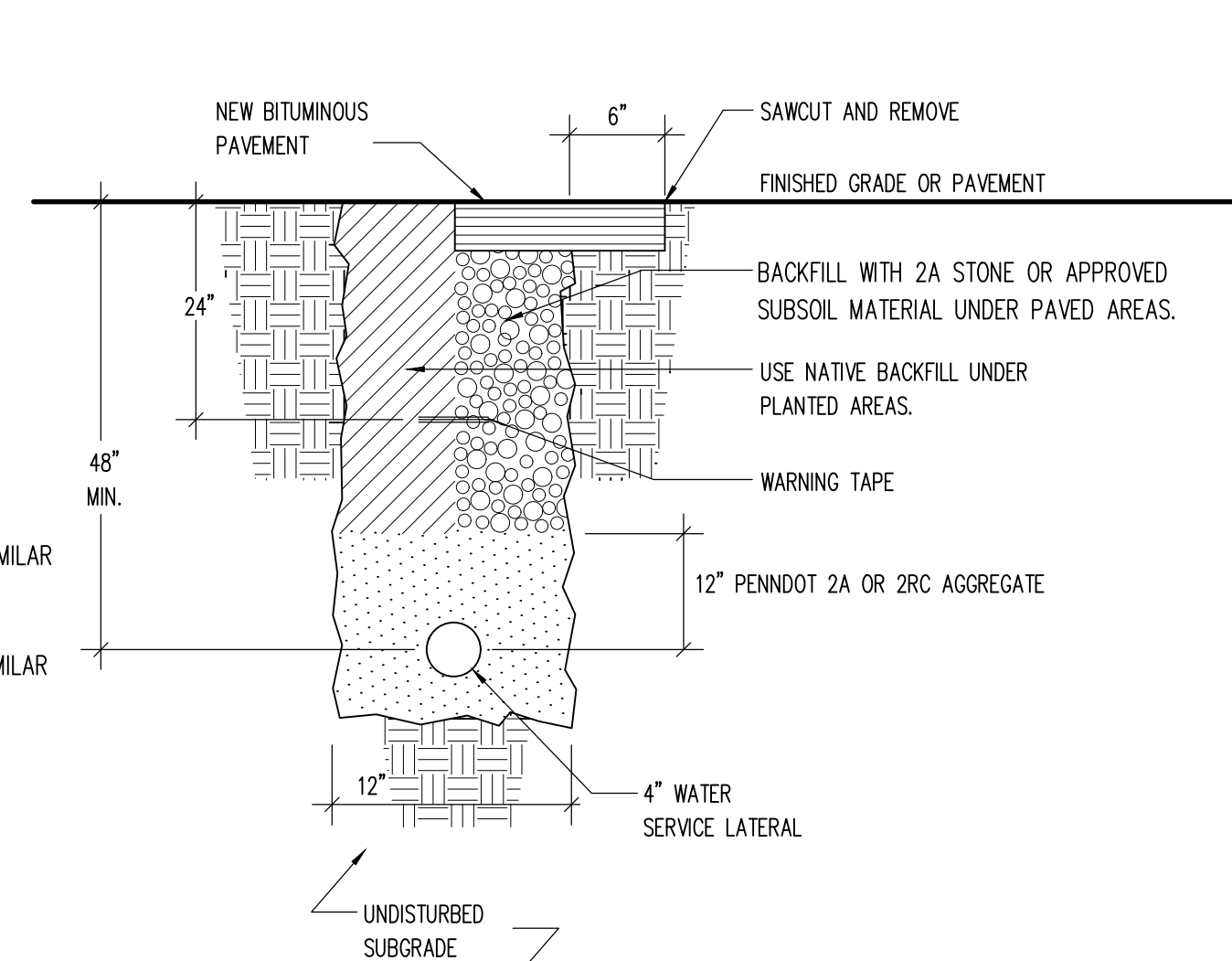
**METER PIT SPECIFICATIONS**  
for Installation of Meters (3/4\"/>



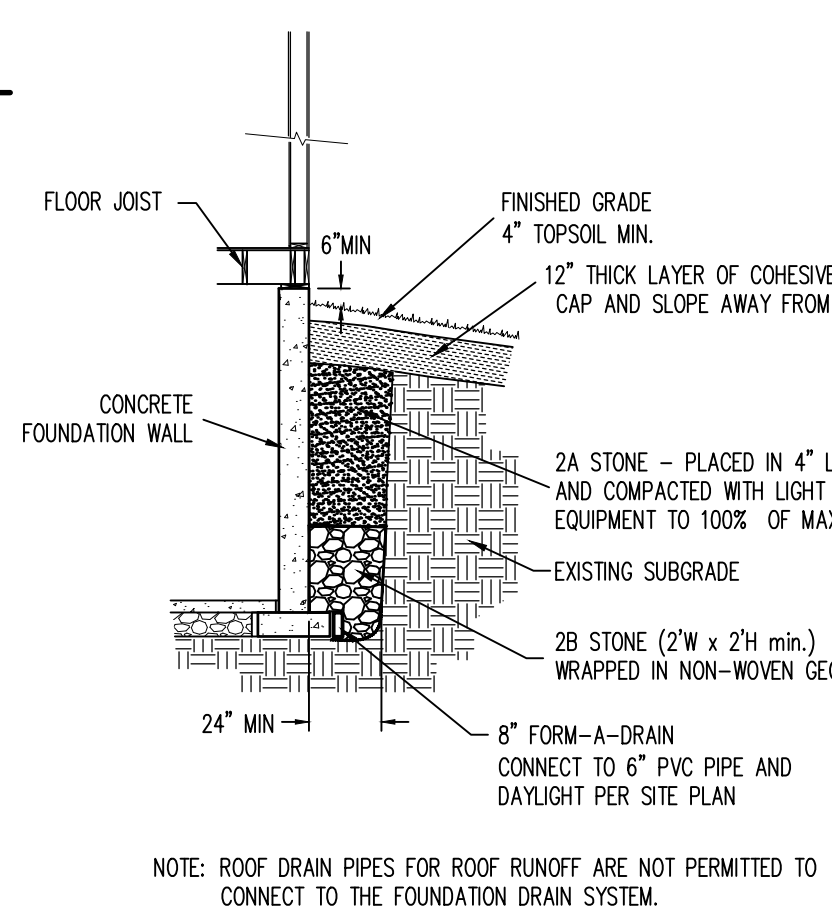
ALL MATERIALS MUST BE COPPER, BRASS OR DUCTILE IRON TO THE BALL VALVE LOCATED ON THE DOWNSTREAM SIDE OF THE PIT TO ADD STABILITY TO THE METER SETTING.  
\*Can not be a REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER  
NO SOLDER JOINTS ALLOWED IN PIT OR UNDERGROUND  
\*\*A curb stop must be installed between the meter pit and the water main for isolation purposes if one is not provided by the Authority.



