

# FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting Agenda

Tuesday, April 19, 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

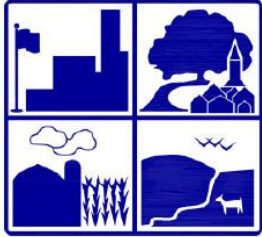
3147 Research Drive

State College, PA

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- I. CALL TO ORDER
  - II. CITIZENS INPUT
  - III. APPROVAL OF MINUTES
  - IV. AUTHORITIES, BOARDS, AND COMMISSION REPORTS
  - V. SPECIAL REPORTS
  - VI. COG REGIONAL REPORTS
  - VII. STAFF REPORTS
  - VIII. NEW BUSINESS
    1. Consent Agenda
    2. Police Week Proclamation
    3. Public Works Week Proclamation
    4. Bike Month Proclamation
    5. Arbor Day Proclamation
    6. Public Hearing Appointing the Township Manager
    7. Rescheduling Board Regular Meeting on May 17, 2022, to May 16, 2022
    8. Public Hearing Authorizing Township Manager to Submit Tourism Grant
    9. Centre Animal Veterinarian Hospital Land Development Plan
    10. Public Hearing on Conditional Use Application for Flag Lot at 103 Farmstead Lane
    11. Modifications/Waivers
      - a. Farmstead View Subdivision, Ch 22 – Tree Preservation and Protection
      - b. Modification/Waiver for Nittany Dental Associates, Ch 22 – General
    12. Award Contract 2021-C4, Harold Drive Improvements
    13. Award Contract 2022-C8, Pavement Markings
    14. Award Contract 2022-C1, Street Improvement Project (In-Town)
    15. Award Contract 2022-C2, Street Improvement Project
  - IX. COMMUNICATIONS TO THE BOARD
  - X. CALENDAR ITEMS
  - XI. ADJOURNMENT



Visit the Township's Web Site [www.twp.ferguson.pa.us](http://www.twp.ferguson.pa.us) and sign up for *Notify Me!* to receive email notices about Township Information.



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# TOWNSHIP OF FERGUSON

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## **BOARD OF SUPERVISORS**

### **Regular Meeting Agenda**

### **Tuesday, April 19, 2022**

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

- I. CALL TO ORDER**
- II. CITIZEN'S INPUT** 5 minutes per resident
- III. APPROVAL OF MINUTES**
  - a. April 5, 2022 Board of Supervisors Regular Meeting Minutes
- IV. AUTHORITIES, BOARDS, AND COMMISSIONS REPORT**
- V. SPECIAL REPORTS** 75 - 90 minutes
  - a. Diversity, Equity, and Inclusionary Initiatives – no report.
  - b. Township and Fiscal Responsibility – *Management Practices of Single Use Plastic Presentation, Lara Fowler; Refuse and Recycling Pilot Program by Eric Norenberg*
  - c. Community and Economic Development – no report.
  - d. Environment – *Climate Action Committee Presentation, Brandi Robinson*
- VI. COG AND REGIONAL COMMITTEE REPORTS** 15 minutes
  - 1. COG COMMITTEE REPORTS**
    - a. Human Resources Committee
    - b. Joint Meeting of Land Use and Community Infrastructure (LUCI) Committee and Centre Regional Planning Commission and report
    - c. Climate Action and Sustainability Committee
    - d. Finance Committee
    - e. Public Safety Committee – *cancelled*
    - f. Facilities Committee *report from April 5<sup>th</sup> Facilities meeting*
  - 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**

**IX. NEW BUSINESS**

**1. CONSENT AGENDA**

5 minutes

- a. Treasurers Report-February 2022 *for acceptance*
- b. Special Events Permit Application - Stonebridge POA 4<sup>th</sup> of July Community Parade
- c. Acceptance of Jerry Learn Resignation

**2. A PROCLAMATION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA PROCLAIMING MAY 15-21, 2022, AS POLICE OFFICERS WEEK IN FERGUSON TOWNSHIP**

*Centrice Martin, Interim Township Manager*

5 minutes

**Narrative**

Provided with the agenda is a link to the draft Proclamation to officially recognizing May 15 through May 21, 2022, as Police Week in Ferguson Township.

[DRAFT POLICE WEEK PROCLAMATION](#)

*Recommended Motion: That the Board of Supervisors adopt the proclamation designating May 15 through May 21, 2022, as Police Officers Week in Ferguson Township.*

**Staff Recommendation**

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

**3. A PROCLAMATION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA PROCLAIMING MAY 15 – 21, 2022 PUBLIC WORKS WEEK**

5 minutes

*Centrice Martin, Interim Township Manager*

**Narrative**

Provided with the agenda is a link to the draft Proclamation officially recognizing May 15 through May 21, 2022, as Public Works Week in Ferguson Township.

[DRAFT PUBLIC WORKS WEEK PROCLAMATION](#)

*Recommended motion: That the Board of Supervisors adopt the proclamation designating May 15 through May 21, 2022, as Public Works Week in Ferguson Township.*

**Staff Recommendation**

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

**4. A PROCLAMATION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA PROCLAIMING MAY 2022 BIKE MONTH**

5 minutes

*Centrice Martin, Interim Township Manager*

**Narrative**

Ferguson Township supports the continued efforts of CentreBike and the Centre Regional Planning Agency to promote bicycle riding of all types of throughout the Centre Region. Ferguson Township recognizes that the bicycle is a healthy, convenient, financially, and environmentally sound form of transportation and an excellent tool for recreation, physical fitness enjoyment of Centre Count's scenic beauty, natural attractions and friendly

neighborhoods. The Ferguson Township Board of Supervisors supports designating May 2022 as “Bike Month”, May 16 through May 22, 2022 as “Bike-To-Work Week”, and May 20, 2022 as both “Bike-To-Work Day” and “Centre Region Spring Bike Anywhere Friday.”

#### DRAFT BIKE MONTH PROCLAMATION

*Recommended Motion: That the Board of Supervisors adopt the proclamation designating May 2022 as “Bike Month”, May 16 through May 22, 2022, as “Bike-To-Work Week”, and May 20, 2022, as both “Bike-To-Work Day” and “Centre Region Spring Bike Anywhere Friday.”*

#### **Staff Recommendation**

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

#### **5. A PROCLAMATION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA PROCLAIMING FRIDAY APRIL 29<sup>TH</sup> TO BE FERGUSON TOWNSHIP ARBOR DAY** 5 minutes

*Centrice Martin, Interim Township Manager*

#### **Narrative**

Provided with the agenda is a link to the Proclamation designating Friday, April 29, 2022, as Arbor Day. Ferguson Township is home to plentiful greenspace and always aims to protect and honor the trees and woodlands of the Township. Please join the Township in celebrating Arbor Day’s 150<sup>th</sup> anniversary at Tom Tudek Memorial Park on Saturday, April 30, 2022, at 4:00 p.m. with the unveiling of a Pop-Up Arboretum along with [other activities](#) listed on our website.

#### DRAFT ARBOR DAY PROCLAMATION

*Recommended motion: That the Board of Supervisors adopt the proclamation designating Friday, April 29, 2022, as Ferguson Township Arbor Day.*

#### **Staff Recommendation**

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

#### **6. A PUBLIC HEARING ON A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA FOR THE APPOINTMENT OF CENTRICE MARTIN AS FERGUSON TOWNSHIP MANAGER PURSUANT TO THE FERGUSON TOWNSHIP HOME RULE CHARTER, ARTICLE III, TOWNSHIP MANAGER; REPEALING ALL INCONSISTENT RESOLUTIONS OR PARTS THEREOF; EFFECTIVE APRIL 19, 2022.** 5 minutes

*Laura Dininni, Supervisor*

#### **Narrative**

The Board of Supervisors partnered with GovHR USA to initiate a national recruitment to interview professionals that have the desired experience, education, and skills to serve as the next Township Manager. The Board conducted a national search that yielded 23 resumes from 10 states, including Pennsylvania. The Board completed a competitive interview process to identify a new Ferguson Township Manager. The Board of Supervisors is excited to announce that Centrice Martin accepted the Board’s offer to serve as the Township Manager of Ferguson Township.

*Recommended motion: Move that the Board of Supervisors adopt the resolution of the Township of Ferguson, Centre County, Pennsylvania for the Appointment of Centrice Martin as Ferguson Township Manager Pursuant to the Ferguson Township Home Rule Charter, Article III, Township Manager; Repealing all inconsistent resolutions or parts thereof; effective April 19, 2022.*

**Staff Recommendation**

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

**7. CONSIDERATION ON RESCHEDULING THE BOARD OF SUPERVISORS REGULAR MEETING ON TUESDAY, MAY 17, 2022, TO MONDAY, MAY 16, 2022.** 5 minutes

**Narrative**

The Board of Supervisors is scheduled to meet on Tuesday, May 17, 2022, which is the Primary Election. The Board is being asked to consider rescheduling this meeting for Monday, May 16, 2022.

*Recommended Motion: That the Board of Supervisors approve rescheduling the Regular Meeting scheduled for Tuesday, May 17, 2022, to Monday, May 16, 2022.*

**Staff Recommendation**

That the Board of Supervisors **approve** rescheduling the 2<sup>nd</sup> meeting in May of 2022 to Monday, May 16, 2022.

**8. A PUBLIC HEARING ON A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA AUTHORIZING THE TOWNSHIP MANAGER TO SUBMIT A TOURISM GRANT APPLICATION TO THE HAPPY VALLEY ADVENTURE BUREAU WITH MILLHEIM BOROUGH AND HARRIS TOWNSHIP FOR AN AGRITOURSIM EVENT.** 10 minutes  
*Centrice Martin, Township Manager*

**Narrative**

Provided with the agenda is a copy of the resolution advertised for public hearing authorizing the submission and matching funds for a grant application to the Happy Valley Adventure Bureau for a special event focused on agritourism in concert with Harris Township and Millheim Borough. If successful, the event would connect Millheim Borough, Harris Township and Ferguson Township establishments including 814 Cider Works and Pine Grove Hall for music and locally sources menu through self-guided tours participants can take throughout the week of the event. The resolution also authorizes a local match up to \$7,500 that would come from the Township's Economic Development account.

*Recommended Motion: That the Board of Supervises adopt the resolution authorizing the Township Manager to authorize a local match up to \$7,500 and submit a Tourism Grant application to the Happy Valley Adventure Bureau for an agritourism event with Millheim Borough and Harris Township.*

**Staff Recommendation**

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

**9. CENTRE ANIMAL VETERINARIAN HOSPITAL LAND DEVELOPMENT PLAN** 20 minutes  
*Jenna Wargo, Director of Planning and Zoning*

### **Narrative**

On September 24, 2022, ELA Group, Inc. submitted a Preliminary Land Development Plan on behalf of their client, Tussey Tracks, LLC. The parcel is located at 1518 West College Avenue (TP: 24-019-074-0000). This proposal is located in the Terraced Streetscape (TSD) Zoning District.

This land development plan proposes a 620 SF addition to the existing 5,551 SF building. The owner recently acquired the parcel to the east and consolidated the two lots to create a 0.937 acre lot allowing for parking to be expanded and reconfigured for better flow.

At the March 23, 2021, Zoning Hearing Board meeting, the Board granted variances from the following sections of the Township's Zoning Ordinance: §27-304.2.E.2, §27-803.1.B.1, §27-304.3.D.(1)(A) and §27-304.3.G.5. At the April 5, 2022, Board of Supervisors regular meeting, the Board granted a modification/waiver request from §22-5A09—Streetscape Design Standards.

Planning Commission reviewed the preliminary land development plan at the April 11, 2022, meeting and recommended approval of the preliminary pending outstanding staff comments that are provided with the agenda in the Director of Planning and Zoning's memorandum dated April 12, 2022.

*Recommended Motion: That the Board of Supervisors approve the Centre Animal Veterinarian Hospital Preliminary Land Development Plan subject to the conditions described in the Director of Planning & Zoning memorandum dated April 12, 2022.*

### **Staff Recommendation**

That the Board of Supervisors **approve** the Centre Animal Hospital Preliminary Land Development Plan.

## **10.A PUBLIC HEARING ON A CONDITIONAL USE APPLICATION—FARMSTEAD VIEW SUBDIVISION**

*Jenna Wargo, Director of Planning and Zoning*

25 minutes

### **Narrative**

An application for a conditional use permit for the subdivision of a flag lot in the Farmstead View Subdivision Plan has been filed with the Township by Penn Terra Engineering on behalf of their client, Farmstead Developer, LLC. The developer proposes to subdivide a flag lot (103 Farmstead Lane, Lot 1, included in the agenda).

The Township's Zoning Ordinance and the Municipalities Planning Code require a public hearing on the application, and the Board of Supervisors must take action to approve or deny the application within 45 days following the hearing. As part of an approval, the Board may attach reasonable conditions and safeguards related to the conditional use standards detailed in the zoning ordinance.

The Board will now hold a public hearing on the application for a conditional use permit for the flag lot proposed on the Farmstead View Subdivision Plan. Chair, Laura Dininni, will conduct the hearing.

As part of the regular meeting agenda following the hearing, the Board will be asked to direct the Director of Planning & Zoning to prepare a written decision for review and consideration of approval at the May 3, 2022, regular meeting.

*Recommended Motion: That the Board of Supervisors direct the Director of Planning & Zoning to present Findings of Fact and a written decision to the Board for consideration at the May 3 regular meeting.*

**Staff Recommendation**

That the Board of Supervisors **conduct** the public hearing.

**11. MODIFICATION/WAIVER REQUESTS**

45 minutes

*Jenna Wargo, Director of Planning and Zoning*

**a. FARMSTEAD VIEW SUBDIVISION PLAN - §22-515.D.2.**

**Narrative**

Penn Terra Engineering, Inc., on behalf of their client, has requested a modification from §22-515.D.2.—Tree Preservation and Protection. This section of the ordinance requires the applicant to preserve 20% of existing, eligible tree canopy on site. Eligible trees include trees in good condition (as determined by the Township Arborist), native species, and if the preservation of a tree renders the lot undevelopable. The applicant is proposing to subdivide this lot into six (6) residential lots and one stormwater management lot.

The applicant is proposing to preserve 17.3% of the existing tree canopy and remediation for the remaining 2.7%. The remediation proposes the installation of seven new trees in the proposed residential lots and when planted, these trees will meet the required 20% of coverage and when fully grown exceed the 20% requirement.

The Ferguson Township Tree Commission reviewed the subdivision plan and is recommending the applicant preserve the 27' Red Pine to meet the 20% requirement.

Planning Commission reviewed this request at the April 11, 2022, regular meeting and recommended the Board approve the request.

*Recommended Motion: That the Board of Supervisors deny the modification/waiver request from §22-515.D.2.—Tree Preservation and Protection.*

**Staff Recommendation**

That the Board of Supervisors **deny** the modification/waiver request.

**b. NITTANY DENTAL ASSOCIATES - §22-301—GENERAL.**

**Narrative**

Penn Terra Engineering, Inc., on behalf of their client, has requested a waiver from §22-301—General. This section of the ordinance defines the subdivision and land development review process and requires certain proposals to proceed as a preliminary, and final land development plan, preliminary/final land development plan, or a minor alteration plan.

The applicant recently acquired the former First National Bank building, located at 2591 Park Center Boulevard (TP: 24-465-001-0000). The applicant is proposing to convert the three existing drive-thru lanes and enlarge that space for a total of 1,603 SF. The final SF for the addition would increase the building coverage from 5,124 SF to 6,727 SF.

The applicant is proposing to have their plan processed as a Minor Land Development Plan. Chapter §22-306.3 (as amended by Ord. 1076, 3/15/22) outlines criteria for a plan to be considered as a Minor Land Development Plan.

Planning Commission reviewed the request at the April 11, 2022, regular meeting. They recommended to the Board of Supervisors granting of the application and recommended the plan proceed as a Minor Land Development Plan.

*Recommended Motion: That the Board of Supervisors grant the modification/waiver request and allow the plan to proceed as a Minor Land Development Plan per §22-306.3.*

**Staff Recommendation**

That the Board of Supervisors **grant** the modification/waiver request.

**12. CONTRACT 2021-C4 - HAROLD DRIVE**

5 minutes

*David Modricker, Director of Public Works*

**Narrative**

On April 5, 2022, bids were opened publicly and read aloud for contract 2021-C4. The bid was advertised in the Centre Daily Times and was sent to potential bidders. The contract involves reconstruction, drainage, and paving of a section of Harold Drive. Provided with the agenda is a memorandum from Ryan Scanlan, Assistant Township Engineer, dated April 6, 2022, recommending award of the contract.

*Recommend Motion: That the Board of Supervisors award Contract 2021-C4, Harold Drive Improvements, to Mid-State Paving and Excavation in accordance with their bid for \$80,520.50.*

**Staff Recommendation**

That the Board of Supervisors award Contract 2021-C4 to Mid-State Paving and Excavation.

**13. CONTRACT 2022-C8 - PAVEMENT MARKINGS**

5 minutes

*David Modricker, Director of Public Works*

**Narrative**

On March 8, 2022, bids were opened publicly and read aloud for contract 2022-C8. The bid was advertised in the Centre Daily Times and was sent to potential bidders. The contract involves painting lines and legends on Township roads, as well as paint eradication as needed in advance of microsurfacing. The bid was over budget and a plan has been developed to manage costs within the budget. About a dozen other municipalities piggybacked on this contract and issued separate purchase orders for their share of the work. Provided with the agenda is a memorandum from Ryan Scanlan, Assistant Township Engineer, dated April 13, 2022, recommending award of the contract.

*Recommend Motion: That the Board of Supervisors award Contract 2022-C8, Pavement Markings, to Alpha Space Control Company, in the amount of \$429,077.29, and that staff manage the contract within the budgeted amount.*

**Staff Recommendation**

That the Board of Supervisors **award** Contract 2022-C8 to Alpha Space Control Company.

**14. CONTRACT 2022-C1 - STREET IMPROVEMENT PROJECT**

15 minutes

*David Modricker, Director of Public Works*

**Narrative**

On April 12, 2022, bids were opened publicly and read aloud for contract 2022-C1 Street Improvement Projects (in town). 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, and Sleepy Hollow Drive. The bid was advertised in the Centre Daily Times and was sent to potential bidders. Provided with the agenda is a memorandum from Ryan Scanlan, Assistant Township Engineer, dated April 12, 2022, recommending award of the contract.

*Recommend Motion: That the Board of Supervisors award Contract 2022-C1, Street Improvement Projects (in town), to Glenn O Hawbaker, Inc. in the amount of \$793,174.25.*

**Staff Recommendation**

That the Board of Supervisors **award** Contract 2022-C1 (in-town) to Glenn O Hawbaker.

**15. CONTRACT 2022-C2 - STREET IMPROVEMENT PROJECT**

5 minutes

*David Modricker, Director of Public Works*

**Narrative**

On April 12, 2022, bids were opened publicly and read aloud for contract 2022-C2 Street Improvement Projects (west end). 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, and Old Gatesburg Road from Science Park Road to Nixon Road. The bid was advertised in the Centre Daily Times and was sent to potential bidders. Provided with the agenda is a memorandum from Ryan Scanlan, Assistant Township Engineer, dated April 13, 2022, recommending award of the contract. The bid included a base bid and alternate bid.

*Recommend Motion: That the Board of Supervisors award Contract 2022-C2, Street Improvement Projects (west end), to Glenn O Hawbaker, Inc., in the amount of \$1,102,807.45 to include both the base and alternate bids.*

**Staff Recommendation**

That the Board of Supervisors **award** Contract 2022-C2 to Glenn O Hawbaker.

**X. COMMUNICATIONS TO THE BOARD**

**XI. CALENDAR ITEMS –April/May**

- a. Arbor Day Event, April 30
- b. Ferguson Township Upcoming Meetings
  1. Planning Commission, April 25, May 9 & 23
  2. Parks & Recreation Committee, May 12
  3. Tree Commission, May 16
  4. Pine Grove Mills Small Area Advisory Committee, April 28, May 26

**XII. ADJOURNMENT**



## FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting  
Tuesday, April 5, 2022

### ATTENDANCE

The Board of Supervisors held its first regular meeting of the month on Tuesday, April 5, 2022 as a hybrid meeting. In attendance were:

<b>Board:</b>	Laura Dininni, Chair	<b>Staff:</b>	Centrice Martin, Acting Township Manager
	Lisa Strickland, Vice Chair		Eric Endresen, Finance Director
	Hilary Caldwell		Dave Modricker, Director of Public Works
	Patty Stephens		Kristina Bassett
	Tierra Williams		Jenna Wargo, Director of Planning and Zoning

Others in attendance included: Rhonda Demchak, Recording Secretary; Chris Rogan, Ferguson Township Resident; Christopher Shubert, Esq., on behalf of his client, AT&T; Dave Kerr, Project Manager, Jacobs; Chris Lash, Project Manager, Jacobs; Louwana Oliva, CATA; Mark Torretti, PennTerra; Sarah Malone, Ferguson Township Resident; Kathy Detwiler, Ferguson Township Resident; John Spsychalski, CATA; Tracy Strickland, HRG Project Manager; Nicole Mendinsky; HRG Project Manager; Wes Glebe, Ferguson Township Resident; Mark Garlicki, Spring Creek Watershed Commission; Pam Steckler, Ferguson Township Resident; Justin Mandel, Ferguson Township Resident; Cristine Bailey, Ferguson Township Resident; Paul Tomkiel, Ferguson Township Resident; Jeremie Thompson, Chair, Planning Commission and Ferguson Township Resident; Debra Smart, Centre Animal Veterinary Hospital;

### I. CALL TO ORDER

Ms. Dininni called the Tuesday, April 5, 2022, regular meeting to order at 7:03 p.m.

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 hybrid meeting with an option to attend online utilizing zoom and the main meeting room for any public members to participant. Ms. Strickland was present in person. Persons attending the meeting as members of the public and wanted to participate were asked to state their name, municipality, and topic. Members of the public are to be muted during the meeting and must be acknowledged by the Chair. Board members are asked to indicate their name when motioning or seconding a motion so that the minutes are accurate. Ms. Martin took Roll Call and there was a quorum.

### II. CITIZENS INPUT

There were no comments.

### III. APPROVAL OF MINUTES

Ms. Stephens moved that the Board of Supervisors **approve** the March 8, 2022 Work Session minutes and the March 15, 2022 Board of Supervisors Regular Meeting Minutes. Ms. Williams seconded the motion. The motion passed unanimously.

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

- a. Centre Area Transportation Authority Report

Mr. John Spychalski, Chairman, CATA, noted that Louwana Oliva, Executive Director, Cindy Zerbe, ADA On Demand Operations Manager, and Derek Sherman, Assistant ADA On Demand Operations Manager were in attendance. Cindy and Derek introduced themselves.

Mr. Spychalski noted that his report is provided in the agenda packet and highlighted that there will be a Public Hearing on Proposed Service Changes on Thursday, April 14, 2022, from 4:30-6:30 p.m. at the Schlow Centre Region Library.

Ms. Stephens asked if the Centre Volunteers in Medicine (CVIM) will be incorporated. Mr. Zerbe noted that CVIM will be in the northwest zone and will be able to get there through the CATAGO!

Ms. Dininni noted that the CATA system funding is complicated and asked what drives the complicated funding. Ms. Dininni stated that it doesn't need answered tonight but sometime in the future.

## V. SPECIAL REPORTS

- a. Diversity, Equity, and Inclusionary Initiatives – No Report.
- b. Township and Fiscal Responsibility

Status Update on Recreation, Parks, and Open Space Plan by HRG Project Managers, Ms. Tracy Strickland and Ms. Nicole Mendinsky

Ms. Strickland and Ms. Mendinsky reviewed a PowerPoint presentation highlighting the following:

- Public Input Engagement Processes – Winter Market 2021; SWOT Analysis of Township Parks; Citizens Survey; Virtual Community Meetings; Stakeholder Interviews
- Data Gathering – Ongoing – Document Audit; Homework
- Park Assessments – Ongoing – All Township Owned Parks
- Master Site Plans – Starting Soon – Fairbrook Park and Greenbriar-Saybrook Park – Neighborhood & User Group Meetings Needed; Discuss Specific Park Amenities

Ms. Strickland asked if the Board would like to work with them at a work session or a separate meeting.

Ms. Dininni stated that she would like a work session and asked to include the open space parcels that get overlooked and add the Pine Grove Mills Small Area Plan to the document audit.

Ms. Strickland is supportive of a work session.

Update on Proposed CATA Service Changes by Ms. Louwana Oliva, CATA Executive Director

Ms. Oliva reviewed the [changes](#) of the Northwest & Southwest CATAGO! Transit Zones and Atherton Street and College Avenue Connectors. Ms. Oliva reported they will need 114 bus operators for this to work in the fall and they are cautiously optimistic they will achieve. Ms. Oliva stated that CATAGO! is still in the pilot stage. Ms. Oliva reported that they are in the public comment period and if you have a comment regarding the fall service you can do the following:

- Phone – 814-238-cata
- Email – [comments@catabus.com](mailto:comments@catabus.com)
- Website - <https://catabus.com/proposed-fall-service/>
- Public Hearing Open House – April 14 – 4:30 p.m. – 6:30 p.m., Schlow Library

Ms. Stephens asked if the My Stop app will be updated when the changes occur. Ms. Oliva stated that it would be.

- c. Community And Economic Development – No Report
- d. Environment – Snetsinger Butterfly Garden (SBG) – No Report

## **VI. COG AND REGIONAL COMMITTEE REPORTS**

### **1. COG COMMITTEE REPORTS**

- a. Spring Creek Watershed Commission – Mr. Mark Garlicky highlighted the One Water Plan that was included in the agenda packet.

Ms. Pam Steckler, Ferguson Township Resident, asked how climate change is being implemented into the 50-year plan. Mr. Garlicky stated the commission is looking over all the aspects of climate change and will be included.

- b. Executive Committee – Ms. Dininni highlighted the pilot program to change the refuse and recycling start time that was included in the agenda packet.
- c. Parks & Recreation Governance Committee – Ms. Dininni highlighted the function of the authority and noted the report is included in the agenda packet.
- d. Facilities Committee – Ms. Stephens reported that the committee met that morning and will have a report at the next Board meeting.

### **2. OTHER COMMITTEE REPORTS**

- a. Ms. Dininni reported that the Centre Region Park & Rec Authority met today in a work session to review the 5-year staffing study and noted it is significant increase

## **VII. STAFF REPORTS**

All reports are included in the agenda packet.

- a. Interim Township's Manger's Report

Ms. Martin stated that her report is included in the agenda packet.

- b. Public Works Director Report

Ms. Stephens asked if Traisr could be used to track playground equipment. Mr. Modricker Stated that the Township could, and it would just be an asset that would be needed to start inventory and condition assessments. Mr. Modricker reported that January 2023 is when Traisr will be up and running for everyone.

- c. Planning and Zoning Report

Ms. Strickland thanked Ms. Wargo for attending the PELRAS Conference, the Centre County Affordable Housing Study sessions and meeting with Missy Schoonover to discuss the Township's Workforce Housing Program. Ms. Wargo reported that the conference was more of listening sessions and the meeting with Ms. Schoonover was a meeting of next steps for the Township.

## VIII. UNFINISHED BUSINESS

- a. Contract award for professional services to conduct the Terraced Streetscape Zoning District Rewrite

Ms. Wargo reported that on February 13, 2022, the Township posted a Request for Proposals (RFP) to rewrite the Terraced Streetscape (TSD) zoning district. The contract involves a comprehensive rewrite to the TSD zoning district, as well as comprehensive rewrite of the design guidelines found in §22-5A of the Township's Subdivision and Land Development Ordinance (SALDO). Provided with the agenda is a copy of Mackin Engineers & Consultants' response to the Township's Request for Proposals (RFP) and sample contract.

Ms. Stephens moved that the Board of Supervisors **award** the professional services contract to Mackin Engineers & Consultants to conduct the Terraced Streetscape Zoning District Rewrite. Ms. Strickland seconded the motion.

Ms. Dininni stated that she is looking forward to working with Mackin Engineers & Consultants.

Ms. Strickland asked if there will be meetings or a check in at some point. Ms. Wargo reported there will be neighborhood meetings/workshops, Planning Commission meetings, and two check in meetings with the Board.

Ms. Steckler asked when the name could be changed. Ms. Wargo stated that it could be part of the process.

The motion passed unanimously.

## IX. NEW BUSINESS

1. Consent Agenda

- a. Voucher Report – February 2022
- b. Treasurers Report-January 2022 for acceptance
- c. Contract 2022-C5, Storm Sewer/Video Assessment (CCTV), Pay App 1: \$32,859.01
- d. Contract 2022-C5, CCTV, Pay App 2: \$44,203.86
- e. Pine Grove Mills Small Area Plan Advisory Committee Work Plan

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

2. Consideration of a Financial Contribution Toward Community Diversity Conference: Embracing and Implementing Inclusion

Ms. Martin reported that the Community Diversity Group (CDG) leads the effort to attract and retain a diverse group of individuals to share in fostering a community based on inclusion and equity. As a nonprofit coalition that has served the Centre Region for over ten years, CDG offers training, women empowerment seminars, and an updated calendar of diversity events. Cultural Conversations, Multicultural Unity Fair, International Holiday Potluck, Centre Region Women's Leadership Coalition, Cultural Empowerment for Women Luncheon Series and the Community Diversity Conference (CDC) are a few examples of training and event resources organized by CDG. Organizing members include First Energy, State College Borough, and Moms Demand Action and partnering sponsors of CDG include Association of American University for Women, Human Resources Association of Centre County, Forum on Black Affairs, United Way, Centre Safe and Foxdale Village. Provided with the agenda is an invitation letter to Ferguson Township for

participation and support in the form of a financial contribution. The Board is asked to give consideration for a financial contribution and, if yes, determine level of participation as described below.

- Beyond Diversity Sponsor \$1000 or more
- Social Justice Sponsor \$500 - \$999
- Sustainability Patron \$100 - \$500
- Cultural Dexterity Donation Donated items (for raffles, etc.)

In attendance is Kevin Kassab, founding member of CDG and CDC to answer any questions.

Ms. Dininni asked Mr. Kassab in terms of participation will there be additional tickets provided. Mr. Kassab stated that it depends on the sponsorship level, the Beyond Diversity Sponsor would allot a free registration for two members of the organization and for Social Justice Sponsor there would be a free registration for one.

Ms. Stephens asked what it would cost to attend as a citizen. Mr. Kassab reported they haven't set the fee yet, but it will probably be \$100 and the more money they raise the lower the registration fee will be.

Ms. Williams asked if someone from the Board is to attend or is it just a sponsorship. Mr. Kassab explained that it is the intent that representation from the municipalities, organizations, businesses, etc. be in attendance. Ms. Martin stated that there are funds in the budget to provide assistance to Board members to attend trainings. Ms. Williams asked how it is determined who would participate. Ms. Dininni noted that there is not a formal process. Ms. Martin would ask the Board who wanted to attend and noted there are funds budgeted. Ms. Williams asked if the Chair and Vice Chair get the first opportunity to attend. Ms. Martin reported it is a mix match approach and it's open to all supervisors.

Ms. Williams moved that the Board of Supervisors **authorize** an appropriation in the amount of \$1,000 as a financial contribution to support the 2022 Community Diversity Conference. Ms. Caldwell seconded the motion.

Ms. Strickland thanked Mr. Kassab for attending.

The motion passed unanimously.

Ms. Martin will be sending an email to the Board about participation.

Mr. Kassab thanked the Board and Ms. Martin for the sponsorship.

### 3. Chapter 27, Zoning; Section 710, Wireless Communications Facilities Ordinance Amendment

Ms. Wargo reported that on September 20, 2021, the Board of Supervisors authorized staff to prepare an amendment to the Wireless Communications Facilities ordinance in the wake of the Small Wireless Facilities Deployment Act (Act 50), signed into law on June 30, 2021. The legislation provides for fair and equitable treatment of small wireless facilities and comprehensive protections for the municipality to ensure proper maintenance of public rights-of-way.

Additionally, the Board referred to the Planning Commission a text amendment application, received on January 10, 2022, from Chris Schubert, Esq., on behalf of his client, AT&T, for further review. On February 28, 2022, Planning Commission directed staff to research the proposed Wireless Communication Facilities ordinance and include amendments for compliance with Act 50. Provided with the agenda is a draft amendment to the WCF with proposed edits, using track

changes with green text, to §22-5B01—Design Standards, §27- 303—Traditional Town Development, §27-710—Wireless Communication Facilities, §27- 1102. Definitions, §27-205.1. Rural Agricultural (RA), §27-205.2. Rural Residential (RR), §27-205.3. Agricultural Research (AR), §27-205.4. Forest/Game Land (FG), §27-205.13. General Commercial (C), §27-205.14. Industrial (I), and §27-205.15. Light, Industry, Research and Development (IRD) proposed by Planning Commission based on research and peer review of other Pennsylvania Municipalities, as well as inclusion of amendments for compliance with the Small Wireless Facilities Deployment Act (Act 50) that was adopted in June 2021. The blue amendments reflect Planning Commission’s recommendations in response to the application submitted.

Planning Commission reviewed this draft at their regular meeting, held on March 28, 2022, and recommended the draft ordinance amendment to the Board of Supervisors. Staff is prepared to review the proposed draft ordinance amendment and answer questions.

Ms. Wargo presented a PowerPoint presentation that covered the following:

1. What/Where are they
2. Examples
3. Engineering of Monopoles
4. Existing Vs. Proposed Ordinance
5. Conditional Use
6. Act 50
7. Questions

Ms. Wargo reported that it will be ½ tower height away from adjoining property line of 100 feet; included that no tower will be 300 feet from a residential structure; no new tower can be within 3000 feet away from existing towers; and accessory structures must meet zoning district requirements.

During the Conditional Use Public Hearing, Ms. Wargo reported that it will require the applicant to do the following:

- Collocate with the tower
- Need to provide proof for additional height justification (199ft.-300ft)
- Stealth Technology is required in the Township such as painting or disguise
- Plan is required
- The Board can modify the setback and location requirements

Definition of PA Act 50: Small Wireless Facilities Deployment Act:

- Preserves Local zoning authority
- SWF’s must be allowed, in public right-of-way in all zoning districts as a permitted use
- Permit attachment to “municipal poles”

Small Wireless Facilities (SWF) – Where? How Big?

- Existing utility poles (does not extend more than 5 feet above the pole)
- New or replacement pole (pole and antenna cannot be taller than 50 feet)
- Antenna – no more than three cubic feet in volume
- All other equipment (excluding antenna) no more than 28 cubic feet in volume

SWF – Time Frames and Applications

### Review and Action

- 60 days for collocation on existing poles
- 90 days for new or replacement poles
- Resubmission is acceptable without additional fees within 30 days of denial
- Additional 30 days to make a decision on the resubmitted application

### Batched Applications

- Maximum of 20 collocated facilities per application

### Fees

- \$500 for 1-5 collocated antennas; \$100 per collocated antenna included in the same application thereafter
- \$1,000 for new or replacement poles

### Right-of-Way Use Fee

- \$270 per wireless facility site per year
- May exceed that fee if Ferguson can show that actual reasonable costs are in excess of \$270/year

### Objective Design Guidelines

- Minimizing aesthetic impact
- Technically feasible
- Not have the effect of prohibiting technology
- Design guidelines have become an effective tool for managing SWF's

### Key Requirements

- Require applicants to attempt to collocate prior to installing new poles
- Reserve space on municipal poles for future use
- Repair and Restoration of Public Rights-of-Way
- Providers must fully indemnify municipalities

Ms. Wargo reported that the amendments for Act 50 include §27-710—Wireless Communication Facilities and §27-1102 definitions.

With regards to Act 50 rights-of-way, Mr. Modricker asked if the Township can make comments or changes in the ordinance or does it need adopted. Ms. Wargo stated there is a little bit of room on the design aspect.

Ms. Dininni asked if this could be moved to a worksession. Ms. Martin recommends moving to a worksession on April 12, 2022. The Board concurred to move to a worksession. Ms. Strickland suggested reviewing Act 50 separately from the text amendment application. The Board agreed to review separately.

Ms. Steckler asked if it is related to 5G. Ms. Wargo answered that 5G is related to Act 50.

Mr. Schubert reported that project managers, Chris Lash and Dave Kerr were in attendance. Mr. Schubert thanked everyone for their work on this project and voiced support for the text amendment. Mr. Schubert noted that this is not just an AT&T issue.



#### 4. Application for Modification/Waiver – Centre Animal Veterinarian Hospital

Ms. Wargo noted that Tussey Tracks, LLC, owner of Centre Animal Veterinary Hospital, has requested a modification/waiver from Section 22-5A09 –Streetscape Design Standards. Located at 1518 West College Avenue, this plan is located in the Terraced Streetscape Zoning District. Section 22-5A09 of the Ferguson Township Code of Ordinances requires a specific set of design standards for the streetscape.

##### Design Standards:

- 12-foot sidewalks, scored or stamped, to ADA standards
- 2-foot paver accent
- 4'x24' planter bed with a minimum of one street tree
- Streetlights at pedestrian-scale, period-lighting on decorative poles that incorporate hardware for banners/planters
- “Site Furnishings”: benches, trash and recycling, bike racks, bus shelters and free-standing planters
- Streets perpendicular to West College shall provide for similar treatments but at a smaller scale

Since the Terraced Streetscape Zoning District Standards and design guidelines will be reexamined in the upcoming zoning rewrite, and the applicant is proposing to maintain the existing 6' sidewalk around the property, staff is recommending approval of the request. Planning Commission reviewed this application at the March 28, 2022, regular meeting and recommended approval of the request.

Ms. Caldwell asked if the design standards are met outside of the 6-foot vs 12-foot sidewalks. Ms. Wargo noted that at this site they have 5-foot existing sidewalks and bike racks are required in the SALDO separately from the TSD.

Ms. Dininni would like to grant the modification but expressed concerns if the Township decides to maintain 12-foot sidewalks. Ms. Dininni would allow the modification but preserve the ability to request a 12-foot sidewalk. Ms. Wargo noted that it is a permitted use. After further discussion, Ms. Dininni was no longer concerned.

Ms. Caldwell moved that the Board of Supervisors **grant** the Application for Consideration of a Modification/Waiver for Section 22-5A09 for the Tussey Tracks – Centre Animal Land Development Plan. Ms. Stephens seconded the motion. The motion passed unanimously.

#### 5. Orchard Square Final Land Development Plan

Ms. Wargo reported that the land development plan proposes the construction of a 19,856 square foot commercial/retail shopping center with associated parking and utilities. As proposed, there will be 3 retail store fronts and 113 parking spaces, including 5 ADA handicap spaces. The retail spaces are proposed to be 10,722 square feet, 6,483 square feet and 2,566 square feet.

Planning Commission reviewed the final land development plan at the March 14, 2022, regular meeting and recommended conditional approval of the final land development plan. A link to the final plan has been provided below.

[Orchard Square Final Land Development Plan](#)

Ms. Dininni inquired about road access to Route 26. Mr. Mark Torretti, PennTerra reported that there is and there is sidewalk access to the site.

Ms. Dininni noted there is a problem with the Whitehall side because the field of vision is too clear and proposed adding shrubbery to appropriately disturb the visual field to make people stop at the stop sign. Ms. Dininni suggested in the future to work together to increase safety.

Ms. Dininni asked if the parking is being met by the minimum or is the applicant requesting additional parking. Mr. Torretti stated they are requesting additional parking. Ms. Dininni suggested having a parking lot design manual to help convey to applicants the desire that the Township would like to be green environmentally. Ms. Wargo reviewed the trees/shrubs on the plan.

Ms. Stephens moved that the Board of Supervisors **approve** the Orchard Square Final Land Development Plan pending outstanding staff comments included in the Director of Planning & Zoning memorandum dated March 29, 2022. Ms. Williams seconded the motion. The motion passed 4-1 with Ms. Dininni opposing.

Ms. Caldwell requested a time estimate for the rest of the meeting.

Ms. Martin reviewed the remaining agenda and noted that there are two agenda items that might involve more time than what was allotted. Ms. Caldwell asked if they could be moved to the worksession. Ms. Martin reported that the last agenda item could be bumped. Ms. Williams stated that based off Ms. Martin estimation the meeting could go on for another 55 minutes. Ms. Dininni suggested moving forward and if there is a sense of more discussion, perhaps bump the last item. Ms. Williams stated that after three hours sitting in the same place the decision-making skills get worn down and wants to make the best decisions for the Township. Ms. Dininni's approach would be to embark on the next agenda item and take it from there.

6. Review of Parking Analysis/Study – Tax Parcel 24-433-007-000

Ms. Wargo reported that Penn Terra Engineering, Inc., on behalf of their client, MP Machinery, has submitted a Parking Analysis/Study for a potential land development plan. Tax parcel 24-433-007-0000, located at 2161 Sandy Drive, MP Machinery is proposing an addition to its existing structure in an effort to provide additional storage and testing areas. The current plan proposes 8,088 square feet to be added to the building. Since this proposed use is not included within the Required Off-Street Parking Table, per Chapter 22-5C01.1.B.92, the parking shall be determined through a parking analysis/study for Planning Commission to review and recommend the required parking for this project.

As a result of the November 2019 Comprehensive Update, §22-5C01.1.B.92 was a new addition to the Subdivision and Land Development Ordinance, and this is the first time the Board of Supervisors is reviewing a request like this.

Planning Commission reviewed the parking analysis at the March 14, 2022, regular meeting and recommended the applicant provide 3 additional parking spaces on site, for a total of 27 parking spaces.

Ms. Wargo reported that this is not a land development plan, and it is the first time the Board has seen it.

Ms. Strickland moved that the Board of Supervisions **approve** the Ferguson Township Planning Commission's recommendation of 3 additional parking spaces be required, for a total of 27 spaces on site, for the 8,088 square foot addition. Ms. Stephens seconded the motion. The motion passed unanimously.

7. Award Contract 2022-C7A-Fuel

Mr. Modricker noted that on March 29, 2022, bids were opened publicly and read aloud for contract 2022-C7a Fuel. The bid was advertised in the Centre Daily Times and was sent to potential bidders. The contract involves the purchase of gasoline and diesel fuel in bulk shipments. Provided with the agenda is a memorandum from David Modricker, Public Works Director, dated March 30, 2022, recommending award of the contract.

Ms. Stephens moved that the Board of Supervisors **award** Contract 2022-C7a Fuel to Nittany Oil Company in accordance with their bid in the amount of \$111,949.50. Ms. Strickland seconded the motion. The motion passed unanimously.

8. Award Contract 2022-C7C-Materials – Asphalt and Aggregate

Mr. Modricker noted that on March 29, 2022, bids were opened publicly and read aloud for contract 2022-C7c Materials - Aggregate and Asphalt. The bid was advertised in the Centre Daily Times and was sent to potential bidders. The contract involves the purchase of stone delivered to the Township building and the purchase of asphalt at the plant. Provided with the agenda is a memorandum from David Modricker, Public Works Director, dated March 30, 2022, recommending award of two separate contracts.

Ms. Stephens moved that the Board of Supervisors **award** items 1, 2, 3, and 4 (aggregate) to Hanson Aggregates Pa. LLC, in the amount of \$19,840.00; and award items 5, 6, 7, and 8 (asphalt) to HRI, Inc., in the amount of \$59,800.00, all under Contract 2022-C7c in accordance with their bids. Ms. Williams seconded the motion. The motion passed unanimously.

9. Preliminary Marketing Package for Lot on Blue Course Drive Presented to Ferguson Township

Ms. Martin noted that provided with the agenda is a preliminary marketing package prepared by Trombley Real Estate on behalf of their client, owners of property located along Blue Course Drive, Tax ID Parcel 24-001B,026-,0000. The owners of the property are in support of the concept of Songbird Sanctuary Park and offer the Township an opportunity to exclusively discuss the possibility of a sale to Ferguson Township, if desired by the Board. The Board is asked to determine if there is interest in having staff investigate the property and present at a future executive session a cost-benefit analysis.

Ms. Dininni stated she would be in favor to direct staff to investigate the property and present a cost-benefit analysis due to the location.

Ms. Williams asked how it would benefit the Township. Ms. Martin explained that the Township acquired Songbird Sanctuary Park in 2017 because it was on the official map, and it is a nice natural area. Ms. Martin stated that this park is not an active park like Tudek Park, but rather a natural observation park. Ms. Martin noted that the lot could be purchased to be developed but would need to investigate further to find out.

Ms. Stephens moved that the Board of Supervisors **direct** staff to investigate the property and present a cost-benefit analysis at a future meeting. Ms. Caldwell seconded the motion. The motion passed unanimously.

**X. COMMUNICATIONS TO THE BOARD**

Ms. Stephens reported that there is increase in bear activity and to remind people to pull in their feeders.

Ms. Caldwell had a request about a liquor license transfer from a person outside of the Township who would like to build a business within the Township. Ms. Caldwell will email more information to staff.

**XI. CALENDAR ITEMS – MARCH**

- a. Coffee & Conversation, Saturday, April 16, Discovery Space
- b. Ferguson Township upcoming committee meetings:
  - 1. Planning Commission – April 11, 25
  - 2. Board of Supervisors Worksession – April 12
  - 3. Parks & Recreation Committee, April 14
  - 4. Tree Commission – April 18
  - 5. Pine Grove Mills Small Area Plan Mobility Study – April 18
  - 6. Pine Grove Mills Small Area Advisory Committee - April 28

**XII. ADJOURNMENT**

Ms. Strickland thanked Ms. Martin and Mr. Fugaro for their efforts tonight setting up the meeting as a hybrid and noted that it went well.

With no further business to come before the Board of Supervisors, Ms. Stephens motioned to **adjourn** the meeting. The meeting adjourned at 10:28 p.m.

Respectfully submitted,

Centrice Martin, Acting Township Manager  
of the Board of Supervisors

# memo

To: Centrice Martin, Interim Township Manager, Ferguson Township  
Ferguson Township Board of Supervisors

From: Ferguson Township Climate Action Committee  
Brandi Robinson, Chair ([brobinson@psu.edu](mailto:brobinson@psu.edu))  
Mark Garlicki ([mjg107@psu.edu](mailto:mjg107@psu.edu))  
Jason Grottini ([jgrottini@envinity.com](mailto:jgrottini@envinity.com))  
Thomas (Tip) Stama ([tipstama@gmail.com](mailto:tipstama@gmail.com))

Date: April 13, 2022

Re: Climate Change Mitigation and Adaptation Strategy Recommendations

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Comments: In service to Ferguson Township Resolution 2017-14 which calls for the Township to achieve net zero emissions by 2050, please accept the enclosed recommendations for Township-specific actions to respond to both the causes and consequences of a changing climate through both mitigation and adaptation strategies. Following a comprehensive inventory of the Township's greenhouse gas emissions, the Climate Action Committee has developed these recommendations based on the unique place-based characteristics of Ferguson Township. The recommendations represent opportunities to create a more healthy, equitable, economically vibrant, and sustainable community for our residents and business owners. These recommendations are structured around the framework provided by the Centre Region Council of Governments' [2021 Climate Action and Adaptation Plan](#).

The full recommendations document includes a detailed list aligned with priority strategies for the regional effort. We've indicated here which recommendations we believe are best addressed at the Township level vs. regional and included suggestions for where to start with each applicable strategy.

The summary recommendations document includes a brief synopsis of each of the 6 sectors explored. While we find opportunities for Township-scale work in each sector, some represent more direct opportunities for Township action while others will necessitate our leadership in the regional efforts.

On behalf of the Climate Action Committee, I would like to thank the Board, Ms. Martin, and Mr. Pribulka who have all been instrumental in helping us explore these strategies over the past several years. We are excited for next steps as the Township moves to integrating recommendations into existing priorities and establishing new ones. We welcome the opportunity to answer any questions you may have about the material presented here.

## Buildings and Energy

Increasing the energy efficiency of existing Township owned facilities, setting efficiency goals for future facilities, and providing technical resources to lower energy usage of ALL homes and businesses in the Township will play a critical role in achieving greenhouse gas emission reduction goals. The Township should align their goals with that set in COG's Climate Action and Adaptability Plan (CAAP) to achieve a 25% reduction in energy usage for commercial buildings and 30% for residential homes. Actions that the Township can take to achieve these goals include:

- Promote programs, provide tools and encourage commercial building owners to track energy consumption, conduct energy audits, provide preventative maintenance, and commission / retro commission buildings.
- Promote programs, provide tools and encourage homeowners to reduce energy consumption.
- Serve as a leader in the community and make energy efficiency a core part of Township messaging in all public communications (newsletters, meetings, social media, employee benefits, etc.).
- Financially support regional affordable housing agencies who are working to make homes affordable to operate through energy efficiency.
- Designate an Energy Coordinator within the Township Public Works Dept to steer energy efficiency and technical competence within the municipal operations and assist with education and outreach for the community. Have this position be responsible for improving the Township's energy efficiency and report progress quarterly or monthly to Township Supervisors.

## Renewable Energy

Increasing the adoption of renewable energy in the Township will play a critical role in achieving greenhouse gas emission reduction goals. The Township should align their goals with that set in COG's Climate Action and Adaptability Plan (CAAP) to generate 5% renewable energy for commercial buildings and 10% for residential homes. Actions that the Township can take to achieve these goals include:

- Serve as a leader in the community and make renewable energy a core part of your messaging in all public communications (newsletters, meetings, social media, employee benefits, etc); provide resources that connect end users with qualified contractors to accelerate renewable energy deployment.
- Commit to evaluating all existing and future Township owned facilities for solar power either through direct purchase or by entering into Power Purchase Agreements.
- Support COG's efforts to modernize the building permit process to lower renewable energy project costs.
- Work with COG municipalities to create a unified solar ordinance applicable across the region.

## Sustainable Transportation

Reducing transportation-related emissions will also play a critical role in achieving reduction goals established by the Township and the region. Transportation-related initiatives cross broadly with other sectors and align well with established Township goals related to fostering a healthy and safe community. Aligning Township goals with initiatives throughout the Region will enable the Township to leverage broader reach for this emissions sector in which drawing the boundaries is challenging.