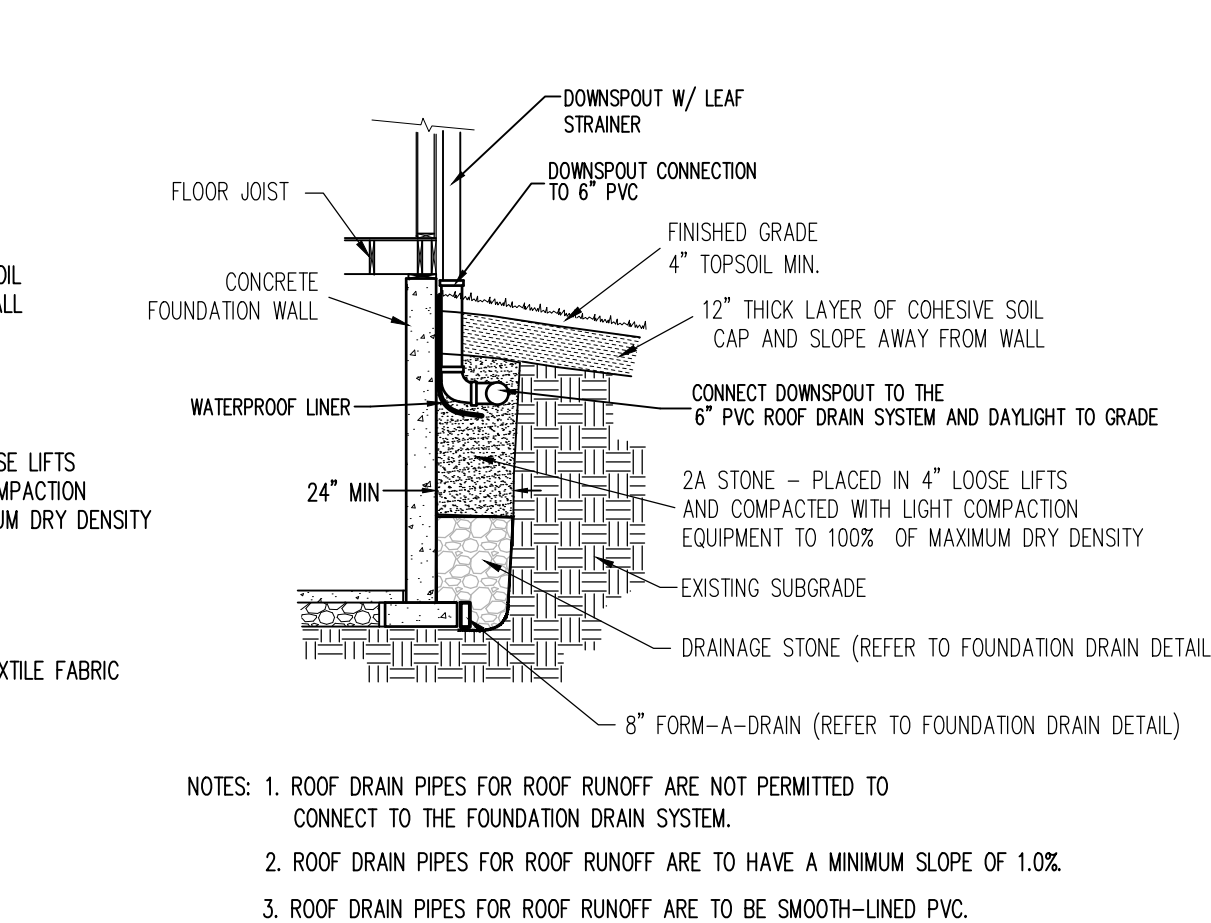
SANITARY LATERAL TRENCH DETAIL  
NOT TO SCALE



WATER LAT TRENCH DETAIL  
NOT TO SCALE



FOUNDATION DRAIN DETAIL  
NOT TO SCALE



ROOF DRAIN DETAIL  
NOT TO SCALE

NOTES: 1. ROOF DRAIN PIPES FOR ROOF RUNOFF ARE NOT PERMITTED TO CONNECT TO THE FOUNDATION DRAIN SYSTEM.  
2. ROOF DRAIN PIPES FOR ROOF RUNOFF ARE TO HAVE A MINIMUM SLOPE OF 1.0%.  
3. ROOF DRAIN PIPES FOR ROOF RUNOFF ARE TO BE SMOOTH-LINED PVC.



RECEIVED  
FEB 18 2022  
By \_\_\_\_\_



Township of  
**FERGUSON**  
Pennsylvania

Planning & Zoning Department

**Ferguson Township, Centre County, Pa.  
Application for Zoning Variance/Appeal Hearing**

Application for a Hearing must be filed in the name of the owner of record or in the name of the holder of an option or a contract to purchase, or in the name of the lessee if authorized under a lease.

The application must be completed in full and the following must accompany the application:

- 1. Thirteen (13) copies of the application.
- 2. Thirteen (13) copies of a diagram or site plan (as outlined on page 3).
- 3. For a Variance Hearing a non-refundable filing fee of \$300.00 (make check payable to Ferguson Township).
- For an Appeal Hearing a filing fee of \$500.00 (make check payable to Ferguson Township). The Appeal Hearing fee is refundable if the applicant prevails in the appeal of a notice of violation.
- If applying for both a Variance Hearing and an Appeal Hearing both the Variance fee of \$300.00 and the Appeal fee of \$500.00 must be paid to the Township.
- 4. A copy of the applicant's deed or other instrument showing authority to file this application must be attached.
- If the instrument attached does not contain a legal description, a legal description must be provided.

All material should be submitted to the Ferguson Township Zoning Office no later than 5:00 PM on the fourth Monday of the month. All incomplete applications will not be processed.

Email Charlesallen9@comcast.net

**ENTRY OF APPEARANCE**

Name Charles W. Allen

Address 901 TEABERRY LANE, STATE COLLEGE, PA 16803

I am appearing on my own behalf  (Check if this is true.)

I am representing \_\_\_\_\_

Please send me notice at the above address of any final decisions in this matter.

### WAIVER OF STENOGRAPHIC RECORD

I agree to waive the requirements of Section 908(7) of the Pennsylvania Municipalities Planning Code which requires that a stenographic record of the proceedings be made, and consent that a record of the proceedings be prepared from a tape recording of the hearing and the recording secretary's minutes.

Applicant's Signature Charles W. Allen

Date 2/15/2022

The undersigned hereby applies to the Ferguson Township Zoning Hearing Board for a hearing under the provisions of the Ferguson Township Zoning Ordinance affecting the following premises in the manner herein described.

Applicant Charles W. Allen

Address 901 TEABERRY LANE, STATE COLLEGE, PA 16803

Phone FAX NA

Owner Charles W. and Karen A. Allen

Address 901 TEABERRY LANE, STATE COLLEGE, PA 16803

Phone FAX NA

1. Location of premises 901 TEABERRY LANE, STATE COLLEGE, PA 16803

2. Centre County Tax Map Parcel Number 24-118,117,0000

3. Present zoning PRD

4. How long has the applicant held an interest in the property? 17 years

5. Present use of the premises Residential, Single Family Home

6. Proposed use of the premises Residential, Single Family Home

7. Explain extent of proposed alteration(s), if any: ① Replace existing stairs in rear of house with composite decking instead of pressure treated wood

② Replace concrete patio (10'x12') with patio blocks (10'x24').

8. Describe all existing structures, including type size and height: (See drawings)  
Steps (6), Landing (41" x 47"), Steps (6) from 1st floor to basement level;  
pressure treated wood, Concrete patio (10' x 12')

9. Has the property been involved in previous zoning hearing(s)? NO If so, describe date of hearing, nature of hearing and outcome of hearing:

\_\_\_\_\_

\_\_\_\_\_

10. For new construction or alterations:

- a) Have plans been submitted to the Zoning Officer? NO
- b) Has he/she reviewed, approved, and signed the plans? NO
- c) Has he/she issued a permit? NO

11. For a variance hearing, describe the provisions or regulations of the Ferguson Township Zoning Ordinance under which application for a variance is sought:

Chapter 27-701, 3., C (1): Floodplain Conservation,  
Use Limitations: All new construction or development  
(including substantial improvements) are prohibited.

12. For an appeal hearing, describe the alleged misinterpreted or misapplied provision of the ordinance which will be relieved by granting this appeal:

NA

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

13. A variance will be granted only upon the showing of an unnecessary hardship meeting all of the following criteria:

- a) The unnecessary hardship is caused by unique physical circumstances in the size, shape or topography of the lot.
- b) Because of the unnecessary hardship so caused, the lot cannot be developed in conformity with the Zoning Ordinance.
- c) The unnecessary hardship was not created by the applicant. a) Key map showing the generalized location of the property.
- d) The variance, if granted, would not alter the essential character of the neighborhood, impair the use or development of adjacent property or be detrimental to the public welfare.
- e) The variance would be the minimum necessary to afford relief and would be the least possible modification of the Zoning Ordinance.



Describe hardship, as listed above, which will be relieved by granting this variance:

- Steps are deteriorating and need to be replaced. Steps are required by building codes.
- Patio is badly cracked and needs to be replaced. Replacing with patio blocks will provide drainage.

14. Attach a diagram or site plan showing the following:

- a) Key map showing the generalized location of the property.
- b) North point.
- c) Name and address of all abutting property owners.
- d) Total tract boundaries of the property showing approximate distances and a statement of total acreage of the tract.
- e) All existing streets including streets of record (recorded but not constructed) on or abutting the tract including names and right-of-ways.
- f) If relevant to the application, existing sewer lines, water lines, fire hydrants, utility lines, culverts, bridges, railroads, watercourses, and easements.
- g) All existing buildings or other structures and approximate location of all tree masses.