- Increase public transit access and use through partnerships with CATA and rental management entities.
- Promote community outreach and education opportunities about electric vehicles.
- Support sustainable commuting and telework practices and opportunities with Township employers.
- Prioritize walking and biking infrastructure throughout the Township.

## Solid Waste

Reducing emissions from waste disposal, waste diversion, and virgin material consumption is a valuable step in the path to a sustainable Ferguson Township. The Township should align their goals with that set in COG's Climate Action and Adaptability Plan (CAAP) to reduce the amount of waste disposed of at landfills by 25%. While this sector is best addressed at a regional level, actions that the Township can take to achieve these goals in support of the broader regional approach include:

- Supporting the regional waste mitigation approach through improved recycling and diversion of waste at municipal facilities, residential homes, and businesses.
- Serve as a community leader by becoming a low-waste generator at all municipal operations; and
- Promote and remove barriers to organic waste processing alternatives and community gardening.

## Land Management

Sustainable land management practices support the Township's climate objectives through improved efficiencies and decreased emissions in water consumption, transportation, energy, and waste management while also building a resilient community prepared for climate-related risks. The Township should align their goals with that set in COG's Climate Action and Adaptability Plan (CAAP) to "preserve, restore, and responsibly manage the region's diverse and fragile environmental resources." Actions that the Township can take to achieve these goals in support of the broader regional approach include:

- Serve as a regional leader as the community approaches policies to strengthen the preservation of agricultural and forested lands.
- Remove barriers and promote sustainable landscaping practices on all Township lands (whether municipal, residential, or commercially owned or managed) including the use of native plantings, no-mow/low-mow lawn and field maintenance, reduced water and chemical applications, and transitions to renewable fuels in landscaping equipment.
- Advocate for low-impact development standards, sustainable funding mechanisms, and climate resiliency programs that support sustainable land management, emissions avoidance and carbon sequestration missions, and disadvantaged land optimization and conversions.

## Clean Healthy Water

Preserving the Township's water resources is an essential part of healthy sustainable living. To advance the concept of "clean healthy water", the Township can use and leverage the existing Township services and thought processes to gradually expand current practices with deliberate activities and policies. Aligning Township goals with those described in the COG Climate Action and Adaptation Plan. Examples of this include:

- Expand the duties and breath of the Tree Commission to develop a "green corridor" along Science Park Road.
- Advance stormwater control projects in Township Parks, create wetland areas, design for future conditions (more intense precipitation), and establish kiosks for learning opportunities. Display examples of rainwater capture techniques that Township residents can implement on their own properties, particularly in light of the new stormwater fee being imposed.
- Create roadside green infrastructure (raingardens, infiltration zones) when completing road re-pavement or improvement works.
- Reduce impervious pavement; require (or suggest) porous pavement on large developments.
- Encourage private landowners to become registered watershed stewards through Penn State Extension.



ENERGY AND BUILDINGS		
Centre Region CAAP Recommendation	Apply to Ferguson	Modifications and Recommended Actions
<b>Improve energy efficiency best practices in existing buildings</b>		
1.1 Promote programs, provide tools, and encourage <b>commercial</b> building owners to track energy consumption, conduct energy audits, provide preventative maintenance, and commission / retro commission buildings	Yes	<ul style="list-style-type: none"> <li>- Promote ENERGY STAR Portfolio Manager; organize trainings for business/non-profit managers, facility operators</li> <li>- ID top energy consuming businesses/entities in the Township and facility point of contact; Organize Energy Audit/RCx educational sessions</li> <li>- ID HVAC PM service firms; set professional criteria (i.e., NATE) and list on Township website</li> </ul>
1.2 Promote programs, provide tools, and encourage <b>residential</b> building owners to conduct energy audits, track energy consumption, and provide preventative maintenance	Yes	<ul style="list-style-type: none"> <li>- Gather information of service providers based on service (i.e., BACP) and list on Township website</li> <li>- Link to DIY home energy efficiency improvement resources on Township website</li> <li>- List energy related tools and incentives on township website</li> </ul>
1.3 Promote programs, provide tools, and encourage strategies that reduce energy efficiency barriers in <b>rent/lease</b> properties	Yes	<ul style="list-style-type: none"> <li>- Require landlords to keep gas/electric utilities in their names</li> </ul>
<b>Increase the number of new buildings and homes that are net zero energy ready, affordable, and resilient</b>		
2.1 Advocate at the state and federal level for stronger and cleaner energy codes	Yes	<ul style="list-style-type: none"> <li>- Create lobbying committee (or form a subcommittee in the CAAP standing committee)</li> <li>- Promote clean energy legislation through website/newsletter; show people how to connect with the representatives</li> </ul>
2.2 Support building energy code compliance	Yes	<ul style="list-style-type: none"> <li>- Change “support” to “enforce” and then work with Code on how we can accelerate modern code adoption</li> </ul>

2.3 Advance policies for building designs that perform better than code requirements for energy efficiency, electrification, and renewable energy	Yes	<ul style="list-style-type: none"> <li>- Host regional workshops to discuss and evaluate opportunities to advance policies for building design</li> <li>- Evaluate opportunities to advance policies for building design beyond code requirements at the zoning review and supervisor levels</li> </ul>
2.4 Support partners in developing an affordable housing plan	Yes	<ul style="list-style-type: none"> <li>- <i>Financially</i> support affordable housing partners that are prioritizing energy efficiency, or tie funding to making homes more affordable to operate</li> <li>- Help increase reach of housing partners through marketing</li> <li>- Schedule quarterly workshops with affordable housing leaders</li> </ul>
2.5 Educate about and address urban heat island effects	No	
<b>Maximize efficiency of municipal facilities, equipment, and operations</b>		
3.1 Designate an energy coordinator at each municipality	Yes	<ul style="list-style-type: none"> <li>- Create an energy/sustainability coordinator position within Public Works</li> <li>- Begin talking about energy efficiency as an investment at Township meetings</li> <li>- Allocate budget for that position</li> </ul>
3.2 Establish an energy management plan for public facilities that includes energy audits, benchmarking, and renewable energy	Yes	<ul style="list-style-type: none"> <li>- Benchmark and evaluate all Township facilities bi-annually</li> <li>- Report on municipal building energy usage quarterly at Supervisor meetings</li> <li>- Create a financial incentive structure for employees working at each facility to lessen their kbtu/sf</li> </ul>
3.3 Consider an ordinance for all new municipal buildings to meet high performance building standards	Yes	<ul style="list-style-type: none"> <li>- Identify potential new buildings and renovations in long range capital plan</li> <li>- Set energy goals for each facility based on national data for similar facilities</li> <li>- Ensure each budget accounts for energy efficiency and renewable energy as a line item</li> <li>- Set energy performance goals <i>before</i> design</li> </ul>

## Enhance resiliency throughout the community

4.1 Complete regional community resiliency building workshops to engage stakeholders and the public to strengthen preparedness and readiness	No	- Participate in regional community resiliency building workshops and advocate for township-specific actions stemming from their findings.
4.2 Set performance standard goals for vital social functions - healthcare, education, and public safety - and supporting infrastructure systems	No	- Better addressed at the regional level.
4.3 Integrate resiliency goals into community comprehensive, land-use, hazard mitigation, economic, and other development plans	No	- Leverage resiliency goals to inform township-specific plans and actions in these areas.

RENEWABLE ENERGY		
Centre Region CAAP Recommendation	Apply to Ferguson	Modifications and Recommended Actions
Developing a resilient energy portfolio through diversified sources and local generation		
1.1 Increase on-site renewable energy systems and electrification	Yes	<ul style="list-style-type: none"> <li>- Create a service provider list and promote on website</li> <li>- Link to educational material about solar on township website                             <ul style="list-style-type: none"> <li>o Example: <a href="#">Go Solar in the Centre Region</a></li> </ul> </li> <li>- Recognize local leaders who have gone solar on social media, newsletter, and public meetings</li> <li>- Commit to evaluating all Twp owned facilities for solar potential and feasibility</li> </ul>
1.2 Implement recommendations to achieve SolSmart Silver or Gold level certification	Yes	<ul style="list-style-type: none"> <li>- Learn more about SolSmart and advocate CRCode to adopt                             <ul style="list-style-type: none"> <li>o Seek municipal SolSmart designation</li> </ul> </li> <li>- Align township’s own zoning ordinances to be more favorable to solar</li> </ul>
1.3 Explore municipal resiliency and integration of battery and microgrid technologies for weather resistant operations	No	<ul style="list-style-type: none"> <li>- Battery and microgrid integration may be cost prohibitive during early parts of planning. Further, the region does not suffer from extended power outages.</li> </ul>
1.4 Partner with utilities and stakeholders to maintain a high degree of reliability during extreme weather events	Yes	
Improve access to affordable clean energy for residents and small organization		
2.1 Provide education and outreach to expand participation in cleaner energy sources	Yes	<ul style="list-style-type: none"> <li>- Provide consistent community outreach efforts through social media, mailings, and public meetings</li> <li>- Partner with local service providers</li> <li>- Build upon existing educational website materials such as <a href="#">Go Solar in the Centre Region</a></li> </ul>

2.2 Partner on a region-wide solar strategy to expand solar, especially to low-and moderate-income households	Yes	
2.3 Encourage community involvement to explore opportunities to offer solar cooperatives and leasing programs to reduce installation costs for residents and small organizations	No	- Move effort to support community solar legislation
2.4 Look for opportunities to engage the agricultural community in renewable energy projects, such as solar, solar grazing, and biomass energy	Yes	- Solar only - Create and promote ag eco-districts - Connect private entities with education, referrals, and extension officers
Support clean energy policy and growth		
3.1 Advocate for statewide standards to ensure support for energy efficiency, renewable energy, and clean energy	Yes	- See 2.1
3.2 Develop models and toolkits for zoning and development of renewable energy sources	Yes	- Work with COG municipalities to create a unified zoning ordinance for multiple project types
3.3 Explore county-wide incentives for clean energy development	No	- Create and promote township incentives for clean energy development
3.4 Promote solar panel recycling and advocate for federal and state level mandates for recycling	No	- Work with CCRRA over the next decade to make sure they are financially able to accept solar panel recycling

## SUSTAINABLE TRANSPORTATION

Centre Region CAAP Recommendation	Apply to Ferguson	Modifications or Actions
<b>Encourage driving cleaner, more efficient vehicles and traffic operations</b>		
1.1 Expand EV fleets and charging infrastructure	Yes	<ul style="list-style-type: none"> <li>- Inventory existing infrastructure to support alternative fuel vehicles</li> <li>- Partner with local commerce to develop electric vehicle (EV) charging stations to expand clientele</li> <li>- Evaluate feasibility of residential bank of chargers for neighborhoods to share</li> </ul>
1.2 Comm outreach and incentives to purchase clean vehicles	Yes	<ul style="list-style-type: none"> <li>- Partner with township-based auto dealerships to host informational events, offer discounts on EVs and other alternative fuel vehicles</li> <li>- Organize events with township residents who have EVs to share their experiences (and show off their cars) with interested community members</li> </ul>
1.3 Examine strategies for shared mobility/micromobility	No	<ul style="list-style-type: none"> <li>- If not addressed regionally, micromobility may be worth examining at the township level due to expanse of township and localization of commercial/retail districts</li> </ul>
1.4 Reduce footprint of municipal vehicles	Yes	<ul style="list-style-type: none"> <li>- Continue and expand existing efforts to transition to more energy efficient municipal vehicles</li> </ul>
<b>Reduce the trips with one driver</b>		
2.1 Gold Level certification as a Bicycle Friendly Community	Yes	<ul style="list-style-type: none"> <li>- Work up from current Silver status to Gold</li> <li>- Seek to have Ferguson Township become a Bicycle Friendly Business (Videon, etc.)</li> <li>- Cooperate with municipal partners in the region to address borders</li> </ul>
2.2 Increase public transit access and use	Regional preference	<ul style="list-style-type: none"> <li>- Work with rentals in the area (not just student rentals) to include/discount CATA passes for residents</li> <li>- Increase annual municipal contribution to CATA</li> <li>- Suggest contingency plan when routes/drivers reduced (use pandemic as case study)</li> <li>- Promote CATARide more</li> </ul>

<p>2.3 Incentivize and support sustainable commuting and telework options through employer partnerships</p>	<p>Yes</p>	<ul style="list-style-type: none"> <li>- Work with large employers of the Township to promote sustainable commuting and telework options</li> <li>- Survey residents about (1) changes to commuting habits since covid and (2) interest/ability to telework moving forward</li> <li>- Add carpooling parking lots (park n ride) - perhaps a county priority, maybe not for the CR</li> <li>- Determine what sorts of incentives the township and employers can offer to promote telework and sustainable commuting that will work for people.</li> <li>- Utilize pandemic case studies on optimization and conduct telework emissions analysis</li> </ul>
<p>2.4 Improve walking infrastructure good example of standing committee leverage</p>	<p>Yes</p>	<ul style="list-style-type: none"> <li>- Work with capital projects due to regional implications and connections beyond municipal lines,</li> <li>- Example - SPR shared use path Patton/Ferguson</li> <li>- Tie in with land use planning</li> <li>- Zoning amendments for new development</li> <li>- Already investing a lot in multimodal infrastructure; Northland Center, PGM study of multimodal enhancements</li> </ul>
<p>2.5 Support projects that increase safety of multiple modes of transportation</p>	<p>Maybe</p>	<ul style="list-style-type: none"> <li>- Promote safe transportation to improve township resilience despite neutral emissions impact without other modal variability changes</li> <li>- Look to cities with pedestrian, bike, and auto lane combinations for best practices</li> <li>- Minimize multi-use roadways without safety measures (e.g., Whitehall Rd bike route use by commuters, North Atherton St / West College Ave/ Pine Grove Rd pedestrian/bike safety, school bike routes without separate travel paths near the school)</li> <li>- Pursue Bicycle Friendly Community improvements and micromobility strategies</li> </ul>
<p><b>Align land use and housing with transportation infrastructure to increase access to walking, biking, and public transit</b></p>		
<p>3.1 Increase compact and contiguous development</p>	<p>Maybe</p>	<ul style="list-style-type: none"> <li>- Evaluate zoning improvements to support compact and contiguous development</li> <li>- Determine if township-level implementation would have desired emissions impact, given most commuters travel to the Borough</li> </ul>
<p>3.2 Prioritize multi-modal dev through investment incentives and regulation</p>	<p>Yes</p>	<ul style="list-style-type: none"> <li>- Promote multi-modal development through township zoning requirements.</li> </ul>



<p>3.3 Align parking options and infrastructure for bikes and EVs with climate goals</p>	<p>Yes</p>	<ul style="list-style-type: none"> <li>- Inventory existing bicycle parking throughout the township (could be completed with alternative vehicle infrastructure assessment in 1.1).</li> <li>- Establish bicycle and EV parking in zoning requirements for new development.</li> <li>- Adopt a complete streets policy                             <ul style="list-style-type: none"> <li>o <a href="https://smartgrowthamerica.org/what-are-complete-streets/">https://smartgrowthamerica.org/what-are-complete-streets/</a></li> <li>o <a href="https://www.transportation.gov/mission/health/complete-streets">https://www.transportation.gov/mission/health/complete-streets</a></li> </ul> </li> </ul>
<p><b>Improve and build resilience into our transportation systems</b></p>		
<p>4.1 Identify transport programs and projects that reduce surface runoff and protect water resources</p>	<p>Maybe</p>	<ul style="list-style-type: none"> <li>- Partner with ongoing efforts to improve stormwater management.</li> </ul>
<p>4.2 Coordinate with stakeholders to improve real-time monitoring of flooding, traffic, and traffic operations</p>	<p>Regional preference</p>	<ul style="list-style-type: none"> <li>- Integrate with the county’s hazard mitigation plan.</li> </ul>
<p>4.3 Implement recommendations in the CC Long Range Transportation Plan</p>	<p>Regional preference</p>	<ul style="list-style-type: none"> <li>- Partner in the update of the LRTP to understand mutual goals and whether this recommendation is applicable to township</li> </ul>
<p>4.4 Advocate for PA to participate in the Transportation and Climate Initiative (TCI) of the Northeast and Mid-Atlantic states.</p>	<p>Both</p>	<ul style="list-style-type: none"> <li>- Communicate importance of participation in TCI to relevant state-level policymakers; perhaps leveraging PML or Association of Township Supervisors.</li> <li>- Provide information about TCI and its benefit to the township to residents via township newsletter and website, connecting it to township and regional climate goals.</li> </ul>

SOLID WASTE		
Centre Region CAAP Recommendation	Apply to Ferguson	Modifications or Actions
Encourage reducing waste at the source in municipal operations, homes, and businesses		
1.1 Implement an education campaign for waste reduction strategies	Regional preference	<ul style="list-style-type: none"> <li>- Suggest near-term implementation, emphasize public engagement</li> <li>- Encourage waste reduction strategies (e.g., single use elimination, composting, recycling)</li> </ul>
1.2 Develop guidelines, education, and resources to shape the procurement policies of the municipal and commercial sectors	Regional preference	<ul style="list-style-type: none"> <li>- Evaluate township procurement policies to identify opportunities to target sustainable practices</li> <li>- Suggest mid/long term implementation, lower priority (resource management capacity unknown)</li> </ul>
1.3 Incentivize businesses to pursue strategies that minimize their waste	Both	<ul style="list-style-type: none"> <li>- Rectify current disincentives for retail businesses poorly to divert waste (particularly of unpurchased goods and products)</li> <li>- Draw from historic case studies to create incentive programs</li> <li>- Focus on larger employer at the township level; regional focus better for retail commerce and small business</li> </ul>
1.4 Develop systems and infrastructure that promote and institutionalize reusable goods	Regional preference	<ul style="list-style-type: none"> <li>- Will only be successful with COG/CCRRA implementation</li> <li>- Align with local businesses with 1.3 for successful uptake</li> </ul>
Increase diversion in municipal operations, homes, and businesses		
2.1 Municipal government and governmental entities lead in becoming low waste generators	Yes	<ul style="list-style-type: none"> <li>- Refer to and continue to publicize zero/low waste success stories and lessons learned (e.g., PSU Mobius effort)</li> </ul>
2.2 Develop programs and policy to increase recycling at commercial locations	Both	<ul style="list-style-type: none"> <li>- Engage with COG/CCRRA to ensure success with multi-family units</li> </ul>

and multi-family properties		
2.3 Increase recycling during construction and demolition projects	Regional preference	- Implement township level demolition, construction, and debris ordinance that prioritize recycling
2.4 Reduce organics going to the landfill	Both	<ul style="list-style-type: none"> <li>- Key benefits of reducing organics in landfills and locally utilizing compost include:</li> <li>- Reduced transportation emissions</li> <li>- Reduced landfill emissions (dependent on landfill processing and utilization technology; level of impact is variable)</li> <li>- Increased sequestration/reduced synthetic fertilizer use (N<sub>2</sub>O)</li> <li>- Provide convenient local organics drop off locations for residents to improve participation</li> <li>- Look for opportunities to provide incentives and adjust codes for new developments to encourage organics recycling</li> </ul>
<b>Improve efficiencies of waste management</b>		
3.1 Support refuse and recycling trucks continue to increase fuel efficiency and reduce their carbon fuel sources.	Both	- Caution not to incentivize landfill hauler taking organics b/c of waste supply security of future, long-term biogas initiatives
3.2 Identify intersectional opportunities between solid waste, food production and energy.	Both	- Conduct holistic feasibility study (UAJA, COG, PSU, agro-industrial producers); intersections not likely to be successful if study/implementation isolated to township
3.3 Strive towards bi-weekly garbage collection	Regional Preference	<ul style="list-style-type: none"> <li>- Achievable with strong organics and recycling diversion (case studies available)</li> <li>- May require three-bin collection consolidation under one single-hauler</li> <li>- Depends heavily on COG/CCRRA participation</li> <li>- Mid-term implementation, lower priority at onset until education programs take hold</li> </ul>
<b>Support locally produced products</b>		
4.1 Partner with nonprofit organizations to	Both	- Avoid food waste and premature disposal (partner with shelters, kitchens, etc.)

<p>promote purchase of local food and products</p>		<ul style="list-style-type: none"> <li>- Provide liability/risk mitigation strategies needed for producers</li> </ul>
<p>4.2 Expand community gardens and access to healthy, local food</p>	<p>Yes</p>	<ul style="list-style-type: none"> <li>- Mitigate risk of economic impact to small, local agriculture and farmers markets prior to impacting commercial producers; could be augmented with co-ops and other small business support</li> <li>- Evaluate existing township community garden space and participation to determine if current space is adequate</li> <li>- Refer to CalRecycle and other studies for net-benefits</li> </ul>
<p>4.3 Consider policies to encourage institutional purchasing of local and climate-friendly foods throughout the Region</p>	<p>Regional preference</p>	<ul style="list-style-type: none"> <li>- Support policies that prioritize locally sourced and climate friendly food purchases throughout the township.</li> </ul>
<p>4.4 Encourage development of food and organic industries relocating to the Region to expand opportunities for increased energy production (biogas)</p>	<p>Regional preference</p>	<ul style="list-style-type: none"> <li>- Wastewater infrastructure would need overhaul to accommodate agro-industrial waste for energy production</li> <li>- Biogas volume would unlikely be adequate for economic return nor offset emissions from implementation and substantially increased business emissions footprint (case study: Cayuga County Regional Digester, NY); current scale would require waste collection from as far as the Greater Harrisburg region</li> <li>- Potential to bring in agro-industrial waste producer with size requiring digestion and pay tipping fees to process local organics, but biogas offtake may be cost prohibitive</li> <li>- Ferguson Twp can support broader initiative by region under right conditions (Feasibility study first including UAJA, COG, PSU, agro-industrial producers) - timing to successful implementation may exceed scope of emissions targets</li> </ul>

LAND MANAGEMENT		
Centre Region CAAP Recommendation	Apply to Ferguson	Modifications or Actions
Educate, encourage, and promote sustainable agricultural, forest and land management practices		
1.1 Develop a regional policy strengthening the preservation of agricultural and forested properties.	Yes	- Ferguson Twp maintains large share of ag and forest in COG, and while a regional approach would benefit the strength of preservation, the Township should maintain leadership for holistic and sustainable interests
1.2 Review and update ordinances to allow for and promote native plantings and no-mow/low-mow areas.	Yes	- Consider implementing on Township’s own properties
1.3 With community partners provide education programs to empower homeowners, landscapers, and businesses (nurseries) to follow sustainable landscaping best practices.	No	- Consider trickle down education strategies, starting with retail businesses and utilities that can influence individuals to seek more resources offered by ClearWater, Millbrook, CRPR, etc... - Collaborate with PSU education and outreach programs to improve efficacy. - Maintain an active sub-role with stormwater ordinance education/watershed stewardship - Align with Watershed Stewardship program
Promote and support rebuilding soil and sustainable practices that sequester carbon		
2.1 Support local agricultural entities to develop and implement education and outreach programs about carbon farming practices that will enhance carbon sequestration, increase soil health, climate	No	- Most ag extensions, non-profits, and for-profits are already implementing this across PA. - Seek ways of expanding extension impact, reducing participation cost, and making resources readily available

resilience, and crop productivity.		
2.2 Engage technical assistance and support through Cooperative Extension, NGOs, state and local government, federal agencies and other programs.	Regional preference	<ul style="list-style-type: none"> <li>- Suggest thorough strategy to navigate the growing network and variable costs of engagement. Most entities listed are already deploying technical assistance programs and support.</li> <li>- Ferguson Twp maintains large share of ag and forest in COG, and while a regional approach would improve cost sharing for Technical Assistance engagement, the Township may prefer to maintain involvement for holistic and sustainable interests</li> </ul>
2.3 Advocate for sustainable funding mechanisms to support best management practices	Yes	<ul style="list-style-type: none"> <li>- Economic impacts to agriculture operations during transition are often too high for small farms to endure without supplemental funding/investment.</li> <li>- Ferguson Twp maintains large share of ag and forest in COG, and while a regional approach would improve cost sharing for Technical Assistance engagement, the Township may prefer to maintain involvement for holistic and sustainable interests</li> </ul>
<b>Reduce reliance on carbon heavy fuel sources</b>		
3.1 Local governmental entities adopt a sustainable landscaping standard - reduce water and chemical consumption and transition to electrically sourced landscaping equipment.	Regional preference	<ul style="list-style-type: none"> <li>- Encourage the sustainable landscaping standard to be flexible enough for future lessons learned and growth in new practices</li> <li>- The transition to electrically sourced equipment is recommended to be modified for acceptance of non-electrical but sustainable/renewable energy sources and equipment accommodating carbon-emissions avoidance technology; Additionally, local fuel supplies could de-carbonize faster than grid-electricity during efforts requiring a shift in municipal/regional strategy.</li> <li>- Would benefit from a regional strategic approach (despite this being a municipal action item), as most sustainable landscaping standards are consumer facing and impact local equipment sales and providers</li> </ul>
3.2 Promote and educate businesses and residents about benefits of electric landscaping equipment.	No	<ul style="list-style-type: none"> <li>- While residential landscaping equipment will likely turn to electrification, commercial and business landscaping may find alternative energy/fuel with greater short-term emissions benefits and this recommendation does not acknowledge this trajectory.</li> <li>- Modify the recommendation for the transition to electrically sourced equipment to include non-electrical alternative, low carbon fuel technologies; Additionally, local fuel supplies could de-carbonize faster than grid-electricity during efforts requiring a shift in municipal/regional strategy.</li> </ul>

## Support land managers becoming more resilient

4.1 Evaluate including low-impact development standards in zoning ordinances	Yes	- Determine what would be necessary to integrate low-impact development standards broadly
4.2 Analyze farmland and parkland to identify disadvantaged cropland / land that could be more productive for other uses: perennial cropping, solar installations, riparian buffers, etc.	Yes	- Complete feasibility and land analysis if finance and resources are available to the township
4.3 Create policies that guide regional development and planning considering the Region's climate vulnerabilities	Yes	- Identify and minimize climate vulnerabilities in development planning to improve resiliency and minimize future impacts in local economies, property claims, businesses and municipal operations, and other areas of health and welfare in the Township.

## CLEAN HEALTHY WATER

Centre Region CAAP Recommendation	Apply to Ferguson	Modifications or Actions
<b>Manage flooding and reduce erosion impacts on infrastructure</b>		
1.1 Identify and protect high priority conservation lands to manage flooding and protect groundwater recharge zones.	Yes	<ul style="list-style-type: none"> <li>- Identify as first step</li> <li>- Leverage the knowledge of the Township's agricultural advocates to develop a long-term plan for protection</li> </ul>
1.2 Use green infrastructure to better manage impacts of stormwater.	Yes	<ul style="list-style-type: none"> <li>- Establish this or increase this on Township public spaces.</li> <li>- Explore areas to create roadside greenery and stormwater catch areas during street upgrades or repaves,</li> <li>- Incorporate rain gardens and stormwater infiltration</li> <li>- Consider establishing a maximum impervious surface area for Township-owned facilities</li> <li>- Convert to permeable parking surface areas</li> </ul>
1.3 Incentivize implementation of green infrastructure on private property.	Yes	<ul style="list-style-type: none"> <li>- (With the implementation of the Township stormwater fee, green infrastructure is now incentivized)</li> <li>- Work with Penn State Extension and COG to establish a Centre County Watershed Stewardship program               <ul style="list-style-type: none"> <li>o See <a href="#">York County example</a></li> </ul> </li> </ul>
1.4 Identify road access issues related to flooding - electrical distribution/energy systems, emergency management.	Yes	<ul style="list-style-type: none"> <li>- Identify as first step; develop future plan as needed</li> </ul>
1.5 Identify vulnerable populations and strengthen communications outreach.	Yes	<ul style="list-style-type: none"> <li>- Identify as first step; develop future plan as needed</li> </ul>
<b>Grow and maintain a healthy tree canopy (urban, suburban, rural, forest)</b>		
2.1 Develop a Centre Region tree strategy	Yes	<ul style="list-style-type: none"> <li>- Expand the breadth of the existing Township Tree Commission</li> </ul>



for public properties and the community.		<ul style="list-style-type: none"> <li>- Develop and encourage a “green corridor” on Science Park Road</li> <li>- Consider ways to highlight the Tree Commission’s work with educational workshops and informational sessions</li> </ul>
2.2 Update/develop a municipal street tree guide and landscape design standards for new development for tree species appropriate for a future local climate.	Yes	<ul style="list-style-type: none"> <li>- Provide tree guide for new commercial development</li> </ul>
2.3 Update and/or consider a tree preservation ordinance.	Yes	<ul style="list-style-type: none"> <li>- Utilize the existing Tree Preservation and Heritage &amp; Significant Tree Ordinances</li> </ul>
<b>Increase the region’s resiliency by restoring, protecting, and conserving community water resources</b>		
3.1 Identify opportunities for rainwater collection systems, riparian buffers and water reuse at existing and new public facilities and properties.	Yes	<ul style="list-style-type: none"> <li>- Collect stormwater at public spaces, even if it’s just to slow flow down</li> <li>- Use public spaces as examples of what private properties can employ at their own houses</li> <li>- Include the agricultural community into this effort and the expansion of riparian buffer areas</li> <li>- Develop water reuse in long term planning.</li> </ul>
3.2 Evaluate incentives for practices that reduce use of potable water for non-potable purposes and/or recharge groundwater.	Yes	<ul style="list-style-type: none"> <li>- Incorporate this work with stormwater fee options</li> <li>- Encourage rain barrel construction; hold public workshops for residents</li> <li>- Encourage new commercial developments to employ rainwater-harvesting techniques</li> </ul>
3.3 Expand water conservation outreach and incentive programs for residents and businesses.	Regional preference	
<b>Restore and protect ecosystems and promote ecosystem resilience</b>		
4.1 Support partners in identifying, restoring, and protecting critical habitats.	Yes	<ul style="list-style-type: none"> <li>- Continue to support Keystone Water Resources Center and Spring Creek Watershed Commission</li> <li>- Advance stormwater control projects at local parks</li> </ul>

		<ul style="list-style-type: none"> <li>- Identify streams that will benefit from riparian zones</li> <li>- Construct public wetlands (Tudek, Park Hills Park, suburban, others).</li> <li>- Provide kiosks for public learning</li> <li>- Require new developments to address future predicted climate change impacts - more frequent rains and higher intensity; be strict on proposed destruction of wetlands and/or riparian buffers</li> </ul>
4.2 Develop a pest management strategy, including education (applies to trees, public health and agriculture)	Yes	<ul style="list-style-type: none"> <li>- Extend the range of the existing Ferguson Township Tree Commission to include other plant life and the agricultural community</li> </ul>
4.3 Promote native species plantings and preserve park spaces.	Yes	<ul style="list-style-type: none"> <li>- Extend the range of the existing Ferguson Township Tree Commission to include other plant life and the agricultural community</li> <li>- Expand the native plantings in public spaces</li> </ul>

# 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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## HUMAN RESOURCES COMMITTEE

Hybrid Meeting

April 6, 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/tZwrce-orTwiHNO2KilPywehg3sxqgV5nDvk">https://us02web.zoom.us/meeting/register/tZwrce-orTwiHNO2KilPywehg3sxqgV5nDvk</a>
Remote Participants	To attend via Zoom: <a href="https://us02web.zoom.us/meeting/register/tZwrce-orTwiHNO2KilPywehg3sxqgV5nDvk">https://us02web.zoom.us/meeting/register/tZwrce-orTwiHNO2KilPywehg3sxqgV5nDvk</a> To attend this meeting by phone: +1 929 205 6099   Meeting ID: 886 6603 7860
In-Person Participants	<b>COG Building – Forum Room</b> 2643 Gateway Drive, State College, PA 16801
Meeting Contact: Becca Petitt   email: <a href="mailto:rpetitt@crcog.net">rpetitt@crcog.net</a>   814-272-1447	
<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>	

- 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 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, 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 Human Resources Committee on our website, please click [HERE](#).

April 6, 2022

12:15 PM

AGENDA SUMMARY

01.	CALL TO ORDER
02.	PUBLIC COMMENTS
03.	NEW AGENDA ITEM
04.	APPROVAL OF MINUTES
05.	JOB DESCRIPTION - STAFF ASSISTANT (FIRE)
06.	CONTRACT AWARD FOR CLASS & COMP STUDY
07.	PARKS STAFFING STUDY
08.	CPI-U DISCUSSION
09.	UPDATED 2022 COG SALARY SCHEDULE
10.	OTHER BUSINESS
11.	CALENDAR
12.	HELPFUL RESOURCE LINKS
13.	ADJOURNMENT

## CENTRE REGION COUNCIL OF GOVERNMENTS

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### HUMAN RESOURCES COMMITTEE

Hybrid Meeting  
Wednesday, April 6, 2022  
12:15 PM

Written public comment or requests to speak to the Human Resources Committee for items not on the agenda, and requests to comment to specific agenda items listed below, may be submitted in advance by emailing [rpetitt@crcog.net](mailto:rpetitt@crcog.net).

### AGENDA

1. CALL TO ORDER

Mr. Strouse will convene the meeting. Ms. Petitt will take roll call of the Committee members.

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. Ideally, items for future agendas should be proposed to the Human Resources Committee through your municipal representative.

4. APPROVAL OF MINUTES - (Action)

A copy of the minutes from the February 2, 2022, Human Resources Committee meeting is **enclosed** for approval.

5. JOB DESCRIPTION – STAFF ASSISTANT (FIRE) – (Action) Presented by Steve Bair

There have been administrative and performance shortcomings in the Regional Fire Protection program operation which were previously discussed with the Public Safety, HR, and Finance Committees. In 2020, ESCI completed a study which also confirmed staffing shortfalls and recommended an additional hiring to remedy. Part-time hours were allotted in the 2021 budget to address the issue; however, those hours were not utilized during the pandemic. The position has been approved through the 2022 budget process and staff is seeking the Committee's approval of the **enclosed** job description prior to advertising. This will be a part-time position, approximately 20 hours a week, with a preference given to fire department members. Please click [here](#) to view the current Regional Fire Protection Program's organizational chart. The position will report to the Office Manager.

A suggested motion for the Committee is as follows:

**“That the COG Human Resources Committee approve the job description for the part-time Staff Assistant (Fire), dated April 6, 2022.”**

6. CONTRACT AWARD FOR CLASSIFICATION AND COMPENSATION STUDY –  
(Action) Presented by Becca Petitt and Eric Norenberg

Background

This agenda item asks the HR Committee to recommend to the Executive Committee that it recommend that the General Forum award of a contract to perform a Classification and Compensation Study. A COG-wide classification review and compensation survey has not been completed in 17 years. This project is vital for the COG to ensure staff are fairly compensated and to be competitive in employee recruitment and retention. The COG has struggled to fill positions for several years, and recently the situation has been further compounded by the pandemic, the *Great Resignation*, and inflation. The expense associated with recruitment, onboarding, training, and developing staff is high, so employee retention is also extremely important.

An overhaul of the outdated salary scale, classification structure, and job descriptions will also give management the opportunity to consider and develop more consistent formats across COG agencies, and it will also provide COG with the competitive edge it needs to help recruit and retain qualified employees for years to come.

Discussion

A Request for Proposals (RFP) was advertised, and five (5) proposals were received by the March 11, 2022, 3:00 PM deadline. All proposals were deemed to be complete. The selection committee narrowed the list to three (3) firms, virtual interviews were completed between March 24-29, and reference checks for the highest ranked firm were completed on March 30.

The selection committee recommends GovHR USA as the preferred consultant to conduct the joint Classification and Compensation Survey for College Township and the Centre Region COG. The **enclosed** proposal submitted by GovHR details extensive experience working with local governments across the country, including in some in Pennsylvania. GovHR has successfully completed and implemented numerous classification and compensation projects of the same size and scope of work planned for the COG. GovHR, and more specifically, Ms. Cademartori and Ms. Skaggs, come highly recommended by their references.

### Fiscal Impact

The 2022 COG Budget (Insurance Reserve Fund) designated \$45,000 for this project. Because staff was concerned that proposals for the full scope of work might exceed the budget for the project, the COG portion of the RFP sought proposals and pricing for two Base components (Wage Survey and Benefits Survey) and three Alternate components (Job Descriptions Update, FLSA Review and Review, and Classification System Update).

As the budget for each of the three (3) firms selected for interviews did in fact exceed the budget for project, the screening committee asked each firm about any efficiencies that could be identified or tasks/components that COG staff could perform that would enable the project cost to be in budget.

Following selection and reference checks, staff scheduled a meeting with the GovHR representative to identify possible cost savings or scope modifications that could keep the project within budget and complete the base components of the project and key alternate components. Following that discussion, staff recommends that Gov HR be awarded a contract to perform the following scope of work:

Base Bid - Wage Survey:	\$13,950
Base Bid - Benefits Survey:	4,200
<u>Alternate #3: Classification System Update:</u>	<u>19,650</u>
Total:	\$37,800

This will enable funds within the project budget to be available for travel and other expenses, if needed.

If the HR committee agrees with the screening committee's recommendation, the following motion is proposed to move the recommendation forward:

***“That the Human Resources Committee recommends to the Executive Committee and General Forum that GovHR USA be awarded a contract to perform the GOG Classification and Compensation Survey that includes the Base Bid Wage and Benefit Surveys and Alternate #3 to Review and Update the Classification System.”***

7. PARKS AND RECREATION STAFFING STUDY RESULTS - (Informational) Presented by Sue Landis

Through a Pennsylvania Department of Conservation and Natural Resources Peer-To-Peer Grant (DCNR), the Centre Region Parks and Rec Agency received a grant to hire an independent contractor to conduct the Agency's staffing study. Because Recreation Park Solutions and Ms. Sue Landes were involved with the Centre Region Comprehensive Parks, Recreation, and Open Space Study, Ms. Landes was asked to return to complete the Staffing Study.

As the Agency's services have grown along with the area's population, it has become apparent that the Agency is understaffed and limited in its ability to provide services-in-demand for our region. This Staffing Study was designed to look at additional positions needed, how those positions would be structured within the current Agency, and how those positions would be added over time. In addition, the study provides some general salary guidance based on the National Recreation and Park Association's (NRPA) 2021 Salary Survey, the current COG Classification and Compensation structure, and online research for comparable positions and salaries.

Ms. Landes will provide an overview of the **enclosed** Staffing Study and answer any questions from the Committee. Please note that Ms. Landes has also presented this Staffing Study at the Centre Region Parks and Recreation Authority meeting on March 17, 2022. The Authority has a workshop scheduled for April 5 to continue discussion of the study results, potential implementation of the staffing requests, and creating a business plan for the process.

Due to a staffing delay, the DCNR grant representative will not be able to complete review of this document until early April. Therefore, this item will return to the Authority at its April 21, 2022, meeting for formal action via DCNR resolution. This final step will allow the Agency to begin closing out this grant project.

The information contained within the Staffing Study will be used to prepare the 2023 position requests to be presented during the May 4, 2022, HR Committee meeting.

8. CPI-U - (Discussion) Presented by Becca Petitt and Eric Norenberg

In accordance with the COG Compensation policy **enclosed**, the cost-of-living adjustment (COLA) COG staff for the upcoming fiscal year is to be based on the average of the 12-month changes from. (In this case, the calculation for the 2023 COLA for staff would be based on the period of July 2021 through June 2022.)

The CPI-U for the 12 months that ended January 31, 2022, was 7.5%. For the first six months of the measurement period the 2023 COLA is trending to be in excess of 6%. The COG Compensation policy also dictates that the General Forum must approve the COLA for the coming year when the calculation exceeds 5%.



It is important that this discussion start with the HR Committee, as the decision(s) made regarding employee wages will have impact beyond the budget. Consideration must take into account the importance of recruitment, retention, and employee morale. Our employees are our greatest resource and what sets us apart from other organizations. COG's ability to provide the quality level of services that our communities have grown to expect of the Centre Region is contingent on recruiting and retaining quality staff.

Some discussion points and items for the Committee to consider are as follows:

- COG has not had a Compensation Study completed in 17 years.
- Often COG receives few applications for open positions.
- COG struggles to hire a sufficient number of qualified staff for some positions.
- Recently COG has had to increase rates to hire for some positions. This is causing wage compression or internal inequities amongst new hires and tenured employees.
- If we do not keep up with the inflation each year, there will eventually be a catch-up adjustment to be made.
- The method the COG uses for determining COLA lags many of our municipal partners. Therefore, in years when municipal COLAs are higher, the COG COLA tends to be lower and vice versa. In years when COG's COLA is higher than our municipal partners, there tends to be a high level of scrutiny at budget time, so it is important to understand the bell curve that exists.

Below is a chart that summarizes the COLA and merits implemented in 2022 as we know it:

	COLA	Merit	Total
COG	2.30%	1.50%	3.80%
SCB	5.40%	2.00%	7.40%
College	2.00%	1.80%	3.80%
Ferguson	3.00%	2.00%	5.00%
Halfmoon*			0.00%
Harris	4.50%	2.50%	7.00%
Patton	4.00%	1.25%	5.25%

\*Internal Class and Comp Study, rebalancing to 25% level based on job descriptions. Only merit increase.

The Committee is asked to discuss this topic to understand the policy and formula, as well as general and specific implications regarding the COLA for 2023. A recommendation regarding the 2023 COLA should be made April, May or June as the COG budget process begins.

9. UPDATED SALARY SCHEDULE - (Action) Presented by Becca Petitt

At its February meeting, the HR Committee approved the job description for the Finance Administrator position. As that is a new position to the COG, the title also needs to be

incorporated into the COG Salary Schedule. The **enclosed** 2022 COG Salary Schedule has been revised to include the Finance Administrator position (grade B31) as approved through the 2022 COG budget process and as approved during the HR Committee's February 2022 meeting.

A suggested motion for the Committee is as follows:

**“That the COG Human Resources Committee approved the revised 2022 COG Salary Schedule dated April 6, 2022, to include the Finance Administrator position.”**

10. OTHER BUSINESS

A. Matter of Record – The following represents a list of vacancies of COG full-time and part-time, year-round positions:

- **Admin** – Finance Administrator – Interviews scheduled for early April.
- **Code** – Fire and Life Safety Inspectors – At the time of agenda prep first round interviews were underway.
- **Code** – Commercial Plans Examiner/Building Inspector – Position vacated during the fourth quarter of 2021. A business model is being developed prior to advertisement/recruitment for this position.
- **Fire** – Assistant Chief – An Assessment Center is scheduled to be conducted on Saturday, April 8, 2022.
- **Library** – PT Communications Manager – Resignation has been submitted, employee leaving for a full-time benefited position. The Library Director and team is currently reviewing the job description and may have recommendations to bring to the HR Committee at its May meeting for filling the position moving forward.
- **Parks** – PT Recreation Aide – Currently being advertised. Remains a struggle to get applications, similar to Parks Seasonal vacancies.
- **Parks** – Caretaker I – Two vacancies exist. Following interviews, two candidates declined offer of employment due to compensation.
- **Parks** – Active Adult Center PT Staff Assistant – Position is being advertised.

B. Matter of Record – Please find links here to the [Program Plan](#) and [Program Preface](#). Per the Committee's discussion at its February meeting, these documents will be beneficial to bring new elected officials up to speed.

C. Matter of Record – Also, per discussion at the February HR Committee meeting, the COGs job descriptions are currently being migrated to a SharePoint site. This should prove helpful to the HR Committee as well as to the Consultant as we begin the Class and Comp Study. A link of the SharePoint site will be shared with the HR Committee members as soon as the migration is complete.

11. CALENDAR

A calendar with upcoming COG committee, General Forum, and municipal meetings can be found by clicking the following link: [COG and Municipal Meeting Overlay Calendar](#)

## 12. HELPFUL REFERENCE LINKS

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

- Governance policies, procedures, and other related documents can be viewed on SharePoint by clicking [here](#) or going to <https://www.crcog.net/governance>.
- Updates on current COG Studies and Projects can be found by clicking [here](#) or going to <https://bit.ly/3vZP8Zs>.
- The Whitehall Road Regional Park project site facilitates easy access to documents, resources, and current information about the project. Staff continues to develop and update the site which can be found at <https://www.crcog.net/wrrpinfo>.
- COG Facilities Reference information can be found at: <https://bit.ly/3qnEbMA>. The Facilities Committee uses this information as a collection point and serves as a resource for new members of the Committee as well as others. Please contact Lou Brungard at [lbrungard@crcog.net](mailto:lbrungard@crcog.net) for access.

## 13. ADJOURNMENT

### ENCLOSURES

<u>Item #</u>	<u>Description</u>
04	Human Resources Committee Meeting Minutes – February 2, 2022
05	Staff Assistant (Fire) Job Description
06	GovHR USA proposal - Class and Comp Survey
07	Staffing Study Results – Parks
07	Staffing Study PowerPoint Slides
08	COG Compensation Policy
09	Revised 2022 COG Salary Schedule

# FERGUSON TOWNSHIP

## REGIONAL AND ABC MEETING REPORT

**1. NAME OF MEETING ATTENDEE(S):** Lisa Strickland

**2. REPORTING ON WHICH COMMITTEE:** LUCI (Joint meeting with CRPC) **DATE:** 4-7-22

**3. REQUIRES COMMENTS BACK TO BOARD OF SUPERVISORS:**  YES  NO

If YES, describe briefly:

Request for presentation on primary scale solar ordinance toolkit for Board members.

**4. BRIEF OVERVIEW OF MEETING:**

Committee reviewed new comprehensive plan process and the differences in the plan. Comments were largely supportive of a new integrative method, especially cutting down on duplicative work. New plan should reduce 'silo' effect of departments/agencies and allow for better coordination in planning. Some concerns raised about impact of plan on municipal decision making and the need to incorporate municipal plans (stormwater ordinances, etc.)

Primary Scale Solar Study and Toolkit has been finalized and was presented (formerly called utility scale solar). Report will be distributed. The demand for primary scale solar is increasing and the Board should consider having COG staff present the toolkit and latest trends to determine if the Township ordinances needs review or updating.

**5. LINK TO COG COMMITTEE**

**MEETING AGENDA:** Attached

# 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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## JOINT MEETING OF THE LAND USE AND COMMUNITY INFRASTRUCTURE COMMITTEE AND THE CENTRE REGIONAL PLANNING COMMISSION

Hybrid Meeting

Thursday, April 7, 2022

12:15 PM

<u>GENERAL MEETING INFORMATION</u>	
RSVP	To ensure an overall quorum of members, please let us know how you intend to participate: <a href="https://us02web.zoom.us/meeting/register/tZcqc-uorTssGdao8UaoI_Jt2JEhozop9LdV">https://us02web.zoom.us/meeting/register/tZcqc-uorTssGdao8UaoI_Jt2JEhozop9LdV</a>
Remote Participants	To attend via Zoom: <a href="https://us02web.zoom.us/meeting/register/tZcqc-uorTssGdao8UaoI_Jt2JEhozop9LdV">https://us02web.zoom.us/meeting/register/tZcqc-uorTssGdao8UaoI_Jt2JEhozop9LdV</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	
<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>	

- 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](#). Click [HERE](#) for information regarding the Centre Regional Planning Commission

LAND USE AND COMMUNITY INFRASTRUCTURE (LUCI) COMMITTEE  
AND CENTRE REGIONAL PLANNING COMMISSION MEETING

Hybrid Meeting  
April 7, 2022  
12:15 PM

**AGENDA SUMMARY**

1.	CALL TO ORDER AND ROLL CALL
2.	INTRODUCTIONS
3.	PUBLIC COMMENTS
4.	NEW AGENDA ITEMS
5.	CONSENT AGENDA
CA1	Approval of Minutes: March 3, 2022 - Regular LUCI Committee Meeting
CA2	Approval of Minutes: March 3, 2022 - Regular CRPC Meeting
6.	COG COMMITTEE REPORTS
7.	A NEW COMPREHENSIVE PLANNING FRAMEWORK FOR THE CENTRE REGION
8.	PRIMARY-SCALE SOLAR STUDY AND TOOLKIT
9.	OTHER BUSINESS
10.	ADJOURNMENT

## CENTRE REGION COUNCIL OF GOVERNMENTS

2643 Gateway Drive, Suite 4  
State College, PA 16801

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### LAND USE AND COMMUNITY INFRASTRUCTURE (LUCI) COMMITTEE AND CENTRE REGIONAL PLANNING COMMISSION MEETING

Hybrid Meeting  
Thursday, April 7, 2022  
12:15 PM

#### Agenda

1. CALL TO ORDER AND ROLL CALL

Mr. Hameister will call the meeting to order. Mrs. Hoffman will take a roll call of Committee and Commission members.

2. INTRODUCTIONS

Mr. Hameister will ask for introductions.

LUCI COMMITTEE	CRPC	REPRESENTING
Eric Bernier	Ray Forziat, Chair	College Township
Lisa Strickland, Vice Chair	Ellen	Ferguson Township
Ron Servello	Andrew Meehan, Vice Chair	Halfmoon Township
Denny Hameister, Chair	Amy Lorek	Harris Township
Elliot Abrams	Brian Rater	Patton Township
Deanna Behring	Jon Eich	State College Borough

3. 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.

4. 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.

5. CONSENT AGENDA (Action)

- CA-1 The minutes of the March 3, 2022 LUCI Committee meeting are enclosed.
- CA-2 The minutes of the March 3, 2022 CRPC meeting are enclosed.

**CA-1 and CA-2 should be approved without objection.**

6. 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.

7. A NEW COMPREHENSIVE PLANNING FRAMEWORK FOR THE CENTRE REGION  
(Discussion) - presented by Jim May

This item asks that the LUCI Committee and CRPC receive a presentation and provide any feedback regarding the approach to update the Centre Region Comprehensive Plan. Mr. May introduced this item at the March 3, 2022 LUCI Committee and CRPC meetings.