15. List all abutting property owners. Include full name, address, and telephone numbers

David Branigan, 911 TEABERRY LANE, STATE COLLEGE, PA 16803  
814-571-5712

Lee Giles, 891 TEABERRY LANE, STATE COLLEGE, PA 16803  
814-883-9950

FOR STAFF USE ONLY:

- Plans submitted
- Advertised
- Posted
- Fee Paid

Revised  
09/14/2017

# Variance Application for New Deck Steps and Patio

Charles W. Allen  
901 Teaberry Lane  
3/22/2022

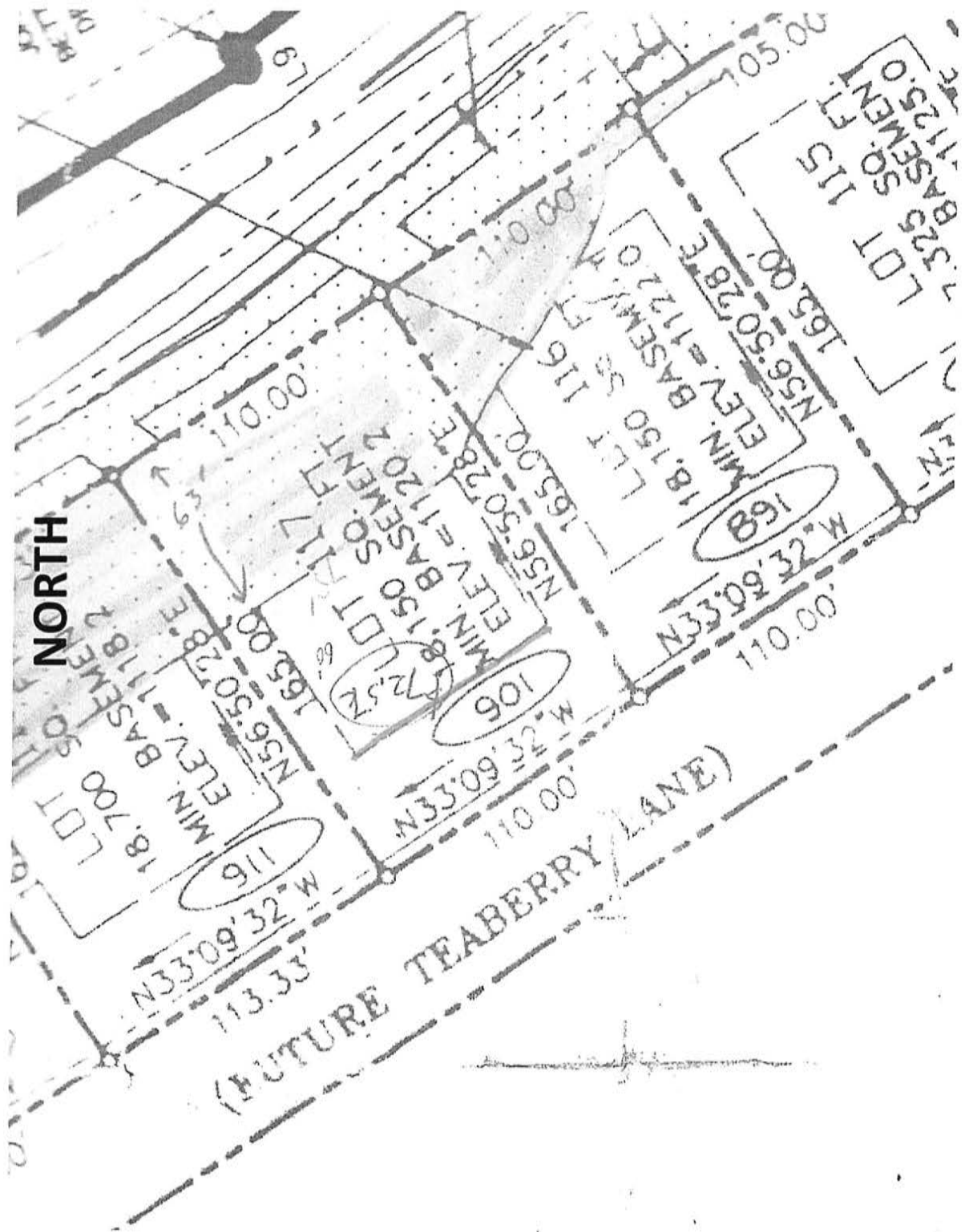


# Lot and House: 901 Teaberry Lane

## NORTH

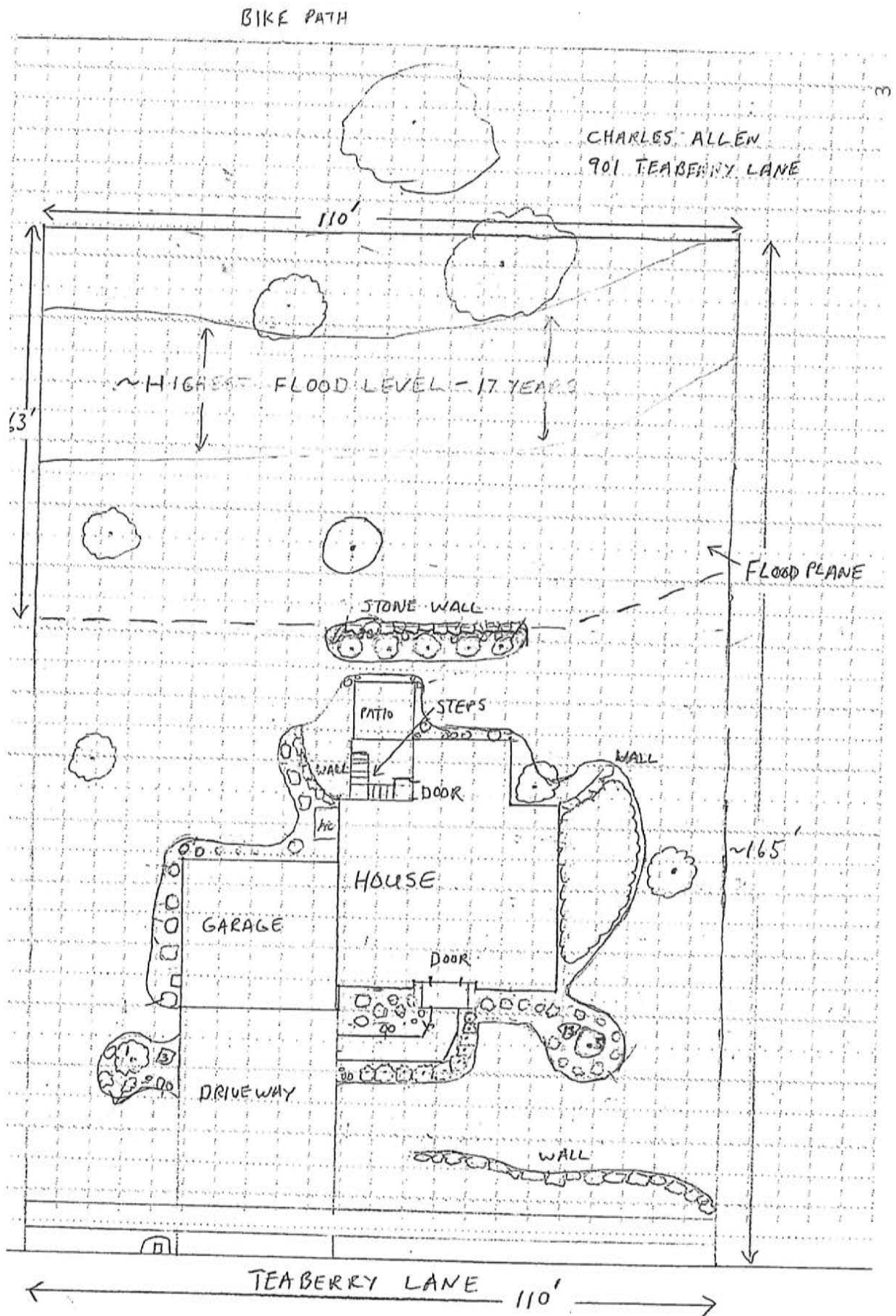


# Lot Location with Flood Plain

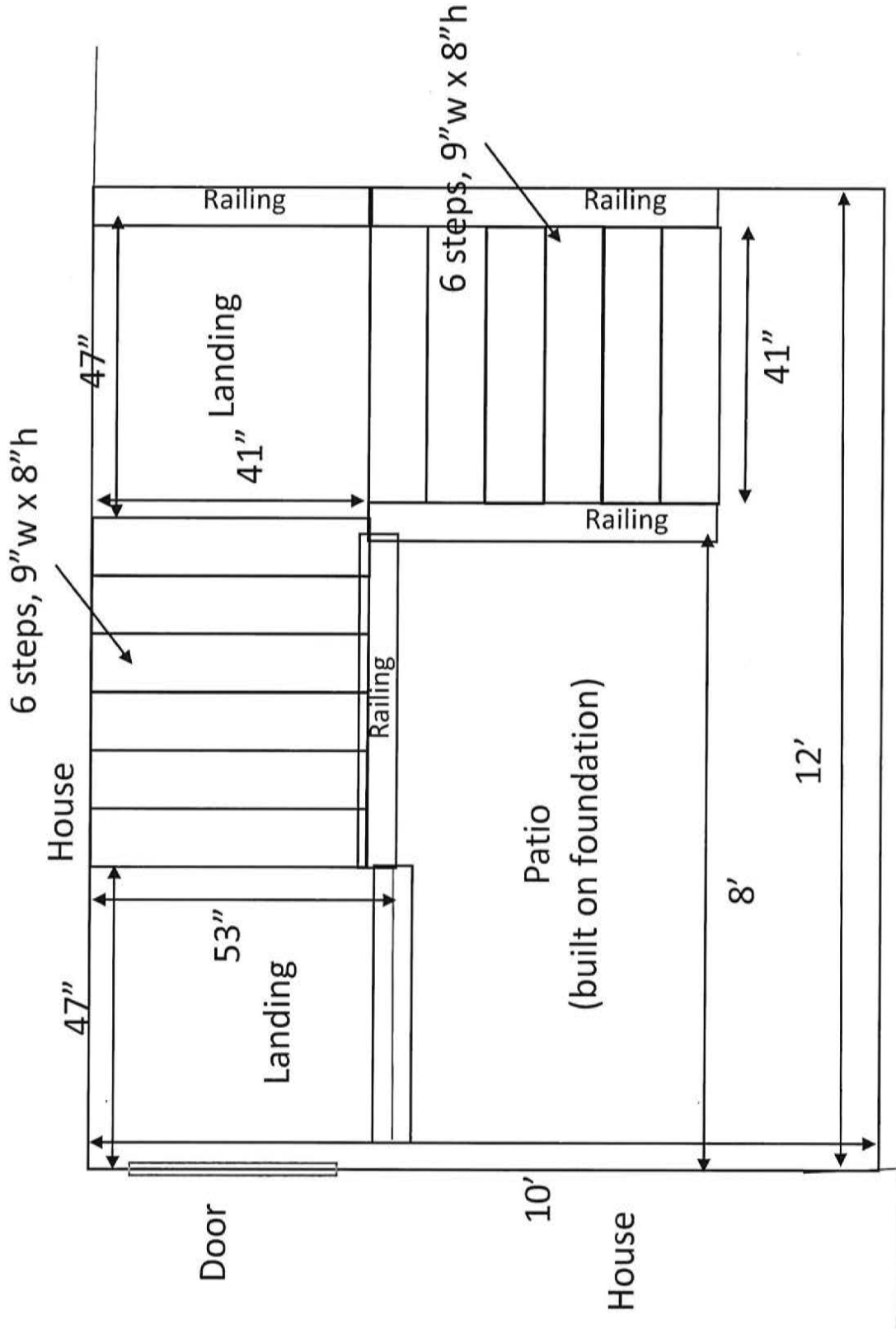