The Centre Region Comprehensive Plan Update is proposed to be organized differently than the traditional comprehensive plans prepared for the Region in the past. The previous comprehensive plans were organized around a traditional format as identified in the Pennsylvania Municipalities Planning Code (MPC). The traditional format is modeled on federal and state enabling legislation first adopted in the 1920s and is primarily geared to municipal comprehensive plans, not regional comprehensive plans. Over the past few years, the Pennsylvania Department of Community and Economic Development (DCED), who administers the planning program in the Commonwealth has advocated for comprehensive plans that are more innovative and more “implementable”. That allows areas like the Centre Region to prepare plans that satisfy MPC requirements but do not have to adhere strictly to the traditional comprehensive plan format in the MPC.

The previous comprehensive plans prepared in the Centre Region addressed elements like transportation, land use, and housing in separate elements. That organizational structure contributed to comprehensive plans that were siloed, with specific issues, goals, objectives, and policies for each element. The goal of this comprehensive plan is break down the silo mindset and address problems and opportunities as they really are: interrelated and complex issues that require multi-disciplinary approaches to be resolved. To do this, the format will change from a traditional approach to comprehensive planning to an integrated approach that will identify six or eight big issues for the Region to address.

There many reasons for approaching this comprehensive plan update differently. Some include:

*Traditional Comprehensive Plans*

- Traditional models are often viewed as obsolete because they generally put analysis, goals, objectives and policies, and implementation into silos that can limit creative approaches to solving problems and can perpetuate silo-like thinking.



- Traditional models are text-heavy, lengthy, and duplicate work that has been completed previously.
- Traditional plans can be difficult for members of the community to comprehend and navigate.

#### *Integrated Comprehensive Plans*

- Complex planning issues and opportunities are best understood by using an integrated approach that cuts across silos and recognizes interrelationships. An example is how the relationship between the location of land uses and transportation facilities could help reduce greenhouse gas emissions to meet sustainability goals.
- The reality of technological changes, communication issues, social media, and other sociological changes demand that today's comprehensive plans adapt to how members of the community want to participate in the planning process.
- Comprehensive plans today need to be prepared in a format that community residents can comprehend, easily access, and implement to improve the community.

The LUCI Committee and CRPC should provide any feedback, and the CRPA will include comments as the update to the Comprehensive Plan process gets underway.

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

8. PRIMARY-SCALE SOLAR STUDY AND TOOLKIT (Discussion) – presented by Pam Adams and Mark Boeckel

This item provides information on the **enclosed** final draft of a study and toolkit that addresses the potential for development of primary-scale solar energy systems in the Centre Region. This report can be utilized by the Centre Region municipalities, as needed, to amend existing regulations or adopt new regulations if desired. The joint Public Services and Environmental and Transportation and Land Use Committees received a presentation on components of this report at the June and December 2021 meetings.

The final report provides an overview of primary-scale solar energy systems, which were previously referred to as utility-scale solar. The term primary-scale is more inclusive as it includes the potential for future community-scale solar energy systems, which differ from those owned and operated by a power provider.

In addition to providing an overview of primary-scale solar energy systems, including their benefits and tradeoffs, the report also includes an extensive study of where primary-scale solar energy systems are commonly permitted and where the uses could develop in the Centre Region. Based upon this study, the most logical location for primary-scale solar development is in the Centre Region's rural areas, particularly those planned and zoned for agricultural uses. To provide consistency with the Region's goals, values, and sense of identity outlined in the Centre Region Comprehensive Plan and the Centre Region Climate Action and Adaptation Plan, the study recommends the use of agrivoltaics for any primary-scale solar facility permitted on farmland soils in rurally zoned areas. Agrivoltaics is the concurrent use of land for agricultural production and solar energy generation.

The report also includes a toolkit that provides regulatory best practices for consideration by the Centre Region municipalities. These best practices can be utilized to amend existing regulations or develop new regulations. Where possible, the report includes references to additional resources related to each best practice.

The **enclosed** PowerPoint presentation outlines the findings and recommendations of the study and regulatory toolkit. Staff will finalize the report based upon feedback from the Committee and Commission. The final report will be distributed to the Centre Region municipalities later this month.

The LUCI Committee and CRPC should receive a presentation and provide feedback on the final draft of the Primary-Scale Solar Study and Toolkit.

## 9. OTHER BUSINESS

- a. Matter of Record - The next meeting of the LUCI Committee will be held on May 5, 2022 at 12:15 p.m. The meeting will be a hybrid meeting. Potential agenda items include an update the PSU Spin Bike Program, an update from the Code Agency Director regarding a request for “low use” individual on-lot septic systems for properties that have limited use.
- b. Matter of Record - The CRPC Draft 2021 Annual Report can be viewed **HERE** for review by the LUCI Committee and the CRPC. Please e-mail comments to Marcella Hoffman at [mhoffman@crcog.net](mailto:mhoffman@crcog.net) no later than Friday April 14, 2022. Any comments will be incorporated into the Report and the item will be placed on the April 25, 2022 COG General Forum agenda for information.
- a. Matter of Record - The COG General Forum approved COG Resolution 2022-2 Designating May 2022 as Bike Month. The General Forum also approved an update to the Centre Region Bike Plan maps and tables to reflect current conditions. Updates will be finalized pending the adoption of the Ferguson Township Official Map in May.
- b. Matter of Record - **Enclosed** is a press release regarding a temporary relocation of the section of Musser Gap Greenway near Whitehall Regional Park. Temporary relocation is necessary due to preparations for park construction which will be commencing this spring.

## 10. ADJOURNMENT

### ENCLOSURES

<u>Item #</u>	<u>Description</u>
5a	Draft minutes of the March 3, 2022 LUCI Committee meeting
5b	Draft minutes of the March 3, 2022 CRPC meeting
7a	Lancaster County Places 2040 Executive Summary
7b	Comprehensive Plan PowerPoint Presentation
8a	Primary-Scale Solar Study and Toolkit, draft 3/31/22
8b	Primary-Scale Solar Study PowerPoint Presentation
10d	Press Release - Temporary relocation of the upper portion of Musser Gap Greenway

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

**Minutes**

**Thursday, March 3, 2022**

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

Mr. Hameister called the Thursday, March 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; Ronald Servello, Halfmoon Township; and 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; Gretchen Brandt, State College Area School District (SCASD) Board member; Denise Gembusia, Halfmoon Township manager; Laura Dininni, Ferguson Township Supervisor; Jasmine Fields, State College Borough Sustainability Program; Liz Lose, Centre County Community and Development Office (CCPCDO) Assistant Director; and Peter Butler, CCPCDO Community Planning Specialist;

**PUBLIC COMMENTS (00:02:33)**

There were no comments from the public.

**NEW AGENDA ITEMS (00:02:47)**

There were no requested additions to the agenda.

**CONSENT AGENDA (00:03:04)**

**Approval of Minutes**

*Motion was made by Mr. Abrams and seconded by Ms. Strickland to approve the minutes of the February 3, 2022 LUCI Committee meeting, as presented. The motion carried unanimously.*

**COG COMMITTEE REPORTS (00:03:39)**

Mr. Bernier reported that at the February 22, 2022 Centre County Metropolitan Planning Organization (CCMPO) Coordinating Committee meeting, action was taken to form a subcommittee to begin discussion on the new Bipartisan Infrastructure Law, which provides a substantial increase in authorized federal funding, including an increase of \$3.9 billion in core formula programs and \$1.6 billion in Bridge Improvement Program funds for Pennsylvania. The subcommittee was formed to discuss opportunities that Centre County has to apply for discretionary or competitive funding programs.

**CENTRE COUNTY BROADBAND INTERNET STUDY (00:04:35)**

The LUCI Committee received a report from Centre County Planning and Community Development Office (CCPCDO) Assistant Planning Director Elizabeth Lose and Community Planning Specialist Peter Butler regarding the County's initiative to assist in rural broadband expansion to bridge the digital divide. Ms. Lose communicated that 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. She went on to say that the County retained broadband consulting firm, CTC Technology & Energy, to develop a plan that will outline recommendations and actionable steps towards project implementation and grant acquisition. In addition to quantifiable data collected in an internet survey and internet speed test, CTC staff will facilitate three stakeholder meetings with representatives from various sectors to gather anecdotal testimony and solicit ideas for solutions. CCPCDO 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. Ms. Lose reminded Committee members that the online survey and speed test will remain open through Friday, March 25, with the final plan scheduled to be delivered in May 2022.

There was a brief discussion regarding the definition of broadband, and Mr. Butler explained that the speed of someone's internet is what defines whether they have broadband internet service. There was concern from Mr. Servello regarding what it looks like to provide broadband internet service to rural areas as well as the cost of being able to provide that service. Ms. Lose explained that the County desires to promote broadband internet expansion through private-public partnerships and foster increased collaboration to leverage financial support.

There was a brief discussion regarding the timing of the completion of the study and the appropriate time for General Forum to receive the report. Because the survey does not close until the Friday before the next General Forum meeting, *motion was made by Mr. Abrams and seconded by Ms. Strickland to forward this agenda item to the Executive Committee for consideration at a future General Forum meeting. The motion carried unanimously.*

### **UPDATING CENTRE REGION BIKE PLAN MAPS AND TABLES TO REFLECT CURRENT CONDITIONS (00:29:25)**

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 February 3, 2022 LUCI Committee 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. 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.

In addition, staff received an additional request from Ferguson Township to include two proposed bike facilities on the map and table updates: the Sports Road bike facility from Nixon Road to Pine Grove Elementary Path to West Pine Grove Road and the Whitehall Regional Park shared use path from Blue Course Drive to Musser Gap Greenway. These additional bike facilities are on the Township's proposed Official Map, which is set to be adopted on April 19, 2022.

There was a lengthy discussion between Committee members and staff regarding specific proposed bike paths in certain municipalities, bike paths in Pennsylvania State Game Lands, Pennsylvania's four-foot bike law, the SCASD's efforts in relation to safe routes to school, and municipal efforts to increase connectivity within the municipalities as well as in the Centre Region.

*Motion was made by Ms. Behring and seconded by Mr. Bernier to recommend approval of the revisions to the Centre Region Bike Plan maps and tables, pending adoption of the revised Official Map by Ferguson Township Supervisors on April 19, 2022, to the COG Executive Committee so that action on the recommendation can be considered at the COG General Forum's March 28, 2022 meeting. The motion carried 5-2, with Mr. Abrams and Mr. Servello dissenting.*

#### **DRAFT RESOLUTION TO DESIGNATE MAY AS BIKE MONTH (00:59:00)**

Ms. Meek stated that 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 be adopted by COG, designating May 2022 as Bike Month. The resolution will also recognize May 16 to 22 as Bike to Work Week, and May 20 as Bike to Work Day and Centre Region Spring Bike Anywhere Friday.

Ms. Strickland suggested that CRPA staff emphasize increased safety education and outreach for young riders and walkers, as well as their parents. She went on to say that the bike facilities in the Centre Region are of varying levels of difficulty, so it is important that riders are aware of which areas could be hazardous based on their skill level. Ms. Meek responded that the CRPA has scheduled a number of classes in partnership with the Centre Region Parks and Recreation Agency and will schedule municipal bike chats in the near future. In addition, CRPA staff continues to provide educational materials to municipalities and residents alike.

*Motion was made by Mr. Abrams and seconded by Ms. Strickland to forward a recommendation to approve the resolution 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. The motion carried 6-1, with Mr. Servello dissenting.*

#### **COMMENTS ON THE REVISED ACT 537 SEWAGE FACILITIES PLAN SPECIAL STUDY FOR THE MEEKS LANE PUMP STATION (01:08:35)**

Mr. May stated that 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. At the meeting, Mr. Bernier requested that each municipality ask their UAJA representative to attend a municipal governing body meeting to inquire about this project. Mr. May requested that committee members report any information from municipal discussions. Mr. May went on to say that the Special Study is on hold at the moment and will come back to the LUCI Committee at a future meeting for additional discussion and action.

There were no comments provided.

#### **REVIEW OF PAST THREE YEARS OF COMMITTEE WORK (01:12:37)**

Mr. May gave a brief overview of the activities of the Public Services and Environmental Committee and the Transportation and Land Use Committee over the past three years (2018, 2019, and 2020). He explained that there are several work items that occurred annually for each Committee, and some of the responsibilities have shifted to the COG Climate Action and Sustainability (CAS) Committee. The Committee reviewed the previous years' activities and offered no comments for CRPA staff.

**CONSIDERING A NEW APPROACH FOR UPDATING THE CENTRE REGION  
COMPREHENSIVE PLAN (01:14:02)**

The LUCI Committee received a presentation regarding a new approach to updating the Centre Region Comprehensive Plan that the CRPA staff is considering. The update will begin in 2022, with adoption by the municipalities in the fall of 2023. Mr. May explained that the new approach would utilize existing plans and documents that have already been prepared and approved to inform and support the comprehensive plan. The proposed CRPA approach is to focus on the comprehensive plan process as 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 as the major items that are needed to support community development. This approach will also emphasize action-oriented implementation tools, rather than providing long lists of goals, objectives, and policies. Examples of foundational documents that would support the comprehensive plan update include but are not limited to the Centre County Long Range Transportation Plan; Centre Region Bike Plan; Climate Action and Adaptation Plan; Comprehensive Recreation, Parks, and Open Space Master Plan; Act 537 Plan; SCBWA and CTWA Source Water Protection Plans; and PSU Campus Plans.

The next steps for the update will be to ensure that this type of update is in compliance with the Pennsylvania Municipalities Planning Code (MPC) and develop a more detailed work plan to discuss at the joint LUCI and Centre Regional Planning Commission meeting on April 7, 2022.

Mr. Abrams communicated that he likes this approach to the comprehensive plan update, but it should be noted in the plan that this approach is different than in years' past. Mr. Servello noted that the SCBWA and the CTWA are not the only water providers in the Centre Region, and it should be noted in the plan that there are parts of the Centre Region that are served by private water entities. Mr. May agreed and stated that there should be information included in the update on private wells and the Upper Halfmoon Water Company, who provides water to portions of Halfmoon Township, as well as information about who protects these water sources.

In response to a question from Ms. Strickland, Mr. May clarified that in the past, the goals that were in the Comprehensive Plan were unique goals that came out of the many foundational documents that supported the Comprehensive Plan. Mr. May further explained that the CRPA staff is looking to make this a project-based plan, where the growth of the Centre Region is analyzed, and based on that analysis, action-oriented goals are created to support that growth.

**OTHER BUSINESS (01:29:14)**

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 on the approach to the Comprehensive Plan Update and an update on the Comprehensive Plan Implementation Program.

**ADJOURNMENT**

There being no other business, the March 3, 2022 LUCI Committee meeting was adjourned at 1:30 p.m.

Respectfully submitted,

Marcella Hoffman  
Recording Secretary

## CENTRE REGIONAL PLANNING COMMISSION

### Minutes

Thursday, March 3, 2022

(please refer to CNET's [[www.cnet1.org](http://www.cnet1.org)] recording when referencing timestamps)

Mr. Forziat called the Thursday, March 3, 2022 hybrid meeting of the Centre Regional Planning Commission (CRPC) to order at 7:00 p.m. Ms. Hoffman conducted a roll call of Commission members.

**Members Present:** Ray Forziat, College Township; Andrew Meehan, Halfmoon Township; Amy Lorek, Harris Township; Ellen Taricani, Ferguson Township; Sharon Collins, Patton Township; Neil Sullivan; Penn State University

**Others Present:** Jim May, Centre Regional Planning Agency (CRPA) Director; Mark Boeckel, CRPA Principal Planner; Tom Zilla, CRPA Principal Transportation Planner; Nicole Pollock, CRPA Senior Planner; Pam Adams, CRPA Sustainability Planner; Marcella Hoffman, CRPA Office Manager; Lindsay Schoch, College township Principal Planner; Jenna Wargo, Ferguson Township Planning Director

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

There were no public comments.

#### **NEW AGENDA ITEMS (00:03:34)**

There were no requested additions to the agenda.

#### **REGIONAL INTEREST ITEMS (00:03:35)**

- a. **College Township** – Mr. Forziat reported that the College Township Planning Commission received a presentation on bicycle parking regulations from CRPA Senior Transportation Planner, Trish Meek. She provided information regarding Patton Township's Bicycle Parking Ordinance. The Planning Commission is working on a consensus to put the item on a future agenda for discussion. The Planning Commission continued its work on the Pedestrian Facilities Master Plan, specifically section five, which pertains to waivers and a fee-in-lieu as an alternative for installing bike improvements. The Commission reviewed a matrix that was developed to help determine the feasibility and constraints on sidewalks and whether the waiver is justified. The Planning Commission will continue its discussion at a future meeting.
- b. **Ferguson Township** – Dr. Taricani communicated that the Ferguson Township Planning Commission recently met to review and discuss minor amendments to Chapter 16, Parks and Recreation, Part 1. In addition, the Planning Commission discussed the ability of food trucks to go into park areas throughout the Township. The Commission will continue its discussion at a future meeting.
- c. **Halfmoon Township** – Mr. Meehan communicated that the Planning Commission has not met since the last meeting.
- d. **Harris Township** – Ms. Lorek reported that the Planning Commission reviewed two plans for two Boal Avenue automobile site plans, which led to a variety of discussions related to the Boal Avenue Corridor Needs Study. The Planning Commission is also reviewing the Boal Avenue Corridor Needs Study and discussing priorities for projects along this corridor.
- e. **Patton Township** – Ms. Collins communicated that Patton Township has been reviewing the proposed medical facility plan on Waddle Road as part of the Toftrees Master Plan. She clarified

that the proposed plan is not a hospital but a medical facility. The Planning Commission will continue its discussion at a future meeting.

- f. **State College Borough** – Mr. Eich reported that the State College Borough Planning Commission has been reviewing redevelopment activities being considered in the Borough, specifically for the Pugh Street garage and McAllister Street garage area, as well as the area around the football field. The Commission will also be reviewing the final version of its Sign Ordinance update in the near future.
- g. **Penn State University** – Mr. Sullivan reported that there is no planning news; however, he wanted to share the success of a small business. He explained that this business used the Happy Valley Launch Box to begin building its business. It also met with the Penn State Small Business Center to get organized and became a very successful business when they moved out of the Launch Box space and bought its own space. To come full circle, the business successfully acquired painting bids for Launch Box’s new location on South Burrowes Street.

### **CRPA ACTIVITY REPORT (00:12:22)**

Mr. May communicated that over the past few years, CRPA staff has deferred Planning Commission training due to various reasons; however, many municipal Planning Commission members have expressed interest in training, so CRPA staff has begun developing Planning Commission training packages. CRPA staff plans to put a training item on each municipal Planning Commission agenda, as this may be the most effective way to provide training due to the municipal governing body meeting schedule. CRPA staff will provide more information in the next few months.

### **CONSENT AGENDA (00:14:23)**

- a. **Approval of Minutes**  
February 3, 2022 CRPC Minutes
- b. **Minor Amendments to the Ferguson Township Official Map**  
Proposed minor amendments to the Ferguson Township Official Map
- c. **Minor Amendments to Ferguson Township’s Chapter 22 SALDO and Chapter 27 Zoning Ordinance**  
Proposed minor amendments and technical corrections to the Ferguson Township Chapter 22 Subdivision and Land Development Ordinance (SALDO) and Chapter 27 Zoning

*Motion was made by Dr. Taricani and seconded by Ms. Lorek that the CRPC approve the Consent Agenda items as presented. The motion carried unanimously.*

### **ACTION AGENDA**

- a. **Amendments to Regulations for Historically Significant Properties – College Township (00:15:39)**

The CRPC received a presentation from College Township Principal Planner, Lindsay Schoch, regarding proposed amendments to Chapter 200-40, Historic Properties and proposed definitions to be added to Chapter 200-7 Definitions. The College Township code currently includes regulations that address the protection of historic properties and structures and provides noticing requirements for the demolition of historic structures and trees. The Township is proposing a complete update to this section of the regulations, which include:



- New definition for "Historically Significant Property/Structure," which will include properties listed in the 1982 Historic Resources in the Centre Region publication. This will allow existing and proposed historic properties regulations to apply to additional properties in the Township.
- Adds a process to the ordinance that would allow a property owner to request a conditional use permit to seek relief from the underlying zoning district regulations, specifically setback and height requirements. This relief would be limited to efforts to preserve, rehabilitate, restore, or reconstruct a historic structure.
- Repeals several sections of the ordinance, as well as modifications to other existing sections, such as a list of prohibited uses in or within 500 feet of historic properties, sidewalk and parking lot standards for the Village Zoning District, and references to historic trees as tree removal is addressed in the Heritage Tree program.

The CRPC had a brief discussion regarding the proposed amendments and offered the following comment for the College Township Council to consider:

- Consider reviewing the State and National Register of Historic properties to determine if the two registers match

*Motion was made by Mr. Eich and seconded by Mr. Sullivan to direct staff to prepare a comment letter and recommend College Township Council adopt the proposed amendments to Chapter 200-40 Historic Properties and proposed definitions to be added to Chapter 200-7 Definitions. The motion carried unanimously.*

## **POLICY AGENDA**

### **a. Approach to the Comprehensive Plan Update (00:28:58)**

The CRPC received a presentation from CRPA Director Jim May regarding a new approach to updating the Centre Region Comprehensive Plan that the CRPA staff is considering. The new approach would utilize existing plans and documents that have already been prepared and approved to inform and support the comprehensive plan. The proposed CRPA approach is to focus on the comprehensive plan process as 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 as the major items that are needed to support community development. This approach will also emphasize action-oriented implementation tools, rather than providing long lists of goals, objectives, and policies. Examples of foundational documents that would support the comprehensive plan update include but are not limited to the Centre County Long Range Transportation Plan; Centre Region Bike Plan; Climate Action and Adaptation Plan; Comprehensive Recreation, Parks, and Open Space Master Plan; Act 537 Plan; State College Borough Water Authority (SCBWA) and College Township Water Authority (CTWA) Source Water Protection Plans; and Penn State University's Campus Plans.

The next steps for the update will be to ensure that this type of update is in compliance with the Pennsylvania Municipalities Planning Code (MPC) and develop a more detailed work plan to discuss at the joint Land Use and Community Infrastructure (LUCI) Committee and CRPC meeting on April 7, 2022.

Commission members discussed the proposed update. Mr. Eich stated that he agrees with the concept of not spending a lot of time repeating work that has already been done since there are other agencies working on planning-related issues that have developed studies and plans that are much more detailed than what can be included in the Comprehensive Plan; however, Mr. Eich felt that this

could not be considered a full Comprehensive Plan update, instead this is an update to the Land Use section of the Comprehensive Plan. Mr. Eich continued and stated that this could be a full comprehensive plan update if the goals and objectives from the foundational documents are analyzed in how they support the goals and objectives for the Land Use section of the Comprehensive Plan.

In response to a question from Mr. Forziat, Mr. May explained that there is not a formal process to revise the Comprehensive Plan. Many of the subjects within the Comprehensive Plan are developed in silos, and the CRPA is the agency that connects the silos together. Mr. May agreed that there needs to be a formal process to ensure that if something major changes, the ability to acknowledge that change can be documented in the Comprehensive Plan.

### **COMMITTEE AND LIAISON REPORTS (00:43:22)**

- a. Centre County Metropolitan Planning Organization (CCMPO) Report – Mr. Eich reported that the CCMPO Coordinating Committee met on February 22 and agreed to plan and program projects that support PennDOT’s statewide PM1 safety performance measure targets. The Coordinating Committee also received a presentation regarding revisions to the CCMPO’s Title VI Program. In addition, the Committee received several presentations on the new Bipartisan Infrastructure Law (BIL), which provides a substantial increase in federal funding. The presentations provided information regarding the amount of additional funding for the 2021-2024 Transportation Improvement Program (TIP), as well as the 2023-2026 TIP. The presentations also included a list of projects that were added to both TIPs because of the additional funding. Lastly, the Coordinating Committee received a presentation from PennDOT consultants regarding the State College Area Connector (SCAC) Project. There was an open house public meeting in September with over 800 attendees and over 400 comments given to PennDOT. PennDOT is currently addressing and responding to the comments provided at that meeting and has made updates to the environmental maps related to the Planning and Environmental Linkages (PEL) Study. PennDOT will host another round of public meetings in early April at two different locations.

Mr. Zilla added that the Coordinating Committee took action to create a subcommittee to begin discussion on possible advancement of Centre County Transportation projects using the additional funding set forth by the BIL. The subcommittee will hold its first meeting at the end of March.

- b. State College Borough Water Authority (SCBWA) Liaison’s Report: - Mr. May stated that there was nothing new to report.
- c. Parks and Recreation Authority Report: - Mr. May communicated the construction of the Welcome Pavilion at Millbrook Marsh will begin soon. In addition, a feasibility study to determine the physical stability of the Millbrook Marsh boardwalk will be conducted in the near future. The Parks and Recreation Agency is continuing negotiations with the Whitehall Road Regional Park contracts that were awarded last month. Construction for the Whitehall Road Regional Park will begin this spring. Lastly, there has been discussion regarding the development of an action sports park in High Point Park at the intersection of University Drive and Blue Course Drive.
- d. University Area Joint Authority (UAJA) Liaison’s Report: - Mr. May stated that the University Area Joint Authority (UAJA) has been working with the State College Borough regarding the formula of Equivalent Dwelling Unit (EDU) based billing rather than volumetric billing. This discussion has been slightly delayed. Mr. May communicated that in February the CRPC discussed the Meeks Lane Pump Station Act 537 Special Study; however, the UAJA has put the plan on hold while it works out issues related to right-of-ways. The CRPC will see this topic again at a future meeting.

### **OTHER BUSINESS (00:59:40)**

The CRPC will next meet on Thursday, April 7, 2022 at 12:15 p.m. in a joint meeting with the COG LUCI Committee. This will be a hybrid meeting. Tentative items include: an update on work related to the Comprehensive Plan Implementation Program (CHIP) and a review of the work program for the Centre Region Comprehensive Plan Update.

**ADJOURNMENT**

Ms. Lorek moved to adjourn, seconded by Dr. Taricani. There being no other business, the March 3, 2022 CRPC meeting was adjourned at 7:59 p.m.

Respectfully submitted,

Marcella Hoffman  
Recording Secretary

DRAFT



# Executive Summary



thinking beyond boundaries

# OUR VISION

Whether you've lived in Lancaster County your entire life, or just moved here yesterday, we all feel a connection to our world-class farmland, vibrant urban places, and outstanding natural areas. We also feel a connection to the people who live here.

This unique combination of people and place makes Lancaster County like no other place in the world – a place that deserves careful planning to keep it special.

But we're hearing concerns about the county's future. **There's a new sense of urgency, because there seems to be a disconnect between what we say we want and what we're actually doing.**

The good news is, **trend is not destiny.** We can do things differently. The purpose of places2040 is to ensure that Lancaster County remains a special place in the future.



## Our Identity

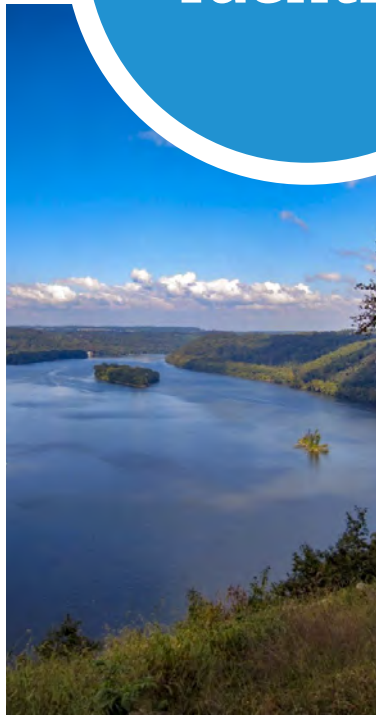


Photo credit: Michael Kendrick

# Priorities for Lancaster County's Future

As part of the civic engagement process, we asked Lancaster County residents what they love and what they want to make better about our community.

They identified eight priorities as the focus for the plan. These priorities were later integrated together to form the plan's 5 big ideas.



## MANAGING GROWTH

*Create compact, walkable communities*

We've made progress, but we're concerned about the type and pattern of development we're seeing.



## URBAN PLACES

*Promote reinvestment through rehab and infill*

We're glad to see ongoing reinvestment in urban places – especially the city and a few boroughs – but there's still some room for improvement.



## HOUSING CHOICE

*Ensure safe, quality housing options for everyone*

We'd like people at every income level to have safe, quality housing options they can afford.



## EMPLOYMENT

*Support 21st-century industries and jobs*

We want to strengthen existing industries, invest in emerging ones, and prepare our workforce for the future.



## TRANSPORTATION

*Build a network with more alternatives and connections*

We want a more efficient and flexible transportation system with more alternatives and connections.



## PARKS, TRAILS, AND NATURAL AREAS

*Provide more places to hike, bike, and enjoy nature*

We love our parks, trails, and natural areas – but we also care about the quality of our environment.



## AGRICULTURE AND FARMLAND

*Protect both the farm and the farmer*

We must continue to protect agriculture and farmland, because it's an essential part of the county's economy, identity, and sense of place.



## THINKING BEYOND BOUNDARIES

*Promote cooperation, work together, and share resources*

All of us – particularly municipalities – need to look past traditional boundaries. We need to promote cooperation, work together, and share resources.

# THE BIG IDEAS

## Integrating the Silos

Traditionally, comprehensive plans address topics one by one, focusing on separate silos of information. Previous Lancaster County comprehensive plans followed that same pattern. This time around, we took a fresh look at the usual topics. We integrated the 8 priorities into 5 big ideas that cut across traditional silos. These ideas help us think more holistically about the challenges and opportunities ahead of us, and about the policies that will guide us in creating the kind of future we all want to see.



### *Creating Great Places*

Great places are places where we're proud to live, work, learn, play, and visit. They're safe and attractive environments that improve our quality of life – and ensure the success and sustainability of our economy. When we create great places, we make it easier to achieve many of our other goals.

#### What We Need to Do Differently

- Make our downtowns more vibrant, safe, and attractive
- Design communities that put people first
- Create a mix of uses in our communities and corridors
- Provide a greater supply and diversity of housing types to own and rent
- Find new and innovative ways to reduce congestion







## ***Connecting People, Place, & Opportunity***

We need to work harder to connect people with each other and the places around them – students with schools, workers with jobs, and jobs with housing. Simply put, it should be easier for residents and visitors to get around. By maximizing connections, we make everything more efficient, and create more opportunities for interaction.

### **What We Need to Do Differently**

- Make our downtowns into regional hubs
- Create more places to hike, bike, play, and enjoy nature
- Make it easier for residents and visitors to get around without a car
- Connect housing, jobs, schools, transportation, and other destinations
- Intentionally cultivate, retain, and expand industry
- Maintain, attract, and retain a skilled workforce that earns a competitive wage
- Facilitate business partnerships



## ***Taking Care of What We Have***

Our world-class farmland, urban places, and natural areas provide a strong foundation for our quality of life, and distinguish this place from any other. Stewardship of our heritage should be a priority, not just because we like the view, but because it makes the county more attractive to investment – particularly from visitors and prospective employers.

### **What We Need to Do Differently**

- Preserve large, contiguous areas of agricultural and natural land
- Preserve the farmer as well as the farm
- Improve water quality and work together on stormwater management
- Use existing buildings and maintain public infrastructure
- Promote entrepreneurship and help local businesses grow

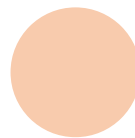


## ***Growing Responsibly***

We need to consider where development happens, when it happens, and what form it takes. By 2040, the data tells us we can expect about 100,000 new people to live here. To accommodate them, we need to improve the pattern of growth and ensure that we develop in a more compact, efficient, and fiscally responsible way.

### **What We Need to Do Differently**

- Grow where we're already growing
- Prioritize redevelopment and infill in Urban Growth Areas
- Manage the use of large tracts of vacant land in Urban Growth Areas
- Limit large-lot suburban development in rural areas
- Build more compactly and efficiently



## ***Thinking Beyond Boundaries***

We need to think and act differently. We need to see places as they are, rather than dividing them up in traditional ways. Many of the issues we face aren't limited to municipal and school district boundaries. We need to approach challenges more collaboratively, cultivate leadership, and take our partnerships to the next level.

### **What We Need to Do Differently**

- Integrate place-based thinking into all future planning initiatives
- Break down the traditional silos that limit our effectiveness
- Make planning and regulation more efficient, consistent, and regional
- Keep ourselves accountable for the goals we've set



# MOVING FORWARD TOGETHER

## Catalytic Tools & Strategies

Implementation of the big ideas and policies in places2040 will take a direct and sustained effort from all our community partners – public, private, and nonprofit. We'll need our Partners for Place – more than 20 countywide, regional, and city organizations that helped guide this plan – to continue to play a lead role. Municipal involvement is just as critical to the success of this plan.

While there are dozens of approaches we could take to implement the plan's big ideas, it's important to focus our energy moving forward. After researching best practices in Lancaster County and elsewhere, we feel that the tools and strategies listed here have the greatest potential to move our community toward the future we all want to see. If all of us concentrate our limited resources on these seven items, we're confident they will spur a host of other actions – and boost our chances for overall success.



### Practice place-based planning and analysis

We need to plan for places as they are, not by political boundaries. We also need to apply what we've learned in places2040 at a different scale – to communities, corridors, and landscapes and to character zones. The more we reorient our planning efforts around these concepts, the more successful we'll be.

*We need to:* Integrate multi-municipal regional plans with place-based planning and analysis. Focus on achieving consistency in policy and regulation within communities, corridors, and landscapes, and within character zones. Align countywide, regional, and local visions.



### Simplify zoning

Zoning has gotten more complicated to administer and more difficult to achieve positive results. Current zoning ordinances often frustrate efforts to create the types of communities, corridors, and landscapes we want to see – and that the market wants to build.

*We need to:* Consolidate zoning districts and streamline reviews. Consider regional zoning ordinances. Incentivize land assembly for infill and redevelopment. Align zoning districts with character zones. Minimize discretionary review processes, and make uses “by right.”



### Utilize official maps

Official maps include an adopted ordinance and map that illustrates future improvements related to transportation, community facilities, and environmentally critical areas. Every effort should be made to adopt official maps at the regional level.

*We need to:* Identify transportation, community facilities, and environmentally critical areas on a regional basis and align funding with these needs. Ensure that official maps identify all motorized and non-motorized connections that need to be made at the local, regional, and county levels.



### Implement complete streets

Complete streets accommodate all modes (automobiles, bicycles, pedestrians, etc.), and people of all ages and abilities. It's a concept that focuses on the transportation network as a whole. Not every street needs a bike lane, but the network should provide safe options for bicyclists, pedestrians, and cars.

*We need to:* Align regulations and funding sources with the goals of complete streets. Create networks of complete streets at the regional level. Integrate green infrastructure into transportation planning and design.



### Invest in sufficient infrastructure and public services

Providing infrastructure is critical to sustaining our economy and meeting future land-use needs – but it should only be provided in the right places. It's also important to provide appropriate public services including emergency services, libraries, and technology.

*We need to:* Align public sewer and water service areas with Urban Growth Areas and zoning. Ensure sufficient system capacity and sustainability of on-lot sewage disposal systems and private wells. Recognize stormwater management facilities as public infrastructure. Provide public services needed for a growing population.



### Collaborate to implement places2040 policies

Planning issues such as traffic, stormwater, affordable housing, trails, air quality, streams, and landscapes pay no mind to jurisdictional boundaries, and they can't be effectively addressed by any municipal government working alone. Instead, the public, private, and nonprofit sectors should collaborate on a regional basis.

*We need to:* Create public, private, and nonprofit partnerships to implement places2040. Organize around the types of places highlighted in this plan, rather than places defined by traditional boundaries. Pursue regional partnerships for public and community services.



### Align community resources with these policies

Lancaster County has a wealth of talent, technical resources, and funding opportunities. If these resources are aligned around the big ideas and policies in this plan, we will be much more effective in meeting our goals.

*We need to:* Prioritize the distribution of funding and technical resources to applicants and projects that are consistent with places2040 big ideas and policies. Seek out additional resources to incentivize implementation of places2040.

# Place-Based Thinking

## Communities, Corridors, and Landscapes

Historically, Lancaster Countians have had strong associations with their municipality or school district. While this kind of local identity contributes to the county’s character, it makes it challenging to plan for the future, because many of the county’s places aren’t defined by these boundaries.

Today, we’re thinking about places in a new way — one that doesn’t

focus on traditional boundaries. To maintain our quality of life and economic competitiveness, we have to look past what divides us. We need to look beyond individual resources and see places as a whole.

That’s why we’re emphasizing the concept of communities, corridors, and landscapes. Thinking about places in these terms helps us approach them with a fresh perspective.



### Communities

Communities can be as small as a neighborhood, or as big as an Urban Growth Area. They’re places where people live, work, and play in close proximity, and where they find a variety of amenities. Most of our jobs are located here, as well as many of our retail and commercial uses.



### Corridors

Corridors are linear places (on land or water) that serve as a pathway for people or even as a link between plant and animal habitats. Examples include trails, roads, railroads, and streams.



### Landscapes

Landscapes are large-scale places where interaction between people and the land has created an area with distinct natural, historic, and cultural character.

## Character Zones

Another aspect of place-based thinking is represented in the county’s character zones, which are based on a planning tool called a “transect.” It’s a concept that organizes land into zones from the most rural to the most urban, or the least intense land use to the most intense. In other words, these zones describe the character — or predominant land-use pattern — of different areas of land within a larger geographical area.

We’ve identified seven character zones in Lancaster County — six that classify land from rural to urban, and one “special district” for industrial, institutional, and airport uses in urban areas. On the other side of this document, a table explains these zones in more detail, and the Lancaster County Future Land Use and Transportation Map shows where they’re located.

On the map, each character zone has a unique color, so all the areas of land shown in the same color have similar characteristics.

Of course, our land uses are more complicated than the character zones make them out to be, but it’s still a useful way to classify the land in simpler terms.

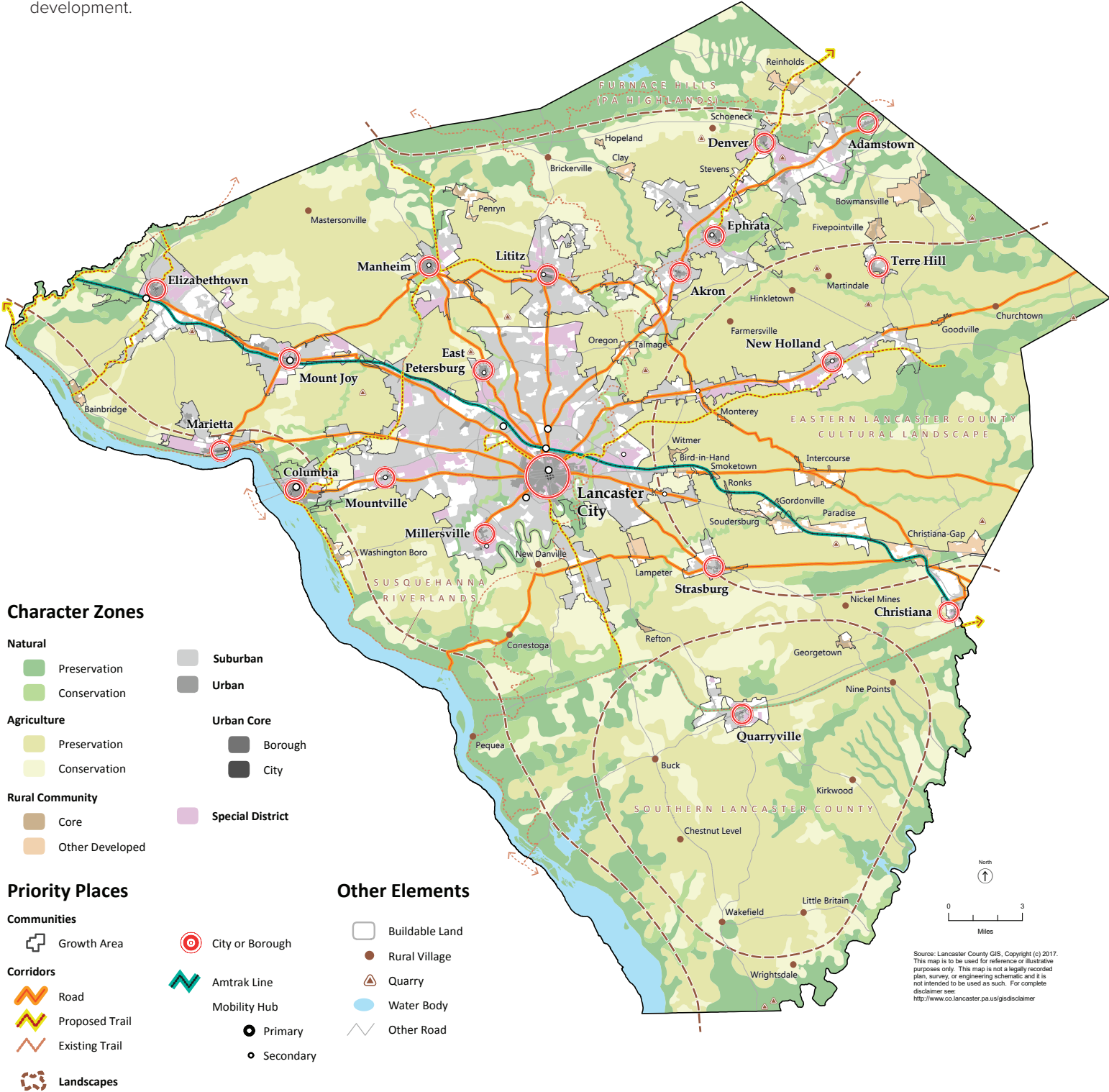
The confusing thing is that character zones have nothing to do with zoning — at least, right now. While the character zones aren’t zoning districts in the typical sense, they could potentially be used to guide the way different parts of the county are zoned.

If municipal zoning ordinances were tied to the character zones in places2040, it could simplify the way land-use decisions are made, and eliminate a lot of waste and redundancy. For example, our borough downtowns — all of which form a part of the urban core character zone — could apply similar policies and regulations to manage density, dwelling unit types, number of stories, building setbacks, street connectivity, etc.

# Future Land Use and Transportation Map




Lancaster County, Pennsylvania

This map graphically represents many of the big ideas and policies in places2040. It introduces character zones and priority places – communities, corridors, and landscapes – that Lancaster County residents said were important to them. It also shows areas planned for future growth and development.





## Character Zones: Description and Policy

Natural	Agriculture	Rural Community
		
<p><b>Preservation</b></p> <p><i>Description:</i> Large contiguous areas of exceptional natural lands, including woodlands and wetlands. Also includes natural-resource based industries. Provides ecological benefits. May also provide scenic and recreational value.</p> <p><i>Policy:</i> Preserved in perpetuity and managed for environmental benefits and passive recreation. Development strongly discouraged. Expansion of existing natural resource-based industries appropriate under certain conditions.</p>	<p><b>Preservation</b></p> <p><i>Description:</i> Large contiguous areas of farmland with fewer incompatible intrusions. Includes natural-resource based industries. Best prime soils and physical characteristics that produce economically sustainable yields.</p> <p><i>Policy:</i> Preserved in perpetuity and managed for agricultural use. Development strongly discouraged. Expansion of natural resource-based industries appropriate under certain conditions.</p>	<p><b>Core</b></p> <p><i>Description:</i> Moderate to higher density; traditional village scale and character. Typically detached dwelling units on smaller lots, mixed with small-scale commercial, industrial, and institutional uses.</p> <p><i>Policy:</i> Enhancement, reuse, and infill, with some retrofit and redevelopment (if consistent with infrastructure capacity).</p>
<p><b>Conservation</b></p> <p><i>Description:</i> Important natural lands that are smaller in area, more fragmented, and lower in quality. Includes other low-density uses and natural-resource based industries. Serves as a buffer. May provide scenic and recreational value.</p> <p><i>Policy:</i> Strong protection warranted, but generally not a priority for preservation. Development limited, but appropriate if sensitive to natural resources. Expansion of natural resource-based industries also appropriate.</p>	<p><b>Conservation</b></p> <p><i>Description:</i> Smaller, more fragmented areas of farmland with greater number of incompatible intrusions. Includes low-density uses and natural-resource based industries. Lower soil quality, but vital to sustaining the rural economy.</p> <p><i>Policy:</i> Strong protection warranted, but generally not a priority for preservation. Development limited, but appropriate if related to agricultural context or natural resource-based industries.</p>	<p><b>Other Developed</b></p> <p><i>Description:</i> Low to moderate density; automobile-oriented. Typically does not have traditional village scale and character. Single-family detached dwelling units on larger lots, mixed with small-scale commercial, industrial, and institutional uses.</p> <p><i>Policy:</i> Enhancement, retrofit, and redevelopment, with some infill and reuse. New development incorporates aspects of traditional village scale and character. More connections and pedestrian/bicycle infrastructure.</p>

Suburban

Urban

Urban Core



**Description:** Low to moderate density; automobile-oriented. Uses typically separated. Primarily single-family detached dwelling units on larger lots, with commercial uses in strip centers, big boxes, and shopping malls. Minimal connections; pedestrian/bicycle infrastructure limited.

**Policy:** Enhancement, retrofit, and redevelopment, with some infill and reuse. New development incorporates aspects of traditional urban scale and character. More connections and pedestrian/bicycle infrastructure.

**Description:** Higher density; traditional urban scale and character. Attached and detached dwelling units on smaller lots, mixed with small-scale commercial, industrial, and institutional uses. More connected, with some pedestrian/bicycle infrastructure.

**Policy:** Emphasis on enhancement, reuse, and infill, with some retrofit and redevelopment. Significant pedestrian/bicycle infrastructure.

Borough

**Description:** Highest density outside city; traditional urban scale and character. Mixed-use 2- to 3-story buildings, with a few near 10 stories. Some dwelling units above commercial uses. Highly connected, with some pedestrian/bicycle infrastructure.

**Policy:** Enhancement, reuse, and infill, with some retrofit and redevelopment. Building heights greater, but sensitive to surrounding scale and character. Significant pedestrian/bicycle infrastructure.

City

**Description:** Highest density; traditional urban scale and character. Mixed-use 3- to 5-story buildings, with a few near 20 stories. Dwelling units often above commercial uses. Highly connected; pedestrian/bicycle infrastructure more extensive.

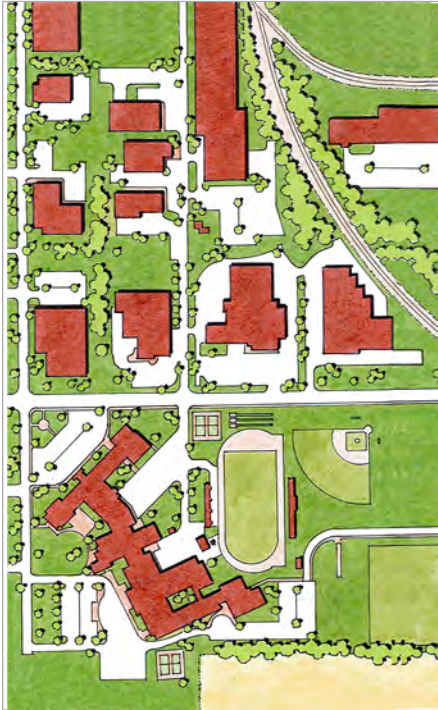
**Policy:** Enhancement, reuse, and infill, with some retrofit and redevelopment. Building heights greater, but sensitive to surrounding scale and character. Extensive pedestrian/bicycle infrastructure.

Continued on the next page



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## Special District



**Description:** Differs significantly from other zones. Typically a single large-scale commercial, industrial, or institutional use, often in a campus-like setting. With exception of college campuses, typically has minimal connections; pedestrian/bicycle infrastructure limited.

**Policy:** Enhancement, retrofit, and redevelopment, with some infill and reuse. Mixed use more common. More connections and pedestrian/bicycle infrastructure.

**Notes:** Special Districts are also found in rural areas, but were not identified as part of the places2040 planning process. In the future, Lancaster County Planning Commission (LCPC) staff will identify these areas in the context of place-based planning and analysis to implement places2040. “Special District” does not refer to a governing or taxing entity, but to certain land uses and patterns that don’t fit other zones.

## Priority Places

Priority places are communities, corridors, and landscapes that residents said should be our focus for the next several years. Other places are important, too – the public just didn’t identify them as a high priority in the near term. The places shown on the map are the ones that people mentioned over and over again in our extensive places2040 civic engagement process.

### Communities

#### Growth Area

These include Urban Growth Areas (UGAs) and Village Growth Areas (VGAs) with some existing infrastructure (sewer service, and sometimes water) to support growth – or which have plans to provide sewer service.

UGAs – These areas will accommodate the majority of our population and employment growth. UGAs surround or are adjacent to the city or borough(s). The map shows boundaries that existed in 2015.

VGAs – These communities will accommodate some rural growth. VGAs surround or are adjacent to a village outside UGAs. The map shows VGAs that are proposed to exist by 2040. Some boundaries are illustrative.

#### City or Borough

Residents have expressed renewed interest in making each of these communities the hub of the UGA associated with it.

### Corridors

#### Road

These roads were mentioned most often in our civic engagement process. In some corridors, residents want improvements that reduce congestion; complete streets; and compact, mixed-use development. In others, residents want to protect natural, historic, and cultural qualities.

#### Proposed Trail

These segments are high-priority connections that would link existing regional (multi-municipal) trails to form a more complete countywide network.

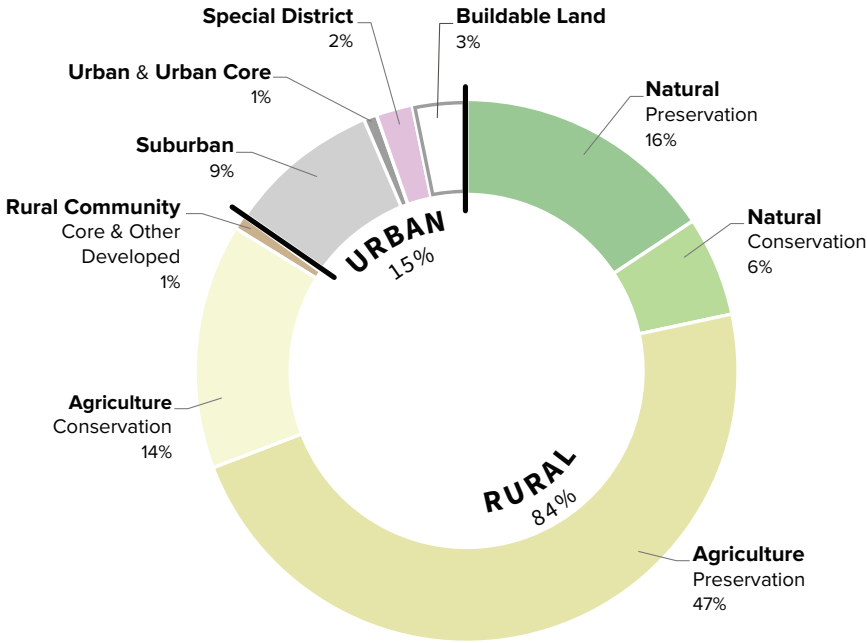
#### Existing Trail

These trails are regional (multi-municipal) trails that are currently (2018) open to the public. They serve as the foundation of a network that could become an integrated countywide system for recreation and transportation.

#### Amtrak Line

This corridor serves as an alternate mode of transportation; provides a convenient link to other cities; and presents an opportunity for placemaking efforts.

Lancaster County Land Area: Percentage by Character Zone



Due to rounding, whole number percentages add up to 99%.

Mobility Hub

These places serve as focal points on the transportation network. Two types are shown on the map:

- Primary – These hubs provide the most transportation options and connections between modes. They include Amtrak stations and the transfer centers identified in the South Central Transit Authority’s *Transit Development Plan Update: Final Report* (2018).
- Secondary – These hubs are important transit stops that make transit more accessible to other modes. The hubs shown on the map were identified during the planning process for the *Lancaster Active Transportation Plan* (2019).

Landscapes

Landscapes are areas of land with common characteristics – places defined by historic, natural, or cultural features, rather than by existing boundaries. The landscapes shown on this map are the ones that rose to the top in our civic engagement process:

- Furnace Hills (PA Highlands)
- Eastern Lancaster County Cultural Landscape
- Southern Lancaster County
- Susquehanna Riverlands

Other Elements

- Buildable Land**  
Inside Growth Areas, areas shown in white represent areas of land that were considered “unbuilt” based on analysis undertaken during development of the map. These areas are a generalized visual representation of unbuilt land.
- Rural Village**  
These villages 1) are located outside the UGAs and VGAs defined in this plan, 2) have 50+ dwelling units, and 3) do not have the infrastructure (sewer service) necessary for significant growth. The focus is on redevelopment and infill.
- Quarry**  
Quarries are shown on this map because mining focuses on natural resources that exist only in certain locations. The quarries shown on this map are those with active permits (2018) issued by the Pennsylvania Department of Environmental Protection (DEP).
- Water Body**  
For clarity, this map only shows the largest and most significant water bodies: the Susquehanna River, Middle Creek Lake, Octoraro Reservoir, and Muddy Run Reservoir.
- Other Road**  
A selection of major roads is shown as a point of reference – a visual aid in locating places on the map.





[places2040.com](https://places2040.com)

stay involved!

@places2040



This executive summary is a shortened version of the Lancaster County Comprehensive Plan, called places2040. To see the full plan, please visit [places2040.com](https://places2040.com) or [lancastercountyplanning.org](https://lancastercountyplanning.org), or contact the Lancaster County Planning Commission using the information below.



**Lancaster County Planning Commission**  
150 North Queen Street • Suite 320 • Lancaster, PA 17603  
717-299-8333 • F 717-295-3659

[www.lancastercountyplanning.org](https://www.lancastercountyplanning.org)

DECEMBER 2018  
(PRINTABLE VERSION APRIL 2019)

# Comprehensive Plan - 2023

Joint Meeting of the  
Land Use and Community Infrastructure  
and  
Centre Regional Planning Commission

April 7, 2022

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# Traditional Model -2013

- Elements
  - Land Use
  - Transportation
  - Open Space
  - Housing
  - Community Services
  - Sustainability
  - Natural & Environmental Resources
  - Community & University Relations
  - Economic Development
  - Implementation



# Integrated Model - 2023

- **Vision**

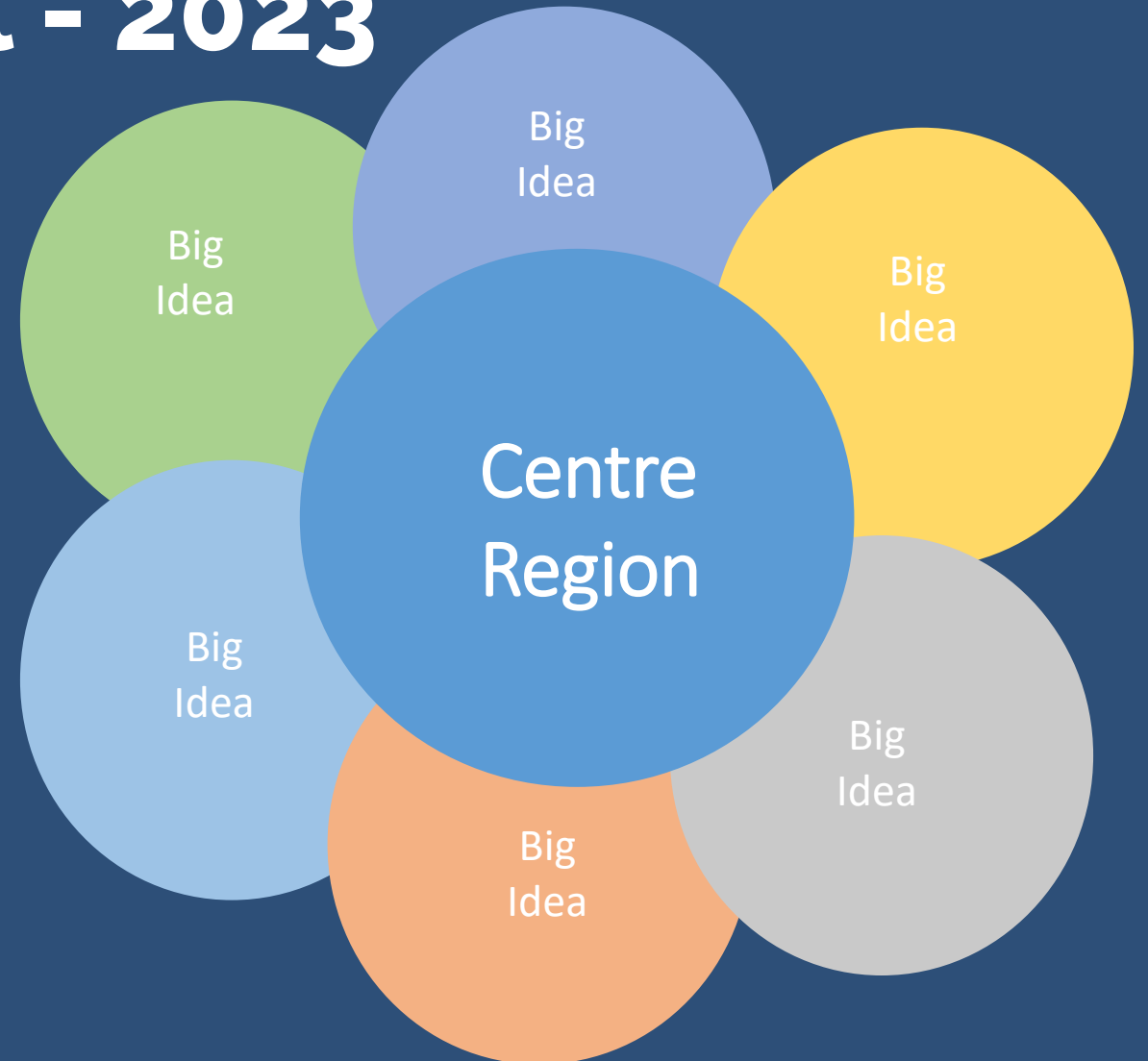
A simple vision statement developed with the community sets the tone for the plan.

- **Priorities**

The six or eight priorities the community wants to address identifies what need to be addressed.

- **Big ideas**

Articulating the big ideas can integrate silos like land use, transportation, infrastructure, and sustainability to address the big ideas holistically.



# Example - Priorities

- *Priorities*

- *Managing Growth*
- *Urban Places*
- *Housing Choice*
- *Employment*
- *Transportation*
- *Parks, Trails, and Natural Areas*
- *Agriculture and Farmland*
- *Thinking Beyond Boundaries*

Source: Lancaster County Places 2040

## The eight PRIORITIES are straightforward statements

- They identify things the community values
- They express things the community wants to strengthen, change, and improve
- They inform the Big Ideas

Note: See the Lancaster County Places 2040 enclosure for full priority statements

# Example – Connecting People, Place, and Opportunity

- *Connecting People, Place, and Opportunity*

*We need to work harder to connect people with each other and the places around them – students with schools, workers with jobs and with housing. Simply put, it should be easier for residents and visitors to get around. By maximizing connections, we make everything more efficient, and create more opportunities for interaction.*

Source: Lancaster County Places 2040

This BIG IDEA incorporates most of the priorities:

- *Managing Growth*
- *Urban Places*
- *Housing Choice*
- *Employment*
- *Transportation*
- *Parks, Trails, and Natural Areas*
- *Agriculture and Farmland*
- *Thinking Beyond Boundaries*

# Example – Connecting People, Place, and Opportunity

- *What we need to do differently*
  - *Make our downtowns into regional hubs*
  - *Create more places to hike, bike, play, and enjoy nature*
  - *Make it easier for residents and visitors to get around without a car*
  - *Connect housing, jobs, schools, transportation, and other destinations*
  - *Intentionally cultivate, retain, and expand industry*
  - *Maintain, attract, and retain a skilled workforce that earns a competitive wage*
  - *Facilitate business partnerships*
- Things that “need to be done differently” are further refined:
  - *Short statements that break down the “Big Idea” into statements that can become actionable items.*

Source: Lancaster County Places 2040





## What We Need to Do Differently

### Make our downtowns into regional hubs

Maintain their traditional role as the places with the highest density and the highest level of public services – and the best location for institutions and organizations with a regional focus. Promote our downtowns as hubs of employment, culture, sports, and entertainment for the regions around them. Define the city and neighboring townships as the Lancaster metro area.

#### Roadway and Sidewalk Network Connectivity

Walkability	▲ Increase walkability of boroughs and new communities (Walk Score®)
Sidewalk coverage	▲ Increase % of roads with sidewalks in Urban Growth Areas (UGAs)
On-road bicycle facilities	▲ Increase miles of on-road bike facilities (bike lanes and sharrows) in UGAs
Intersection density	▲ Increase # of intersections per mile of roadway in UGAs
New development connections	▲ Increase connectivity between new and existing development

#### Commuting and Transportation Choices

Commute mode split	▲ Increase % of people walking, biking, or taking transit to work
Time spent commuting	▼ Reduce length of avg. commute
Daily Vehicle Miles Traveled (DVMT)	▼ Reduce Daily Vehicle Miles Traveled
RRTA / SCTA ridership	▲ Increase RRTA (SCTA) ridership
Amtrak ridership	▲ Increase Amtrak ridership
Commuter Services of PA programs	▲ Increase participation in Commuter Services programs

Lancaster County wants to make downtowns into regional hubs. This further refined into a clear statement that continues to focus in on things that should be done to “Make downtowns into regional hubs.” Written in an accessible and cogent manner.

Identifies categories that help make downtowns regional hubs on the left side of the table. The right side of the table provides measures of the specific actions listed. There are more categories in the Lancaster County Places 2049 Plan.



# Schedule and Milestones

- Information and Issues about the Region – Summer 2022
  - Largely a staff project to collect data, update information, and produce key findings
    - Changes in land uses
    - New transportation facilities
    - 2020 U.S. Census
    - What has changed over the past ten years
    - Other baseline information
- Understanding issues from the community – Fall/Winter 2022
  - Community on-line and mail survey
  - Community meetings and events
  - Stakeholder meetings
  - Oversight and input from the LUCI Committee and the CRPC
  - Identifying the priorities for the future and the big issues to be addressed

# Schedule and Milestones

- Initial draft of the plan – Winter 2022 /Spring 2023
  - Staff prepares a draft based upon the first two tasks
  - Review of draft plan with guidance from the LUCI Committee and the CRPC to assure
  - Initial review at a community-wide meeting
  - Initial review will include other on-line comments from the community
  - Staff will attend other events
- Reengagement of the community Summer/Fall 2023
  - Ask the community if the plan addresses what we heard in the previous tasks
  - Allow additional comments via internet, on-line commenting
  - Begin required review and adoption process by the municipalities
- Formal Adoption – Winter 2023

# Principles in the Plan

- Based upon analysis of data and what we hear from the community
  - Data, visioning, and community engagement will set the tone for the big ideas
- Accessible
  - Written in a way people can comprehend, easy to access, no jargon
- Action-oriented
  - Recommendations that are forward looking, with action items that are pragmatic and realistic
- Realistic implementation program
  - Large projects and costs planned in the COG budget for coordination with municipal budgeting processes
  - Implementation activities updated on a regular basis and monitored for progress

# Next Steps

- Address questions, clarifications, and comments from LUCI Committee and CRPC
- Finalize the Inventory and Analysis of Existing Conditions
- Assure compliance with the Municipalities Planning Code
- Begin working on community engagement for fall of 2022
- Provide progress reports to the LUCI Committee and CRPC



## Primary-Scale Solar Study and Toolkit

Report on the basics of primary-scale solar, where they are permitted in the Centre Region and the best practices for regulating the use









# INTRODUCTION

Communities are turning to solar energy for clean, reliable, and affordable electricity to power their homes and businesses. This report was created for the Centre Region municipalities in response to the rapid growth of primary-scale solar projects being considered in Pennsylvania and wanting to improve potential large-scale solar development outcomes in the Region. The study and toolkit provide guidance for primary-scale solar facilities that distribute power onto the grid for the wholesale market; in other words, performing like a utility provider. The recommendations in this report are intended to be consistent with the Region's goals, values, and sense of identity outlined in the Centre Region Comprehensive Plan and the Centre Region Climate Action and Adaptation Plan.

Over the past decade, the decreasing cost of generating solar power coupled with tax incentives and national sustainability goals have resulted in the rapid expansion of primary-scale solar development throughout the United States. The demand for renewable energy, time-sensitive federal and state tax incentives, and limitations within the electrical grid to support primary-scale solar installations have resulted in a highly competitive landgrab scenario where primary-scale developers are acquiring leases and necessary permits to connect to the power grid in hopes of bringing projects online as quickly as possible.

In 2020, Harris Township was approached by a primary-scale solar developer about constructing a large solar facility on a 90+ acre parcel located near Shingletown Road. It is likely that similar proposals may be made in other Centre Region municipalities where solar access, available land, and electrical infrastructure are sufficient to allow for their development.

This report studies where and how primary-scale solar uses are currently permitted in the Centre Region municipalities and provides guidance on best practices to encourage a balance between solar resources and other valuable local resources (agriculture, trees, historic resources) in the development process.

Solar development can compete for land with other development options, and visual impacts and perceived safety concerns sometimes create opposition to solar installations. Utilizing the best practices identified in this toolkit can hopefully resolve conflicts and create co-benefits from solar development, such as diversifying agricultural businesses, establishing wildlife corridors and habitats, and improving surface and ground waters.

**Establishing specific guidance for solar projects at the local level helps officials, residents, and investors by:**

- **Reducing regulatory costs through predictable permitting procedures and fees**
- **Building awareness among residents about the impacts/benefits of solar projects and reflecting their concern in policy**
- **Creating a consistent and manageable framework for officials to apply to projects despite variation across location, scale, technology, and purpose.**









# BASICS OF PRIMARY-SCALE SOLAR DEVELOPMENT

## WHAT ARE PRIMARY-SCALE SOLAR FACILITIES?

They distribute power onto the grid for the wholesale market; basically, performing like a utility provider. They are generally large-scale solar installations on a scale of 10-100MW. The average project in the PJM\* queue for Pennsylvania is 28 MW occupying 170 – 230 acres.

- There are many terms used to describe this type of use. Some common ones are utility-scale, principle-use, grid-scale, or solar farms.
- Community Solar is currently under consideration in the Pennsylvania legislature. It is a type of primary-scale solar use. Community solar facilities would be a solar installation that would supply energy for local consumption only. It would give residents and business owners the choice to subscribe to a local solar installation and earn a credit on their electric bill for their share of the power produced (net metering). They are currently defined as a maximum of 5MW, which would be about 30 acres in size (similar in size to the University Area Joint Authority's solar installation).

\* The PJM is the name of the Regional Transmission Organization (RTO) that is responsible for managing the transportation of electricity from power plants to various utilities in its territory.

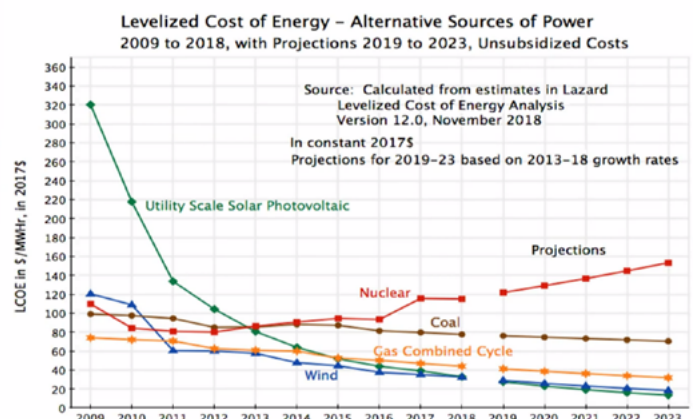
## PRIMARY-SCALE SOLAR LAND REQUIREMENTS

Primary-scale solar facilities require vacant land, unimpeded solar access, and nearby electrical infrastructure to support power transmission. The land required is on average between five to eight acres per megawatt of solar energy produced. Common locations are brownfields, industrial districts, and rurally zoned areas. Due to the lack of brownfields and industrial districts in the Centre Region, our rurally zoned areas are the most likely option for where our region could see primary-scale solar facilities.

## WHY SOLAR IN PENNSYLVANIA?

Over the past decade, the decreasing cost of generating solar power coupled with tax incentives and national sustainability goals have resulted in the rapid expansion of primary-scale solar development throughout the United States. Solar power in Pennsylvania currently provides

less than 1% of the state's electricity, but solar photovoltaics (PV) are the fastest growing energy source in the world due to the decreasing cost per kilowatt-hour – 70% since 2014, according to the U.S. Department of Energy<sup>1</sup>. Primary scale solar energy generation is cost competitive with conventional generation technologies as shown in the graph of unsubsidized costs and projections below.





## Benefits and Tradeoffs

Primary-scale solar facilities are large-scale uses that can have significant land-use impacts on communities. While solar energy aligns with the Region's sustainability goals as a clean energy source, it is necessary to ensure that solar facilities contribute to the complete overall value of our community. The preservation of agricultural lands/industry is a central theme in the Centre Region Comprehensive Plan.

Utilizing this study and toolkit can help local governments lay the policy foundation for developing regulations and programs that enable our community to capture the benefits, while minimizing risks. Below are some benefits and tradeoffs considered during the creation of the toolkit.

### Benefits

**Emission Reductions:** Primary-scale facilities produce electricity without generating air pollution or greenhouse gas emissions. Most of our community's greenhouse gas (GHG) emissions, 88%, come from fossil fuel combustion for electricity, heating, transportation, and other energy-producing uses.

The Centre Region Climate Action and Adaptation Plan (CAAP) identifies renewable energy policies and programs as the largest sector to contribute to the Region's goal to reduce greenhouse gas emissions by 45% by 2030. Supporting clean technology includes investing in new infrastructure like energy storage to provide needed grid flexibility and balance variability.

### Resilience, diversification, and security:

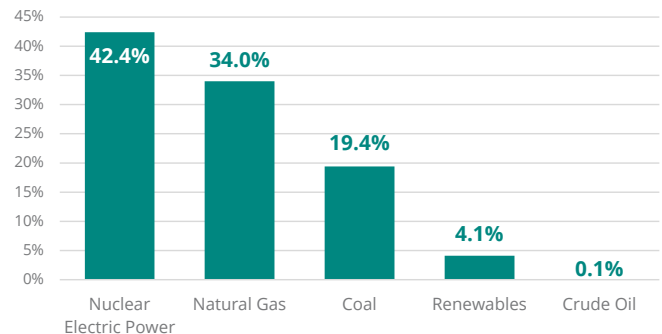
A growing solar market will help diversify the power grid. The PA DEP has identified an initial objective of increasing to 10% electricity from in-state solar energy generation by 2030. As shown in the images to the right, solar currently provides less than 1% of the state's electricity coming from renewables.

Because most of the cost of a solar installation is up front and no additional fuel cost is needed to

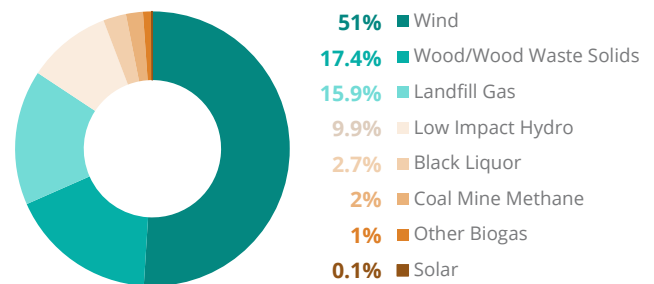
operate, solar plays a key role in hedging against rising fossil fuel prices.

Having a more diverse grid with a variety of fuel sources improves the ability for utilities to rebound quicker from power outages and other weather-related damage. All these factors improve the resiliency and security for our communities.

Electricity Generation in Pennsylvania



Renewable Energy Generation in Pennsylvania



**Revenue:** Primary-scale solar development can provide local revenue benefits in these common ways:

- There is the potential for a net increase in tax revenue for the local municipality, particularly if taxes are assessed upon the monetary value of property lease agreements.
- Farmers or other property owners who host projects can collect guaranteed financial payments of a solar facility lease to supplement their income. In a February



22, 2019 article in the [Washington Post](#), one farmer reported that earnings from their solar farm were three times what an average crop harvest would yield on the same amount of land.

- Projects that provide power to large users or multiple utility customers (such as being considered by the 15 entities in the Solar Power Purchase Agreement Working Group) may generate net metering credits that reduce utility bills for those users.
- Large-scale solar development creates individual and collective benefits in the form of temporary construction jobs and longer-term maintenance activity.

**Preserve Family Farms:** According to the Farm Census, Pennsylvania lost more than 6,000 farms between 2012 and 2017, and according to the American Farmland Trust, 70% of those farms are being converted to low-density residential development. Opportunities to help sustain Pennsylvania farms are a priority in the state and solar may be able to provide supplemental income to farmers to help them maintain their agricultural operations.

In addition to local zoning regulations, some agricultural protection programs may impact the ability for farmland to be used for primary-scale solar development. Farmland preserved through a permanent Agricultural Conservation Easement may not engage in primary scale solar development. If a farm is enrolled in Clean and Green, the landowner may not engage in commercial solar development without triggering rollback taxes on the entire enrolled acreage. If a farm is enrolled in a municipal Agricultural Security Area (ASA) and no other agricultural protection programs, there are no restrictions or limitations related to commercial solar development on a property; however, they may no longer qualify to be in a designated ASA.

## Tradeoffs/Risks

**Drives up Land Costs:** A common practice across the country, including in the Centre Region, is for rural landowners to lease their vacant land to farmers for agricultural purposes. While many farmers own farmland, they also rely on leasing land from neighbors and others in the community to support their agricultural operations. Due to the significant difference between lease rates for agricultural uses and primary-scale solar facilities, rural landowners that lease their land are presented with the opportunity to make significantly more money by leasing their property to a solar energy provider. This could ultimately reduce the amount of leasable land available to local farmers and increase the cost of remaining leasable farmland.

To emphasize this point, in 2020, a Harris Township landowner approached the municipality about permitting primary-scale solar in agricultural areas. This landowner leased approximately 80 acres of land to a local farmer but planned to discontinue that agreement to begin leasing to a solar energy provider. This landowner stated that the per acre lease amount with the solar provider was several times higher than what a local farmer was willing to pay.

While primary-scale solar facilities provide significant financial benefits to landowners, the disparity in monetary value between solar leasing and farming may impact the viability of future agricultural operations. Ideally, municipalities should find a way to ensure that agriculturally viable land remain in agricultural production and that solar facilities do not supplant or degrade the local agricultural industry.

**Long Term Impact to Land Use:** When a primary-scale solar facility is proposed, many developers will stress that these uses are temporary in nature. Developers regularly enter a lease contract with the property owner for a period of 20 years or more. Municipalities should exercise caution in assuming that primary-scale solar uses are temporary and consider any long term impacts such facilities may have on the local agricultural industry or rural landscape.

It is disingenuous to assume that these uses are more temporary than any other use and that the previous uses will return once the lease expires. Some leases allow for automatic renewal, meaning that the use could easily be continued well beyond the originally envisioned timeframe. Similarly, aging solar panels could potentially be replaced cost effectively at the end of the original lease, especially when mounting arms and other infrastructure can be reused.

**Impact to Agricultural Soils** - Prime Agricultural Soils and Soils of Statewide Importance are those that have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these land uses. In Pennsylvania, the Municipalities Planning Code requires municipal zoning ordinances to protect prime agricultural land.

A 2019 report from the American Planning Association recommends that municipalities exercise caution in permitting primary-scale solar facilities on prime agricultural soils. The report noted that initial grading and long-term vegetation management with pesticides can change the nature of the underlying soil, calling future agricultural productivity into question. Identifying and promoting primary-scale solar facilities on marginal cropland should be considered before utilizing prime farmland.

**Impact to Ecosystems** - While primary-scale solar facilities provide many positive environmental benefits by generating clean, renewable energy, these facilities can have negative impacts to the surrounding ecosystem. Since many primary-scale projects are developed in rural areas, tree removal and security fencing can disrupt natural habitats and wildlife corridors.

Utilizing the best practices identified later in this toolkit can hopefully resolve conflicts and create co-benefits from solar development, such as diversifying agricultural businesses, establishing wildlife corridors and habitats, and improving surface and ground waters.

**Agrivoltaics** refers to land that is used concurrently for solar power generation and agriculture. The agricultural component of agrivoltaic facilities can include the raising of crops between rows of solar panels, the grazing of animals such as sheep, and the keeping of bees.

A recent study by the National Renewable Energy Laboratory (NREL) concluded that agrivoltaic systems provide numerous benefits to both energy and crop production. Planting crops between rows of solar panels appeared to lower air temperatures around the panel arrays by up to nine degrees Celsius, improving the overall efficiency of the panels. While the panel efficiency appeared to benefit from the adjacent plantings, crop production (tomatoes and peppers) doubled or tripled. In addition to increased output of both power and produce, water irrigation needs were reduced significantly. The study noted that “[t]he reduction in direct sunlight exposure beneath the PV panels led to cooler air temperatures during the day and warmer temperatures at night, which allowed the plants under the solar arrays to retain more moisture than the control crops that grew in open-sky planting areas.”

Agrivoltaics appears to be a logical method of permitting solar power generation while supporting agricultural uses, however, there are limitations to its approach. Raising crops between rows of panels require these crops to grow low to the ground so that they do not create any solar obstructions. While sheep and solar panels can coexist, farmers that do not currently own and raise sheep may not be interested in doing so if a primary-scale solar facility is developed on their property.

References:

- 1 - [DOE solar growth](#)
- 2 - [PA Solar Future Plan](#)







Gray's Woods

Toftrees

Park Forest Village

Circleville

State College

Pine Grove Mills



# PRIMARY-SCALE SOLAR REGULATORY STUDY

This chapter of the report reviews where primary-scale solar uses are currently permitted and an examination of current primary-scale solar regulations in the Centre Region municipalities. Each section of the study provides an overview of primary-scale solar regulations and then explores the Centre Region, including allowed locations, attributes in regulations and some example illustrations of what would be allowed with the existing regulations.

Overview of primary-scale solar regulations in the Centre Region municipalities:

**College, Ferguson, and Patton Townships:** Permit primary-scale solar facilities in their jurisdictions and each municipality has adopted regulations for establishing the use.

**Halfmoon and Harris Townships:** Do not permit these uses but have areas of their respective municipalities that meet the general land requirements for primary-scale solar facilities.

**State College Borough:** Due to a lack of open land and higher land costs, it is extremely unlikely that a primary-scale facility would be proposed in the Borough of State College, which does not identify it as a permitted use in any district.

This report solely examines primary-scale solar facilities which are defined as distributing power onto the grid for the wholesale market; basically, performing like a utility provider. They are generally developed on a scale of 10-100MW, or 60 – 800 acres.

## WHERE ARE PRIMARY-SCALE SOLAR USES COMMONLY PERMITTED?

Primary-scale solar facilities are permitted in municipalities across the country, with many communities allowing the use in limited areas. While primary-scale solar facilities can theoretically be developed in any location that has regular access to sunlight, developers often seek out land that is also vacant, flat or gently sloped, and is closely located to electrical infrastructure that would support transmission of power generated onsite. While these common factors can help determine what areas of a municipality could support the use, acceptable locations for primary-scale solar facilities should be based upon the character and long-term goals of the community. This section explores primary-scale solar regulations generally, highlighting where and how these uses are being permitted in other locales as well as the Centre Region.

### Industrial Zoning Districts

Industrially zoned areas are a logical location for primary-scale solar uses, especially if the area contains large brownfield sites or other previously disturbed land. Industrial areas typically have adequate electrical infrastructure to support interconnections to the local grid, thereby reducing the costs for the developer. Primary-scale solar uses can help revitalize economically depressed areas, particularly those that have an abundant amount of vacant or previously developed industrial land. While industrially zoned areas seem like a logical location for primary-scale solar energy systems, many communities lack industrial districts with adequate land area to truly support the use. Unless the community has large, vacant industrially zoned parcels, these districts would be unlikely to attract primary-scale solar development.



**Centre Region Analysis:** The Centre Region lacks large brownfield sites that would be a prime candidate for primary-scale solar development and contains a very limited amount of land that is solely zoned to support industrial uses. For the purposes of this section of the report, only districts that include the title “industrial” were considered. The following table outlines the amount of industrially zoned land in each Centre Region municipality:

Municipality	Acreage
College	345
Ferguson	22.94
Halfmoon	60.62
Harris	39.59
Patton	87.02
State College Borough	5.91

Considering the amount of land required for primary-scale solar facilities, it would be difficult to support these uses within the Centre Region’s industrial zoning districts. College and Patton Townships both permit primary-scale solar facilities within their industrial districts. While College Township has a significantly higher amount of industrially zoned land than the other municipalities, it is important to note that this land area is divided into dozens of smaller parcels, most of which are developed.

### **Agricultural/Rural Zoning Districts**

Due to their land consumptive nature, primary-scale solar facilities are often developed on land zoned for agriculture, forest, or other rural uses. Agricultural lands are desirable since they are relatively flat, have well drained soils, are cleared of vegetation, and are generally less expensive in terms of land cost.

Conflicts can arise as the preservation of agricultural land and support of the local agricultural industry is a common goal in many municipalities, including the Centre

Region. Permitting primary-scale solar facilities in areas that are intended to support agricultural uses is regularly portrayed as being compatible with and beneficial to rural areas and the local agricultural industry. While agriculture and solar facilities can co-exist, it requires balancing regulations between solar resources and other valuable local resources (agriculture, trees, historic resources, etc.). Utilizing the best practices identified later in this toolkit can hopefully resolve conflicts and create co-benefits from solar development, such as diversifying agricultural businesses, establishing wildlife corridors and habitats, and improving surface and ground waters.

**Centre Region Analysis:** Over 75% of the Centre Region’s total land area is zoned for agricultural, forestry, and open space uses. Given the amount of land zoned for low density uses and the availability of electrical infrastructure in the area, the Centre Region is a likely candidate for primary-scale solar development.

One of the primary goals of the 2013 Centre Region Comprehensive Plan is continued support of the local agricultural industry. The plan contains a variety of objectives and policies that support agricultural viability and agricultural land preservation. In 2019, the CRPA completed the [Supporting the Agricultural Industry in the Centre Region](#) study that provided a variety of regulatory recommendations intended to support the modern agricultural industry. This study recognized the potential financial benefits that can be provided by solar and wind facilities, such as capital to fund the continuation of the farm use on which the property is located. The report recommended that primary-scale solar uses not be located on Prime Agricultural Soils. To encourage farms and green infrastructure to coexist, the report also recommended that primary-scale solar uses only be permitted on parcels with active agricultural operations. This could be accomplished by permitting the solar facility to only occupy a portion of



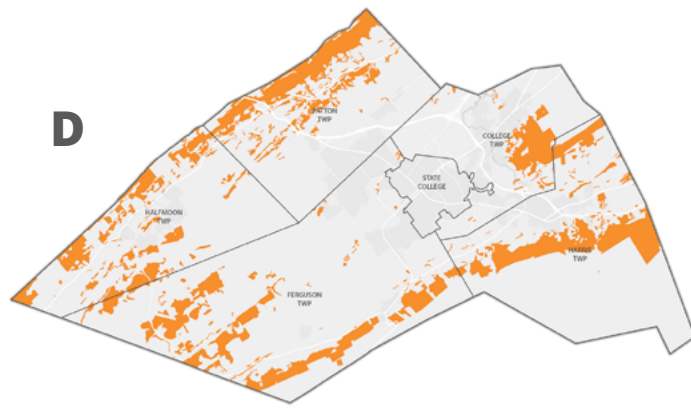
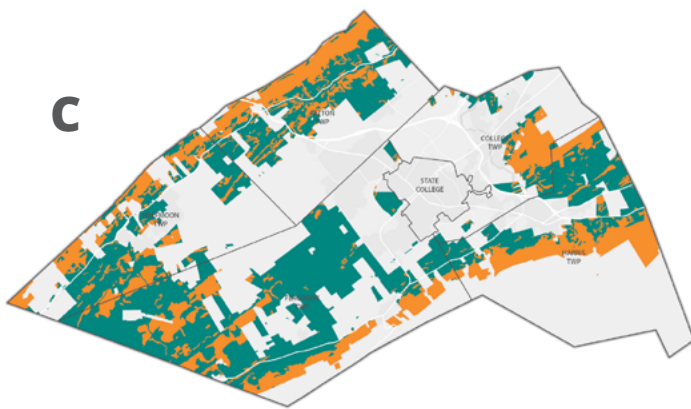
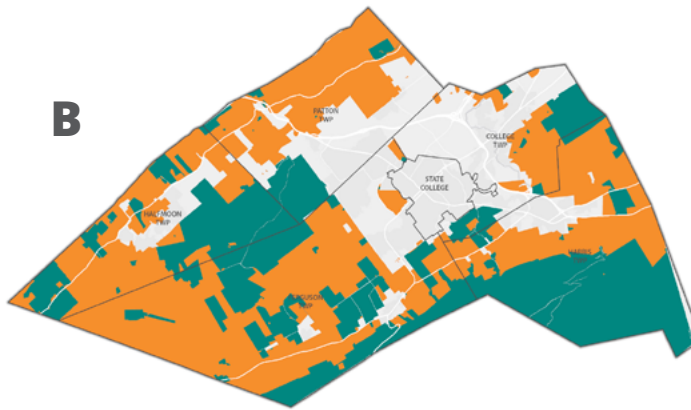
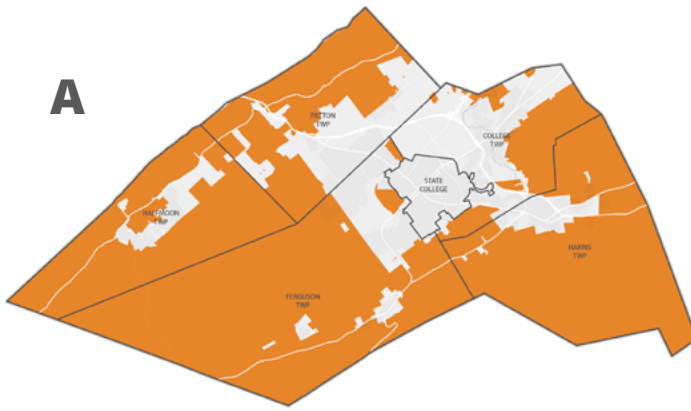
the parcel or by requiring agrivoltaics. By requiring agrivoltaics, primary-scale solar can support long-term agricultural production while providing additional income to farm operators.

A significant amount of the Centre Region's agriculturally zoned land areas are comprised of Prime Agricultural Soils or Soils of Statewide Importance. Primary-scale solar facilities play an important role in providing sustainable energy and reducing pollution, but protecting agricultural resources are also important to the community's long-term sustainability. The maps on the left side of this page illustrate the step-by-step analysis used to identify rurally zoned lands that are not protected from development and are not comprised of prime agricultural soils. These maps illustrate the following:

- A. **Rurally zoned lands** are shown in orange.
- B. **Rurally zoned lands that are protected from development** are shown in green. These lands include State Forest lands, Game Lands, properties within conservation easements, etc.
- C. This map illustrates **rurally zoned lands that are not protected from development**. Areas shown in green are comprised of **Prime Agricultural Soils or Soils of Statewide Importance**.
- D. This map illustrates **rurally zoned lands that are not protected from development** and do not consist of farmland soils.

This analysis reveals that most the Centre Region's rural land areas, except for those located on steep slopes, are primarily comprised of soils that are considered ideal for agricultural production. Prohibiting the development of primary-scale solar facilities on these soil types would eliminate most of the development potential for the use.

Although this prohibition is consistent with the Comprehensive Plan's goals for protecting agricultural uses, the CRPA recommends that other limitations be considered to allow for limited primary-scale development in rural areas. The regulatory toolkit contained within this report provides specific recommendations on how this can be accomplished.



## EXISTING PRIMARY-SCALE SOLAR REGULATIONS IN THE CENTRE REGION

College, Ferguson, and Patton Townships are the three municipalities in the Centre Region that permit primary-scale solar facilities in their jurisdictions, and each municipality has adopted regulations for establishing the use.

Based upon the zoning requirements in College, Ferguson, and Patton Townships, CRPA estimates that over 25,000 acres of land area could potentially be developed with primary-scale solar facilities. This area is roughly equivalent to the land area within the existing Regional Growth Boundary and Sewer Service Area, or the combined land areas of College and Halfmoon Townships.

To determine the 25,000 acres that could potentially be developed, CRPA staff first identified the 37,000 acres of land in a zoning district that permits primary-scale solar uses which includes Penn State owned parcels. Then the following properties were removed:

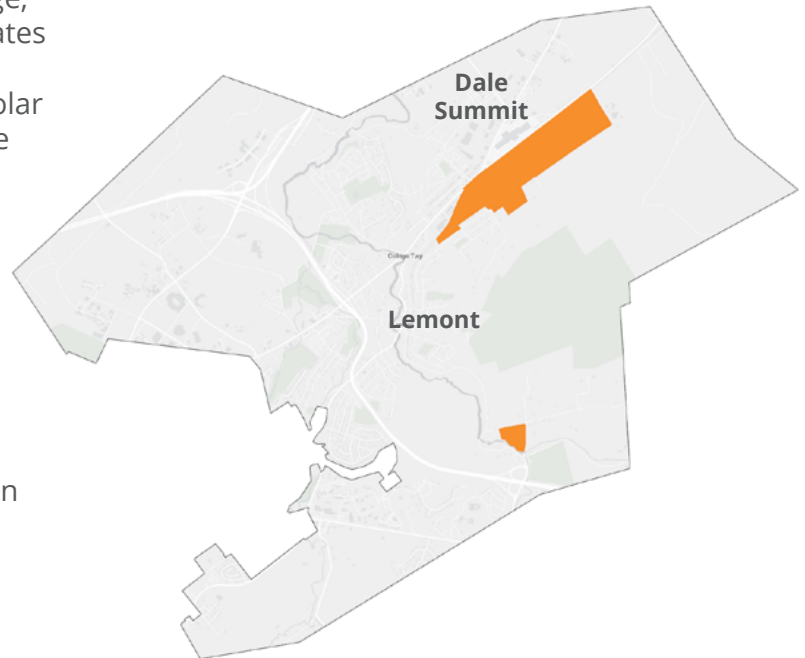
- State lands, conserved open space parcels, and properties in permanent agricultural easements
- Properties that did not meet the minimum acreage requirements for each zoning district

This section of the report provides an overview of where these uses are currently permitted in the Centre Region, limitations on the use, and graphical representations of how these uses could develop.

### College Township

College Township permits primary-scale solar uses in its General Industrial (I1) District, which contains approximately 345 acres of land area. The district permits “Solar Energy Systems” as a primary use, which would include primary-scale solar. The majority of the existing I1 District is in the Dale Summit area, immediately south of College Avenue (SR 26) near the Nittany Mall. Several properties near Oak Hall are also zoned I1. Most of the properties in the existing

district are developed to some degree, so the opportunity to establish primary-scale solar is limited to the few remaining vacant parcels, unused portions of developed lots, or through redevelopment. Primary-scale uses are also less likely to be established in this district, since most parcels are relatively small when compared to the typical size of a primary-scale system.



Location of **I1 zoning districts** in College Township

The I1 District does not have a minimum lot size requirement but does have setbacks as well as lot and impervious coverage limitations. Because there are no minimum lot size requirements for properties in the I1 District, a primary-scale solar facility could be developed upon any vacant parcel within the district so long as setback and other zoning limitations are met. The I1 District requires the following for solar energy systems:

### I1 District Zoning Limitations

Minimum Lot Size	None
Minimum Lot Width (feet)	150
Maximum Building Coverage	50%
Maximum Impervious Coverage	75%
Front Yard (feet)	50
Side Yard (feet)	25
Rear Yard (feet)	50



In addition to the regulations found in the I1 District, the Township also has supplemental regulations for solar energy systems as follows:

*Height* – Systems can exceed the district’s designated height to the extent necessary for their safe operation.

*Setbacks* – No portion of a system can be located within the district setbacks or 1 ½ times the height of the structure, whichever is greater.

*Lot Coverage* - The horizontal area projected by the solar energy system, in addition to all impervious surfaces, shall not exceed the maximum lot coverage as established by the zoning district in which it is located. For a tracking solar collector or other moveable solar energy system, the horizontal projection area shall be calculated at a thirty-three-degree tilt angle.

*Battery* – If utilized, batteries need to be in a secured and locked container.

*Screening and visibility* – Must be screened from any public right-of-way with a buffer yard “D”. A buffer yard “D” requires the following plantings per 100 linear feet or fraction thereof:

- 3 Canopy Trees
- 6 Understory Trees
- 9 Shrubs

*Warning Signage* - The manufacturer’s or installer’s identification including contact information and appropriate warning signage shall be posted at the site in a clearly visible manner.

*Fencing* – Primary-scale solar uses must be enclosed by perimeter fencing of an appropriate height to restrict unauthorized access.

*Power Lines* – To the greatest extent possible, power lines must be placed underground.

*Glare* - Systems shall be designed and installed in a manner as to not project any glare or glint onto any adjoining property or roadway.

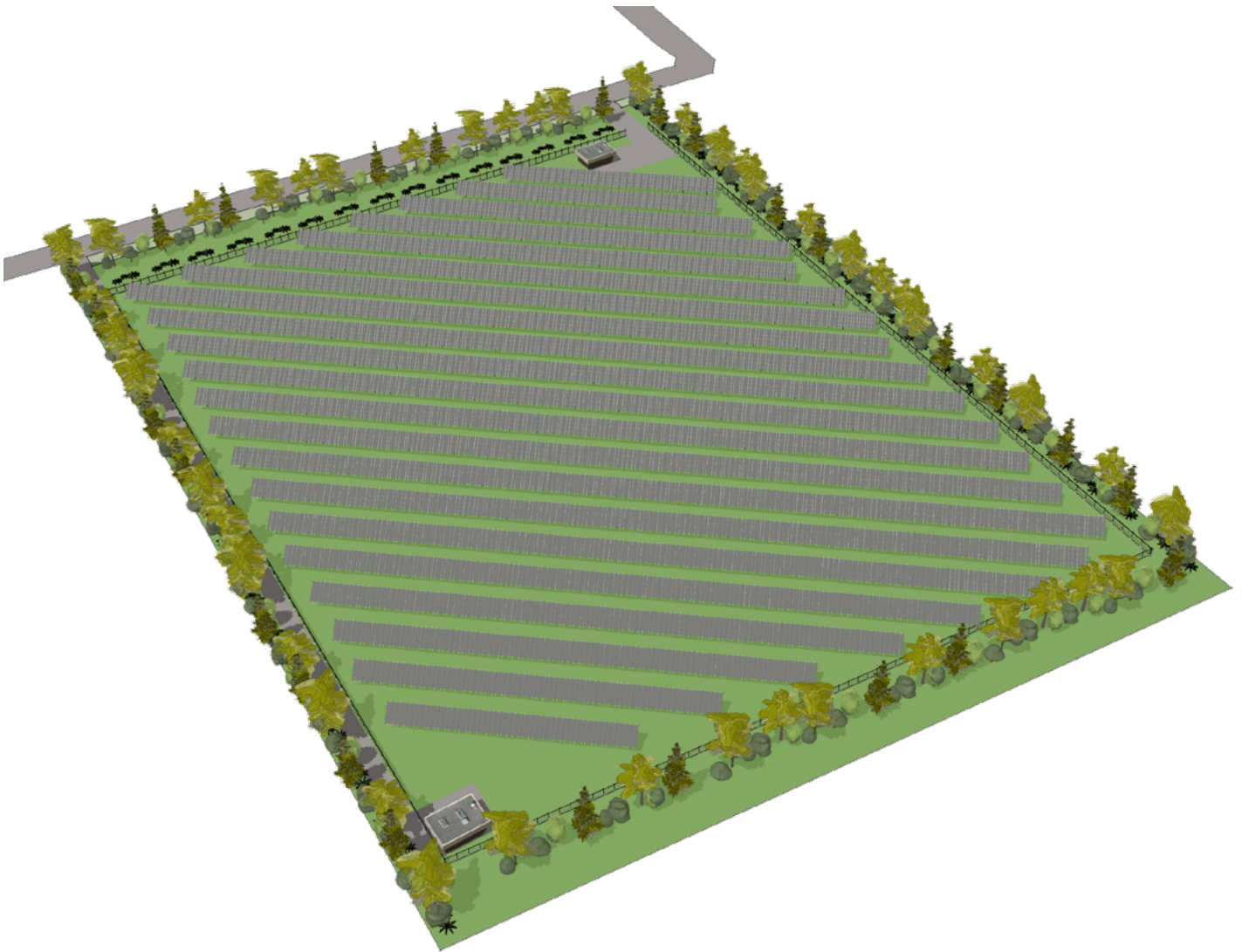
*Removal Requirements* – If not utilized for 12 consecutive months, solar energy systems must be removed within 30 days.



### **Illustration of Regulations - College**

College Township's solar regulations are very similar to those found in many municipal and model solar ordinances. While the Township's I1 District does not have an established minimum lot size, staff selected an approximately 10-acre parcel along Stewart Road to illustrate how a primary-scale solar system could theoretically be developed. *These renderings are for illustration purposes only and do not indicate that the site is suitable for solar development or that development of any type should or will be proposed in the future.*

Due to the I1 District's relatively high impervious coverage limits, a primary-scale solar facility could easily cover the majority of a parcel with the exception of required setback areas. The CRPA's illustration shows a minimum number of driveways and access points between panels; however, this is not uncommon. The illustrated solar facility is surrounded by a perimeter fence that would provide security to the installation, as well required plantings that provide visual screening from adjacent parcels.



*Computer rendering of some I1 limitations and additional supplemental township regulations for solar energy systems.  
Image: CRPA*



## Ferguson Township

Ferguson Township permits primary-scale solar uses in several zoning districts, both as permitted and conditional uses. **These districts encompass approximately 21,000 acres of land area, or 70% percent of the Township.** The following table includes the districts where the use is permitted, along with several development standards:

District	How Permitted	Minimum Area Required	Setbacks (Feet)			Coverage Limits	
			Front	Side	Rear	Lot	Impervious
Rural Agricultural (RA)	Permitted	50 acres	50	50	50	None	10%
Rural Residential (RR)	Conditional	3 acres	50	30	75	30%	30%
Agricultural Research (AR)	Conditional	5 acres	50	100	75	None	10%



Map of **Districts that permit** and **Parcels that meet the minimum requirement** for Solar Energy System (PSES) development in Ferguson Township. Map: CRPA

Because these three districts are primarily located in rural areas that are largely comprised of agricultural uses, each of these districts have the potential of supporting a significant amount of primary-scale solar development. The minimum lot size required in the RR and AR district would allow for facilities on smaller properties; however, it is important to note that most primary-scale facilities are developed on larger parcels.



In addition to the regulations found in the individual districts, the Township also has supplemental regulations as follows:

*Height* – Ground-mounted Principal Solar Energy Systems (PSES) shall comply with the building height restrictions of the applicable zoning district.

*Setbacks* – Primary-scale systems must comply with the setbacks of the underlying zoning district. If located next to a residential district, the setback needs to be increased to 100 feet.

*Lot Coverage* – The following components of primary-scale systems are considered impervious coverage and need to be calculated as part of the impervious coverage limitations for the underlying zoning district:

- Foundation systems, typically consisting of driven piles or monopoles or helical screws with or without small concrete collars.
- All mechanical equipment of PSES including any structure for batteries or storage cells.
- Gravel of paved access roads servicing the PSES.