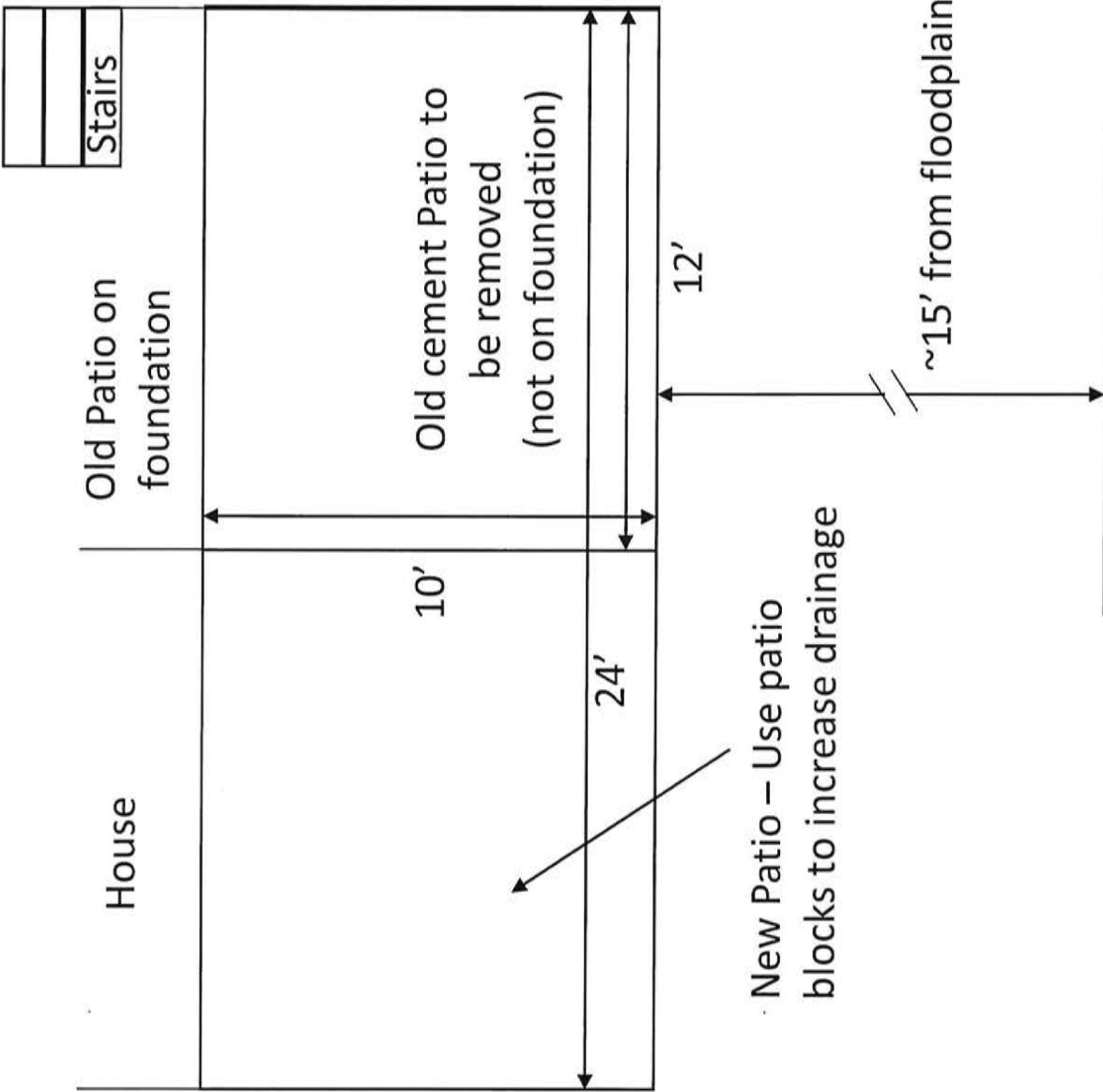
# Sketch of Existing Deck Steps and Patio



# Stairs Replacement Plan (Material: Composite)



# Patio Replacement Plan







Stairs, front view



Stairs, side view



Stairs and patio



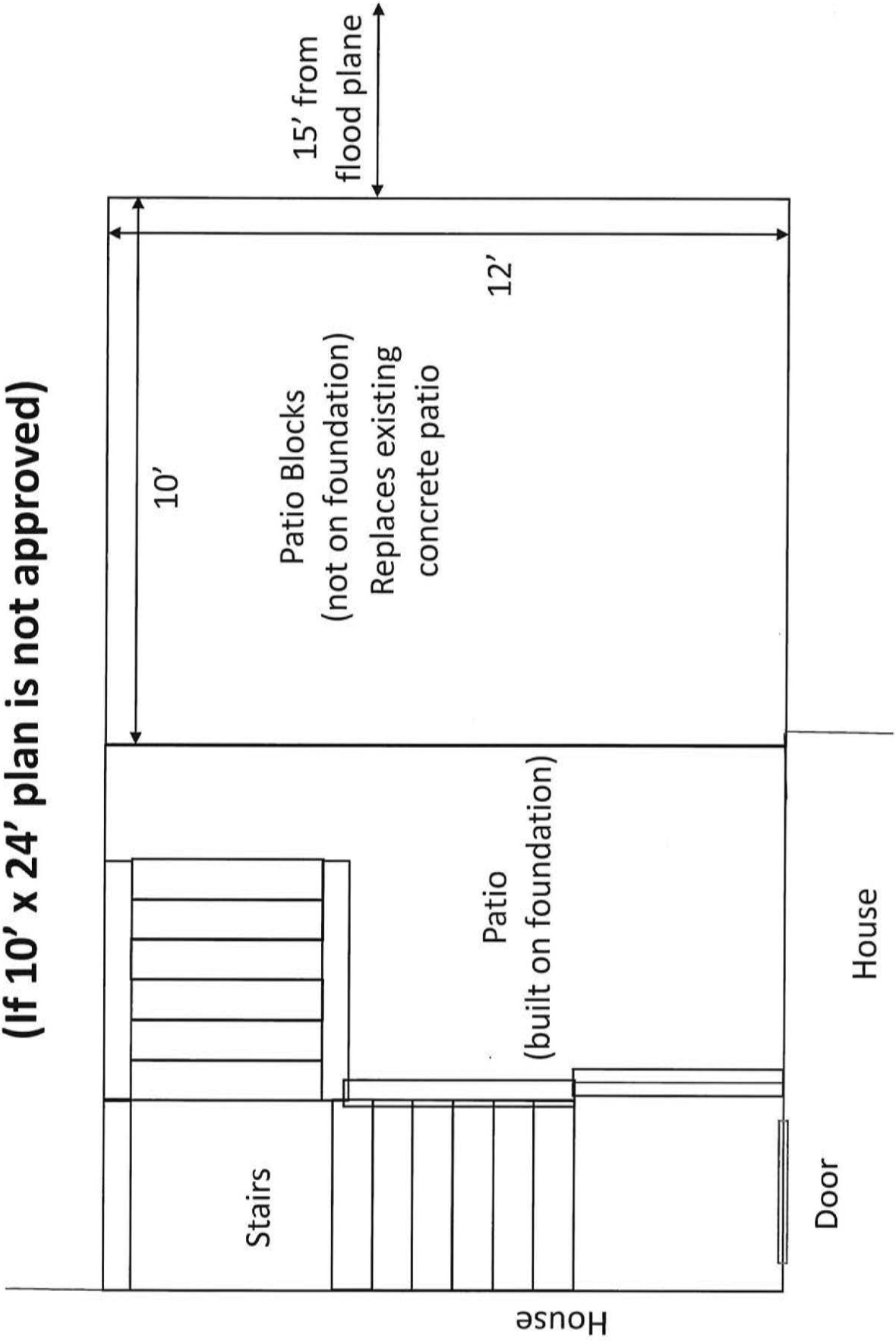
Patio, wall, and flood plain<sub>2</sub>