*Solar Access* - All solar energy systems should be designed and located to ensure solar access without reliance on and/or interference from adjacent properties.

*Stormwater* - The applicant must submit a stormwater management plan that demonstrates stormwater from the PSES will infiltrate into the ground beneath the PSES at a rate equal to that of the infiltration rate prior to the placement of the system.

*Screening and Visibility* – Ground-mounted primary-scale systems need to be screened from any adjacent property that is residentially zoned or used for residential purposes. The screen must consist of plant materials that provide a visual screen. In lieu of a planting screen, a fence that provides visual screening and meets requirements of the controlling ordinance can be used.

*Warning Signage* - A clearly visible warning sign must be placed at the base of all pad-mounted transformers and substations and on the fence surrounding the system informing individuals of potential voltage hazards.

*Fencing* – All ground-mounted primary-scale systems must be completely enclosed by fencing that consists of a minimum eight-foot-high fence with a locking gate, or as designated by the municipality.  
*Power Lines* – All on-site utility transmission lines and plumbing shall be placed underground to the greatest extent feasible.

*Glare* – All primary-scale systems need to be situated to eliminate concentrated glare onto nearby structures or roadways.

*Traffic Impacts* - When the land involved qualifies as a solar energy project, traffic impact on any road upon which the solar energy project will front shall be included with the plan for the period of construction and post construction. The applicant shall state the actions they intend to take to mitigate the impact of increased traffic to the site.

*Removal Requirements* – If a ground-mounted primary-scale system is removed, any earth disturbance as a result of the removal of the ground-mounted solar energy system must be graded and reseeded.



## Illustration of Regulations - Ferguson

Since primary-scale solar facilities are permitted in multiple districts that collectively apply to a large portion of the Township's rural areas, concept facilities were modeled on two different parcels. The first parcel, located off West Whitehall Road, is approximately 80 acres in size. The second parcel is approximately 30 acres in size and is located off North Nixon Road, west of the Greenbriar subdivision. These renderings are for illustration purposes only and do not indicate that the site is suitable for solar development or that development of any type should or will be proposed in the future.

While the three rural districts that permit primary-scale facilities have impervious and lot coverage restrictions, the supplemental regulations for primary-scale facilities only require the foundation of the panels to be counted towards these limitations. Most solar panels are mounted on a small monopole structure with a minimal footprint. As a result, it would be possible for a primary-scale solar project to cover the majority of a property, with the exception of setback areas.



Computer rendering concept of a Primary-Scale Solar Facility along West Whitehall Road. Image: CRPA





All facilities are required to be within a fence, which was illustrated. Vegetative buffering is only required along property lines that are adjacent to residential zones or residentially used parcels. If a property is used for agricultural or other non-residential purposes, vegetative screening would not be required, as illustrated. If a property were to be developed for residential uses after a solar facility is constructed, it is unlikely that the municipality could require the installation of vegetative screening at that time.



*Various computer rendering concepts of a Primary-Scale Solar Facility along North Nixon Road. Images: CRPA*



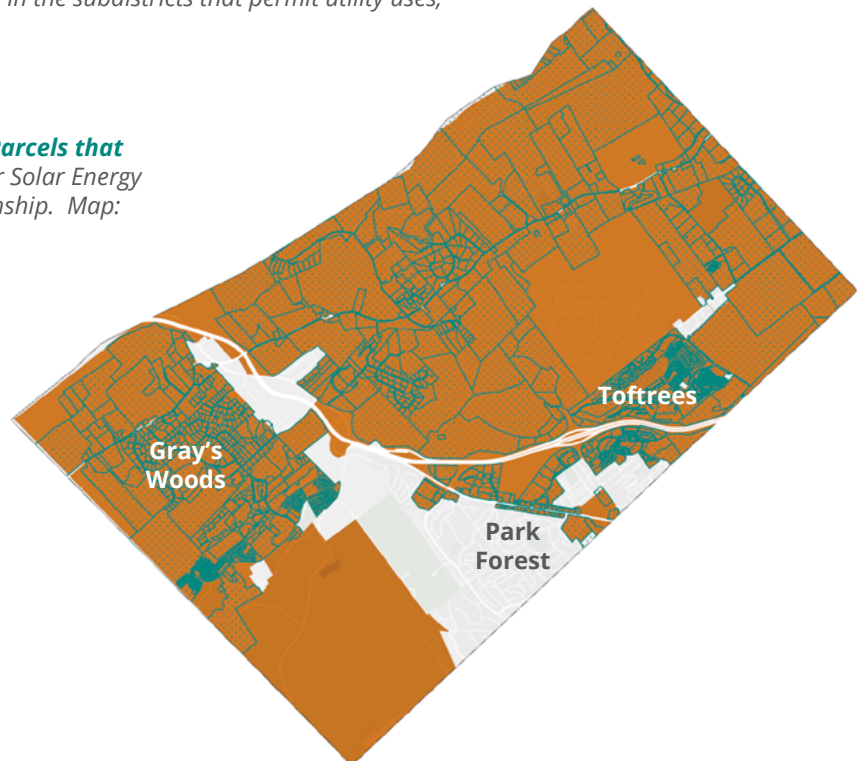
## Patton Township

Patton Township permits primary-scale solar uses in several zoning districts, both as permitted and conditional uses. **These districts encompass approximately 14,000 acres of land area, or 89% percent of the Township.** The following table includes the districts where the use is permitted, along with several development standards:

District	How Permitted	Minimum Area Required	Setbacks (Feet)			Coverage Limits	
			Front	Side	Rear	Lot	Impervious
Rural (A1)	Conditional	1 acre	30-40	30	75	20%	20%
Natural Resources 1 (NR1)	Conditional	None	None	None	None	None	None
Natural Resources 2 (NR2)	Conditional	40 acres	50-100	50-100	50-100	5%	15%
General Commercial (C1)	Permitted by Right	None	70	15	30	30%	70-75%
Planned Commercial (C2)	Permitted by Right	3 acres	25	Varies	Varies	30%	65-75%
Industrial (I1)	Conditional	None	50	20	40	40%	75%
Planned Airport District (PAD)	Permitted by Right	None*	50-100	50-100	50-100	None	60%
Planned Community (PC)	Permitted by Right	Varies	Varies	Varies	Varies	Varies	Varies
University Planned District (UPD)*	Permitted by Right	Varies	Varies	Varies	Varies	Varies	Varies

\* Ground Mounted Systems are only permitted in the subdistricts that permit utility uses, facilities, and structures.

Map of **Districts that permit** and **Parcels that meet the minimum requirement** for Solar Energy System development in Patton Township. Map: CRPA



In addition to the regulations found in the individual districts, the Township also has supplemental regulations as follows:

*Height* – Cannot exceed the maximum height permitted within the district.

*Setbacks* – Systems cannot be located within the district’s required setbacks.

*Lot Coverage* – The horizontal area projected by the solar panels as well as any other impervious surfaces must comply with the lot coverage requirements for the underlying district.

*Battery* - If the system utilizes a battery system, the battery(s) must be placed in a secure container or enclosure.

*Screening and Visibility* – Buffer requirements vary based upon the adjacent zoning districts as follows:

- a. In the Industrial, General Commercial, and Planned Commercial Districts, installations must meet the requirements of § 175-44, Districts design and landscaping controls for Medium-Density Residence (R-3), Commercial (C), Office Buffer (OB) and Industrial (I) Districts.
- b. In the Commercial Transitional District, installations shall adhere to the buffering requirements of § 175-17.3G(1), Screening.
- c. In the Planned Community District, installations shall meet the buffering requirements of § 175-24A(4), Buffer yards and landscaping.
- d. In the Planned Airport District, installations shall follow the buffering requirements of § 175-40, Design and improvement standards.
- e. In the Rural, Natural Resources, Natural Resources and Recycling Districts, and the University Planned District, installations must adhere to the buffering requirements of § 175-42, Procedures and criteria for conditional uses.
- f. Any installations within the I-99 Interchange Overlay District shall adhere to the additional buffering requirements of § 175-40.3, Setbacks and landscaping.

*Warning Signage* - The identification and contact information of the owner, installer, or manufacturer of the system and warning signage shall be posted at the site in a clearly visible manner.

*Fencing* – Primary-scale solar uses must be enclosed by perimeter fencing of an appropriate height to restrict unauthorized access.

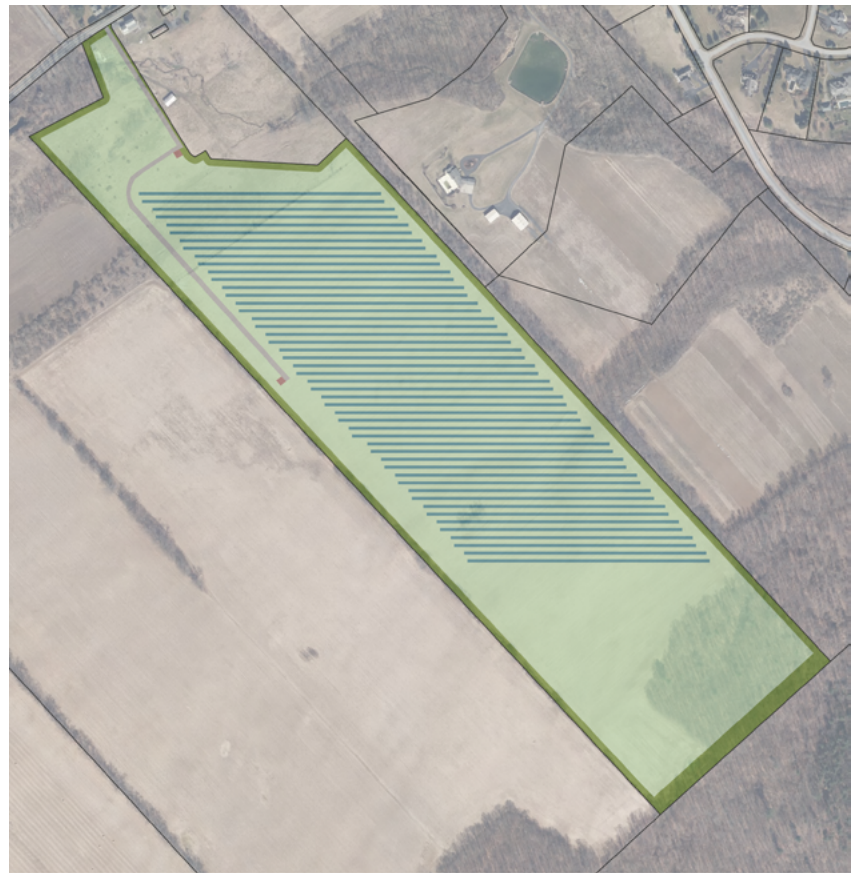
*Power Lines* – To the greatest extent possible, power lines must be placed underground.  
*Glare* - Systems shall be designed and installed in a manner as to not project any glare or glint onto any adjoining property or roadway.

*Removal Requirements* – If not utilized for 12 consecutive months, solar energy systems must be removed within 30 days.



## Illustration of Regulations - Patton

Patton Township permits primary-scale solar facilities in multiple zoning districts, however, very few of these districts contain parcels large enough to support primary-scale facilities. In addition, the cost of land within several of these districts would likely make development of primary-scale facilities financially unfeasible. If a facility were to be proposed in Patton Township, it would most likely be in the Rural (A1) District since it has large tracts that are minimally developed and utilized for agricultural purposes. A concept facility was modeled for one 82-acre A1-zoned parcel located off West Buffalo Run Road (SR 550). The A1 District has an impervious limitation of 20%, and while Patton Township regulations require the horizontal area of each panel to be considered impervious, most of the property could still be utilized for development. The Patton Township Zoning Ordinance would require such a facility to be surrounded by buffer yards to provide visual screening from adjacent parcels.



Patton Township: Rural A1 18-301-040

Illustrated Lot Coverage: 20% (20% Permitted)

- Solar Panels
- Substation
- Open Space
- Setbacks - 30' front and side, 75' rear
- Parking / Access
- Parcel Boundary

*GIS analysis map of potential development under current zoning limitations for Primary-Scale solar development in Patton Township. Image and analysis: CRPA*

## SHARING LAND USES THROUGH MULTI-MUNICIPAL PLANNING

While each municipality that utilizes zoning is legally required to provide for all land uses within their individual jurisdictions, the Pennsylvania Municipalities Planning Code (MPC) provides municipalities that cooperatively plan via a multi-municipal plan the flexibility to accommodate land uses throughout the entire plan area. In 2018, the CRPA completed the [Centre Region Shared Land Use Study](#) that outlines amendments to the MPC that allow municipalities that cooperatively plan to share the burden of providing for all land uses. Utilizing these sections of the MPC, the Centre Region municipalities should consider cooperatively identifying appropriate locations for primary-scale solar facilities in the Region and adjusting zoning regulations accordingly. This issue should also be addressed in the next Comprehensive Plan update, which will take place in 2023.









# PRIMARY-SCALE SOLAR REGULATORY TOOLKIT

This chapter of the report provides primary-scale solar regulatory best practices for consideration by the Centre Region municipalities. While numerous model ordinances have been developed for these uses in other jurisdictions, the recommendations in this report have been tailored where possible to be consistent with the unique aspects of the Centre Region. The report does not provide model ordinance language, but rather focuses on general recommendations on how and where these uses should be permitted.

## Utilizing the Toolkit

The Centre Region municipalities should consider utilizing the best practices within this toolkit whenever creating new regulations or modifying existing ordinances related to primary-scale solar uses. As a recommendatory document, the best practices within this toolkit should serve as a guide that can be exceeded or modified by each municipality as needed. Specific recommendations on utilizing this toolkit are as follows:

**College, Ferguson, and Patton Townships:** This toolkit should be utilized to review existing regulations and determine if changes should be made since these municipalities already permit and regulate primary-scale solar facilities in their respective jurisdictions. Since this report and toolkit are intended to establish a regional policy on how these uses should be accommodated, municipalities should consider amending existing regulations to be consistent with the findings of the study.

**Halfmoon and Harris Townships:** This toolkit can serve as a guide for developing regulations since these municipalities contain significant land area that meet the general requirements for primary-scale solar development.

Additional resources should be consulted, as necessary.

## Regulatory Toolkit Contents

The regulatory toolkit is formatted to include a best practice for specific aspects of primary-scale solar uses along with additional information supporting the recommendations. Where possible, links to additional documentation from outside sources are also provided at the end of each best practice section

- *Height*
- *Glare*
- *Battery Storage*
- *Setbacks*
- *Screening/Visibility*
- *Ecosystem/Environmental Impacts*
- *Fencing/Security*
- *Lot Coverage/Impervious Restrictions*
- *Location/Districts*
- *Agrivoltaics*
- *Decommissioning*



## Height

**Best practice: Require all primary-scale solar facilities, including panels and other structures, to comply with the maximum building height restrictions for the underlying zoning district.**

If the municipality has height restrictions for accessory structures, this limitation could be applied to the panels so long as it would not be unnecessarily prohibitive.

In some cases, municipalities have chosen to adopt specific height restrictions for primary-scale solar facilities. This is often done to limit the visual impacts that could occur to neighboring properties. In many cases, panels are restricted to a maximum of 20 feet to minimize visual impacts that cannot be addressed with fencing and other screening requirements. Solar specific height restrictions are not necessary if the best practices for screening and visibility included within this toolkit are utilized.



Ground mounted solar panels are typically no higher than 10 to 15 feet to allow for ease of maintenance and also to provide adequate solar access to adjacent solar arrays.

# Glare

**Best practice: Glare studies or analysis should only be required for installations near airports as required by the FAA.**

In order to generate electricity, solar panels are engineered to absorb sunlight. To do this, solar panels utilize non-reflective glass resulting in very little sunlight being reflected from their surface. Household and automobile windows, metal roofs, and agricultural crops generally reflect significantly more sunlight than a solar panel. In addition, solar panels are oriented towards the south and facing the sun, resulting in angles that would reflect any residual sunlight above nearby homes and roadways.

Municipal ordinances should require panels associated with primary-scale solar facilities to utilize anti-reflective coatings to minimize any potential glare. Developers should also inform/demonstrate that panels will be oriented to avoid potential glare on adjacent properties or roadways. Utilizing the recommended screening and visibility best practices within this toolkit will also help ensure that panels will be screened from view of adjacent properties and roadways, significantly reducing any potential reflection of sunlight.

Additional Resources:

[NREL Research and Analysis Demonstrate the Lack of Impacts of Glare from Photovoltaic Modules](#)  
[FAA-Airport Solar Guide 2018](#)



Anti-reflective coatings not only minimize potential glare and glint but also improve solar panel performance. These coatings have provided opportunities for solar arrays to be safely located next to roadways and airports without creating visual hazards.



## Battery Storage

**Best practice:** If a primary-scale solar facility utilizes batteries for storage or for any other purpose, municipalities should require these batteries to be located in a secured container or locked enclosure. Municipalities should also require containers or enclosures that contain battery systems to be designed and constructed in a manner that prohibits the leakage of hazardous chemicals onto the ground.



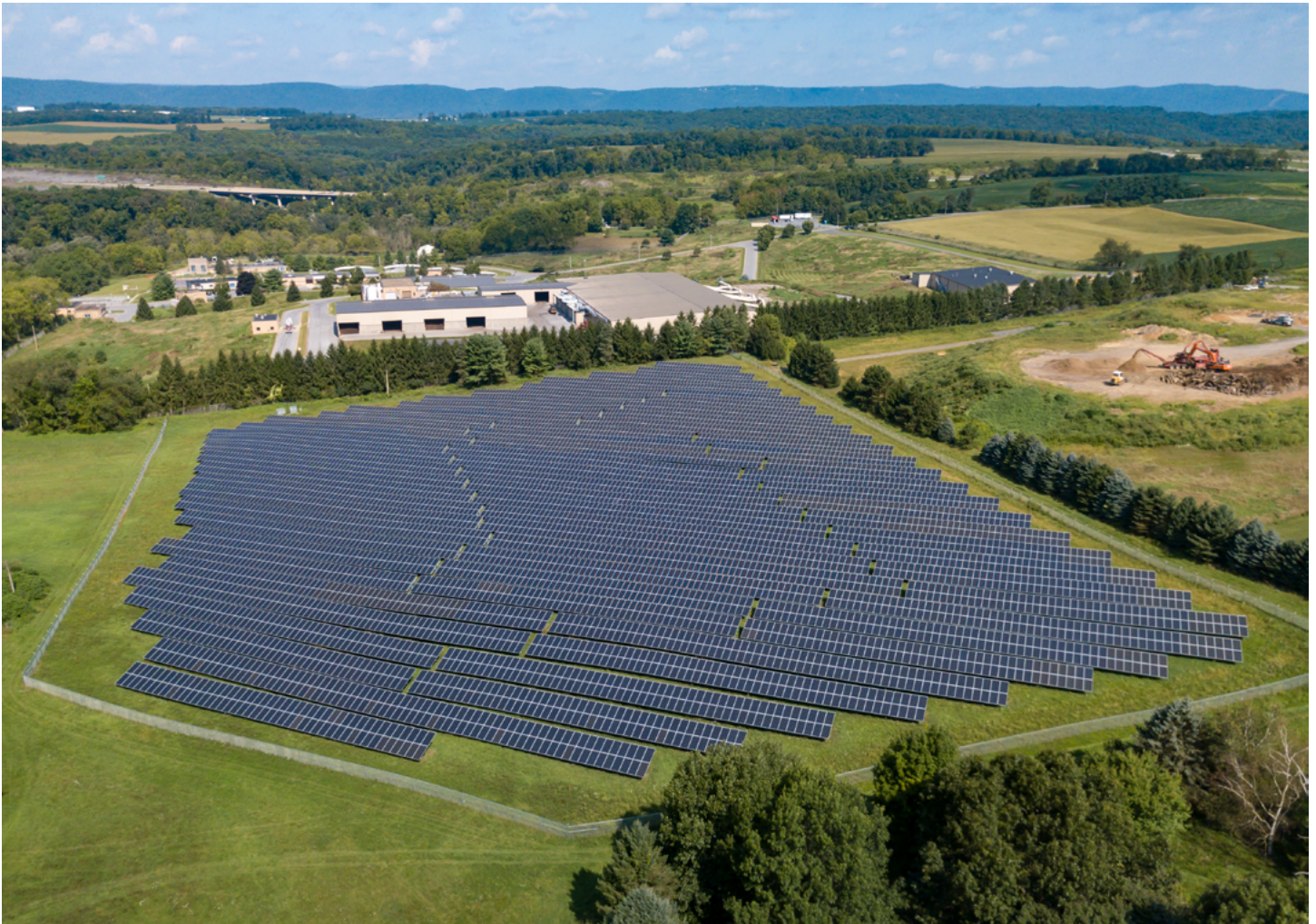
Proper battery storage is critical to reduce risk of fire and leakage of hazardous chemicals.



## Setbacks

**Best practice: Setbacks for primary-scale solar facilities, including panels and other structures, should be generally consistent with regularly established uses in the underlying zoning district.**

Municipalities should require primary-scale solar facilities to meet reasonable setbacks that will protect the health, safety, and general welfare of the community. Reduced setbacks can be considered for structures related to the solar facility but should be generally consistent with the requirements for other uses in the same district.



Setback areas not only provide adequate separation from uses on adjacent parcels, but also provide a location for screening and other buffering requirements that will reduce visual impacts.



## Screening & Visibility

**Best practice: To help reduce potential visual impacts, primary-scale solar facilities should be screened from all adjacent properties and roadways with vegetative screening buffers. Screening requirements must be clearly defined and should include replacement standards for vegetation that does not survive. This vegetative screening should consist of native canopy and understory trees, as well as shrubs. Native grasses or other groundcover should also be required within the setback areas.**

Despite increasing demand for green infrastructure and clean energy, proposals for primary-scale solar facilities are often met with a “not in my backyard” resistance from nearby property owners. This resistance is common in rural areas where solar facilities may be viewed as incompatible and intrusive. In many cases, nearby property owners are concerned about how these facilities will visually impact their neighborhood, cause decline in the rural character of the area, and affect property values. Screening requirements can help assure neighboring property owners and residents that primary-scale facilities will blend into the surrounding landscape and that the physical panels and arrays will not dominate viewsheds.

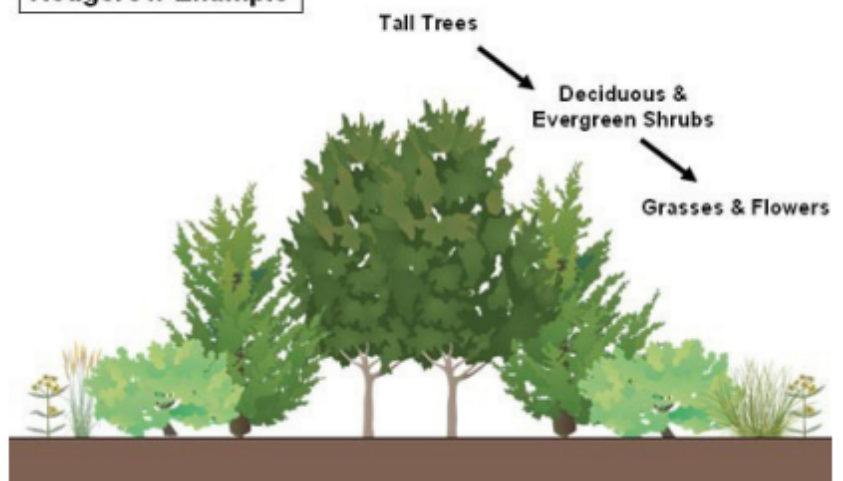
To avoid or minimize the impacts on scenic viewpoints, site design should include appropriate setbacks and vegetative screening to minimize and mitigate visual impacts. Such plantings should:

- Be large enough to screen the facility within five years of construction
- Be selected to provide year-round screening
- Enhance/preserve the area’s existing beauty
- Provide a long-lived, resilient and dense bank of vegetation
- Be a native species readily available in the area.

### Trees used as buffer zone for solar farm in North Carolina



Hedgerow Example



Vegetative screening can minimize the visual impact to adjacent neighbors and provide ecosystem benefits.



## Ecosystem / Environmental Impacts

**Best practice: To help promote biodiversity in and around the property, primary-scale solar facilities should be vegetated/revegetated with native plants and grasses. Setback areas should be planted with native grasses and/or pollinator plantings, as well as native trees and shrubs that can provide habitat and visual screening. To protect wildlife corridors and retain habitat for small mammals, security fencing should consist of wildlife-permeable materials.**

While primary-scale solar facilities provide many positive environmental benefits by generating clean, renewable energy, these facilities can have negative impacts to the surrounding ecosystem. Since many primary-scale projects are developed in rural areas, tree removal and security fencing can disrupt natural habitats and wildlife corridors. Municipalities should prohibit primary-scale solar facilities from being located on lands that have significant native biodiversity.

Planting a diverse, native vegetative mix that attracts pollinators and other wildlife can be beneficial to adjoining farms and properties. Native plants may also support long-term operational cost savings by reducing the frequency of on-site mowing, weed control and fertilizer application.

Wildlife permeable fencing: While the CRPA recommends the use of security fencing around all primary-scale solar facilities, security can be accomplished with the use of wildlife permeable fencing. This fencing material can be utilized for the entire facility or at periodic intervals. Where sight obscuring materials are being used, wildlife permeable panels can be installed in limited areas. Agrivoltaic uses that propose the grazing of animals should be exempt from wildlife permeable fencing requirements to ensure the safety of livestock.

Additional Resources:

[PA Department of Conservation & Natural Resources - Landscaping with Native Plants](#)

[Ernst Conservation Seed, Meadville PA](#) – solar native seed mixes

[Ohio Prairie Nursery Solar field grass mix](#)



Wildlife permeable fencing provides necessary security protection while allowing smaller mammals such as fox, raccoon, rabbits, etc. to penetrate the fence and access areas within the facility.



## Fencing / Security

**Best practice: Primary-scale solar facilities should be surrounded by a security fence in order to limit access by unauthorized persons and deter vandalism. Fences should be a minimum of six (6) feet in height, be equipped with a self-locking gate, and contain signage informing individuals of potential voltage hazards. All fences should be located at the edge of the required setback, not the property line. This ensures that the setback areas are available for buffer plantings.**

[Additional fencing recommendations are provided in the Ecosystem/Environmental subsection.](#)



Fencing should have openings that permit small- to medium-sized species onto the site, while keeping out larger animals and humans that could damage equipment.

## Lot Coverage / Impervious Restrictions

**Best practice: Exempt ground-mounted systems from lot coverage/impervious surface calculations as long as the ground beneath the system is pervious (e.g., vegetation) and the facility meets other stormwater minimization recommendations of the Pennsylvania Department of Environmental Protection.**

### Lot Coverage

If a municipality wants to limit the overall size of primary-scale facilities, considering the horizontal areas of panels as impervious coverage will likely be ineffective. Municipalities wanting to limit the overall size of a facility should consider limitations for the percentage of a property that can be used for solar power generation, which would include the panels, roadways, space between rows, etc. Such a limitation is more straightforward at achieving the desired outcome and providing predictability to residents and developers.

In the Centre Region, College and Patton Township both consider the horizontal area of a panel to be impervious while Ferguson Township only considers the portion of the mounting system that touches the ground as impervious. In College Township, this regulation would have little impact to a facility's size since the impervious limitation in the Industrial District is very high. Despite Patton Township's more restrictive impervious coverage requirements, it is unlikely that the overall size of a primary-scale facility would be impacted due to the amount of open space typically provided between and around panel arrays. Facilities in Ferguson Township would be virtually unaffected by the impervious limits since the vertical supports for solar panels cover very little ground area.

## Impervious and Stormwater Impacts

Solar panels should not be included in any calculation of impervious surface or impervious cover. Vegetation beneath the PV arrays is pervious and aids in storm water absorption, reduces erosion, and improves the visual appearance of the property. The racking, all mechanical equipment and gravel or paved access roads would be considered impervious.

Stormwater management may still be required depending upon the construction and layout of a facility. A National Pollutant Discharge Elimination System (NPDES) permit may also be required depending upon the amount of land disturbance associated with a development.

In January 2019, the Pennsylvania Department of Environmental Protection (DEP) published a frequently asked questions paper titled "Chapter 102 Permitting for Solar Panel Farms FAQs" which provides additional information on when an NPDES permit would be required and means of minimizing stormwater impacts. The FAQ also provides information on the use of agrivoltaics to minimize impacts to groundwater and stormwater runoff.

Several of the DEP's stormwater minimization recommendations include but are not limited to:

- Post-construction condition should be 90% perennial vegetative cover.
- A meadow condition is preferable with native, deep-rooted perennial vegetation.
- Existing slopes on the project site should be 10% or less.
- Panels should be configured that they disconnect surfaces to promote sheet flow and natural infiltration into the ground beneath the panels.
- Vegetated areas beneath panels should not be cut to less than 4 inches in height. Vegetation will not be subject to fertilization or herbicide/pesticide application except as needed to support crop production or erosion and sedimentation planning.
- Compaction of the subsoil will be avoided, and vehicular traffic minimized.
- The site should be designed to maintain applicable buffer distances from the delineated watercourse or wetland limits.
- Individual panels should be arranged to:
  - Allow for passage of sheet flow between each panel to minimize runoff concentration
  - Allow for the growth of vegetation beneath and around the arrays, with shade tolerant vegetation being preferred.
  - The distance between arrays is sufficient to infiltrate runoff from the upslope array.
  - Minimize the lowest vertical clearance of the array to minimize accelerate erosion.





The DEP also provides recommendations for agrivoltaics, which can be utilized to help manage stormwater runoff generated by solar panels. These recommendations include but are not limited to:

- Shade tolerant crops should be used beneath panels.
- Crops should be planted using no till practices.
- Hand harvested or small machine-harvested crops are recommended.
- Sustainable grazing practices should be employed to help maintain a healthy vegetative cover.
- Application of chemical fertilization or herbicides/pesticides is limited to the needs of the crops.

Zoning ordinances and stormwater regulations are typically addressed in separate chapters; however, zoning requirements can be structured in such a way to help minimize stormwater impacts. To minimize stormwater impacts, municipal zoning regulations should require areas between arrays and around the facility to consist of native vegetation or be used for agrivoltaics (if permitted in rural zoned area).

Additional Resources:

[DEP Chapter 102 Permitting for Solar Panel Farms FAQs](#)  
[DEP Solar Developer Resources](#)

## Location / Districts

**Best practice: Primary-scale solar facilities should be permitted by-right in industrially zoned areas. In rurally zoned areas, development of farmland soils for primary-scale solar uses should be minimized. Municipalities should restrict development of primary-scale solar facilities on Prime Agricultural soils and Soils of Statewide Importance, unless one of the following conditions are met:**

- a. The facility incorporates the co-location of agricultural uses (agrivoltaics) on the project site.**
- b. The facility is located in a wellhead protection area for the purpose of removing agricultural uses from high-risk recharge areas**
- c. A perpetual agricultural conservation easement is established on an equivalent number of farmland soil acres adjacent to or surrounding the project site.**

Primary-scale solar facilities are typically developed in areas with ample vacant land, unimpeded solar access, and nearby electrical infrastructure to support power transmission. The Centre Region lacks large brownfield sites, disturbed lands, or industrially zoned areas that would be prime locations for primary-scale solar development. However, rural areas of the Region contain large amounts of land area capable of supporting primary-scale solar development. Most of these solar suitable areas are in districts that are intended for agricultural uses.

To minimize impacts to agricultural areas, municipalities should consider limiting development of primary-scale solar facilities on Prime Agricultural soils and Soils of Statewide Importance. Due to the prevalence of these soil types in the Region's rural areas, a complete prohibition of development on these soil types would nearly eliminate all development potential.

While rural zoning districts contain the necessary characteristics to permit development of these uses, the CRPA recommends that municipalities carefully consider how these uses might impact the overall

agricultural industry both in terms of loss of active farm operations as well as impacts to ancillary industries that rely on agriculture. To balance the preservation of agricultural soils and family farms with primary-scale solar, CRPA staff recommends ensuring farm protection while allowing for solar facilities in its best practice.

Development of solar facilities should be prohibited from occurring on steep slopes and nearby ridges to minimize deforestation and disturbance of limited soils.

Other methods exist for balancing farmland preservation with solar facilities. Some jurisdictions have required that a certain percentage of farmland soils must remain outside of the development area.

Montour County proposed solar regulations that state “Solar Arrays may be located only on 75% of the total Class I and II agricultural soils”. This requirement did not apply if agrivoltaic uses were proposed. Regulations in Delaware Township, Northumberland County state that “no more than 20 percent of the entire area for development shall consist of Class I and Class II prime agricultural soils.”

Looking beyond the boundaries of the Region, other locations on marginal, less productive land in Centre County are likely better suited to support primary-scale solar development and would have fewer impacts to agricultural soils and operations. Brownfield sites in former mining areas, for example, could be excellent candidates for primary-scale solar uses.

## Agrivoltaics

**Best practices: Require in rurally zoned areas where Prime Agricultural Soils and Soils of Statewide Importance are being utilized. Regulations should provide clear definitions, require an Agrivoltaics Plan and define minimum requirements.**

Agrivoltaics is the concurrent use of land for agricultural production and solar energy generation. As stated throughout this report, agrivoltaics can provide numerous benefits to the operation of the solar facility and to the community. Agrivoltaics can include but is not limited to crops planted between and underneath solar panel arrays, apiaries (bees), the grazing of animals such as sheep, and the planting of pollinators.

One of the core themes of the Centre Region Comprehensive Plan is supporting the local agricultural industry. Loss of farmland and agricultural operations, primarily to development for other uses, has lasting impacts on the local agricultural industry. If Centre Region municipalities determine that primary-scale solar should be permitted in areas that have been traditionally used and zoned for agricultural uses, the use of agrivoltaics is the most effective means of simultaneously allowing for clean power generation and supporting local agriculture. Agrivoltaics can help achieve the Comprehensive Plan’s goals and objectives related to supporting a viable agricultural industry. The CRPA recommends that municipal ordinances require the use of agrivoltaics on any agriculturally or rurally zoned property that is developed with a primary-scale solar facility, unless:

- a. The facility will not be constructed on Prime Agricultural Soils or Soils of Statewide Importance;
- b. The facility will be located in a wellhead protection area; or
- c. A perpetual conservation easement has been established on an equivalent number of farmland soil acres adjacent to or surrounding the site.



Because agrivoltaics are a relatively new concept, there are limited examples of local or state governments requiring their use in conjunction with primary-scale solar. The CRPA studied the issue and recommends the following regulatory approach:

1. **Permitting the Use** – Rather than listing primary-scale solar as a permitted use, municipalities can permit “Agrivoltaics Facilities” in rurally zoned areas. Municipal regulations would need to include a definition for agrivoltaics facilities, emphasizing that solar power generation for commercial distribution is only permitted on properties that contain an active agricultural operation. The definition should also emphasize that the agricultural use must be present in the same area as the primary-scale facility. As noted earlier in this toolkit, the ordinance can also include exceptions to the agrivoltaics component for facilities in wellhead protection areas or in exchange for a perpetual agricultural easement.
2. **Require an Agrivoltaics Plan** – A plan for how agrivoltaics will be accomplished should be required with every land development plan that proposes a primary-scale solar facility. This plan should identify how the site will be used for agricultural purposes and how the site will be managed. In addition, the ordinance should require an update to the plan if changes to agrivoltaic uses are proposed (ex. grazing sheep to raising vegetables).
3. **Define Minimum Requirements** – Municipal ordinances should provide clear standards and requirements for agrivoltaic uses. Due to the differing types of agriculture that can be conducted around primary-scale solar facilities, regulations should provide different options depending upon the type of agrivoltaic use that is proposed. Examples of agrivoltaic minimum requirements could include but are not limited to:
  - a. Horticultural Uses – If crops are to be grown in conjunction with a primary-scale solar use, municipal ordinances should require a minimum percentage of the open space on the parcel to be utilized for crop production. This percentage should be calculated based upon the land area that is not covered by solar panels and any related structures. Required buffer yards should also be excluded from this calculation. The percentage should not be so restrictive as to limit access to the solar panel infrastructure.
  - b. Livestock – Primary-scale solar facilities that will be utilized to graze livestock should, in their agrivoltaics plan, identify the number, type, and seasons when livestock will be present. Municipalities may wish to require a minimum percentage of the land area be open and available for animals to graze, notwithstanding necessary safeguards and fencing to protect livestock and solar facility-related equipment.
  - c. Apiaries/Pollinators – Rather than requiring the production of crops or keeping of livestock, municipalities can choose to require the planting of pollinator friendly vegetation. Pollinators are beneficial to surrounding farms, support biodiversity, and can also help support onsite beekeeping to produce honey. At a minimum, municipalities should consider requiring all open spaces between and around solar panel arrays to be planted with native pollinators to help support local bee populations. There are numerous companies that produce pollinator friendly seed mixes specifically for use around solar facilities. Limitations should also be considered for the application of pesticides and herbicides as well as mowing of vegetation.



Additional Resources:

[NREL Beneath Solar Panels, the Seeds of Opportunity Sprout](#)

[American Solar Grazing Association](#)

[Ernst Conservation Seed, Meadville PA – solar native seed mixes](#)

[Ohio Prairie Nursery Solar field grass mix](#)



*Agrivoltaics could help offset the impacts of extreme weather by reducing water use, increasing food yields, and limiting the negative effects of heat on solar panels - [www.nrel.gov](http://www.nrel.gov)*



# Decommissioning

**Best practices: Whenever a primary-scale solar facility is proposed, municipal ordinances should require the submission of a decommissioning plan. The decommissioning plan should include:**

- **A description of the activities and the responsible party for complete physical removal of all solar system structures, components, equipment, fencing, and transmission lines.**
- **The anticipated life of the solar energy system and a timeline for decommissioning**
- **Information on how the materials on the site will be disposed of or recycled**
- **A description of how the land will be restored when it is decommissioned**
- **The estimated decommissioning costs and how the estimate was determined**
- **The method for ensuring that funds will be available for decommissioning and restoration**
- **The method by which the decommissioning cost will be kept current**

In most cases, primary-scale solar facilities are developed on leased land for a limited period. Even in cases where the developer owns the land, there is no guarantee that the use will remain operational beyond the usable life of the solar panels. If leases are not renewed upon expiration or if the operator were to discontinue use of the site, the solar facility should be dismantled appropriately. A facility is typically considered discontinued or abandoned if it has not generated electricity for distribution at any time over the last 12 months.

Once a facility has been abandoned or operations have ceased, operators should be required to completely dismantle and remove the facility, including all related buildings, cables, roads, etc. The cost to decommission a solar facility is steep and the burden of that cost should not be borne by the landowner (in the case of a lease) or the municipality. The cost of decommissioning can range from thousands to millions of dollars depending upon the size of the facility. There are numerous guides and estimate tools available to calculate the cost of decommissioning.

Municipal regulations should also require developers to post a bond or other financial security to ensure that decommissioning occurs in a timely manner following cessation or abandonment of the operation. The chosen financial security amount should be calculated based on current estimates and then adjusted for inflation over the period of the lease or for a set amount of time. The security amount should be updated if the facility continues operation beyond the original anticipated operational timeframe. If removal is not completed by responsible party within a reasonable period of time after cessation or abandonment (typically 12 months), the municipality can utilize the financial security to complete the decommissioning process.

Additional Resources:

[NREL Best Practices at the End of the PV System Performance Period](#)

[Athol MA Solar Decommissioning Template](#)

[SEIA National PV Recycling Program](#)

[York County Model Ordinance](#) – Wind Energy, Section 3.B.14 – example decommissioning language

[PA House Bill 2104 – Responsible Decommissioning of Solar/Wind Energy Facilities](#)





# PRIMARY-SCALE SOLAR GLOSSARY

**Agrivoltaics** – Land that is used concurrently for solar power generation and agriculture.

**Community Solar** – A solar energy system that generates electricity with subscribers who receive a bill credit for the electricity generated based on the size of the subscriptions.

**Farmland of Statewide Importance** – Class III soils that do not meet the criteria for prime agricultural soils but is considered to be farmland of statewide importance for the production of food, feed, fiber, forage, and oilseed crops.

**Glare** – The effect produced by light with an intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

**Impervious Surface** – A surface area that prevents or slows the infiltration of water into the soil and/or a hard surface area that causes water to run off the surface of the ground in greater quantities or at an increased rate of flow from the conditions prior to development, construction, building or installation.

**Interconnection** – The technical and practical link between the solar generator and the grid providing electricity to the greater community.

**Kilowatt** – A unit of electrical power equal to 1,000Watts, which constitutes the basic unit of electrical demand. A watt is a metric measurement of power (not energy) and is the rate (not the duration) at which electricity is used. 1,000 kW is equal to 1 megawatt (MW).

**Mechanical Equipment** – All items not listed in these definitions that are directly related to construction and operation of a solar energy system including, but not limited to, on-site transmission lines, pumps, batteries, inverters, mounting brackets, framing, foundations or other structures, etc.

**PJM** – A regional transmission organization that coordinates the movement of wholesale electricity in all or parts of Delaware, Illinois, Indiana, Kentucky, Maryland, Michigan, New Jersey, North Carolina, Ohio, Pennsylvania, Tennessee, Virginia, West Virginia, and the District of Columbia.

**Prime Agricultural Soil** – Class I and II soils, as defined by the U.S. Department of Agriculture, that have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses.

**Solar Access** – Space open to the sun and clear of overhangs or shade including the orientation of streets and lots to the sun so as to permit the use of active and/or passive solar energy systems on individual properties.

**Solar Access Easement** – A recorded easement, the purpose of which is to secure the right to receive sunlight across real property of another for continued access to sunlight necessary to operate a solar energy system.

**Solar Array** – A number of photovoltaic modules or panels that generate solar electricity, assembled or connected together to provide a single electrical output.

**Solar Array, Tracking** – A solar array that follows the path of the sun to optimize the amount of solar radiation received by the device. A tracking solar array may be ground mounted or building mounted.

**Solar Collector** - A solar photovoltaic cell, panel, or array, or solar hot air or water collector device, which relies upon solar radiation as an energy source for the generation of electricity or transfer of stored heat.

**Solar Energy** – Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector or solar energy system.

**Solar Energy System** – A system that produces electricity by the use of semiconductor devices, called photovoltaic cells, which generate electricity whenever light strikes them. Included in a solar energy system are the solar energy generation mechanisms (e.g., panels or other assemblies of solar electric cells), inverters (devices that convert Direct Current electricity produced by the system to usable Alternating Current), batteries and battery systems that store electrical energy from the PV system for future use, meters and electric transmission wires and conduits that facilitate connections with users and/or the local power grid.

**Solar Energy System, Community** – A solar energy system that generates electricity with subscribers who receive a bill credit for the electricity generated based on the size of the subscriptions.

**Solar Energy System, Primary-Scale** – A facility of solar collectors with the primary purpose of wholesale or retail sales of generated electricity. Commonly referred to as solar farms.

**Solar Panel** – A device for the direct conversion of solar energy into electricity.



# CRPA

Centre Regional  
Planning Agency

## Solar Planning and Zoning

Primary-Scale Solar Study and Toolkit

4/7/2022







Renewable  
Energy

# Project Goal

**Determine best practices for primary-scale solar regulations and policy that would support our local goals and be consistent with our sense of identity.**

Encourage a balance between solar resources and other valuable local resources (agriculture, trees, historic resources) in the development process.





# Report Chapters

Introduction

Basics of Primary-Scale Solar Development

Primary-Scale Solar Regulatory Study

Primary-Scale Solar Regulatory Toolkit

# Primary-Scale Solar

# Community Solar

LightsourceBP, Penn State, Franklin County

Power for wholesale market

Ave project in PJM PA queue  
= 28 MW  
= 170 – 230 acres

Choice to subscribe to a local solar installation

Not currently allowed in PA,  
but bills introduced

Project size maximum  
= 5 MW  
= 25-30 acres



# Benefits

- Emission reductions
- Resilience, diversification and security
- Revenue
- Preserve family farms

# Trade-offs/Risks

- Drives up land costs
- Long term impact to land use
  - Impact to agriculture soils
  - Impact to ecosystems





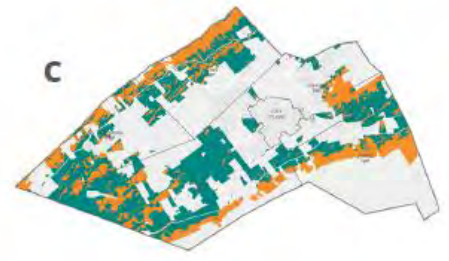
# Primary-Scale Solar Regulatory Study

**Overview**

**Where are primary-scale solar uses permitted?**

**Existing Regulations**

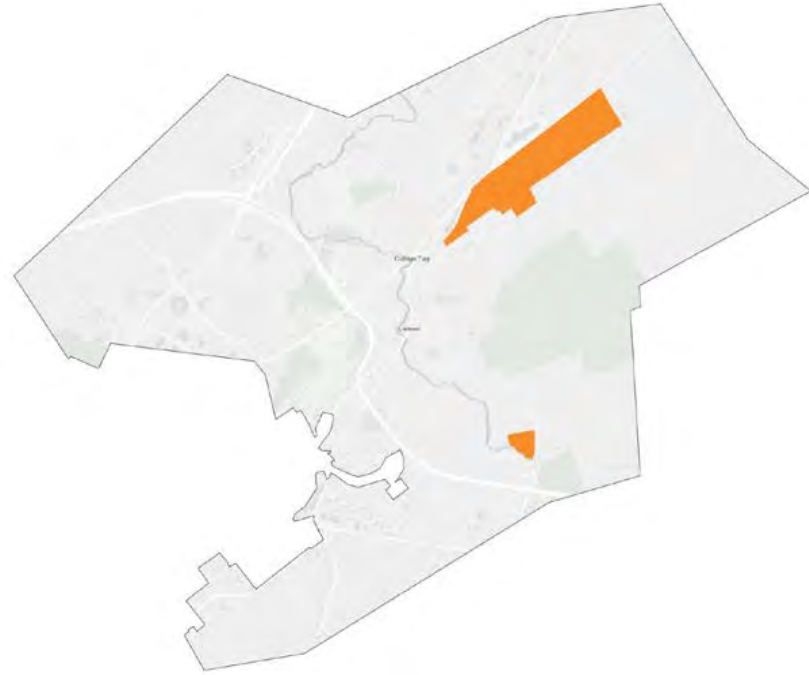
**Illustration of Regulations**



Centre  
Region  
Analysis

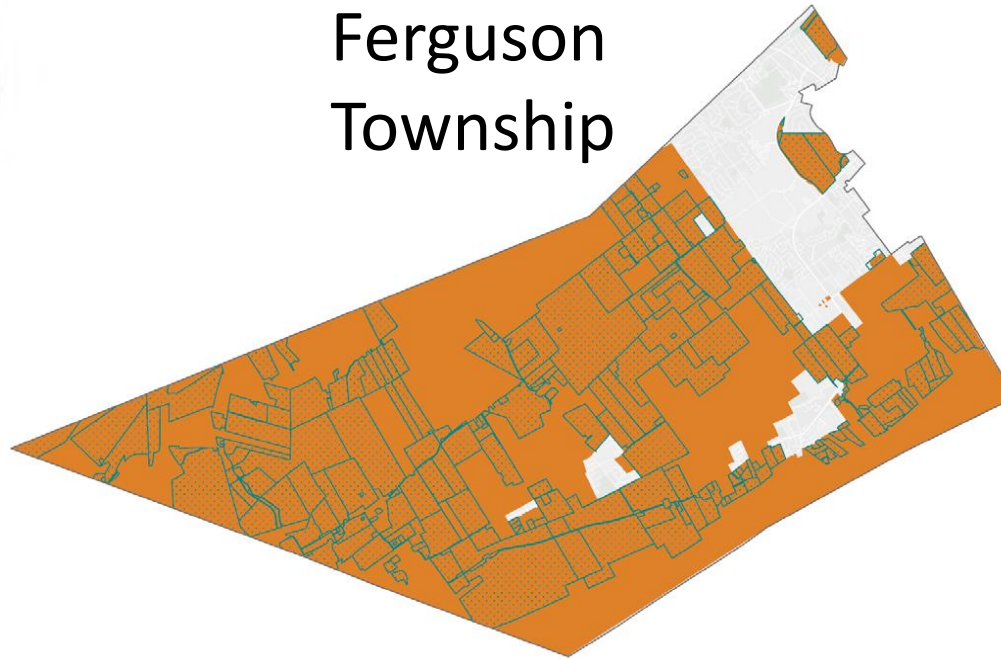
# Primary-Scale Solar Regulatory Study

## Existing Regulations



College  
Township

Ferguson  
Township



Patton  
Township



# Primary-Scale Solar Regulatory Study

## Regulatory Toolkit

### Best Practices

- a. Height
- b. Glare
- c. Battery Storage
- d. Setbacks
- e. Screening/Visibility
- f. Ecosystem/Environmental Impacts
- g. Fencing/Security
- h. Lot Coverage/Impervious Restrictions
- i. Location/Districts
- j. Agrivoltaics
- k. Decommissioning

# Best Practice Toolkit Format

Best practice statement

Additional text with more detailed information

Links to additional resources

## Screening & Visibility

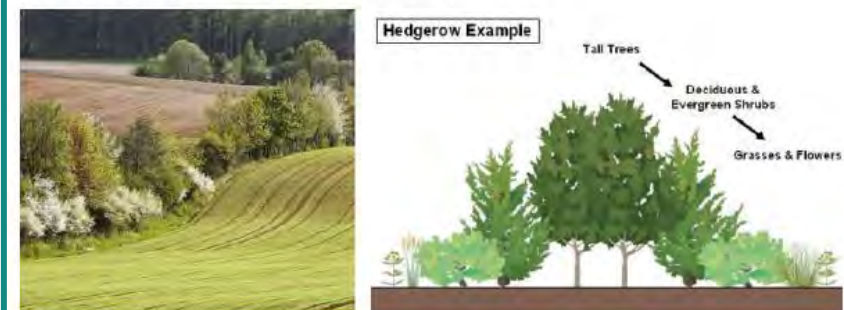
**Best practice:** To help reduce potential visual impacts, primary-scale solar facilities should be screened from all adjacent properties and roadways with vegetative screening buffers. Screening requirements must be clearly defined and should include replacement standards for vegetation that does not survive. This vegetative screening should consist of native canopy and understory trees, as well as shrubs. Native grasses or other groundcover should also be required within the setback areas.

Despite increasing demand for green infrastructure and clean energy, proposals for primary-scale solar facilities are often met with a "not in my backyard" resistance from nearby property owners. This resistance is common in rural areas where solar facilities may be viewed as incompatible and intrusive. In many cases, nearby property owners are concerned about how these facilities will visually impact their neighborhood, cause decline in the rural character of the area, and affect property values. Screening requirements can help assure neighboring property owners and residents that primary-scale facilities will blend into the surrounding landscape and that the physical panels and arrays will not dominate viewsheds.

To avoid or minimize the impacts on scenic viewpoints, site design should include appropriate setbacks and vegetative screening to minimize and mitigate visual impacts. Such plantings should:

- Be large enough to screen the facility within five years of construction
- Be selected to provide year-round screening
- Enhance/preserve the area's existing beauty
- Provide a long-lived, resilient and dense bank of vegetation
- Be a native species readily available in the area.

Trees used as buffer zone for solar farm in North Carolina



Vegetative screening can minimize the visual impact to adjacent neighbors and provide ecosystem benefits.





End Goal → Mutual benefits of solar and land use



Renewable  
Energy

# Next Steps

**Committee receives report**

**CRPA distributes report to municipalities**

**Share with Penn State Extension and  
PA Solar Center**

*Refine the Toolkit as needed*





For Immediate Release – Monday, March 28, 2022

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Mark McLaughlin: [mxm51@psu.edu](mailto:mxm51@psu.edu), 814-865-4119

## **UPPER PORTION OF THE MUSSER GAP GREENWAY IS TEMPORARILY RELOCATING**

**State College, PA:** Centre Region Parks and Recreation, Penn State, and Ferguson Township would like to remind the community that the upper portion of the Musser Gap Greenway is relocating at this time due to the construction preparations taking place on-site at the soon-to-be-developed Whitehall Road Regional Park.

From the end of Blue Course Drive, the Musser Gap Greenway trail is accessible to walkers and cyclists. However, there is no parking in this area for those who may want to access this trail via vehicle. Since there will be construction at the new park entrance and active construction for the park's Phase I, trail users who will be driving to the area to access the trail will be able to park at:

- 1) High Point Park (855 Whitehall Road), utilize the sidewalk on the north side of the street, and then cross over Whitehall Road at the intersection and use the sidewalk that runs along Blue Course Drive;
- 2) State College Alliance Church (1221 W. Whitehall Road) parking lot, use the sidewalk on the north side of the street, and then cross over Whitehall Road at the intersection and use the sidewalk that runs along Blue Course Drive; or
- 3) Musser Gap Trailhead Parking Lot (off Route 45).

The State College Alliance Church has graciously offered its lower parking lot for use for any trail users needing to park in the area. The church staff recommend parking lot use after 4 PM during the week, Saturdays anytime, and Sunday afternoons after 2 PM. Church staff respectfully request that the parking lot area that is painted as an outdoor basketball court not be blocked by trail users' vehicles. Please remember that High Point Park is owned by the State College Borough and the park is open from dawn to dusk; please, no overnight parking. Anyone crossing over Whitehall Road should take great caution in doing so as the road is very busy, and traffic can be heavy at times. Crossing at the intersection of Whitehall Road and Blue Course Drive is highly recommended.

Once you reach the end of Blue Course Drive, you will be able to access a **temporary trail** across Penn State's property while the first phase of Whitehall Road Regional Park is under construction. This temporary trail will be in place for approximately 14-16 months. Please follow all trail signage and stay on the designated path.

As construction continues and trail conditions change, Centre Region Parks and Recreation, Penn State, and Ferguson Township will continue to keep the general public up-to-date.

###



# 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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## CLIMATE ACTION AND SUSTAINABILITY COMMITTEE

Hybrid Meeting

April 11, 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.	RESOLUTION: ENERGY INNOVATION AND CARBON DIVIDEND ACT OF 2021
7.	ICLEI ACTION FUND
8.	OTHER BUSINESS
9.	HELPFUL REFERENCE LINKS
10.	ADJOURNMENT

## CLIMATE ACTION AND SUSTAINABILITY COMMITTEE

Hybrid Meeting  
Monday, April 11, 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 Climate Action and Sustainability (CAS) Committee agenda may be approved with a single motion by the CAS 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 March 14, 2022 meeting of the Climate Action and Sustainability Committee are **enclosed**.

Consent Agenda Approval Motion:

*“That the Climate Action and Sustainability Committee approves items CA-1 as listed on the April 11, 2022 CAS 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. RESOLUTION: ENERGY INNOVATION AND CARBON DIVIDEND ACT OF 2021 (Action) – presented by Pam Adams

This agenda item asks the Climate Action and Sustainability Committee to consider forwarding a resolution to the General Forum calling on the United States Congress to enact the Energy Innovation and Carbon Dividend Act (H.R. 2307).

The Centre Region Climate Action and Adaptation Plan (CAAP) identifies advocating for statewide standards to ensure support for energy efficiency, renewable energy, and clean energy. The Energy Innovation and Carbon Dividend Act (EICDA) aligns with this action and can help our community reach its climate goals. By endorsing EICDA, the COG will join State College Borough and the Townships of Ferguson and Patton, all of which have endorsed this legislation along with Penn State University Park’s Undergraduate Student Government. Additional information including others who have endorsed the Act can be found here: <https://energyinnovationact.org/>.

The following are details of the proposed of the EICDA:

- Reduce America’s carbon pollution by 50% by 2030, putting us on track to reach net zero by 2050.
- Place a steadily increasing fee on carbon fuels at their source: the gas well, the coal mine, the oil refinery.
- Distribute the revenue from this fee equally to all U.S. households via a monthly dividend check.
- Improve health and save lives by decreasing pollution.
- Be revenue neutral. This act does not grow the size of the government.
- Create 2.1 million American jobs over 10 years.

The committee should discuss if COG should adopt a resolution endorsing the EICDA. Sylvia Neely from the Citizens’ Climate Lobby - State College Chapter plans to attend to answer any questions about the resolution that the committee may have. If there is an interest in forwarding a resolution to the General Forum, a draft resolution is **enclosed** for the Committee to review and discuss. If the committee proceeds, a potential motion could be:

*That the Climate Action & Sustainability Committee recommends the Executive Committee asks the General Forum for its endorsement of Resolution 2022-xx calling on the United States Congress to enact the Energy Innovation and Carbon Dividend Act.*



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

7. ICLEI ACTION FUND (Action) – presented by Pam Adams

This agenda item asks the Climate Action and Sustainability Committee to support CRPA staff submitting an “Expression of Interest” (EOI) to the International Council for Local Environmental Initiatives (ICLEI) Action Fund, which is a climate action funding opportunity to assist local climate action while addressing inequality. ICLEI is a global network of local governments that promotes sustainable forms of development and management.

At its March 14, 2022 meeting, the Climate Action and Sustainability Committee (CAS) received information about ICLEI’s Action Fund opportunity where two awardees or consortiums will receive \$1,000,000 to fund activities that advance climate action while addressing inequality. The EOI is a statement of interest only, it does not require any financial or resource commitment. The EOI is due April 11, 2022. On May 11, 2022, ICLEI will send invitations to approximately 20 selected organizations to apply for the Action Fund. At that time if selected, CRPA staff will assess what is required for a full proposal and bring the item forward to the CAS Committee for guidance. More information can be found here: <https://icleiusa.org/climate-action-funding-opportunity-action-fund/>.

To draft the responses, Ms. Adams and Ms. Pollock reached out to and met with several individuals to solicit project ideas and then to draft a final project concept. The group decision was to propose the funds be used in the Centre Region to showcase 1 – 3 properties being retrofitted for energy efficiency to promote the larger new opportunity of a revolving loan fund that will finance energy efficiency projects on underserved buildings for years to come. If this money would be awarded the target audience would be non-profit properties and/or rental properties of lower income tenants.

The EOI questions and responses will be added to the SharePoint folder by Friday afternoon after the group has finalized its draft.

The committee should discuss and provide feedback. If the committee supports the submission of the EOI, a potential motion could be:

*That the Climate Action & Sustainability Committee supports CRPA staff submitting the drafted “Expression of Interest” (EOI) to the International Council for Local Environmental Initiatives (ICLEI) Action Fund on April 11, 2022.*

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

8. 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.

- c. Matter of Record – COG has submitted the paperwork for SolSmart designation, and a response is expected by the end of April.
- d. Matter of Record – The new Climate Implementation Technical Advisory Group (I-TAG) webpage is being created on the COG website: <https://www.crcog.net/i-tag> . Residents interested in being on the I-TAG should be directed to this link to learn about the application process.

## 9. 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>

## 10. ADJOURNMENT

### ENCLOSURES

<u>Item #</u>	<u>Description</u>
4	CAS Committee Minutes 3.14.2022
6	EICDA Resolution Centre Region COG draft

# 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)

## FINANCE COMMITTEE

Hybrid Meeting

April 14, 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/meeting/register/tZEtd-GrqjsrE9e6CuGSUhSz9jVKIJOedPQc">https://us02web.zoom.us/meeting/register/tZEtd-GrqjsrE9e6CuGSUhSz9jVKIJOedPQc</a>
Remote Participants	To attend via Zoom: <a href="https://us02web.zoom.us/meeting/register/tZEtd-GrqjsrE9e6CuGSUhSz9jVKIJOedPQc">https://us02web.zoom.us/meeting/register/tZEtd-GrqjsrE9e6CuGSUhSz9jVKIJOedPQc</a> To attend this meeting by phone: +1 929 205 6099   Meeting ID: 850 0834 0193
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

April 14, 2022

8:30 AM

### AGENDA SUMMARY

1.	CALL TO ORDER
2.	PUBLIC COMMENTS
3.	NEW AGENDA ITEMS
4.	APPROVAL OF MINUTES - March 10, 2022
5.	FUND BALANCE/INVOICING POLICY
6.	CIP UPDATE
7.	TRAISSR PROJECT UPDATE & CREDIT CARDS
8.	INTERFUND/AGENCY LOAN - FIRE CAPITAL TO NATURE CENTER
9.	COG BUILDING OWNERSHIP TRANSFER
10.	FACILITIES COMMITTEE UPDATE
11.	MONTHLY REPORTS
12.	OTHER BUSINESS
13.	CALENDAR
14.	HELPFUL REFERENCE LINKS
15.	ADJOURNMENT



## CENTRE REGION COUNCIL OF GOVERNMENTS

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State College, PA 16801

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### FINANCE COMMITTEE

Hybrid Meeting  
April 14, 2022  
8:30 AM

### AGENDA

1. **CALL TO ORDER**

Chair will convene the meeting. Staff 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 March 10, 2022 Finance Committee meeting are **enclosed** for approval.

5. **FUND BALANCE/COG INVOICING POLICY (Discussion/Action)** – Presented by Joe Viglione.

At its April meeting the Committee reviewed and approved the ranked priorities list. Near the top of the priority list is to begin developing a fund balance policy, and associated with that work, to review the current (municipal) invoicing structure at COG.

In the tenure of the Finance Director, COG has twice attempted to revise/develop a fund balance policy. Currently the COG policy is to utilize operating fund balance as an offset to the following year's municipal contributions. **Enclosed** are documents from the previous discussions which occurred in 2010 and 2015.

COG staff in 2010 attempted to lead the discussion on the fund balance policy in connection with the adoption of GASB 54 (Fund Balance Reporting and Governmental Fund Type Definitions). A consensus could not be achieved, and the topic was shelved. In 2015 the Finance Committee again desired to discuss the fund balance policy. This discussion was Finance Committee led and made it to municipal comment and review at which time it was again tabled.

The COG Finance Director recommends proceeding with the discussion in 2022 with the development of a starting point policy that will be distributed to a working group to review, opine upon, and edit prior to bringing a draft forward to the Finance Committee for their consideration. This policy should be drafted out of the previous policy work with input from the Agency Directors and municipal managers (as provided in 2015).

Further, it is staff's recommendation that the working group consist of the municipal finance officers (Dwight Miller, Bob Long, Larry Pegher, Eric Endresen, and Joe Viglione), and consideration should also be given to the inclusion of an elected official serving on the Finance Committee.

Should the Committee agree, a potential motion would be:

***“That the Finance Committee asks staff to begin work on the development of a fund balance policy and further requests the above-named Centre Region Finance Officers comprise a working group to bring a fund balance policy to the Finance Committee for its review by no later than July 14, 2022.”***

6. **CIP UPDATE (Informational)** – Presented by Joe Viglione

Mr. Viglione will update the Finance Committee about changes associated with the Capital Improvement Program, its current status, and the anticipated timeline for its release.

7. **TRAISR PROJECT UPDATE AND CREDIT CARDS (Informational)** – Presented by Walt Schneider

Mr. Schneider will provide an update on the TRAIRS implementation (the new Planning/Zoning/Code software) since the March Finance Committee meeting. 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.

8. **INTERFUND/INTERAGENCY LOAN – FIRE CAPITAL TO NATURE CENTER (Action)** – Presented by Joe Viglione

In connection with the 2022 budget the COG General Forum approved additional engineering work in connection with the Phase II feasibility study for the boardwalk replacement at Millbrook Marsh Nature Center. The approved budget also comprehended

that the project would be funded by an interfund/interagency loan between the Fire Capital (C31) and Millbrook Marsh Nature Center Capital (R10) funds.

As the project has progressed the purchase order has been let for \$225,500 and staff is recommending that the repayment of the loan be over 5 years at approximately \$50,000 per year. The exact amount will be based on the forfeited interest rate as calculated based on the requirements of the **enclosed** Interfund/Interagency Loan Policy.

To finance the project, COG staff recommends a five-year loan from the Centre Region Fire Capital Budget to the MMNC Capital Budget as **enclosed**. The interest rate to be used in the final agreement would be the rate that COG would have earned on an investment over the same period of time. To proceed with the approval of the loan agreement the Finance Committee should consider the following motion:

*“That the Finance Committee recommends the General Forum approve a Memorandum of Understanding between the Centre Region COG and the Centre Region Parks and Recreation Authority identifying the terms of the \$225,500 loan to be repaid from Nature Center’s Capital Budget over a five year period at an annualized interest rate of in accordance with COG’s Interfund/Interagency Loan Policy.”*

9. COG BUILDING OWNERSHIP TRANSFER (Discussion) – Presented by Joe Viglione

During the General Forum Meeting on September 27, 2021 staff was directed to develop required documents that would be used as instruments to transfer ownership of the COG Building to the Centre Region Council of Governments as the end of the lease, May 15, 2028. This discussion will focus on the required documents and the discussion that occurred at the April Facilities Committee meeting.

10. FACILITIES COMMITTEE (Informational)

An update will be provided on the April 5, 2022 Facilities Committee meeting.

11. MONTHLY REPORTS (Action)

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

*“That the Finance Committee approves the March voucher report for the Centre Region COG.”*

Copies of the revised final December 2021 (Fund C41 – Code – Existing Structures only) and the March 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.

12. **OTHER BUSINESS**

- A. **Matter of Record** - The CPI-U for the 12 months ended February, 2022 was 7.9%. 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 eight months of the measurement period the 2023 COLA is trending towards 6.5%. The Human Resources Committee had an initial discussion about the 2023 COLA calculation 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 regularly and will continue to meet and report back as needed.

13. **CALENDAR**

A calendar with upcoming COG committee, General Forum, and municipal meetings can be found by clicking the following link: [COG and Municipal Meeting Overlay Calendar](#).

14. **HELPFUL REFERENCE LINKS**

Repositories of helpful 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>.
- Updates on current COG Studies and Projects can be found by clicking [here](#) or going to <https://bit.ly/3vZP8Zs>.
- The Whitehall Road Regional Park project site facilitates easy access to documents, resources, and current information about the project. Staff continues to develop and update the site which can be found at <https://www.crcog.net/wrrpinfoguide>.
- COG Facilities Reference information can be found at: <https://bit.ly/3qnEbMA>. The Facilities Committee uses this information as a collection point and serves as a resource for new members of the Committee as well as others. Please contact Lou Brungard at [lbrungard@crcog.net](mailto:lbrungard@crcog.net) for access.

Please contact Eric Norenberg with feedback and suggestions.

15. **ADJOURNMENT**

# CENTRE REGION COUNCIL OF GOVERNMENTS

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State College, PA 16801

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DATE: April 6, 2022

TO: Public Safety Committee  
Centre Region Municipal Managers  
COG Agency Directors

FROM: Eric Norenberg, COG Executive Director  
Paul Takac, Public Safety Committee Chairperson

SUBJECT: April 12, 2022, Public Safety Committee Cancellation Notice

Please note that Chairperson Takac has canceled the Public Safety Committee scheduled for April 12, 2022. There are no agenda items that require the Committee's immediate attention.

Items to note in the interim:

- Meeting date: The next meeting of the Public Safety Committee is tentatively scheduled for 12:15 PM on Tuesday, May 10, 2022.
- Potential Committee Agenda topics for the May meeting include:
  - EMS Legislative Breakfast Recap
  - Annual report from the EMS

EN/tes



## WRRP

- \*Ed Bell, Project Manager has started. He will oversee this project and Millbrook Marsh renovations.
- \*Fundraising continues for this project
- \*working on logistics of ground breaking event. Details coming soon.
- \*Some equipment is on site. Weather permitting, they could begin moving earth by Monday (this week).
- \*Site safety plan is in development.

## Millbrook Marsh Educ. Ctr. And Welcome Pavilion

- \*Finalizing bid documents
  - \*Continuing to receive quotes for furniture and equipment.
  - \*Contract meeting with DCNR moving forward. DCNR approval of final design is needed, then can move it forward.
- LAN Assoc. are working on part 2 of feasibility study of boardwalk. Rare species inventory need to be done. Equipment secured for geotechnical designs. Hope to have the numbers this summer for costs.
- \*Sidewalk plans triggered an inspection of another bridge on the path.
  - \*Again, Ed Bell, Project Manager will work on phase 2 of Spring Creek Educ. Bldg.

## CIP

- \*Discussed CIP need to project for capital needs in 6-10 years.
- \*Will look at facilities condition assessments in March of each year for CIP process.

## COG building ownership

- \*Need to begin planning for this transfer. Lease ends May 15, 2028. COG Director will be meeting with municipal Managers and begin discussions of this process. It is complicated as COG currently owns the land, but not the building.

## Where does our Committee go from here?

- \*We need to look at space planning.
- \*Need to look into solar efficiencies for our assets.
- \*Facility assessments will be done every 3 years.
- \*Continue to evaluate leases as they come up.
- \*Need to continue discussion of importance of COG asset maintenance with our fellow elected officials and the staff/operational costs of these assets.



**Interim Manager's Report  
April 19, 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. Part time School Crossing Guard for Radio Park Elementary School is still posted.
2. Provided with my report is a letter of support that was provided to Centre Region Parks and Recreation for a Department of Conservation and Natural Resources (DCNR) grant application submission for the All-Season Pavilion project.
3. A meeting was held on April 4 with the Executive Director of Council of Governments (COG), Refuse and Recycling Coordinator and the Director of Centre Region Planning Agency and Interim Township Manager. Plans for the Refuse Pilot Program still are moving forward. Refuse and Recycling Coordinator agreed to explore options to request a different route schedule as well as gather data to inform on future decisions. Interim Township Manager and Communications Coordinator created a comment online form for residents to give feedback on the anticipated pilot program. Provided with the agenda are responses to the pilot refuse program online comment form.
4. A meeting was held on Friday, April 8, 2022, with Penn State representatives of the START Lab and the Zoning Administrator Officer, Chief of Police and Interim Township Manager to discuss Penn State's Agricultural Research Center along State Route 45 at Rock Springs and their decision to increase signage around the property that informs "Authorized Personnel Only". Provided with the agenda is a copy of the media release and a picture of the signage.
5. C-NET has agreed to lend the Meeting Owl, all in one, 360-degree camera, mics and speaker, to Ferguson Township Board of Supervisors Regular meetings. Matt Burns with C-Net came to the Ferguson Township Main Meeting room to setup and test a hybrid meeting using the Meeting Owl. The test was successful. Board of Supervisors are welcome to attend their next Regular Meetings in-person.

April 4, 2022

Ms. Pam Salokangas, Director  
Centre Region Parks and Recreation  
Centre Region Parks and Recreation Authority  
2040 Sandy Drive, Suite A  
State College, PA 16803

Via Email

Dear Pam:

On behalf of the Ferguson Township, please consider this letter as our support for your Development Grant from the PA Department of Conservation and Natural Resources (DCNR).

We are very pleased that these funds will be used to develop the All-Season Pavilion at Whitehall Road Regional Park. This is a key amenity for this park which will be one of the main shade areas for those visiting for youth or adult sports, weekend tournaments or special events, and for those playing at the “We Play Together” All-Ability Playground, which is located next door. As we understand it, this facility will provide year-round use—the first pavilion of its kind in this area—and can accommodate open-air pavilion style seating as well as meeting and celebratory space with the doors closed and the space heated in the winter months.

Additionally, All-Season Pavilion at Whitehall Road Regional Park meets so many of the criteria for not only the PA Statewide Comprehensive Outdoor Recreation Plan, but it meets many of the action plan items from the Centre Region Parks, Recreation, and Open Space Plan Comprehensive Study’s Action Plan. In particular, this project supports the following:

- Core Theme 3 – Strengthen and Enhance Recreation Program Opportunities
  - 3.1 – Enhance the recreation programs and special events offered to allow everyone the opportunity and ability to participate.
    - Add recreation program opportunities for non-sports-oriented children and families by utilizing this year-round space.
  - 3.3 – Build on successful recreation programs and offer new programs.
    - Expand partnerships whenever and wherever possible for new and existing recreation programs by utilizing this space.
- Core Theme 4 – Promote Parks and Recreation Opportunities
  - 4.4 – Promote regional outdoor recreation opportunities.
    - Provide info. to residents via the Agency website about regional outdoor park locations and recreation opportunities. This facility will become part of the pavilion inventory advertised to the community for use and rentals.
- Core Theme 6 – Address Outdoor Recreation Facility Needs
  - 6.1 – Develop regional parks.
    - Develop all planned phases of the regional parks. This facility is included in the Phase I Land Development Plan as a central facility and central focus of the core area of Phase 1.
  - 6.2 – Develop a strategy to introduce missing special use park facilities.

- Explore opportunities to incorporate special use park facilities into existing or new park sites. An all-season pavilion does not exist in this regional area.

Support Ltr. to Ms. Pam Salokangas  
All-Season Pavilion  
Page 2

- Core Theme 7 – Expand Environmental Sustainability Opportunities
  - 7.2 – Expand environmental outreach.
    - This building will be located near one of the pollinator gardens/rain gardens which will be available for interpretation and learning opportunities.
- Core Theme 8 – Design Parks that Promote Resident Health, Happiness and Well-Being
  - 8.1 – Create Park amenities that celebrate unique characteristics and features.
    - Incorporate unique park features that enhance the visitor’s experience. There is not an all-season pavilion in this region. Because the “We Play Together” playground will have an all-weather surface, this all-season pavilion is a wonderful complement to that playground. This pavilion will also highlight through the glass garage doors the beautiful viewshed of the Tussey Mountain ridgeline.
    - Incorporate the unique park features that enhance the visitor’s experience.
    - This all-season pavilion is the first of its kind that can be used year-round. The attached restroom facility is also being built to be used year-round, solely because the “We Play Together” All-Ability Playground will be usable year-round with its all-weather surface.
    - This location will be a beautiful location for a catered dinner, anniversary event, celebration, or birthday party.
  - 8.4 – Accommodate special events and community celebrations.
    - This all-season pavilion expands the flexible space options within the regional and municipal parks for special events hosted by the Agency or for use by renters.

We look forward to the results of this development project within Whitehall Road Regional Park and support this grant project—the All-Season Pavilion.

Sincerely,



Township of Ferguson  
Centrice Martin  
Interim Township Manager

**From:** [Ferguson Township PA via Ferguson Township PA](#)  
**To:** [Beiling, Nick](#)  
**Subject:** Form submission from: Resident Refuse & Recycling Comment Form  
**Date:** Saturday, April 9, 2022 1:22:04 PM

---

Submitted on Saturday, April 9, 2022 - 1:21pm  
Submitted by anonymous user: 2601:98a:4204:38f0::338f  
Submitted values are:

First Name: Gerry  
Last Name: Hamilton  
Email: [GLHamilton48@Gmail.com](mailto:GLHamilton48@Gmail.com)  
Phone: 8142383413  
Address: 1205 Deerfield Drive  
Apartment/Suite Number:  
City: State College  
State: PA  
Zip Code: 16803

Please provide information or express concerns you may have on having all refuse and recycling to the curb by 6:00 a.m. from Memorial Day, May 31, 2022, to Labor Day, September 2, 2022. :

My first question is “why.” If an explanation was given, I missed it.

Second, note the following bullet point from the Ferguson Township website item about increased sightings of black bears in the township: “Avoid placing trash outside before collection day.” A lot of people rise before 6 a.m., but a lot of people do not. The current 7 a.m. is a better one-time-fits-all, because those who rise before 6 can meet it, and life is one hour easier for those who do not.

The results of this submission may be viewed at:  
<https://www.twp.ferguson.pa.us/node/20361/submission/7446>



**From:** [Ferguson Township PA via Ferguson Township PA](#)  
**To:** [Beiling, Nick](#)  
**Subject:** Form submission from: Resident Refuse & Recycling Comment Form  
**Date:** Saturday, April 9, 2022 3:23:00 PM

---

Submitted on Saturday, April 9, 2022 - 3:21pm  
Submitted by anonymous user: 71.58.111.199  
Submitted values are:

First Name: Jeri  
Last Name: Peck  
Email: [jeripeck@hotmail.com](mailto:jeripeck@hotmail.com)  
Phone: 8142342898  
Address: 1362 Greenwood Cir  
Apartment/Suite Number:  
City: State College  
State: PA  
Zip Code: 16803-3232

Please provide information or express concerns you may have on having all refuse and recycling to the curb by 6:00 a.m. from Memorial Day, May 31, 2022, to Labor Day, September 2, 2022. : This would require setting cans out the night before, which often leads to spilled cans (animals), missing lids (wind), and roaming/knocked over cans in the street (wind).

The results of this submission may be viewed at:  
<https://www.twp.ferguson.pa.us/node/20361/submission/7451>

**From:** [Ferguson Township PA via Ferguson Township PA](#)  
**To:** [Beiling, Nick](#)  
**Subject:** Form submission from: Resident Refuse & Recycling Comment Form  
**Date:** Saturday, April 9, 2022 4:30:00 PM

---

Submitted on Saturday, April 9, 2022 - 4:29pm  
Submitted by anonymous user: 75.75.188.216  
Submitted values are:

First Name: Lori  
Last Name: Steffensen  
Email: [lsteffensen61@gmail.com](mailto:lsteffensen61@gmail.com)  
Phone: 5703571896  
Address: 137 Goddard Circle  
Apartment/Suite Number:  
City: Pennsylvania Furnace  
State: PA  
Zip Code: 16865

Please provide information or express concerns you may have on having all refuse and recycling to the curb by 6:00 a.m. from Memorial Day, May 31, 2022, to Labor Day, September 2, 2022. :

As one near the beginning of the route, who does not like to have the trash out overnight due to local wildlife, it means an earlier start to our day.

My early-rising spouse, who normally does the trash chore, does not have a concern.

If I have "the duty" that week, it will probably go out the night before.... and I won't be happy if the critters get into it.

The results of this submission may be viewed at:  
<https://www.twp.ferguson.pa.us/node/20361/submission/7456>

**From:** [Ferguson Township PA via Ferguson Township PA](#)  
**To:** [Beiling, Nick](#)  
**Subject:** Form submission from: Resident Refuse & Recycling Comment Form  
**Date:** Saturday, April 9, 2022 5:07:28 PM

---

Submitted on Saturday, April 9, 2022 - 5:06pm  
Submitted by anonymous user: 2604:cb00:1295:e100:81a8:7532:649b:920a  
Submitted values are:

First Name: Patty  
Last Name: Lambert  
Email: [2celtichorses@gmail.com](mailto:2celtichorses@gmail.com)  
Phone: 8146928966  
Address: 2354 W Gatesburg Rd  
Apartment/Suite Number:  
City: Warriors Mark  
State: PA  
Zip Code: 16877

Please provide information or express concerns you may have on having all refuse and recycling to the curb by 6:00 a.m. from Memorial Day, May 31, 2022, to Labor Day, September 2, 2022. : I always put mine out the night before, so this is not an issue for me.

The results of this submission may be viewed at:  
<https://www.twp.ferguson.pa.us/node/20361/submission/7461>

**From:** [Ferguson Township PA via Ferguson Township PA](#)  
**To:** [Beiling, Nick](#)  
**Subject:** Form submission from: Resident Refuse & Recycling Comment Form  
**Date:** Saturday, April 9, 2022 11:30:02 PM

---

Submitted on Saturday, April 9, 2022 - 11:28pm  
Submitted by anonymous user: 2601:98a:4203:484e:dc1:f546:6e26:888b  
Submitted values are:

First Name: Lynn  
Last Name: LaBorde  
Email: [lynnlaborde@gmail.com](mailto:lynnlaborde@gmail.com)  
Phone:  
Address: 679 Berkshire Dr  
Apartment/Suite Number:  
City: State College  
State: Pa  
Zip Code: 16803

Please provide information or express concerns you may have on having all refuse and recycling to the curb by 6:00 a.m. from Memorial Day, May 31, 2022, to Labor Day, September 2, 2022. : Too early. People already put garbage out the evening before and I just finished reading an article that states not to put garbage out early because it gives the bears reason to come into the community

The results of this submission may be viewed at:  
<https://www.twp.ferguson.pa.us/node/20361/submission/7466>

**From:** [Ferguson Township PA via Ferguson Township PA](#)  
**To:** [Beiling, Nick](#)  
**Subject:** Form submission from: Resident Refuse & Recycling Comment Form  
**Date:** Sunday, April 10, 2022 8:55:35 AM

---

Submitted on Sunday, April 10, 2022 - 8:54am  
Submitted by anonymous user: 2603:6080:a312:c4a8:d024:fa07:9b81:be9c  
Submitted values are:

First Name: Katie  
Last Name: Jones  
Email: [rsj3216@aol.com](mailto:rsj3216@aol.com)  
Phone: 18433424461  
Address: 3296 Shellers Bend  
Apartment/Suite Number: unit 117  
City: Hilton Head Island  
State: SC  
Zip Code: 29926

Please provide information or express concerns you may have on having all refuse and recycling to the curb by 6:00 a.m. from Memorial Day, May 31, 2022, to Labor Day, September 2, 2022. :

In this newsletter there is an article about beware of bears, and it says to prevent attracting bears, to not put out garbage the night before. I think if there is a 6 am pick up, many people WILL put out their garbage the night before.

I am also concerned about the noise from the trucks if my garbage actually gets picked up at 6am.

thankd for asking

The results of this submission may be viewed at:  
<https://www.twp.ferguson.pa.us/node/20361/submission/7471>



**From:** [Ferguson Township PA via Ferguson Township PA](#)  
**To:** [Beiling, Nick](#)  
**Subject:** Form submission from: Resident Refuse & Recycling Comment Form  
**Date:** Sunday, April 10, 2022 10:35:04 AM

---

Submitted on Sunday, April 10, 2022 - 10:34am  
Submitted by anonymous user: 2601:98a:4400:79f0::b610  
Submitted values are:

First Name: KARA  
Last Name: KRAUS  
Email: [kra402@comcast.net](mailto:kra402@comcast.net)  
Phone: 8142373644  
Address: 402 ROSEWOOD CIR  
Apartment/Suite Number:  
City: PENNSYLVANIA FURNACE  
State: PA  
Zip Code: 16865

Please provide information or express concerns you may have on having all refuse and recycling to the curb by 6:00 a.m. from Memorial Day, May 31, 2022, to Labor Day, September 2, 2022. : It does not matter to me. I put my trash out the night before and for almost 40 years, only once did something get into it.

The results of this submission may be viewed at:  
<https://www.twp.ferguson.pa.us/node/20361/submission/7476>

**From:** [Ferguson Township PA via Ferguson Township PA](#)  
**To:** [Beiling, Nick](#)  
**Subject:** Form submission from: Resident Refuse & Recycling Comment Form  
**Date:** Saturday, April 9, 2022 1:14:54 PM

---

Submitted on Saturday, April 9, 2022 - 1:14pm

Submitted by anonymous user: 2607:fb90:da8c:6951:9c48:f669:9ac7:e7c4

Submitted values are:

First Name: Barbara

Last Name: Bonta

Email: [barbbonta@yahoo.com](mailto:barbbonta@yahoo.com)

Phone: 412-606-5416

Address: 2390 Shagbark Court

Apartment/Suite Number:

City: State College

State: PA

Zip Code: 16803

Please provide information or express concerns you may have on having all refuse and recycling to the curb by 6:00 a.m. from Memorial Day, May 31, 2022, to Labor Day, September 2, 2022. : It will be necessary to put out the night before. That's not good because of attracting bears.

The results of this submission may be viewed at:

<https://www.twp.ferguson.pa.us/node/20361/submission/7441>



April 12, 2022

Penn State reminds public of policy limiting access to Rock Springs facility

UNIVERSITY PARK, Pa. — From a distance, [Penn State’s Russell E. Larson Agricultural Research Center](#), along state Route 45 at Rock Springs, looks like just typical picturesque farmland — green pastures and barns. But if you look more closely, you’ll learn that it’s a hub for cutting-edge research and innovative education conducted by the [College of Agricultural Sciences](#).

Protecting the integrity of that research is critical, so the college is issuing a reminder that entry into the agricultural research center is limited to authorized personnel only; public access to all research farms, field plots, grass and gravel lanes and roadways, buildings, and forests is prohibited.

“Penn State and the College of Agricultural Sciences are home to some of the world’s premier research facilities, centers and institutes,” said Steve Loerch, senior associate dean. “Here, scientists are leading transformative research to confront the pressing challenges of food and the environment.”

Research and education conducted at the Russell E. Larson Agricultural Research Center have the same goal — better food and farming for the health of society and the environment. Current studies at this living laboratory focus on fruits, vegetables, grains, weeds, soil, insects, fish, water, farming techniques and other topics.

Loerch explained that “Authorized Personnel Only” has been a long-standing policy at the 2,200-acre research center. However, a recent increase in people using the grounds for recreational purposes such as hiking, biking and dog walking has prompted the college to issue a reminder and place new signage around the grounds.

“Biosecurity is a primary concern, as loss of research by accident or intentional vandalism is a risk that must be mitigated,” said Loerch, who added that personnel authorized to be on the site include center staff and faculty, students and field technicians presently conducting research.

Most of the produce grown at the site is used for research. However, rotational crops not used in studies provide feed for university livestock, support programs such as the fall festival, and are donated to regional food pantries. Green material is used for compost or turned back into the soil.

Anyone interested in learning about research and the agricultural innovations that have emerged from the research center since its founding more than 50 years ago are encouraged to attend the annual [Ag Progress Days](#) exposition, which takes place in August. Free, daily bus tours will

make stops at the Agronomy, Entomology, Horticulture and Plant Pathology research farms, among other sites.

Though Ag Progress Days is the largest event held at the site, several other important functions are open to the public throughout the year, including the Pennsylvania Forest Products Equipment and Technology Exposition — often called the Pennsylvania Timber Show — every other June and the Centre County [Master Gardener](#) plant sale in May.

The [Pasto Agricultural Museum](#), which holds special events throughout the year and tours by appointment, connects our agricultural past with present-day practices and cutting-edge research in food and fiber systems, environmental issues, and natural resources.

Personnel at the Russell E. Larson Agricultural Research Center appreciate the public's cooperation and understanding.

More information about the center, frequently asked questions and a listing of public events can be found online at <https://agsci.psu.edu/acre>.

###

EDITORS: Contact Steve Loerch at [scl40@psu.edu](mailto:scl40@psu.edu).

Amy Duke  
Penn State Ag Sciences News  
814-865-6616 (office)  
[ajd217@psu.edu](mailto:ajd217@psu.edu)  
<http://agsci.psu.edu>

# RESEARCH FACILITY

**Authorized Personnel Only**





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# TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801

Telephone: 814-238-4651 • Fax: 814-238-3454

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## **Public Works Director's Report to the Board of Supervisors (BOS) for the regular meeting on April 19, 2022**

- 1. Public Works Road Crew Activities** Major activities the week of April 18<sup>th</sup> include a second round of Township wide brush collection for the month and crack sealing. Activities for the week of April 25<sup>th</sup> include mowing undeveloped areas in parks, street sweeping, top soil and spring sod repairs from winter plow damage, bare root tree planting opportunities along Circleville Road between Science Park Road and Havershire Drive.
- 2. Arborist and Ferguson Township Tree Commission (FTTC) Activities-** The Tree Commission will meet again on April 18<sup>th</sup>. An Arbor Day celebration is planned on Saturday, April 30<sup>th</sup> to include a "pop-up arboretum" at Tudek Park, tree planting, and other activities. A citation was filed for willful destruction/removal of a healthy street tree.
- 3. Pine Grove Mills Mobility Study:** A public meeting (via Zoom and in person) is planned for Monday, April 18<sup>th</sup> starting at 4pm.
- 4. Stormwater –** The Stormwater Implementation Committee continues to meet internally weekly to discuss and address any stormwater fee related issues and concerns. The appeal period is closed. 7 appeals were submitted and the Hearing Officer responded to all written appeals. 23 billing concerns were brought forward and all issues have been addressed by staff or are in the process of being resolved. 3 written complaints were received by the finance office and responses provided. 8 fees were returned due to an incorrect address and are being sent to a different address. The contractor cleaning and video assessing storm pipes continues to work. Columbia Gas contractor USG continues with their cross-bore inspection program. A contract for storm pipe repairs and pipe lining will be prepared and bid later this year. FTPW work hours related to stormwater infrastructure maintenance are being captured in TRAIRS.
- 5. Admin Building HVAC –** Staff and consultant, Barton Associates, are evaluating the need and design requirements to replace the non-functioning Reznor rooftop air exchange unit.
- 6. Work Orders and Asset Management –** TRAIRS subcommittee meetings with COG and the consultant are ongoing.
- 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. Draft easement plats were reviewed by staff on 3/30/22. Once finalized, the easement plats will be provided to the Township appraiser.
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. [Staff is evaluating project costs and cost saving options.](#)
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** –This project includes reconstruction of a section (east) of Harold Drive, and drainage improvements taking into consideration any wetland impacts. [Refer to separate contract award recommendation memorandum.](#)
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 remaining includes installation of the poured in place fall surface, concrete sidewalk, parking lot pavement adjustments.](#)
16. **Contract 2022-C1 Street Improvement Projects (in town)** –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.** [Bids were opened on April 12<sup>th</sup>. Refer to separate contract award recommendation memorandum.](#)
17. **Contract 2022-C2 Street Improvement Projects (west end)**– 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. [Bids were opened on April 12th. Refer to separate contract award recommendation memorandum.](#)

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-C5 Storm Sewer Cleaning and Video Assessment** – [Work on this project continues.](#)
20. **Contract 2022-C6 Concrete curb and ADA ramp upgrades** – Work was awarded to Wolyniec Construction.
21. **Contract 2022-C7 a Fuel** – [A contract was awarded to Nittany Oil.](#)
22. **Contract 2022-C7c Asphalt and Aggregate** – [A bid for asphalt was awarded to HRI. A bid for aggregate was awarded to Hanson.](#)
23. **Contract 2022-C8 Pavement Markings** – [Bid\(s\) for this project were opened on March 8<sup>th</sup>. Bids were over budget. Staff evaluated options to perform work within budget. Staff developed a program to paint lines and legends on some roads each year, some roads on odd years, and some roads on even years. PennDOT design guidance and traffic volumes were used for decision making. Other municipalities piggyback on this contract. Some will perform all work and others will reduce the scope of work to remain in their respective budget. While a contract is issued by Ferguson Township, each municipality issues a purchase order to the contractor for their portion of the work. Refer to separate award recommendation memo.](#)
24. **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.
25. **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.
26. **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.
27. **Contract 2022-C12 Traffic Signal LED Replacements** – Signal LEDs are replaced approximately every 7 years.

28. **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.
29. **Contract 2022-C14 Street Tree Planting** – Balled and burlapped [street trees will be planted the last week in April by Greene Landscaping.](#)
30. **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.
31. **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.
32. **Contract 2022-C17 Guide Rail Replacement** – Quotes are obtained to replace certain sections of guiderail as needed.
33. **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.
34. **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.
35. **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.
36. **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 and pedestrian improvements as outlined in the grant application.
37. **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.
38. **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.



# TOWNSHIP OF FERGUSON

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## PLANNING & ZONING DIRECTOR'S REPORT

Tuesday, April 19, 2022

### PLANNING COMMISSION

The Planning Commission met April 11, 2022, to review the preliminary land development plan for Centre Animal Hospital, waiver/modification requests from Nittany Dental and Farmstead View Subdivision, and the conditional use application for the Farmstead View Subdivision flag lot.

### LAND DEVELOPMENT PLANS AND OTHER PROJECTS

1. Active Plans are listed below for the Board of Supervisors (4/12/2022).
  - **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)
  - **Fusion Japanese Steakhouse**  
(24-015-038-0000)
  - **IMBT Subdivision Plan**  
(24-004-017A-0000)
  - **1004/1006 West College Ave Vertical Mixed-Used Preliminary Land Development Plan**  
(24-002A-057-0000/24-002A-056-0000)
2. PZ Staff attended TRAIRS Implementation Committee meetings hosted by Centre Region Code, the Township's Planning Commission meeting, a Pre-Application Meeting for a potential car wash, TSD Rewrite Kickoff Meeting, and the Municipal/CRPA Joint Staff Meeting.
3. PZ Director and PZ Administrative Assistant scheduled a training session with the Borough's Business Analyst for training in Munis.
4. PZ Director attended the LUCI and CRPC Joint Meeting, the Route 45 Getaways! Meeting, Board of Supervisors Monthly Work Session, Centre County Housing and Land Trust Meeting, Spring HOA Meeting, and Leadership Team Meeting.
5. Community Planner and PZ Director attended the Municipal/CRPA Joint Meeting and Pine Grove Mills Small Area Plan Advisory Committee meeting.



## **ZONING HEARING BOARD**

There is no Zoning Hearing Board meeting schedule for the month of April.



FERGUSON TOWNSHIP POLICE DEPARTMENT

March 2022 Calls for Service

Part I Crimes Summary	Previous Month Mrch. 2021	Current Month Mrch. 2022	Previous YTD Mrch. 2021	Current YTD Mrch.2022
Homicide	0	0	0	0
Rape	0	0	0	1
Robbery	0	1	1	1
Assault	4	4	9	10
Burglary	1	0	2	2
Theft	8	7	14	22
Auto Theft	0	0	0	0
Arson	0	0	0	0
<b>Total</b>	<b>13</b>	<b>12</b>	<b>26</b>	<b>36</b>

Part II Crimes Summary	Previous Month Mrch. 2021	Current Month Mrch. 2022	Previous YTD Mrch. 2021	Current YTD Mrch. 2022
Forgery	1	0	3	0
Fraud	9	4	13	11
Embezzlement	0	0	0	0
Receiving Stolen Property	0	0	0	0
Criminal Mischief	5	2	8	10
Weapons Violation	0	0	0	0
Prostitution and Commercialized Vice	0	0	0	0
Sex Offense	1	0	1	0
Drug Violation	3	1	6	4
Offenses Against Family	0	0	1	0
DUI	1	3	9	4
Liquor Laws (minors law, furnishing, false ID)	1	1	2	2
Public Intoxication	2	1	2	5
Disorderly Conduct	21	15	51	60
Vagrancy	0	0	0	0
All Other Criminal	1	3	5	5
<b>Total</b>	<b>45</b>	<b>30</b>	<b>101</b>	<b>101</b>

Total Crimes	Previous Month Mrch. 2021	Current Month Mrch. 2022	Previous YTD Mrch. 2021	Current YTD Mrch. 2022
Part I Crimes	13	12	26	36
Part II Crimes	45	30	101	101
<b>Total</b>	<b>58</b>	<b>42</b>	<b>127</b>	<b>137</b>





## FERGUSON TOWNSHIP POLICE DEPARTMENT

### March 2022 Calls for Service

Other Calls for Service	Previous Month Mrch. 2021	Current Month Mrch. 2022	Previous YTD Mrch. 2021	Current YTD Mrch.2022
Vehicle Code - Crashes	17	20	49	75
Vehicle Code - Other Traffic Incidents	39	46	99	124
Health and Safety – EMS Assist	51	62	185	223
Health and Safety – Fire Assist	9	9	25	25
Other Health and Safety Incidents	19	16	40	53
Alarms	15	16	48	36
Suspicious Activity	33	44	87	96
Unsecure Property	1	1	1	1
Found Property	3	6	8	10
Lost Property	4	3	8	7
Community Relations/ Crime Prevention	1	6	7	16
Car Seat Check	1	0	2	1
School Check	20	17	64	53
Township Ordinances	10	6	29	28
Request for Assistance – Attempt to locate	1	4	10	8
Request for Assistance – Can-Help	0	1	1	1
Request for Assistance – Civil Matter	4	11	16	24
Request for Assistance - Other	47	49	130	144
Missing Persons/ Runaways	0	0	0	1
Animal Complaints	17	12	33	32
Department Information	4	3	18	11
Assist Other Agencies	11	19	28	55
<b>Total</b>	<b>307</b>	<b>351</b>	<b>888</b>	<b>1024</b>

Total Calls for Service	Previous Month Mrch. 2021	Current Month Mrch. 2022	Previous YTD Mrch. 2021	Current YTD Mrch. 2022
Part I Crimes	13	12	26	36
Part II Crimes	45	30	101	101
Other Calls for Service	307	351	888	1024
<b>Total</b>	<b>365</b>	<b>393</b>	<b>1015</b>	<b>1161</b>



FERGUSON TOWNSHIP POLICE DEPARTMENT

March 2022

	2021	2022	Previous YTD	Current YTD	Notes:
Traffic Citations	39	42	66	110	
Parking Tickets	72	55	113	124	
Traffic Stops	137	200	369	603	
Criminal Arrests	11	5	33	17	
Supplements	134	99	347	316	
Hearings	17	9	37	23	
Med Return	27.69	43.86	43.57	69.75	

*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:**

- Two new officers, Bryan Greene and Cherese Greene, started. During the first week, they completed mandatory in-house training. They have started uniformed patrol with their Field Training Officer.

The last vacancy will be filled by a candidate that is in the final stages of starting the police academy. Tentatively, he will graduate from the academy in December 2022.

- Several catalytic converters were stolen from vehicles



- A resident was the victim of a gift card scam. The victim was looking for housing in the Philadelphia area and found an ad for a cheap rental. The scammers directed the victim to pay the deposit using gift cards. The victim obtained the gift cards and provided the numbers to the scammers.
- Officers received a call about a child walking along West College Ave near West Whitehall Rd. Officers located the child. Officers learned that the 6-year-old's father dropped him off at school but dad didn't realize that the school was closed. The youngster was walking home when officers found him.
- Officers responded to a single vehicle crash along West Whitehall Rd. The vehicle went off the roadway and into a ditch. The vehicle continued westbound in the ditch and went airborne as it hit a crossover. The vehicle came to rest in shed. The shed was destroyed. The driver and passenger fled the scene. Numerous citations were issued to the driver.

### **Investigations**

- A detective is investigating the theft of horse tack equipment. The property has been recovered and charges are pending against the suspect.
- A detective investigated an allegation of a sexual assault involving a child. It was determined that two 9-year-old children engaged in sexual activity. The case was referred to Children and Youth Service.
- A detective investigated a possible fraudulent real estate transaction. It was determined not to be criminal.
- A detective is investigating an adult male that sent online messages to young girls for sexual purposes.
- A detective is investigating a theft from a business. The victim reported that an employee stole items from the business.
- Detectives are investigating a bank robbery. The suspect parked his car in a nearby parking lot, rode his bicycle to the bank and presented a note demanding money. The suspect exited the bank, rode his bicycle back to his park car, loaded his bicycle into the back hatch area and fled the scene.
- A detective obtained warrants for three men involved with the theft of approximately \$6,000 of cell phones. The organized group have committed similar crimes throughout Pennsylvania as well as West Virginia, Virginia, New York, Ohio and Wisconsin. The men charged include 19-year-old man from Georgia and two 20-year-old men from Virginia.



### **Community Relations:**

- Officers conducted numerous Run Hide Fight and fire evacuation drills at local schools.
- An officer discussed mental health with a group of students.
- Officers gave a station tour to a group of kids.