View of rear of house

# Alternate Patio Replacement Plan (If 10' x 24' plan is not approved)





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## TOWNSHIP OF FERGUSON

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

---

TO: Ferguson Township Board of Supervisors  
FROM: Ryan T. Scanlan, E.I.T., Assistant Township Engineer  
DATE: March 8, 2022  
SUBJECT: **AWARD OF 2022-C6 CURB AND RAMP UPGRADES**

Bids were opened publicly for Contract 2022-C6 Curb and Ramp Upgrades at 2:00 pm on Tuesday, March 8, 2022 and read aloud over Zoom. The bid opening was attended by Tyler Anderson of LandServ, Taylor Hawbaker of Glenn O. Hawbaker, Jen Lenning of Altoona Builders Exchange, Shelby Lorenz of Wolyniec Construction, and Ron Seybert and myself from Ferguson Township. The bid was advertised in the Centre Daily Times on February 22, 2022 and the invitation to bid was sent to 15 qualified contractors.

Four (4) bids were received as follows:

Wolyniec Construction	\$125,597.50
LandServ, Inc	\$148,803.45
Glenn O. Hawbaker	\$182,454.15
HRI, Inc.	\$289,480.60

Attached is a copy of the bid tabulation. The Engineers estimate for this contract is \$227,339.38. There are budgeted funds available to complete this work.

I recommend that the Board of Supervisors award the contract to Wolyniec Construction, Inc. for a total of \$125,597.50 per their bid.

Attachments: 2022-C6 Bid Tabulation

Copy: C. Martin (via email)  
D. Modricker (via email)  
R. Seybert (via email)  
2022-C6 Contract

Project: 2022-C6 Curb and Ramp Upgrades  
 Bid Tabulation

QTY	ITEM No. UNIT	DESCRIPTION	ENGINEERS ESTIMATE		Wolyniec Construction		LandServ, Inc.		Glenn O. Hawbaker		HRI, Inc.	
			UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL
437.00	4503 0001 SY	PROTECTIVE COATING FOR CEMENT CONCRETE PAVMENT (MODIFIED)	\$5.35	\$2,337.95	\$2.50	\$1,092.50	\$5.75	\$2,512.75	\$5.75	\$2,512.75	\$25.00	\$10,925.00
1.00	0608 0001 LS	MOBILIZATION	\$8,740.00	\$8,740.00	\$3,100.00	\$3,100.00	\$14,100.00	\$14,100.00	\$1,350.00	\$1,350.00	\$19,000.00	\$19,000.00
373.00	4633 0200 LF	PLAIN CEMENT MOUNTABLE CURB, TYPE A (MODIFIED)	\$60.00	\$22,380.00	\$100.00	\$37,300.00	\$81.00	\$30,213.00	\$55.00	\$20,515.00	\$188.00	\$70,124.00
46.30	4641 0005 LF	PLAIN CEMENT CONCRETE CURB GUTTER (MODIFIED)	\$137.39	\$51,245.72	\$100.00	\$4,630.00	\$135.00	\$6,250.50	\$146.00	\$6,759.80	\$258.00	\$11,945.40
350.20	4676 0001 SY	CEMENT CONCRETE SIDEWALKS (MODIFIED)	\$200.00	\$70,040.00	\$135.00	\$47,277.00	\$150.00	\$52,530.00	\$345.00	\$120,819.00	\$325.00	\$113,815.00
462.20	4695 0004 SF	DETECTABLE WARNING SURFACE, POLYMER COMPOSITE (MODIFIED)	\$35.00	\$16,177.00	\$40.00	\$18,488.00	\$41.00	\$18,950.20	\$34.00	\$15,714.80	\$70.00	\$32,354.00
1.00	0901 0001 LS	MAINTENANCE AND PROTECTION OF TRAFFIC DURING CONSTRUCTION	\$8,403.00	\$8,403.00	\$1,850.00	\$1,850.00	\$7,500.00	\$7,500.00	\$3,500.00	\$3,500.00	\$2,500.00	\$2,500.00
113.60	9000 0001 LF	PLAIN CEMENT CONCRETE ROLLED FACE CURB GUTTER	\$128.40	\$47,893.20	\$100.00	\$11,360.00	\$145.00	\$16,472.00	\$98.00	\$11,132.80	\$252.00	\$28,627.20
5.00	9000 0002 LF	CONCRETE GRINDING	\$24.50	\$122.50	\$100.00	\$500.00	\$55.00	\$275.00	\$30.00	\$150.00	\$38.00	\$190.00
<b>TOTAL</b>			\$227,339.38		\$125,597.50		\$148,803.45		\$182,454.15		\$289,480.60	

\*Items in red above show a difference in the amount from Contractors bid. Contractor made a computation error.