# USE OF FORCE SUMMARY REPORT

Reported 3/1/2022 12:00:01AM to 3/31/2022 11:59:59PM

4/11/2022

<b>4-FHC</b>	UOF - Handcuffing	<b>6</b>
<b>4-FOH</b>	UOF - Open hand/hands on	<b>3</b>
<b>4-FOR</b>	UOF - Other rest - belt / leg	<b>1</b>
<b>4-UOF</b>	UOF - Use of force	<b>6</b>

# FTPD USE OF FORCE DETAILS REPORT

For incidents Reported 3/1/2022 12:00:01AM to 3/31/2022 11:59:59PM

4/11/2022

22FT01225		3/4/2022	1:21:24PM		OPN	4-FHC	UOF - Handcuffing
SUSPECT	850739	W	M	38			DUI CRASH
22FT01228		3/4/2022	7:25:15PM		CLO	4-FHC 4-FOH 4-FOR	UOF - Handcuffing UOF - Open hand/hands on UOF - Other rest - belt / leg
OTHER	848938	W	M	69			Assault Staff
22FT01335		3/10/2022	6:06:39PM		ECA	4-FHC 4-FOH	UOF - Handcuffing UOF - Open hand/hands on
OTHER	364789	W	F	18			Assault Family / Overdose / 302 (MURD)
22FT01370		3/12/2022	7:45:07PM		OPN	4-FHC	UOF - Handcuffing
SUSPECT	523647	W	F	41			DUI CRASH
22FT01564		3/22/2022	12:44:33AM		OPN	4-FHC 4-FOH	UOF - Handcuffing UOF - Open hand/hands on
OTHER	42488	W	F	35			DUI CRASH
22FT01589		3/22/2022	7:54:30PM		CLO	4-FHC	UOF - Handcuffing
SUSPECT	851723	W	M	24			
		W	M	26			WARRANT Service PSP Drug Delivery related charges



# Arrest Distribution Report

Printed On: 04/06/2022

Beginning Date: 03/01/2022

Ending Date: 03/31/2022

Page 1 of 1

## Arrestee Gender

Agency: All

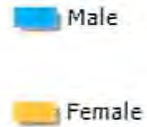
Offense: All

Offense	Male	Female	Total
Larceny - Theft	3	-	3
Driving Under The Influence	1	-	1
Liquor Laws	-	-	-
Drunkenness	1	-	1
Total	5	-	5

Arrestee Gender



Arrestee Gender





# Arrest Distribution Report

Printed On: 04/06/2022

Beginning Date: 03/01/2022

Ending Date: 03/31/2022

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
Larceny - Theft	-	3	-	-	-	3
Driving Under The Influence	-	1	-	-	-	1
Drunkenness	1	-	-	-	-	1
<b>Total</b>	<b>1</b>	<b>4</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5</b>





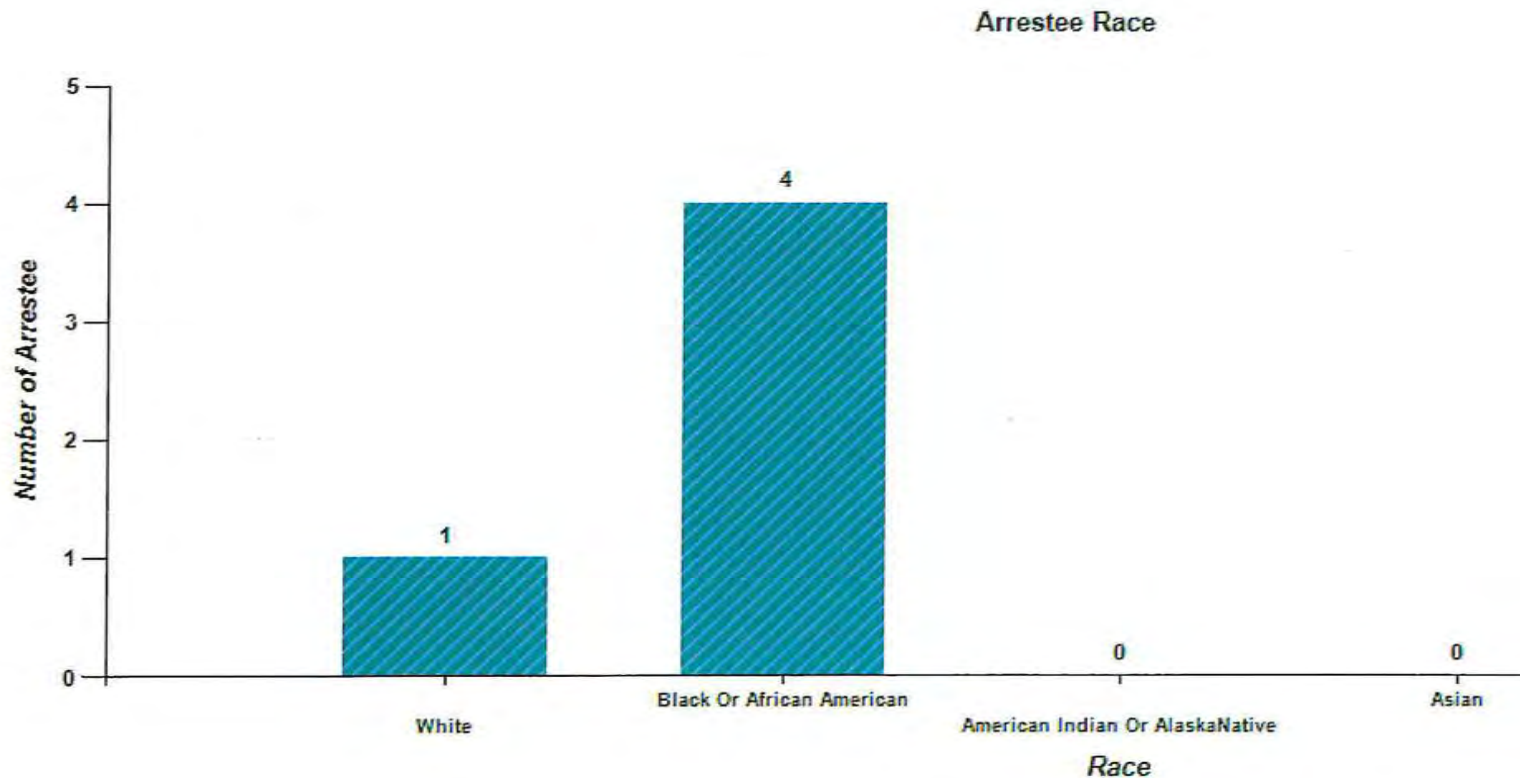
# Arrest Distribution Report

Printed On: 04/06/2022

Beginning Date: 03/01/2022

Ending Date: 03/31/2022

Page 1 of 1





# Arrest Distribution Report

Printed On: 04/06/2022

Beginning Date: 03/01/2022

Ending Date: 03/31/2022

Page 1 of 1

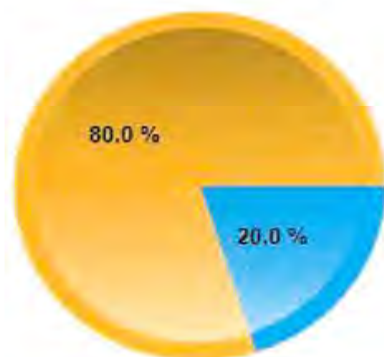
## Arrestee Ethnicity

Agency: All

Offense: All

Offense	Hispanic Or Latino	Not Hispanic Or Latino	Total
Larceny - Theft	-	3	3
Driving Under The Influence	-	1	1
Drunkenness	1	-	1
<b>Total</b>	<b>1</b>	<b>4</b>	<b>5</b>

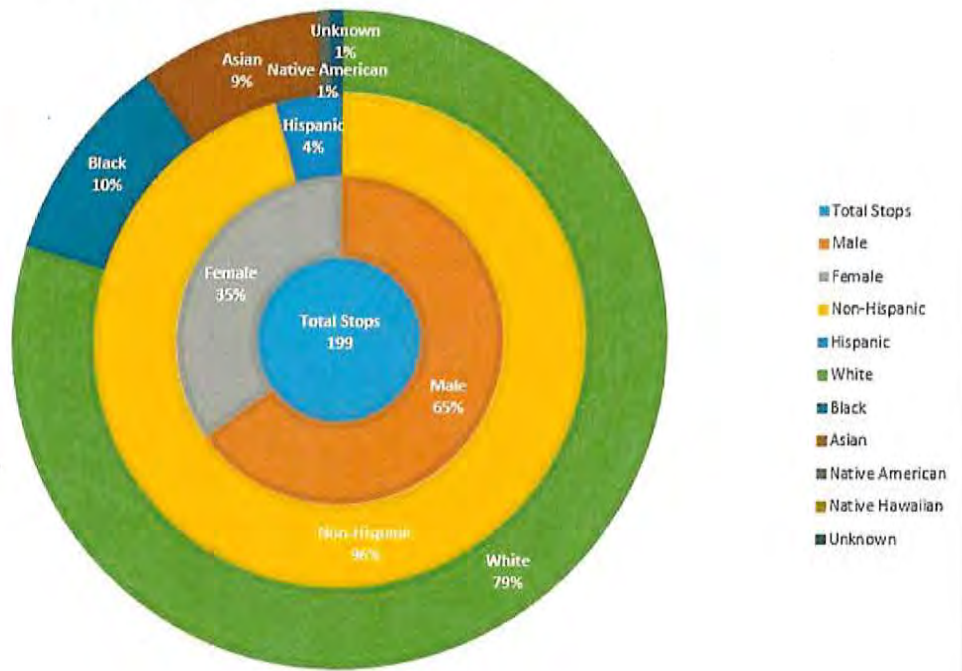
Arrestee Ethnicity



Arrestee Ethnicity



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



Total Stops	199		
Male		102	
Female		55	
Non-Hispanic			150
Hispanic			7
White			125
Black			16
Asian			14
Native American			1
Native Hawaiian			0
Unknown			1

NOTE: The two systems used to collect data show different numbers for total stops. We are working to identify the cause.



## Record List - Total:392

Contact or caller	Nature	Area	Reported	Incident
<b><u>911DUP (5)</u></b>				
INCIDENT DISPATCHED IN ERROR	911DUP	PTPD	22:03:59 03/28/22	22FT01712
BELLEFONTE CALL GIVEN TO US BY MISTAKE.	911DUP	FT2H1	08:11:37 03/25/22	22FT01644
PTPD CALL, DISPATCHED IN ERROR	911DUP	PTPD	20:06:06 03/18/22	22FT01508
DISPATCHED TO AN EMS CALL BY MISTAKE	911DUP	FT1F2	20:27:58 03/11/22	22FT01357
DISPATCHED IN ERROR	911DUP	SB2E8	02:05:46 03/02/22	22FT01189
<b><u>911NOVOICE (2)</u></b>				
911 NO VOICE-CODE 4	911NOVOICE	FT1E1	18:34:35 03/24/22	22FT01637
911 NO VOICE	911NOVOICE	FT3K1	21:39:50 03/09/22	22FT01322
<b><u>ABANDVEHICL (3)</u></b>				
ABANDONED VEHICLE	ABANDVEHICL	FT1F2	14:35:49 03/21/22	22FT01552
2 ABANDONED VEHICLES AT DEALERSHIP	ABANDVEHICL	FT1A1	14:39:05 03/14/22	22FT01395
ABANDONED VEHICLE	ABANDVEHICL	FT1A1	10:50:06 03/04/22	22FT01224
<b><u>ALARM BURGLAR (13)</u></b>				
COMMERCIAL BURGLAR ALARM, CANCELED	ALARM BURGLAR	FT1B1	07:42:24 03/31/22	22FT01745
COMMERCIAL BURGLAR ALARM	ALARM BURGLAR	FT1B1	05:40:46 03/30/22	22FT01732
COMMERCIAL BURGLAR ALARM	ALARM BURGLAR	FT2G1	16:17:45 03/27/22	22FT01694
COMMERCIAL BURGLAR ALARM	ALARM BURGLAR	FT2H1	20:41:45 03/24/22	22FT01639
COMMERCIAL BURGLAR ALARM	ALARM BURGLAR	FT1B1	19:22:12 03/22/22	22FT01586
RESIDENTIAL BURGLAR ALARM	ALARM BURGLAR	FT1E1	19:58:05 03/20/22	22FT01536
COMMERCIAL BURGLAR ALARM W/ OPEN DOOR	ALARM BURGLAR	FT1E1	12:39:51 03/19/22	22FT01518
COMMERCIAL BURGLAR ALARM	ALARM BURGLAR	FT1B1	20:13:42 03/16/22	22FT01467
COMMERCIAL BUSINESS ALARM	ALARM BURGLAR	FT1B1	10:44:10 03/13/22	22FT01376
ALARM CANCELLED.	ALARM BURGLAR	FT2H1	09:47:40 03/12/22	22FT01363
COMMERCIAL BURGLAR ALARM	ALARM BURGLAR	FT1B1	19:08:30 03/07/22	22FT01283
COMMERCIAL BURGLAR ALARM CANCELLED	ALARM BURGLAR	FT2H1	18:32:26 03/07/22	22FT01280
COMMERCIAL BURGLAR ALARM	ALARM BURGLAR	FT1E1	18:08:08 03/07/22	22FT01278
<b><u>ALARMHOLDUP (2)</u></b>				
HOLD UP ALARM	ALARMHOLDUP	FT1B1	09:20:19 03/08/22	22FT01293
HOLD UP ALARM	ALARMHOLDUP	FT1B1	10:28:58 03/02/22	22FT01195
<b><u>ALARMPANIC (1)</u></b>				
RESIDENTIAL FIRE AND PANIC ALARM	ALARMPANIC	FT1D1	10:17:38 03/14/22	22FT01388
<b><u>ALCOHOL (4)</u></b>				
SUV CRASH INTO HOUSE - 35 YOF ARRESTED FOR DUI	ALCOHOL	FT3L1	00:44:33 03/22/22	22FT01564
41 YOF DUI RESULTING IN CRASH	ALCOHOL	FT1C1	19:45:07 03/12/22	22FT01370
INTOXICATED MALE FELL OUT OF HIS UBER VEHICLE INTO DITCH - DUI	ALCOHOL	FT1B1	01:50:50 03/06/22	22FT01255
	ALCOHOL	FT3I1	13:21:24 03/04/22	22FT01225
<b><u>ALCOHOLMINORSLW (1)</u></b>				
18 YOM TRANSPORTED TO MNMC	ALCOHOLMINORSLW	FT2I2	00:05:37 03/20/22	22FT01531
<b><u>Animal (1)</u></b>				
ANIMAL CRUELTY	Animal	FT1C1	12:57:49 03/08/22	22FT01300
<b><u>ANIMAL (12)</u></b>				
BEAR IN CALLERS BACKYARD	ANIMAL	FT2H1	23:08:00 03/28/22	22FT01715
LOST DOG	ANIMAL	FT1C1	17:34:12 03/27/22	22FT01696
DUCKS IN THE ROADWAY	ANIMAL	FT1A1	07:44:44 03/26/22	22FT01670
REPORTED AGGRESSIVE DOG IN STORE	ANIMAL	FT1B1	12:02:05 03/25/22	22FT01650
BARKING DOG COMPLAINT	ANIMAL	FT1A1	16:59:46 03/24/22	22FT01635
DOG REUNITED WITH OWNER	ANIMAL	FT1B1	17:30:51 03/19/22	22FT01522
DEER HIT BY CAR	ANIMAL	FT3P1	08:13:08 03/17/22	22FT01481
COMPLAINT OF DOG IN A PARKED CAR	ANIMAL	FT1B1	14:21:48 03/15/22	22FT01428
POSSIBLE SICK/DEAD HORSE AT TUDEK PARK	ANIMAL	FT1B1	12:54:13 03/14/22	22FT01394
DEAD ANIMAL ALLONG ROADWAY.	ANIMAL	FT2G1	16:57:59 03/13/22	22FT01379
DEER STRUCK	ANIMAL	FT2G1	06:19:31 03/13/22	22FT01374
PIT BULL AT LARGE-GOA	ANIMAL	FT2G1	17:33:29 03/02/22	22FT01203



**ASSAULT (1)**

DOMESTIC BETWEEN MOTHER AND DAUGHTER	ASSAULT	FT3Q1	18:06:39 03/10/22	22FT01335
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**ASSAULTEARLIER (2)**

74 YOM DEMENTIA	ASSAULTEARLIER	FT1F2	18:08:28 03/29/22	22FT01728
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75 YOM DIMENTIA PATIENT ASSAULT STAFF	ASSAULTEARLIER	FT1F2	19:27:23 03/22/22	22FT01587
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**COMMRELATIONS (6)**

RUN/HIDE/FIGHT DRILL @ FERGUSON TWP. ELEM	COMMRELATIONS	FT3J1	09:01:36 03/23/22	22FT01596
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RUN/HIDE/FIGHT DRILL AT CLC SCHOOL	COMMRELATIONS	FT2H1	11:22:26 03/22/22	22FT01570
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EVACUATION DRILL AT NCS	COMMRELATIONS	FT2G1	12:59:52 03/16/22	22FT01454
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MENTAL HEALTH DISCUSSION WITH ALL FERGUSON ELEM STUDENTS	COMMRELATIONS	FT3J1	08:21:51 03/14/22	22FT01385
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CHILD SAFETY SEAT CHECK	COMMRELATIONS	FT2H1	09:54:18 03/07/22	22FT01269
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STATION TOUR/P0 JOB DISCUSSION DISCUSSED	COMMRELATIONS	FT2H1	11:40:39 03/05/22	22FT01240
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**CRIMMISCHIEF (2)**

DAMAGED REAR DOOR TO RESIDENCE	CRIMMISCHIEF	FT1A1	13:08:19 03/23/22	22FT01603
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TIRES SLASHED	CRIMMISCHIEF	FT1C1	10:00:07 03/18/22	22FT01499
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**DEPTINFO (3)**

3 PARTY REPORT OF SEXUAL ASSAULT	DEPTINFO	FT1B2	17:06:38 03/21/22	22FT01559
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DEPARTMENT INFO	DEPTINFO	FT2H1	09:14:03 03/11/22	22FT01343
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WANTED TO REPORT INFORMATION	DEPTINFO	FT2G1	22:20:59 03/10/22	22FT01337
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**DISORDERLYCOND (12)**

FEMALE AND MALE ARGUING	DISORDERLYCOND	FT2G1	20:22:50 03/31/22	22FT01759
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LOUD PARTY	DISORDERLYCOND	FT1B2	23:29:23 03/26/22	22FT01683
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FEMALE YELLING AND SCREAMING ON PHONE	DISORDERLYCOND	FT1B3	04:06:32 03/26/22	22FT01668
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RESIDENT THROWING ITEMS OUTSIDE HIS TRAILER	DISORDERLYCOND	FT1C1	00:35:38 03/26/22	22FT01666
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NEIGHBOR THROWING STUFF AND YELLING.	DISORDERLYCOND	FT1C1	20:28:59 03/22/22	22FT01592
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LOUD VOICES FROM BACK PORCH	DISORDERLYCOND	FT1C1	01:19:35 03/21/22	22FT01541
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LOUD PARTY	DISORDERLYCOND	FT2I2	02:16:00 03/20/22	22FT01533
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AGRUMENT BETWEEN STAFF AND GUESTS	DISORDERLYCOND	FT1A1	22:48:59 03/19/22	22FT01530
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LOUD PARTY	DISORDERLYCOND	FT1A1	22:42:44 03/19/22	22FT01529
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MALE YELING IN PARKING LOT	DISORDERLYCOND	FT1A1	17:27:17 03/19/22	22FT01523
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LOUD MUSIC	DISORDERLYCOND	FT2I2	02:23:50 03/18/22	22FT01493
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REPORT OF LOUD MUSIC	DISORDERLYCOND	FT1A1	01:13:27 03/07/22	22FT01267
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**DOMESTICDISPUTE (5)**

MALE AND FEMALE SCREAMING	DOMESTICDISPUTE	FT2H1	21:38:54 03/29/22	22FT01731
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VERBAL DOMESTIC	DOMESTICDISPUTE	FT1B4	03:20:04 03/28/22	22FT01700
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VERBAL DOMESTIC	DOMESTICDISPUTE	FT1A1	01:20:02 03/28/22	22FT01698
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VERBAL DOMESTIC	DOMESTICDISPUTE	FT2H1	01:18:19 03/22/22	22FT01565
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VERBAL ARGUMENT OVER DOG.	DOMESTICDISPUTE	FT3J1	14:23:28 03/09/22	22FT01318
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**DRUGLAW (1)**

PARENTS TURN OVER MARIJUANA AND PARAPHERNALIA	DRUGLAW	FT2G1	10:22:59 03/21/22	22FT01548
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**FRAUD (3)**

UNAUTHRORIZED USE OF DEBIT CARD INFORMATION	FRAUD	FT2I2	22:50:00 03/28/22	22FT01713
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GIFT CARD SCAM	FRAUD	FT1F2	18:15:39 03/19/22	22FT01524
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CURRENCY EXCHANGE SCAM	FRAUD	FT1C1	12:20:56 03/19/22	22FT01517
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**HARASSMENT (3)**

CALLER RECEIVING UNWANTED FACEBOOK TAGS	HARASSMENT	FT3T1	10:03:42 03/21/22	22FT01547
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SOMEONE PURPOSELY PARKED COMPLAINANT'S VEHICLE IN.	HARASSMENT	FT1C1	15:59:56 03/14/22	22FT01396
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ZOOM MEETING INTERRUPTED WITH HATE SPEECH	HARASSMENT	FT2H1	12:00:00 03/07/22	22FT01296
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**HLTHSFTY (16)**

302 WARRANT SERVICE FOR 33 YOF	HLTHSFTY	FT2G1	21:00:14 03/31/22	22FT01760
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26 YOM THINKING ABOUT SUICIDE	HLTHSFTY	FT1B1	18:09:59 03/31/22	22FT01758
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VEHICLE COLLAPSED ON INDIVIDUAL UNDERNEATH IT	HLTHSFTY	FT3N1	23:56:25 03/30/22	22FT01743
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YOUNG CHILD DROPPED OFF AT SCHOOL THAT WAS CLOSED	HLTHSFTY	FT2H1	09:39:56 03/28/22	22FT01702
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WATER LEAK	HLTHSFTY	FT2H1	11:08:38 03/26/22	22FT01671
WELLNESS CHECK ON ELDERLY FEMALE, OUT OF COUNTRY	HLTHSFTY	FT2G2	12:14:20 03/25/22	22FT01651
CALLER STATED SHE SAW SMOKE IN THE AIR	HLTHSFTY	FT1F2	15:32:24 03/22/22	22FT01575
52 YOF, 302 WARRANT	HLTHSFTY	FT2G1	22:05:39 03/18/22	22FT01509
TRASH BLOWING	HLTHSFTY	FT1B1	16:48:42 03/18/22	22FT01505
PERSON SLEEPING IN THE WOODS	HLTHSFTY	FT3R1	07:41:08 03/17/22	22FT01479
MALE SLEEPING IN CAR	HLTHSFTY	FT1B1	07:32:36 03/16/22	22FT01443
POSSIBLE WATER LINE LEAK	HLTHSFTY	FT3J2	19:34:55 03/15/22	22FT01436
19 YOM - MENTAL HEALTH CRISIS	HLTHSFTY	FT1B1	23:42:55 03/13/22	22FT01383
69 YOM W/DEMENTIA HITTING STAFF.	HLTHSFTY	FT1E1	19:25:15 03/04/22	22FT01228
CALLER CONCERNED WIFE MAY BE LOST ON A WALK.	HLTHSFTY	FT2G1	21:11:11 03/03/22	22FT01211
17 YOM ATTEMPTED SUICIDE; MHID	HLTHSFTY	SB2G3	11:37:50 03/02/22	22FT01198
<b>HLTHSFTYEMSASST (62)</b>				
78 YOM FALL	HLTHSFTYEMSASST	FT2G1	22:11:32 03/31/22	22FT01762
19 YOM DIZZY	HLTHSFTYEMSASST	FT1B1	16:54:51 03/31/22	22FT01757
77 YOF FALL	HLTHSFTYEMSASST	FT3N1	03:39:59 03/31/22	22FT01744
47 YOM, RIGHT LEG PAIN	HLTHSFTYEMSASST	FT1E1	08:40:52 03/30/22	22FT01734
90 YOF, FELL HIP PAIN	HLTHSFTYEMSASST	FT2G1	12:45:52 03/29/22	22FT01723
MEDICAL ALARM ACTIVATION/FALSE ALARM	HLTHSFTYEMSASST	FT2H1	23:06:26 03/28/22	22FT01714
69 YOM POSSIBLE INFECTION & FEVER.	HLTHSFTYEMSASST	FT1F1	17:09:22 03/28/22	22FT01708
27 YOM, VOMITING DUE TO ALCOHOL	HLTHSFTYEMSASST	FT2G1	06:46:34 03/28/22	22FT01701
49 YOM PULLED OUT HIS PIC TUBE	HLTHSFTYEMSASST	FT1C1	16:27:10 03/27/22	22FT01695
60'S YOF, SYNCOPAL EPISODE	HLTHSFTYEMSASST	FT2H1	19:48:48 03/26/22	22FT01678
87 YOM, SHORTNESS OF BREATH	HLTHSFTYEMSASST	FT2F1	12:20:33 03/23/22	22FT01601
84 YOF, HIGH BLOOD SUGAR	HLTHSFTYEMSASST	FT2H1	11:18:35 03/23/22	22FT01599
84 YOM W/CHILLS.	HLTHSFTYEMSASST	FT1B3	18:04:25 03/22/22	22FT01584
67 YEAR OLD MALE-INABILTY TO CARE FOR HIMSELF	HLTHSFTYEMSASST	FT2H1	10:01:12 03/22/22	22FT01568
87 YOM - LIFT ASSIST	HLTHSFTYEMSASST	FT1C1	09:08:13 03/21/22	22FT01546
82 YOF - STROKE	HLTHSFTYEMSASST	FT3H1	02:37:31 03/21/22	22FT01542
63 YOM POSSIBLE STROKE	HLTHSFTYEMSASST	FT1C1	03:32:02 03/19/22	22FT01512
89 YOF WHO FELL A FEW DAYS AGO STILL HAVING PAIN.	HLTHSFTYEMSASST	FT2H1	15:17:10 03/18/22	22FT01504
89 YOF, SORE AND COULDN'T GET OUT OF BED	HLTHSFTYEMSASST	FT3N1	12:34:44 03/18/22	22FT01501
97 YOM SWOLLEN FOOT	HLTHSFTYEMSASST	FT2G1	10:00:44 03/18/22	22FT01498
88 YOF, MEDICAL ALARM	HLTHSFTYEMSASST	FT3L1	09:34:41 03/18/22	22FT01497
57 YOF INJURED WHILE RIDING A BIKE	HLTHSFTYEMSASST	FT2M1	18:43:27 03/17/22	22FT01492
86 YOF, FELL AND CUT FOREHEAD	HLTHSFTYEMSASST	FT2G1	12:21:42 03/17/22	22FT01487
78 YOF, GENERAL ILLNESS	HLTHSFTYEMSASST	FT1C1	11:41:18 03/17/22	22FT01485
68 YOF, FLU SYMPTOMS	HLTHSFTYEMSASST	FT1C1	04:30:48 03/17/22	22FT01478
89 YOF FELL AND WAS POSSIBLY INJURED	HLTHSFTYEMSASST	FT3N1	18:23:33 03/16/22	22FT01464
94 YOF, FEVER LOW O2	HLTHSFTYEMSASST	FT1E1	06:17:41 03/16/22	22FT01442
7 YOF GROUND LEVEL FALL	HLTHSFTYEMSASST	FT3N1	23:59:38 03/15/22	22FT01439
13 YOF HAVING SEZURES	HLTHSFTYEMSASST	FT2H1	17:31:09 03/15/22	22FT01435
77 YOF, GENERAL ILLNESS	HLTHSFTYEMSASST	FT3N1	17:07:13 03/15/22	22FT01433
55 YOF HAVING SEIZURES.	HLTHSFTYEMSASST	FT2G1	18:20:17 03/14/22	22FT01401
EMS ASSIST FOR CHEST PAIN.	HLTHSFTYEMSASST	FT2F1	16:06:51 03/14/22	22FT01397
18 MONTH OLD GIRL, REACTION TO MILK	HLTHSFTYEMSASST	FT1E1	12:25:19 03/14/22	22FT01392
75 YOF, SHORTNESS OF BREATH	HLTHSFTYEMSASST	FT1E1	06:23:59 03/14/22	22FT01384
65 YOM - GROUND LEVEL FALL	HLTHSFTYEMSASST	FT2M1	22:33:17 03/12/22	22FT01373
80 YOM FELL	HLTHSFTYEMSASST	FT1C1	15:53:55 03/10/22	22FT01334
73 YOM HIGH BLOOD PRESSURE AND DIZZY	HLTHSFTYEMSASST	FT3J2	11:15:01 03/10/22	22FT01330
74 YOM DIZZY/LOW BLOOD SUGAR	HLTHSFTYEMSASST	FT2G1	10:12:19 03/10/22	22FT01328
87 YOF ALTERED MENTAL STATUS/DIABETIC	HLTHSFTYEMSASST	FT2H1	08:49:54 03/10/22	22FT01326
67 YOM, DIFFICULTY BREATHING	HLTHSFTYEMSASST	FT1A1	05:52:01 03/10/22	22FT01325
75 YOM IN CARDIAC ARREST	HLTHSFTYEMSASST	FT3J1	15:25:41 03/09/22	22FT01319
75 YOM GROUND LEVEL FALL	HLTHSFTYEMSASST	FT1C1	22:37:21 03/08/22	22FT01311
74 YOM CHEST PAIN.	HLTHSFTYEMSASST	FT3J2	15:51:00 03/08/22	22FT01306
42 YOM, INTOXICATED W/ MENTAL HEALTH CONCERNS	HLTHSFTYEMSASST	FT2E1	15:15:53 03/08/22	22FT01305



81 YOM, FALL/ALTERED MENTAL STATUS	HLTHSFTYEMSASST	FT1A1	13:22:08 03/08/22	22FT01299
98 YOF FALL/ ALTERED MENTAL STATUS	HLTHSFTYEMSASST	FT3L1	09:14:58 03/08/22	22FT01294
75 YOF BLEEDING FROM INSULIN PUMP SITE	HLTHSFTYEMSASST	FT2H1	09:02:25 03/08/22	22FT01292
85 YOF-CARDIAC ARREST	HLTHSFTYEMSASST	FT1C1	05:33:29 03/08/22	22FT01290
93 YOF, EXPIRATION	HLTHSFTYEMSASST	FT3H1	11:20:34 03/07/22	22FT01273
57 YOF STROKE LIKE SYMPTOMS	HLTHSFTYEMSASST	FT2M1	09:57:56 03/07/22	22FT01270
75 YOM FELL AND COULDN'T GET UP.	HLTHSFTYEMSASST	FT1F2	20:17:19 03/06/22	22FT01263
39 YOM INTOXICATED AND FELL - COVID POSITIVE	HLTHSFTYEMSASST	FT1A1	19:58:05 03/06/22	22FT01262
83 YOF RECTAL BLEED	HLTHSFTYEMSASST	FT2H1	09:26:39 03/06/22	22FT01257
19 YOM, TOOK TOO MANY ENERGY PILLS.	HLTHSFTYEMSASST	FT1B1	14:35:38 03/05/22	22FT01242
87 YOM FELL	HLTHSFTYEMSASST	FT3N1	14:05:34 03/05/22	22FT01241
70 YOF FELL AND HURT KNEE	HLTHSFTYEMSASST	FT3O1	10:06:38 03/04/22	22FT01223
59 YOM FAINTED	HLTHSFTYEMSASST	FT1A1	09:46:12 03/04/22	22FT01221
97 YOM, HEADACHE WITH CHEST PAIN	HLTHSFTYEMSASST	FT1F2	12:28:39 03/03/22	22FT01207
28 YOM, MHID ISSUES	HLTHSFTYEMSASST	FT2H1	13:41:13 03/02/22	22FT01200
67 YOF FELL AND INJURED KNEE	HLTHSFTYEMSASST	FT1B1	09:59:44 03/02/22	22FT01194
89 YOF POSSIBLE KIDNEY INFECTION	HLTHSFTYEMSASST	FT1C1	12:30:21 03/01/22	22FT01178
68 YOM, LOW BLOOD SUGAR	HLTHSFTYEMSASST	FT3Q1	09:29:58 03/01/22	22FT01175

**HLTHSFTYFIREAST (9)**

FIRE ASSIST FOR POSSIBLE CHIMEY FIRE.	HLTHSFTYFIREAST	FT1C1	19:35:07 03/27/22	22FT01697
KITCHEN FIRE-EXTINGUISHED PRIOR TO ARRIVAL	HLTHSFTYFIREAST	FT1A1	13:49:21 03/27/22	22FT01692
FIRE ALARM CALL	HLTHSFTYFIREAST	FT2H1	15:57:20 03/24/22	22FT01634
ASSIST FD WITH STOVE FIRE	HLTHSFTYFIREAST	FT1B1	19:03:15 03/16/22	22FT01465
FIRE ASSIST FOR ODOR OF GAS.	HLTHSFTYFIREAST	FT1B1	20:25:14 03/14/22	22FT01409
BURNING SMELL COMING FROM COMMERCIAL FREEZER.	HLTHSFTYFIREAST	FT2H1	16:52:59 03/13/22	22FT01378
CHIMNEY FIRE-OUT UPON ARRIVAL	HLTHSFTYFIREAST	FT2H1	20:22:17 03/12/22	22FT01371
FIRE ASSIT FOR FIRE ALARM	HLTHSFTYFIREAST	FT1F2	13:53:49 03/06/22	22FT01258
CO ALARM ACTIVATION	HLTHSFTYFIREAST	FT1C1	00:32:34 03/02/22	22FT01188

**IDENTITYTHEFT (1)**

POSSIBLE ID THEFT FROM 2021	IDENTITYTHEFT	FT1B2	12:51:31 03/14/22	22FT01393
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**INDECENTACTVY (1)**

INFORMATION OBTAINED BY THERAPIST	INDECENTACTVY	FT1F1	14:26:45 03/25/22	22FT01653
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**ORDVIOL (2)**

CUTTING DOWN TREE IN RIGHT OF WAY	ORDVIOL	FT2H1	10:09:26 03/31/22	22FT01751
SIGN IN RIGHT OF WAY	ORDVIOL	FT2H1	08:27:12 03/11/22	22FT01340

**OUTAGNCYASST (19)**

REQUEST TO LOCATE MISSING FEMALE	OUTAGNCYASST	FT1A1	15:16:23 03/31/22	22FT01756
ASSIST CYS	OUTAGNCYASST	FT1B1	15:50:00 03/29/22	22FT01726
PTPD WAS OUT WITH A MALE WHO POSSIBLY HAD A KNIFE	OUTAGNCYASST	PTPD	19:01:48 03/28/22	22FT01710
ASSISTED PTPD	OUTAGNCYASST	PTPD	08:32:26 03/28/22	22FT01669
ASSIST CAN HELP	OUTAGNCYASST	FT2H1	20:03:46 03/25/22	22FT01657
ASSIST PTPD	OUTAGNCYASST	PTPD	12:51:54 03/23/22	22FT01602
NOTIFICATION OF INCIDENT FROM 5 YEARS AGO	OUTAGNCYASST	FT3J2	11:43:35 03/23/22	22FT01600
ASSIST PSP WITH LOCATING SUSPECTS	OUTAGNCYASST	FT1A1	19:54:30 03/22/22	22FT01589
ASSIST SCPD TO LOCATE SUSPECT	OUTAGNCYASST	FT2G1	19:51:40 03/21/22	22FT01562
ASSISTED SCPD SEARCHING VEHICLE FOR AIR TAG	OUTAGNCYASST	FT2H1	00:20:09 03/17/22	22FT01476
ASSIST PATTON TOWNHSIP PD	OUTAGNCYASST	PTPD	10:21:27 03/16/22	22FT01446
ASSIST PTPD W/ DISABLED	OUTAGNCYASST	PTPD	21:41:59 03/12/22	22FT01372
SCPD INCIDENT	OUTAGNCYASST	SB2A2	08:26:45 03/12/22	22FT01361
SCPD REQUESTED ASSISTANCE LOCATING A PERSON	OUTAGNCYASST	FT1B5	22:22:26 03/11/22	22FT01360
ONLINE REPORT TO PSU OF SEXUAL HARASSMENT IN 2017 OR 2018	OUTAGNCYASST	FT1B3	13:36:08 03/09/22	22FT01316
ASSIST PATTON WITH SUBJECT IN CRISIS.	OUTAGNCYASST	PTPD	11:56:28 03/09/22	22FT01315
ASSIST PTPD W/ ORFA TRAFFIC	OUTAGNCYASST	PTPD	14:43:30 03/06/22	22FT01259
REQUEST TO CHECK THE WELFARE OF A MINOR.	OUTAGNCYASST	FT3O1	13:55:02 03/05/22	22FT01243
TRAFFIC COMPLAINT FROM SCPD JURISDICTION	OUTAGNCYASST	FT2I2	18:56:10 03/03/22	22FT01210

**PARKING (4)**



PARKING	PARKING	FT1C1	09:20:32 03/31/22	22FT01748
VEHICLE PARKED AGAINST TRAFFIC	PARKING	FT3J2	10:19:08 03/11/22	22FT01344
SOMEONE PARKED IN CALLER'S SPOT.	PARKING	FT1C1	16:44:34 03/08/22	22FT01308
BOOTING OF VEHICLE	PARKING	FT1F2	13:02:45 03/03/22	22FT01208
<b><u>PFARECEIVED (1)</u></b>				
NOTICE OF HEARING AND ORDER	PFARECEIVED	FT2H1	00:00:00 03/24/22	22FT01621
<b><u>PFASERVICE (1)</u></b>				
EMERGENCY PFA SERVICE	PFASERVICE	FT2I2	16:18:43 03/19/22	22FT01521
<b><u>PROFOUND (6)</u></b>				
FOUND WALLET	PROFOUND	FT2H1	03:39:05 03/23/22	22FT01593
FOUND WALLET	PROFOUND	FT1F1	12:29:31 03/17/22	22FT01488
FOUND BICYCLE	PROFOUND	FT2E1	11:50:25 03/16/22	22FT01451
FOUND WALLET	PROFOUND	FT1B1	16:52:43 03/15/22	22FT01432
FOUND WALLET	PROFOUND	FT3J1	10:02:45 03/07/22	22FT01272
ABANDONED BICYCLE	PROFOUND	FT2H1	11:14:10 03/01/22	22FT01177
<b><u>PROPLOST (3)</u></b>				
LOST PLANNER	PROPLOST	FT1B1	10:50:49 03/19/22	22FT01515
LOST EMISSION STICKER	PROPLOST	FT1A1	11:01:10 03/15/22	22FT01424
LOST WALLET	PROPLOST	FT3J1	10:04:24 03/10/22	22FT01327
<b><u>RETAILTHEFT (1)</u></b>				
STOLEN ALCOHOL	RETAILTHEFT	FT2H1	03:08:44 03/28/22	22FT01699
<b><u>RFACANHELPMHID (1)</u></b>				
SERVED 302 WARRANT; MHID	RFACANHELPMHID	FT2H1	13:59:58 03/15/22	22FT01426
<b><u>RFACIVILDISP (9)</u></b>				
VEHICLE ILLEGALLY PARKED IN LOT	RFACIVILDISP	FT1C1	20:13:30 03/30/22	22FT01741
CIVIL DISPUTE/POSSIBLE THEFT	RFACIVILDISP	FT2G1	17:27:45 03/25/22	22FT01656
CIVIL DISPUTE OVER DOG	RFACIVILDISP	FT3J1	17:45:22 03/22/22	22FT01583
LANDLORD QUESTIONS ON EVICTION	RFACIVILDISP	FT2H3	11:21:45 03/22/22	22FT01572
TOWING DISPUTE	RFACIVILDISP	FT1B1	21:52:08 03/21/22	22FT01563
CAR RETURNED TO OWNER	RFACIVILDISP	FT3Q1	10:26:37 03/11/22	22FT01345
SUBJECT REFUSED TO OPEN DOOR.	RFACIVILDISP	FT2H1	13:16:45 03/10/22	22FT01332
ROOM MATE DISPUTE	RFACIVILDISP	FT1F2	11:02:15 03/05/22	22FT01237
TOWING DISPUTE	RFACIVILDISP	FT2G1	13:54:11 03/01/22	22FT01181
<b><u>RFAESCORT (1)</u></b>				
ESCORT BANK MANAGER CARRYING CASH TO DIFFERENT BRANCH	RFAESCORT	FT1E1	08:41:44 03/04/22	22FT01219
<b><u>RFALOCATECONT (4)</u></b>				
19 YOM, CHECK THE WELFARE MENTAL HEALTH	RFALOCATECONT	FT1B2	17:38:08 03/28/22	22FT01709
ATTEMPT TO LOCATE WIFE AFTER ARGUMENT	RFALOCATECONT	FT2G1	23:12:46 03/25/22	22FT01663
CHECK ON THE WELFARE	RFALOCATECONT	FT2H1	15:38:52 03/24/22	22FT01633
WELFARE CHECK	RFALOCATECONT	FT1C1	14:34:02 03/11/22	22FT01355
<b><u>RFAOTHER (37)</u></b>				
SEXUAL ASSAULT INVOLVING TWO 4TH GRADE STUDENTS	RFAOTHER	FT2G1	10:54:51 03/31/22	22FT01753
UPSET FORMER EMPLOYEE YELLED AT OWNER OF RESTAURANT.	RFAOTHER	FT1B1	17:19:31 03/30/22	22FT01738
MALE HAS CAMERA POINTED AT HIS CAR, CALLER DOES NOT WANT TO BE VIDEO TAPED	RFAOTHER	FT2H1	07:17:04 03/30/22	22FT01733
VEHICLE DOOR WAS DENTED	RFAOTHER	FT2H1	16:35:36 03/29/22	22FT01725
CAR PARKED WRONG WAY WITH NO REG. PLATE	RFAOTHER	FT1F2	11:10:09 03/29/22	22FT01721
PROTEST AT DJ COURT	RFAOTHER	FT2G1	10:28:36 03/29/22	22FT01720
CAR ON ROAD WITH 4-WAYS ON	RFAOTHER	FT1B1	14:04:49 03/27/22	22FT01693
REPORT OF LOUD MUSIC	RFAOTHER	FT2I2	02:42:58 03/27/22	22FT01689
VEHICLE OVER EMBANKMENT/PRIVATE PROPERTY	RFAOTHER	FT2I2	02:12:05 03/27/22	22FT01688
QUESTION REGARDING WHETHER A POLICE REPORT WAS NEEDED FOR A NON-REPORTABLE CRASH.	RFAOTHER	FT2I2	16:13:54 03/26/22	22FT01677
QUESTIONS ABOUT TRESSPASSING ISSUES	RFAOTHER	FT1B1	11:41:52 03/26/22	22FT01672
CALLER REPORTED 54YO DAUGHTER LEFT RESIDENCE	RFAOTHER	FT1C1	08:51:03 03/25/22	22FT01646



MALE BREAKING THINGS AND THROWING ITEMS	RFAOTHER	FT1C1	18:04:43 03/24/22	22FT01636
QUESTIONS REGARDING BUS DRIVERS BEHAVIOR	RFAOTHER	FT2G1	13:18:27 03/23/22	22FT01604
DOGS LOCKED THEMSELVES IN BATHROOM	RFAOTHER	FT1C1	20:11:05 03/22/22	22FT01590
CALLER REQUIRED PA REG VERIFICATION SIGNED	RFAOTHER	FT2H3	13:30:16 03/21/22	22FT01551
CALLER WANTED FATHER CONTACTED	RFAOTHER	FT1A1	18:28:56 03/20/22	22FT01535
VEHICLE FOLLOWING CALLER	RFAOTHER	FT1F2	01:23:08 03/20/22	22FT01532
PFA QUESTIONS	RFAOTHER	FT2I2	20:10:30 03/19/22	22FT01525
PEOPLE CAMPING	RFAOTHER	FT2G1	20:03:27 03/19/22	22FT01526
DISTURBING POST	RFAOTHER	FT3T1	09:32:14 03/19/22	22FT01514
LOUD MUSIC	RFAOTHER	FT1B2	02:24:46 03/19/22	22FT01511
CALLER STATED A CAT WAS STUCK IN A TREE	RFAOTHER	FT3O1	15:02:01 03/18/22	22FT01502
ASSIST SCHOOL WITH REPLICA WEAPON	RFAOTHER	FT2G1	12:56:59 03/16/22	22FT01457
PENN DOT FORM SIGNED	RFAOTHER	FT3N1	12:29:28 03/16/22	22FT01453
TRASH BLOWING INTO YARD	RFAOTHER	SC3AA	14:44:43 03/15/22	22FT01427
CALLER NEEDED HELP REPORTING HIS PASSPORT LOST IN FL	RFAOTHER	FT2H1	21:35:16 03/14/22	22FT01415
13 YOF LEFT HOUSE WITHOUT PERMISSION	RFAOTHER	FT2G2	19:51:14 03/14/22	22FT01406
CALLER FOUND GAS CAN NEAR CAR	RFAOTHER	FT1C1	19:24:40 03/14/22	22FT01403
QUESTIONS ABOUT TARGET ARROWS AND THE SALE THEREOF.	RFAOTHER	FT1E1	16:22:30 03/14/22	22FT01398
MALE LOCKED OUT OF HOUSE	RFAOTHER	FT3N1	15:27:30 03/11/22	22FT01356
HELP ACCESSING HOTEL ROOM	RFAOTHER	FT2H1	11:06:18 03/11/22	22FT01349
CARS STUCK ON PINE GROVE MOUNTAIN.	RFAOTHER	FT3J1	10:26:43 03/09/22	22FT01314
POWER OUTAGE	RFAOTHER	FT3O1	19:09:32 03/08/22	22FT01310
CALLER WOULD NOT ANSWER THE PHONE REF ACCIDENT EARLIER.	RFAOTHER	FT2H1	11:57:26 03/08/22	22FT01298
VEHICLE PARKED IN PARKING LOT.	RFAOTHER	FT2G1	11:36:41 03/07/22	22FT01274
CALLER HAD BB GUN QUESTIONS.	RFAOTHER	FT1E1	12:51:13 03/05/22	22FT01239

**ROBBERY (1)**

BANK ROBBERY	ROBBERY	FT1B1	15:52:55 03/23/22	22FT01607
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**SCHOOLCHECK (17)**

	SCHOOLCHECK		10:28:31 03/31/22	22FT01752
	SCHOOLCHECK		09:46:03 03/31/22	22FT01749
	SCHOOLCHECK		13:48:58 03/30/22	22FT01736
,3718	SCHOOLCHECK		13:27:10 03/30/22	22FT01735
	SCHOOLCHECK		08:36:47 03/29/22	22FT01719
	SCHOOLCHECK		08:11:10 03/29/22	22FT01718
	SCHOOLCHECK		15:37:20 03/23/22	22FT01606
	SCHOOLCHECK		15:25:53 03/23/22	22FT01605
	SCHOOLCHECK		11:54:27 03/22/22	22FT01571
	SCHOOLCHECK		09:49:01 03/22/22	22FT01567
	SCHOOLCHECK		07:56:19 03/21/22	22FT01543
	SCHOOLCHECK		13:37:24 03/17/22	22FT01490
	SCHOOLCHECK		13:45:05 03/16/22	22FT01459
	SCHOOLCHECK		13:44:31 03/16/22	22FT01458
	SCHOOLCHECK		10:16:07 03/15/22	22FT01423
	SCHOOLCHECK		10:04:10 03/15/22	22FT01422
	SCHOOLCHECK		09:49:23 03/14/22	22FT01387

**SUPPLEMENT (1)**

	SUPPLEMENT		19:52:40 03/22/22	22FT01588
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**SUSPACTY (42)**

REPORT OF POSSIBLE DRUG ACTIVITY	SUSPACTY	FT1B1	21:39:56 03/31/22	22FT01761
MALE OUTSIDE WITH BACKPACK AND DARK HOODIE	SUSPACTY	FT2H3	19:16:08 03/30/22	22FT01740
SCAM PHONE CALLS	SUSPACTY	FT2G1	13:52:26 03/30/22	22FT01737
PERSON ASKING ABOUT NEIGHBOR	SUSPACTY	FT1A1	18:00:00 03/29/22	22FT01729
UNAUTHORIZED PAYPAL ACCOUNT OPENED	SUSPACTY	FT1C1	13:39:28 03/28/22	22FT01707
MALE YELLING AND POUNDING ON WALL	SUSPACTY	FT2H1	23:52:37 03/26/22	22FT01684
RESIDENT HEARD A NOISE OUTSIDE	SUSPACTY	FT1C1	21:56:05 03/26/22	22FT01682
ELDERLY MALE PEEKING IN THE WINDOWS	SUSPACTY	FT2I2	20:46:18 03/26/22	22FT01680
FEMALE THINKS PEOPLE ENTERED HER	SUSPACTY	FT1B1	17:19:10 03/25/22	22FT01655