---

## TOWNSHIP OF FERGUSON

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

---

TO: Ferguson Township Board of Supervisors

FROM: Ryan T. Scanlan, E.I.T., Assistant Township Engineer

DATE: March 7, 2022

SUBJECT: **REJECT ALL 2022-C4 PAVEMENT REPAIR BIDS**

Bids were opened publicly for Contract 2022-C4 Pavement Repair at 2:00 pm on Tuesday, March 1, 2022 and read aloud. Taylor Hawbaker of Glenn O. Hawbaker, and Summer Brown, Ryan Scanlan, Ron Seybert, and David Modricker from Ferguson Township attended the bid opening. The bid was advertised in the Centre Daily Times on February 15, 2022 and the invitation to bid was sent to seven (7) qualified contractors.

One (1) bid was received as follows:

1. Glenn O. Hawbaker	\$97,139.30
----------------------	-------------

Attached is a copy of the bid tabulation. The Engineers estimate for this contract is \$46,856. The budget included \$106,000 to complete this work.

I recommend the Board of Supervisors reject all bids and cancel the contract. Township engineering staff have spoken to the Public Works Director and it was determined that Ferguson Township could complete the proposed work in-house while being cost efficient based on historical data.

Attachments: 2022-C4 Bid Tabulation

Copy: C. Martin (via email)  
D. Modricker (via email)  
R. Seybert (via email)  
2022-C4 Contract

Project: 2022-C4 PAVEMENT REPAIRS

Bid Tabulation

ITEM No. UNIT	DESCRIPTION	QTY.	ENGINEERS EST.		GLENN O. HAWBAKER	
			UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL
0203 0003 CY	CLASS 1A EXCAVATION (UNDER CUTTING)	84	\$57.25	\$4,809.00	\$85.00	\$7,140.00
0203 0004 CY	CLASS 1B EXCAVATION (BASE REPAIR)	69	\$37.45	\$2,584.05	\$320.00	\$22,080.00
0212 0016 SY	GEOTEXTILE, CLASS 4, TYPE C	38	\$4.87	\$185.06	\$6.25	\$237.50
0311 0324 SY	SUPERPAVE ASPHALT MIXTURE DESIGN, WMA BASE COURSE, PG 64-22, < 0.3 MILLION ESALS, 25.0 MM MIX, 5" DEPTH	141	\$58.80	\$8,290.80	\$143.00	\$20,163.00
0311 0337 TON	SUPERPAVE ASPHALT MIXTURE DESIGN, WMA BASE COURSE, PG 64-22, < 0.3 MILLION ESALS, 25.0 MM MIX	17	\$177.35	\$3,014.95	\$183.00	\$3,111.00
0311 0424 SY	SUPERPAVE ASPHALT MIXTURE DESIGN, WMA BASE COURSE, PG 64-22, 0.3 TO < 3 MILLION ESALS, 25.0 MM MIX, 5" DEPTH	49	\$60.03	\$2,941.47	\$205.00	\$10,045.00
0350 0121 TON	SUBBASE (NO. 2A)	146	\$53.50	\$7,811.00	\$65.00	\$9,490.00
0411 0384 SY	SUPERPAVE ASPHALT MIXTURE DESIGN, WMA WEARING COURSE, PG 64-22, < 0.3 MILLION ESALS, 9.5 MM MIX, 1 1/2" DEPTH, SRL-M	117	\$46.55	\$5,446.35	\$71.00	\$8,307.00
411 0385 SY	SUPERPAVE ASPHALT MIXTURE DESIGN, WMA WEARING COURSE, PG 64-22, < 0.3 MILLION ESALS, 9.5 MM MIX, 1 1/2" DEPTH, SRL-L	49	\$31.97	\$1,566.53	\$91.00	\$4,459.00
0411 0483 SY	SUPERPAVE ASPHALT MIXTURE DESIGN, WMA WEARING COURSE, PG 64-22, 0.3 TO < 3 MILLION ESALS, 9.5 MM MIX, 1 1/2" DEPTH, SRL-G	40	\$52.43	\$2,097.20	\$90.00	\$3,600.00
0411 0484 SY	SUPERPAVE ASPHALT MIXTURE DESIGN, WMA WEARING COURSE, PG 64-22, 0.3 TO < 3 MILLION ESALS, 9.5 MM MIX, 1 1/2" DEPTH, SRL-M	9	\$58.80	\$529.20	\$185.00	\$1,665.00
0460 0001 SY	ASPHALT TACK COAT	212	\$0.54	\$114.48	\$0.15	\$31.80
0491 0019 SY	MILLING OF ASPHALT PAVEMENT SURFACE, VARIABLE DEPTH, MILLED MATERIAL RETAINED BY CONTRACTOR	35	\$11.77	\$411.95	\$66.00	\$2,310.00
0608 0001 LS	MOBILIZATION	1	\$3,868.84	\$3,868.84	\$3,000.00	\$3,000.00
0901 0001 LS	MAINTENANCE AND PROTECTION OF TRAFFIC DURING CONSTRUCTION	1	\$3,185.00	\$3,185.00	\$1,500.00	\$1,500.00
			<b>TOTAL</b>	<b>\$46,855.88</b>	<b>\$97,139.30</b>	