APARTMENT ILLEGALLY					
CALLER BELIEVES SOMEONE ENTERED RESIDENCE	SUSPACTY	FT1B1	16:06:32	03/25/22	22FT01654
GIFT CARD SCAM	SUSPACTY	FT3I1	12:36:51	03/25/22	22FT01652
CALLER MISSING PART OF PARCEL	SUSPACTY	FT1F2	10:54:57	03/25/22	22FT01649
TWO MALES STOPPED THE UBER DRIVER	SUSPACTY	FT2I2	02:39:19	03/25/22	22FT01641
WOMAN IN CALLERS DRIVEWAY YELLING	SUSPACTY	FT1A1	18:44:28	03/24/22	22FT01638
SCAM CALLS	SUSPACTY	FT1A1	15:41:06	03/24/22	22FT01632
UNKNOWN MALE KNOCKING ON DOOR	SUSPACTY	FT2I2	13:25:13	03/24/22	22FT01625
MALE ACTING STRANGE IN PARKING LOT	SUSPACTY	FT3I1	11:03:58	03/24/22	22FT01622
IRS SCAMS	SUSPACTY	FT3J1	18:10:16	03/22/22	22FT01585
PHOTOS/VIDEOS SENT TO AN UNKNOWN USER	SUSPACTY	FT1F2	17:01:37	03/22/22	22FT01582
TIRE CAPS MISSING	SUSPACTY	FT1F2	11:08:03	03/21/22	22FT01550
SCAM MESSAGE ABOUT WINNING CASH AND CAR	SUSPACTY	FT2H1	11:06:59	03/21/22	22FT01549
POSSIBLE CHILD PORN	SUSPACTY	FT3S1	11:08:47	03/18/22	22FT01500
BOTTLE THROWN IN YARD	SUSPACTY	FT2H1	16:17:56	03/17/22	22FT01491
SUSP CAR-PERSON POSSIBLY SMOKING WEED	SUSPACTY	FT2H1	12:28:21	03/17/22	22FT01486
CAR ALARMS GOING OFF	SUSPACTY	FT1A1	21:03:07	03/16/22	22FT01470
ATTEMPTED SCAM REGARDING JOB POSTING	SUSPACTY	FT2H1	13:05:50	03/16/22	22FT01456
ITEMS AROUND PARKED CAR	SUSPACTY	FT3R1	12:24:51	03/16/22	22FT01452
FRAUD CHARGES ON CREDIT CARD	SUSPACTY	FT2M1	11:11:19	03/16/22	22FT01449
INDIVIDUALS IN SC FORD LOT AROUND VEHICLES	SUSPACTY	FT2H1	02:37:58	03/16/22	22FT01440
AIRTAG NOTIFICATION ON PHONE	SUSPACTY	FT2I2	15:13:37	03/15/22	22FT01430
UNAUTHORIZED CREDIT CARD OPENED	SUSPACTY	FT2G1	08:44:57	03/15/22	22FT01420
CREDIT CARD OPENED IN CALLER'S NAME	SUSPACTY	FT2G1	18:14:44	03/14/22	22FT01400
CALLER HEARD A NOISE IN HIS APARTMENT	SUSPACTY	FT1F1	05:02:31	03/11/22	22FT01338
FAKE \$100 BILL PASSED	SUSPACTY	FT1B1	11:46:18	03/10/22	22FT01331
COMP. THOUGHT SOMEONE WAS IN HER APARTMENT	SUSPACTY	FT1B1	19:47:38	03/09/22	22FT01321
PERSON SLEEPING IN CAR IN WEIS PARKING LOT	SUSPACTY	FT1B1	05:10:00	03/09/22	22FT01312
CALLER SAW VEHICLE AT BALL FIELDS AT NIGHT	SUSPACTY	FT2H1	17:45:17	03/07/22	22FT01277
PHONE SCAM	SUSPACTY	FT3Q1	14:48:46	03/07/22	22FT01276
BANK ACCOUNTS OPENED IN CALLERS NAME	SUSPACTY	FT2G1	13:36:20	03/07/22	22FT01275
VM RADIO VEHICLE ALERT - MALFUNCTION	SUSPACTY	FT2H1	03:15:29	03/06/22	22FT01256
SCAM CALL	SUSPACTY	FT1B1	09:45:35	03/04/22	22FT01222
LOUD BANG	SUSPACTY	FT1C1	22:17:41	03/03/22	22FT01213

### **THEFT (6)**

STOLEN REFRIGERATOR	THEFT	FT1A1	09:52:48	03/31/22	22FT01750
STOLEN PRESCRIPTION MEDICATION	THEFT	FT2G1	06:09:26	03/27/22	22FT01690
ITEMS STOLEN FROM VEHICLE	THEFT	FT2G1	22:11:15	03/24/22	22FT01640
THEFT FROM HORSE BARN	THEFT	FT3J1	14:51:53	03/12/22	22FT01367
CATALYTIC CONVERTER THEFT	THEFT	FT1B1	09:50:54	03/07/22	22FT01271
THEFT OF CATALYTIC CONVERTER	THEFT	FT1A1	15:22:49	03/05/22	22FT01244

### **TRAFFIC (43)**

SCHOOL BUS VIOLATION	TRAFFIC	FT1F1	08:28:36	03/31/22	22FT01747
CAR WITH A FLAT TIRE	TRAFFIC	FT1A1	00:43:22	03/27/22	22FT01686
VEHICLE RAN OUT OF GAS	TRAFFIC	SB2H1	15:43:41	03/26/22	22FT01676
DEBRIS IN ROAD - GOA	TRAFFIC	FT3T1	13:13:27	03/26/22	22FT01675
STOP SIGN FELL OVER	TRAFFIC	FT1B1	10:31:01	03/25/22	22FT01648
SCHOOL BUS VIOLATION	TRAFFIC	FT2G1	10:05:52	03/25/22	22FT01647
SCHOOL BUS RED LIGHT VIOLATION	TRAFFIC	FT1C1	13:32:36	03/24/22	22FT01626
SIGN ON THE ROAD	TRAFFIC	FT3Q1	08:50:30	03/24/22	22FT01618
LOUD VEHICLE IN THE AREA	TRAFFIC	FT1B2	01:26:42	03/24/22	22FT01613
DEBRIS ON ROADWAY	TRAFFIC	FT3J1	07:02:08	03/22/22	22FT01566
DISABLED CATA BUS.	TRAFFIC	FT1F1	18:48:55	03/21/22	22FT01560
DISABLED VEHICLE	TRAFFIC	FT2G1	16:11:58	03/21/22	22FT01556
DISABLED VEHICLE	TRAFFIC	SB2G2	09:11:40	03/21/22	22FT01545
REPORT OF MALES RIDING IN BED OF TRUCK	TRAFFIC	FT2G1	22:37:07	03/19/22	22FT01528
VEHICLE SWERVING ALL OVER ROADWAY.	TRAFFIC	FT3J1	22:01:18	03/19/22	22FT01527
VEHICLE SPEEDING ON N. ATHERTON ST.	TRAFFIC	FT1A1	15:37:48	03/19/22	22FT01520
SPEEDING VEHICLE	TRAFFIC	FT1C1	17:57:23	03/18/22	22FT01507
PERSON USED BLUE LIGHTS TO PASS AND YELL AT CALLER.	TRAFFIC	FT3I1	17:25:41	03/18/22	22FT01506



TREE ON WIRES OVER ROADWAY.	TRAFFIC	FT3T1	15:55:23 03/16/22	22FT01462
SPEEDING VEHICLE IN NEIGHBORHOOD	TRAFFIC	FT3K1	11:49:49 03/16/22	22FT01450
MCSAP DETAIL	TRAFFIC	FT2F1	06:09:44 03/16/22	22FT01441
CAR IN SNOW BANK	TRAFFIC	FT2L1	16:32:02 03/12/22	22FT01368
TEMPORARY STOP SIGN BLEW OVER	TRAFFIC	FT3L1	14:32:55 03/12/22	22FT01366
FRONT WHEEL BROKE ON CAR	TRAFFIC	FT2G1	10:21:33 03/12/22	22FT01364
REPORT OF VEHICLE W/OUT LICENSE PLATE.	TRAFFIC	FT1F1	17:59:56 03/10/22	22FT01336
TRAFFIC SIGNAL LIGHT NOT DIPSLAYING.	TRAFFIC	FT1F1	15:19:47 03/10/22	22FT01333
VEHICLE DRIVING AGGRESSIVELY/FOLLOWED COMPLAINANT	TRAFFIC	FT1C1	22:38:30 03/09/22	22FT01323
CARS SPEEDING ON WESTERLY PARKWAY	TRAFFIC	FT2G1	17:32:33 03/08/22	22FT01309
TREE DOWN ACROSS ROADWAY	TRAFFIC	FT3S1	00:00:46 03/08/22	22FT01289
TREE DOWN ON ROADWAY.	TRAFFIC	FT3Q1	18:38:18 03/07/22	22FT01281
REPORT OF TREE BLOCKING THE ROAD	TRAFFIC	FT1C1	18:29:36 03/07/22	22FT01282
TREE FELL OVER TOWNSHIP ROAD.	TRAFFIC	FT3O1	18:16:21 03/07/22	22FT01284
WIRES BLOCKING ROAD	TRAFFIC	FT1A1	18:10:26 03/07/22	22FT01279
SCHOOL BUS REDS VIOLATION	TRAFFIC	FT1C1	08:44:38 03/07/22	22FT01268
COMPLAINT OF TRUCK TAILGATING A CAR	TRAFFIC	FT1A1	01:02:18 03/07/22	22FT01266
CAR ON SIDE OF ROAD	TRAFFIC	FT1C1	21:39:36 03/06/22	22FT01265
DISABLED VEHICLE IN TRAFFIC	TRAFFIC	FT1B1	11:10:02 03/05/22	22FT01238
PERSON SLEEPING IN A CAR IN THE WEIS PARKING LOT	TRAFFIC	FT1B1	03:09:16 03/04/22	22FT01218
CARS RACING	TRAFFIC	FT2G1	23:22:09 03/03/22	22FT01214
SCHOOL BUS REDS VIOLATION	TRAFFIC	FT2H1	13:20:28 03/02/22	22FT01199
DRIVER UNABLE TO RELEASE PARKING BRAKE	TRAFFIC	FT1B1	11:32:00 03/02/22	22FT01197
REPORTED CRASH - DRIVERS EXCHANGED INFO	TRAFFIC	FT1A1	11:21:13 03/02/22	22FT01196
ROCKS IN TRAVEL LANE	TRAFFIC	FT3J1	13:00:12 03/01/22	22FT01179
<b>TRESPASS (1)</b>				
MALE REFUSING TO LEAVE / MHID	TRESPASS	FT1B1	20:55:39 03/15/22	22FT01437
<b>UNSECPROP (1)</b>				
APARTMENT DOOR OPEN	UNSECPROP	FT1B2	20:28:41 03/07/22	22FT01285
<b>VHCLCRSHHITRUN (2)</b>				
HIT AND RUN VEHICLE CRASH EARLIER	VHCLCRSHHITRUN	FT2H1	14:08:38 03/09/22	22FT01317
TRUCK BACKED INTO CAR AND LEFT	VHCLCRSHHITRUN	FT2G1	09:12:06 03/04/22	22FT01220
<b>VHCLCRSHNOINJ (17)</b>				
VEHICLE CRASH WITH NO INJURIES	VHCLCRSHNOINJ	FT2G1	17:20:46 03/30/22	22FT01739
2 VEHICLE CRASH	VHCLCRSHNOINJ	FT1B3	21:22:06 03/29/22	22FT01730
2 VEHICLE CRASH	VHCLCRSHNOINJ	FT1A1	10:46:10 03/23/22	22FT01598
VEHICLE CRASH INTO SIGN, NON REPORTABLE	VHCLCRSHNOINJ	FT3O1	15:05:36 03/19/22	22FT01519
PARKING LOT ACCIDENT	VHCLCRSHNOINJ	FT2H1	07:33:08 03/18/22	22FT01496
TWO VEHICLE CRASH-NO INJURIES	VHCLCRSHNOINJ	FT2H1	13:53:01 03/16/22	22FT01460
BICYCLE VS CAR ACCIDENT	VHCLCRSHNOINJ	FT2G1	08:49:46 03/16/22	22FT01444
CAR VERSUS DEER	VHCLCRSHNOINJ	FT1F1	22:14:22 03/15/22	22FT01438
TWO VEHICLE NON REPORTABLE CRASH	VHCLCRSHNOINJ	FT1A1	16:40:28 03/15/22	22FT01431
2 VEHICLE NON-REPORTABLE CRASH.	VHCLCRSHNOINJ	FT1F2	17:49:46 03/14/22	22FT01399
TWO VEHICLE CRASH	VHCLCRSHNOINJ	FT1B1	09:22:22 03/14/22	22FT01386
SINGLE VEHICLE INTO SNOW BANK	VHCLCRSHNOINJ	FT3L1	10:02:48 03/13/22	22FT01375
2 VEHICLE NON REPORTABLE	VHCLCRSHNOINJ	FT2H1	17:03:50 03/12/22	22FT01369
SINGLE VEHICLE CRASH	VHCLCRSHNOINJ	FT3L1	11:56:37 03/12/22	22FT01365
VEHICLE INTO BUILDING	VHCLCRSHNOINJ	FT1A1	09:46:34 03/09/22	22FT01313
TWO VEHICLE CRASH, NON REPORTABLE	VHCLCRSHNOINJ	FT1A1	16:03:11 03/08/22	22FT01307
CAR VS DEER	VHCLCRSHNOINJ	FT3P1	19:29:34 03/05/22	22FT01246
<b>VHCLCRSHWINJ (1)</b>				
2 VEHICLE CRASH	VHCLCRSHWINJ	FT3L1	09:32:55 03/12/22	22FT01362

Officers! Thank you so much! 3/22/22  
We wanted to bake you these  
cookies to try and show you at least  
a small level of our appreciation for  
being so helpful last night.

We really appreciate you all, and  
are so grateful for you!  
We hope you enjoy the cookies!

MG  
AT

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**March 30, 2022**

Chief Chris Albright  
Ferguson Township Police Department  
3147 Research Drive  
State College, PA 16801

**Dear Chief Albright,**

I just wanted to write a quick note to let you know what a great department you have, and more specifically to let you know what a great police officer you have in Officer Ososkie.

On Monday night, Officer Ososkie responded to a call at my house, regarding a bear (a very large bear!) in my yard and roaming throughout our neighborhood. Twice within twenty minutes. In the twenty plus years we have lived here, I have seen reports of bears around, but certainly never one in my backyard. Being from Philadelphia, I can tell you that you can take the girl out of the city, but you can never take the city out of the girl. I'm embarrassed to admit that I was terrified that the bear was somehow going to let himself into my house. I love wildlife, I think bears are adorable, but from a good distance away, not lurking around my deck. Thanks to Officer Ososkie's professionalism, and sense of humor, I was able to sleep soundly the rest of the night, knowing that the visitor in our backyard was not going to come busting through my sliding glass door and help himself to leftover meatloaf.

In all seriousness, please let Officer Ososkie know how much he is appreciated, and what a fine officer he is. You have a great department with wonderful officers.

Sincerely,



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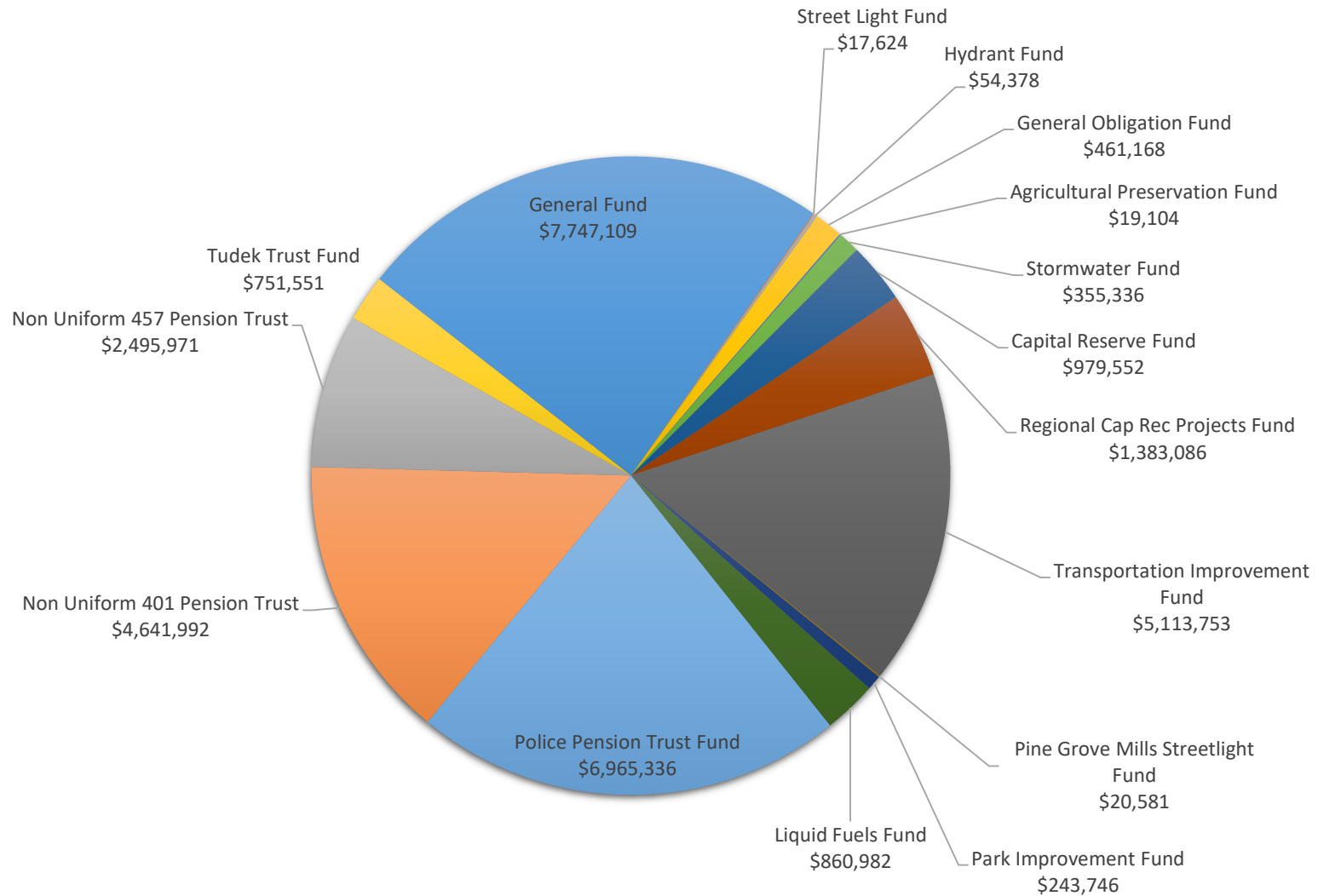


# *MONTHLY TREASURERS REPORT*

**FEBRUARY 2022**



## CASH BALANCES BY FUND - FEBRUARY 28, 2022



# Ferguson Township Treasurer's Report

## February 28, 2022

### Statement of Cash Balances

#### General Fund

**Checking**

Jersey Shore State Bank Operating Checking (3245)	4,607,794.73
Jersey Shore State Bank Investment Checking (5531)	2,333,391.27
JSSB Flex Plan Checking (8757)	13,273.16
Ameriserv Money Market 2602	264,365.13
PLGIT General Fund Classs (3017)	325,089.75
PLGIT General Fund Prime (3017)	203,194.92
<b>TOTAL GENERAL FUND</b>	<b>7,747,108.96</b>

#### Other Funds

**Fund 02 Street Lights**

JSSB Checking (4836)	17,624.00
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**Fund 03 Fire Hydrant**

JSSB Checking (4844)	54,378.34
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**Fund 16 General Obligation**

JSSB Checking (4852)	461,167.65
JSSB 2019 Bond Checking	0.43

**Fund 19 Agricultural Preservation**

JSSB Checking (4879)	19,103.74
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**Fund 20 Stormwater Fund**

JSSB Checking (1711)	355,335.64
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**Fund 30 Capital Reserve**

Paypal Account	24,560.48
JSSB Checking (Employee Wellness Sinking Fund)(4909)	6,991.14
JSSB Capital Reserve Checking (3555)	150,679.51
JSSB Checking (PW Equipment Sinking Fund)(4895)	508,095.97
JSSB Checking (Bldg Equipment Sinking Fund)(4887)	289,225.22

**Fund 31 Regional Capital Recreation Projects**

JSSB Checking (3547)	1,118,721.36
Ameriserv Money Market 2818	264,365.13

**Fund 32 Transportation Improvement**

JSSB Checking (3539)	4,326,455.04
PLGIT Checking (Class & Plus)(3261)	315,541.39
PLGIT Checking (Prime)(3261)	207,391.50
Ameriserv Money Market 2693	264,365.13

**Fund 33 Pine Grove Mills Street Lights**

JSSB Checking (4917)	20,580.55
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**Fund 34 Park Improvement**

JSSB Checking (4925)	243,745.75
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**Fund 35 Liquid Fuels**

JSSB Checking (4933)	522,987.37
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# Ferguson Township Treasurer's Report

February 28, 2022

## Statement of Cash Balances

PLGIT Checking (Class) (3020)	236,354.97
PLGIT Checking (Prime) (3020)	101,639.82
<b><u>Fund 93 Tudek Memorial Trust</u></b>	
JSSB Checking (4976)	3,019.17
FNB Investments (@market)	167,992.56
Centre Foundation Investments	580,539.02
<b>TOTAL OTHER FUNDS</b>	<b>10,260,860.88</b>
<b>TOTAL NON PENSION FUNDS</b>	<b>18,007,969.84</b>

## Employer Pension Trust Funds

### **Fund 60 Police Pension Trust**

JSSB Checking (4941)	29,148.11
PNC Enterprise Checking (9642)	37,884.41
PNC Investments (@market)(includes accrued interest)	6,898,303.82

### **Fund 65 Non Uniformed 401a Pension Trust**

JSSB Checking (4968)	(91.22)
VOYA/TASC-RHS (3922) Employee Retirement Health Savings Trust (@market)	16,861.95
MissionSquare-RHS (801695) Employee Retirement Health Savings Trust (@ ma	0.00
Voya-401 (664582) Employee Pension Investment Trust (@ market)	4,625,220.95

<b>TOTAL PENSION TRUST FUNDS</b>	<b>11,607,328.02</b>
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<b>GRAND TOTAL</b>	<b>29,615,297.86</b>
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## Employee Pension Trust Funds

### **Fund 66 Non Uniformed 457 Pension Trust**

Voya-457 (664581) Employee Pension Investment Trust (@ market)	2,411,959.78
IPX-Services IRA () Individual Retirement Accounts (@ market)	80,789.35
MissionSquare-ROTH IRA (706007) Employee Pension Investment Trust (@ mar	3,221.55
<b>TOTAL</b>	<b>2,495,970.68</b>

# Bank Reconciliation

## Uncleared Checks by Fund

User: eendresen  
Printed: 04/05/2022 - 3:40PM  
Checks Before: 02/28/2022



Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
01	GENERAL FUND					
9001	08/22/2019	Uncleared	AP	10263	CORMANS MAIL SERVICE	2,873.11
9183	10/15/2019	Uncleared	AP	11593	HOME DEPOT CREDIT SERVICES	288.05
9272	11/15/2019	Uncleared	AP	10035	ALS TECHNOLOGIES INC	1,145.00
9297	11/15/2019	Uncleared	AP	11253	INFRADAPT LLC	3,221.44
9340	11/29/2019	Uncleared	AP	11855	ANDERSON INDUSTRIAL MACHINERY	769.80
9437	12/31/2019	Uncleared	AP	10035	ALS TECHNOLOGIES INC	1,145.00
9562	01/20/2020	Uncleared	AP	11173	WALKER & WALKER EQUIPMENT II LLC	43.19
9725	02/28/2020	Uncleared	AP	11248	SOLV BUSINESS SOLUTIONS-SAFEGUARD	100.17
9806	03/15/2020	Uncleared	AP	11797	LANDPRO EQUIPMENT LLC	759.15
9874	03/31/2020	Uncleared	AP	11877	RUSSIAN CHURCH OF CHRIST	78.11
9937	04/30/2020	Uncleared	AP	11537	COMMONWEALTH OF PA	50.00
10091	05/31/2020	Uncleared	AP	11490	RECONYX, INC	970.51
10331	08/14/2020	Uncleared	AP	10244	COMCAST	1,050.00
10444	09/15/2020	Uncleared	AP	10208	CENTRE REGION COUNCIL OF GOVERNMENTS	22.50
10602	10/15/2020	Uncleared	AP	10893	PRINT O STAT INC	1,849.00
10774	12/15/2020	Uncleared	AP	10346	ECOLAWN	90.00
10908	01/15/2021	Uncleared	AP	10846	PENNSYLVANIA MUNICIPAL LEAGUE	2,264.32
10915	01/30/2021	Uncleared	AP	11239	ASAP HYDRAULICS STATE COLLEGE, INC	42.99
10920	01/30/2021	Uncleared	AP	11930	BUDS ELECTRIC	437.01
10974	01/30/2021	Uncleared	AP	10493	THE HITE COMPANY	75.84
11001	02/15/2021	Uncleared	AP	10247	COMMONWEALTH OF PA	35.00
11005	02/15/2021	Uncleared	AP	11445	GIANT FOOD STORES LLC	35.00
11013	02/15/2021	Uncleared	AP	10673	MCCARTNEYS INC	86.16
11034	02/15/2021	Uncleared	AP	11192	WEST PENN POWER	955.52
11098	03/31/2021	Uncleared	AP	10120	BORING COURT REPORTING	225.00
11219	04/30/2021	Uncleared	AP	11336	F.O.P. LODGE #37	205.00
11244	04/30/2021	Uncleared	AP	11139	UNIVERSITY AREA JOINT AUTHORITY	39.76
11321	05/31/2021	Uncleared	AP	11946	HUFFMAN CHELSEA	3,009.60
11358	05/31/2021	Uncleared	AP	11948	TANKNOLOGY INC.	588.50
11588	08/31/2021	Uncleared	AP	11751	NITRO SOFTWARE, INC.	749.85



Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
11816	11/15/2021	Uncleared	AP	11930	BUDS ELECTRIC	241.74
11847	11/15/2021	Uncleared	AP	11593	HOME DEPOT CREDIT SERVICES	69.78
12032	11/30/2021	Uncleared	AP	10800	PA POLICE ACCREDITATION COALITION	235.00
12067	12/15/2021	Uncleared	AP	10670	MAYER JONATHAN	760.78
12073	12/15/2021	Uncleared	AP	11999	RESIDENTIAL HOUSING DEVELOPMENT LLC	10,383.62
12098	12/31/2021	Uncleared	AP	10243	COLUMBIA GAS OF PA INC	3,714.05
12111	12/31/2021	Uncleared	AP	11917	HOMAN WAYNE	200.00
12113	12/31/2021	Uncleared	AP	11253	INFRADAPT LLC	4,655.74
12123	12/31/2021	Uncleared	AP	10661	MARTIN JOSH	750.00
12131	12/31/2021	Uncleared	AP	11931	NORTH AMERICAN TRAINING SOLUTIONS INC.	3,271.00
12141	12/31/2021	Uncleared	AP	11006	SLATER SHAWN	47.04
12151	01/15/2022	Uncleared	AP	10031	ALLIED MECHANICAL & ELECTRICAL	216.25
12152	01/15/2022	Uncleared	AP	11242	AMAZON CAPITAL SERVICES INC	445.71
12153	01/15/2022	Uncleared	AP	10784	AMERICAN PLANNING ASSOCIATION-PA CHAPTER	112.00
12154	01/15/2022	Uncleared	AP	10047	AMSOIL INC	373.63
12155	01/15/2022	Uncleared	AP	11377	APA	773.00
12156	01/15/2022	Uncleared	AP	10053	APWA MEMBERSHIP	550.00
12157	01/15/2022	Uncleared	AP	11649	BABST CALLAND CLEMENTS AND ZOMNIR P.C.	84.00
12158	01/15/2022	Uncleared	AP	11702	BLUE KNOB AUTO	350.00
12159	01/15/2022	Uncleared	AP	10122	BOROUGH OF STATE COLLEGE	8,214.94
12160	01/15/2022	Uncleared	AP	11990	BURGMIEIER'S SHREDDING	130.00
12161	01/15/2022	Uncleared	AP	11224	CAMPBELL DURRANT BEATTY PALOMBO & MILLER PC	2,154.93
12162	01/15/2022	Uncleared	AP	11867	CELLEBRITE INC.	4,300.00
12163	01/15/2022	Uncleared	AP	11221	CENTRE AREA TRANSPORTATION AUTHORITY	35,351.25
12164	01/15/2022	Uncleared	AP	10184	CENTRE COMMUNICATIONS INC	548.50
12165	01/15/2022	Uncleared	AP	10215	CHAMBERS WILLIAM	62.72
12166	01/15/2022	Uncleared	AP	11928	CLEARGOV INC	7,000.00
12167	01/15/2022	Uncleared	AP	10234	CLEVELAND BROTHERS EQUIP CO INC	136.63
12168	01/15/2022	Uncleared	AP	10142	CNET	6,998.75
12169	01/15/2022	Uncleared	AP	10244	COMCAST	1,134.00
12170	01/15/2022	Uncleared	AP	11760	COMCAST	130.24
12171	01/15/2022	Uncleared	AP	10282	BERGEY'S TRUCK CENTERS	396.93
12172	01/15/2022	Uncleared	AP	10316	DINCHER & DINCHER TREE SURGEONS INC	58,405.00
12173	01/15/2022	Uncleared	AP	10345	ECKS GARAGE INC	77.87
12174	01/15/2022	Uncleared	AP	11217	FERGUSON TOWNSHIP POLICE ASSOCIATION	1,580.00
12175	01/15/2022	Uncleared	AP	10380	FERGUSON TOWNSHIP SUPERVISORS	74,027.10
12176	01/15/2022	Uncleared	AP	10396	FISHER AUTO PARTS	1,188.25
12178	01/15/2022	Uncleared	AP	10409	FRED CARSON DISPOSAL INC.	501.03
12179	01/15/2022	Uncleared	AP	10491	HINTON & ASSOCIATES	23,205.00
12180	01/15/2022	Uncleared	AP	11253	INFRADAPT LLC	655.63
12181	01/15/2022	Uncleared	AP	11791	JOHNSON CONTROLS FIRE PROTECTION	1,838.00

Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
12182	01/15/2022	Uncleared	AP	10568	K & S DISTRIBUTION	226.80
12183	01/15/2022	Uncleared	AP	10618	LAWSON PRODUCTS INC	169.17
12184	01/15/2022	Uncleared	AP	10631	LEWIS DANIEL	5,694.77
12185	01/15/2022	Uncleared	AP	10644	LOWES COMPANIES INC	190.74
12186	01/15/2022	Uncleared	AP	11704	MADISON NATIONAL LIFE	2,256.17
12187	01/15/2022	Uncleared	AP	10762	MARCO	730.94
12188	01/15/2022	Uncleared	AP	11839	MARCO TECHNOLOGIES LLC	78.00
12189	01/15/2022	Uncleared	AP	10673	MCCARTNEYS INC	258.67
12190	01/15/2022	Uncleared	AP	10203	MCCLATCHY COMPANY LLC	220.23
12191	01/15/2022	Uncleared	AP	10674	MCCORMICK TAYLOR INC	1,982.50
12192	01/15/2022	Uncleared	AP	10679	MCMONAGLE DAVID	26.80
12193	01/15/2022	Uncleared	AP	10692	MIDSTATE TOOL & SUPPLY INC	121.72
12194	01/15/2022	Uncleared	AP	11807	MODEL UNIFORMS	106.81
12195	01/15/2022	Uncleared	AP	10712	MONARCH CLEANERS	172.35
12196	01/15/2022	Uncleared	AP	10757	NITTANY ENERGY	25,400.00
12197	01/15/2022	Uncleared	AP	10373	NITTANY SUPPLY INC.	211.63
12198	01/15/2022	Uncleared	AP	10760	NOERR'S INTERNATIONAL - LEWISTOWN	76.67
12199	01/15/2022	Uncleared	AP	11332	NTM ENGINEERING INC	496.50
12201	01/15/2022	Uncleared	AP	10798	PA ONE CALL SYSTEM	73.64
12202	01/15/2022	Uncleared	AP	10819	PATTON TOWNSHIP SUPERVISORS	208.92
12203	01/15/2022	Uncleared	AP	10831	PENN PRIME WORKERS COMPENSATION TRUST	46,383.00
12204	01/15/2022	Uncleared	AP	10837	PENN TERRA ENGINEERING INC	100.00
12205	01/15/2022	Uncleared	AP	10918	R H MARCON INC	723.56
12206	01/15/2022	Uncleared	AP	10927	REDLINE SPEED SHINE	280.33
12207	01/15/2022	Uncleared	AP	10932	RESERVE ACCOUNT	3,500.00
12208	01/15/2022	Uncleared	AP	11614	SNAP ON INDUSTRIAL	101.63
12209	01/15/2022	Uncleared	AP	11029	STAHL SHEAFFER ENGINEERING LLC	3,928.26
12210	01/15/2022	Uncleared	AP	11045	STEPHENSON EQUIPMENT INC	83.69
12211	01/15/2022	Uncleared	AP	11047	STEVE SHANNON TIRE COMPANY INC	2,641.72
12212	01/15/2022	Uncleared	AP	11050	STOCKER CHEVROLET INC	25.03
12213	01/15/2022	Uncleared	AP	11055	STONER INC	292.05
12214	01/15/2022	Uncleared	AP	11058	STOVER MCGLAUGHLIN	1,139.00
12215	01/15/2022	Uncleared	AP	12001	SYMBOLARTS	1,129.05
12216	01/15/2022	Uncleared	AP	11113	TRACTOR SUPPLY CREDIT PLAN	54.99
12217	01/15/2022	Uncleared	AP	11989	TRAISSR, LLC	1,082.50
12218	01/15/2022	Uncleared	AP	11132	TW CONSULTING INC	104.00
12220	01/15/2022	Uncleared	AP	11137	ULINE	78.89
12222	01/15/2022	Uncleared	AP	11152	VALLEY TRUCK & TRAILER SALES & SERVICE INC	350.00
12223	01/15/2022	Uncleared	AP	11159	VERIZON WIRELESS	206.03
12224	01/15/2022	Uncleared	AP	11192	WEST PENN POWER	211.72
12225	01/15/2022	Uncleared	AP	10771	WITMER PUBLIC SAFETY GROUP INC	1,215.00

Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
12226	01/31/2022	Uncleared	AP	11242	AMAZON CAPITAL SERVICES INC	347.46
12227	01/31/2022	Uncleared	AP	10122	BOROUGH OF STATE COLLEGE	2,984.32
12228	01/31/2022	Uncleared	AP	10124	BOTTI D O KASANDRA	250.00
12229	01/31/2022	Uncleared	AP	11224	CAMPBELL DURRANT BEATTY PALOMBO & MILLER PC	855.00
12230	01/31/2022	Uncleared	AP	10201	CENTRE COUNTY UNITED WAY	84.00
12231	01/31/2022	Uncleared	AP	10208	CENTRE REGION COUNCIL OF GOVERNMENTS	186,882.25
12232	01/31/2022	Uncleared	AP	10209	CENTRE REGION PARKS & RECREATION	189,270.25
12233	01/31/2022	Uncleared	AP	10142	CNET	714.77
12234	01/31/2022	Uncleared	AP	11861	COL DU TOURMALET	5,280.00
12235	01/31/2022	Uncleared	AP	10243	COLUMBIA GAS OF PA INC	4,465.73
12236	01/31/2022	Uncleared	AP	10247	COMMONWEALTH OF PA	35.00
12237	01/31/2022	Uncleared	AP	10297	DAVIDHEISERS INC	1,318.00
12238	01/31/2022	Uncleared	AP	10364	ESRI, INC	6,952.00
12239	01/31/2022	Uncleared	AP	11635	GREAT AMERICA FINANCIAL SERVICES	3.00
12240	01/31/2022	Uncleared	AP	12004	HATCH, ESQ CRAIG A	3,775.00
12241	01/31/2022	Uncleared	AP	10492	HIRERIGHT SOLUTIONS INC	279.12
12242	01/31/2022	Uncleared	AP	11497	ICMA MEMBERSHIP RENEWALS	1,039.00
12243	01/31/2022	Uncleared	AP	11704	MADISON NATIONAL LIFE	2,256.17
12244	01/31/2022	Uncleared	AP	10762	MARCO	912.56
12245	01/31/2022	Uncleared	AP	10203	MCCLATCHY COMPANY LLC	208.55
12246	01/31/2022	Uncleared	AP	10674	MCCORMICK TAYLOR INC	990.00
12247	01/31/2022	Uncleared	AP	10773	OLD DOMINION BRUSH COMPANY INC.	1,621.84
12248	01/31/2022	Uncleared	AP	10774	OLD MAIN FRAME SHOP GALLERY	446.12
12249	01/31/2022	Uncleared	AP	10785	PA CHIEFS OF POLICE ASSOCIATION	1,000.00
12250	01/31/2022	Uncleared	AP	10845	PENNSYLVANIA MUNICIPAL HEALTH INSURANCE CO OF	155,553.03
12251	01/31/2022	Uncleared	AP	11893	PROGAR JAYMES	737.66
12252	01/31/2022	Uncleared	AP	10976	SARGENTS COURT REPORTING	840.20
12253	01/31/2022	Uncleared	AP	10978	SCHLOW CENTRE REGION LIBRARY	128,679.50
12254	01/31/2022	Uncleared	AP	11794	SPRINGBROOK HOLDING COMPANY, LLC	19,291.56
12255	01/31/2022	Uncleared	AP	11029	STAHL SHEAFFER ENGINEERING LLC	28.75
12256	01/31/2022	Uncleared	AP	10481	THE HARTMAN GROUP	14,093.00
12257	01/31/2022	Uncleared	AP	11132	TW CONSULTING INC	84.00
12260	01/31/2022	Uncleared	AP	11139	UNIVERSITY AREA JOINT AUTHORITY	208.00
12261	01/31/2022	Uncleared	AP	11192	WEST PENN POWER	8,675.71
12262	01/31/2022	Uncleared	AP	11136	U S MUNICIPAL SUPPLY INC	227.98
12263	01/31/2022	Uncleared	AP	11133	U COMP	631.80
12264	01/31/2022	Uncleared	AP	11943	M & B SERVICES LLC	42,532.99
12265	02/17/2022	Uncleared	AP	10183	CENTRE CO RECORDER OF DEEDS	18.50
12266	02/15/2022	Uncleared	AP	10016	AFLAC	118.17
12267	02/15/2022	Uncleared	AP	11242	AMAZON CAPITAL SERVICES INC	631.42
12268	02/15/2022	Uncleared	AP	11239	ASAP HYDRAULICS STATE COLLEGE, INC	956.57

Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
12269	02/15/2022	Uncleared	AP	11376	B&I AUTO SUPPLY	846.42
12270	02/15/2022	Uncleared	AP	11649	BABST CALLAND CLEMENTS AND ZOMNIR P.C.	5,516.00
12271	02/15/2022	Uncleared	AP	10085	BASTIAN TIRE & AUTO CENTERS	117.29
12272	02/15/2022	Uncleared	AP	10122	BOROUGH OF STATE COLLEGE	306.39
12273	02/15/2022	Uncleared	AP	10126	BRADCO SUPPLY COMPANY	5,831.95
12274	02/15/2022	Uncleared	AP	11885	CDI	403.58
12275	02/15/2022	Uncleared	AP	11656	CENTRE REGIONAL PLANNING AGENCY	134.20
12276	02/15/2022	Uncleared	AP	10231	CLEARFIELD WHOLESALE PAPER COMPANY INC	1,316.03
12277	02/15/2022	Uncleared	AP	12007	COOPER ELECTRIC	689.02
12278	02/15/2022	Uncleared	AP	10281	CROSS RADIATOR & AIR CONDITIONING SERVICE	125.00
12279	02/15/2022	Uncleared	AP	10282	BERGEY'S TRUCK CENTERS	99.63
12280	02/15/2022	Uncleared	AP	10297	DAVIDHEISERS INC	1,455.00
12281	02/15/2022	Uncleared	AP	10345	ECKS GARAGE INC	578.22
12282	02/15/2022	Uncleared	AP	11737	ECO-MAXX	221.00
12283	02/15/2022	Uncleared	AP	10366	EXCEL PERFORMANCE PRODUCTS LLC	375.80
12284	02/15/2022	Uncleared	AP	10398	FIVE STAR INTERNATIONAL, LLC	817.71
12285	02/15/2022	Uncleared	AP	10409	FRED CARSON DISPOSAL INC.	248.56
12286	02/15/2022	Uncleared	AP	11288	FRYE'S SWEEPER AND SEWING CENTER, INC	23.99
12287	02/15/2022	Uncleared	AP	11286	HUNTER KEYSTONE PETERBILT, LP	2,097.60
12288	02/15/2022	Uncleared	AP	11253	INFRADAPT LLC	655.68
12289	02/15/2022	Uncleared	AP	10568	K & S DISTRIBUTION	669.36
12290	02/15/2022	Uncleared	AP	10631	LEWIS DANIEL	17.65
12291	02/15/2022	Uncleared	AP	11943	M & B SERVICES LLC	3,221.84
12292	02/15/2022	Uncleared	AP	10669	MAXWELL TRUCK & EQUIPMENT LLC	1,006.99
12293	02/15/2022	Uncleared	AP	10203	MCCLATCHY COMPANY LLC	1,857.59
12294	02/15/2022	Uncleared	AP	10701	MILLER WELDING SERVICE	600.00
12295	02/15/2022	Uncleared	AP	11807	MODEL UNIFORMS	534.95
12296	02/15/2022	Uncleared	AP	10712	MONARCH CLEANERS	293.65
12297	02/15/2022	Uncleared	AP	11344	PETERSON INDUSTRIES INC.	76.11
12298	02/15/2022	Uncleared	AP	10973	SAMS CLUB / SYNCHRONY BANK	100.00
12299	02/15/2022	Uncleared	AP	10977	SCHAEDLER YESCO DISTRIBUTION	52.46
12300	02/15/2022	Uncleared	AP	11033	STATE COLLEGE BATTERY OUTLET	27.00
12302	02/15/2022	Uncleared	AP	11058	STOVER MCGLAUGHLIN	1,088.00
12303	02/15/2022	Uncleared	AP	11763	SUNBELT RENTALS, INC.	350.17
12304	02/15/2022	Uncleared	AP	11665	TERMINAL SUPPLY COMPANY	346.10
12305	02/15/2022	Uncleared	AP	12008	TRAFFIC PRODUCTS LLC	356.00
12306	02/15/2022	Uncleared	AP	11136	U S MUNICIPAL SUPPLY INC	501.24
12307	02/15/2022	Uncleared	AP	11194	WEX BANK	200.00
12308	02/15/2022	Uncleared	AP	10771	WITMER PUBLIC SAFETY GROUP INC	2,220.00
12310	02/25/2022	Uncleared	AP	12009	KEYSTONE WATER RESOURCES	4,840.00
12311	02/25/2022	Uncleared	AP	10381	TOWNSHIP TAX OFFICE FERGUSON	8,629.88

Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
12313	02/28/2022	Uncleared	AP	11242	AMAZON CAPITAL SERVICES INC	1,506.28
12314	02/28/2022	Uncleared	AP	11376	B&I AUTO SUPPLY	1,024.10
12315	02/28/2022	Uncleared	AP	11390	BAKER TILLY US, LLP	8,150.00
12316	02/28/2022	Uncleared	AP	10100	BEST LINE EQUIPMENT	216.68
12317	02/28/2022	Uncleared	AP	11702	BLUE KNOB AUTO	700.00
12318	02/28/2022	Uncleared	AP	11990	BURGMEIER'S SHREDDING	260.00
12319	02/28/2022	Uncleared	AP	10184	CENTRE COMMUNICATIONS INC	385.56
12320	02/28/2022	Uncleared	AP	11755	CENTRE COUNTY GOVERNMENT	12,343.20
12321	02/28/2022	Uncleared	AP	10197	CENTRE COUNTY RECYCLING & REFUSE AUTHORITY	70.50
12322	02/28/2022	Uncleared	AP	10201	CENTRE COUNTY UNITED WAY	78.00
12323	02/28/2022	Uncleared	AP	10206	CENTRE LIFELINK EMS	603.75
12324	02/28/2022	Uncleared	AP	10207	CENTRE REGION CODE ADMINISTRATION	180.00
12325	02/28/2022	Uncleared	AP	10231	CLEARFIELD WHOLESALE PAPER COMPANY INC	155.35
12326	02/28/2022	Uncleared	AP	10142	CNET	2,129.47
12327	02/28/2022	Uncleared	AP	10241	COLONIAL PRESS	1,005.00
12328	02/28/2022	Uncleared	AP	10243	COLUMBIA GAS OF PA INC	2,549.51
12329	02/28/2022	Uncleared	AP	10243	COLUMBIA GAS OF PA INC	1,909.53
12330	02/28/2022	Uncleared	AP	10243	COLUMBIA GAS OF PA INC	2,409.78
12331	02/28/2022	Uncleared	AP	10244	COMCAST	1,134.00
12332	02/28/2022	Uncleared	AP	11760	COMCAST	127.46
12333	02/28/2022	Uncleared	AP	12005	CUBIC ITS INC	2,699.00
12334	02/28/2022	Uncleared	AP	10282	BERGEY'S TRUCK CENTERS	379.17
12335	02/28/2022	Uncleared	AP	10334	DULTMEIER SALES	46.07
12336	02/28/2022	Uncleared	AP	10374	FEDERAL EXPRESS	120.96
12337	02/28/2022	Uncleared	AP	11217	FERGUSON TOWNSHIP POLICE ASSOCIATION	760.00
12338	02/28/2022	Uncleared	AP	10380	FERGUSON TOWNSHIP SUPERVISORS	60,856.43
12339	02/28/2022	Uncleared	AP	10396	FISHER AUTO PARTS	985.10
12340	02/28/2022	Uncleared	AP	10398	FIVE STAR INTERNATIONAL, LLC	2,074.38
12341	02/28/2022	Uncleared	AP	11288	FRYE'S SWEEPER AND SEWING CENTER, INC	9.98
12342	02/28/2022	Uncleared	AP	10418	GALETON	139.48
12343	02/28/2022	Uncleared	AP	10435	GFOA PA	75.00
12344	02/28/2022	Uncleared	AP	10436	GLENN O HAWBAKER INC	4,950.00
12345	02/28/2022	Uncleared	AP	11264	GROFF TRACTOR & EQUIPMENT	464.76
12346	02/28/2022	Uncleared	AP	11286	HUNTER KEYSTONE PETERBILT, LP	371.78
12347	02/28/2022	Uncleared	AP	10561	JOHN DEERE FINANCIAL	97.22
12348	02/28/2022	Uncleared	AP	10590	KISTLER OBRIEN	210.00
12349	02/28/2022	Uncleared	AP	10618	LAWSON PRODUCTS INC	866.63
12350	02/28/2022	Uncleared	AP	11422	LINDE GAS & EQUIPMENT INC.	297.69
12351	02/28/2022	Uncleared	AP	10762	MARCO	985.38
12352	02/28/2022	Uncleared	AP	11839	MARCO TECHNOLOGIES LLC	226.49
12353	02/28/2022	Uncleared	AP	10669	MAXWELL TRUCK & EQUIPMENT LLC	35.20



Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
12354	02/28/2022	Uncleared	AP	10203	MCCLATCHY COMPANY LLC	2,475.96
12355	02/28/2022	Uncleared	AP	10674	MCCORMICK TAYLOR INC	1,750.00
12356	02/28/2022	Uncleared	AP	11812	MEDEXPRESS	233.00
12357	02/28/2022	Uncleared	AP	11807	MODEL UNIFORMS	214.52
12358	02/28/2022	Uncleared	AP	10373	NITTANY SUPPLY INC.	551.29
12359	02/28/2022	Uncleared	AP	11332	NTM ENGINEERING INC	3,683.00
12360	02/28/2022	Uncleared	AP	10773	OLD DOMINION BRUSH COMPANY INC.	103.63
12361	02/28/2022	Uncleared	AP	11378	P & A GROUP	1,250.00
12362	02/28/2022	Uncleared	AP	11616	PA MEDIA GROUP	548.83
12363	02/28/2022	Uncleared	AP	10798	PA ONE CALL SYSTEM	20.46
12364	02/28/2022	Uncleared	AP	10845	PENNSYLVANIA MUNICIPAL HEALTH INSURANCE CO OF	155,553.03
12365	02/28/2022	Uncleared	AP	10846	PENNSYLVANIA MUNICIPAL LEAGUE	65.00
12366	02/28/2022	Uncleared	AP	11825	PITTSBURGH POST-GAZETTE	312.55
12367	02/28/2022	Uncleared	AP	11248	SOLV BUSINESS SOLUTIONS-SAFEGUARD	100.40
12368	02/28/2022	Uncleared	AP	11017	SOSMETAL PRODUCTS INC	1,118.52
12369	02/28/2022	Uncleared	AP	11029	STAHL SHEAFFER ENGINEERING LLC	174.80
12370	02/28/2022	Uncleared	AP	11045	STEPHENSON EQUIPMENT INC	269.80
12372	02/28/2022	Uncleared	AP	11763	SUNBELT RENTALS, INC.	400.92
12373	02/28/2022	Uncleared	AP	12010	TETRA	1,682.00
12374	02/28/2022	Uncleared	AP	11113	TRACTOR SUPPLY CREDIT PLAN	62.97
12375	02/28/2022	Uncleared	AP	11159	VERIZON WIRELESS	259.76
12376	02/28/2022	Uncleared	AP	11165	VIGILANT SECURITY	749.97
12377	02/28/2022	Uncleared	AP	11173	WALKER & WALKER EQUIPMENT II LLC	761.52
12378	02/28/2022	Uncleared	AP	11726	WATSON DIESEL	36.20
12379	02/28/2022	Uncleared	AP	11192	WEST PENN POWER	4,389.49
12380	02/28/2022	Uncleared	AP	11956	WILLIAMSPORT SUN-GAZETTE	269.10
12381	02/28/2022	Uncleared	AP	10771	WITMER PUBLIC SAFETY GROUP INC	721.00
12382	02/28/2022	Uncleared	AP	11205	WOODRINGS FLORAL GARDENS	138.85
12441	02/25/2022	Uncleared	AP	11035	STATE COLLEGE BOROUGH WATER AUTHORITY	0.00
Fund 01 Total:						1,506,420.67
02	STREET LIGHT FUND					
143	02/15/2021	Uncleared	AP	11192	WEST PENN POWER	21.71
161	02/28/2022	Uncleared	AP	11192	WEST PENN POWER	670.90
Fund 02 Total:						692.61
20	STORMWATER FUND					
23	01/15/2022	Uncleared	AP	11371	COMMONWEALTH OF PA	500.00
26	02/15/2022	Uncleared	AP	11566	STONEBRIDGE PROPERTY OWNERS ASSOCIATION	481.95
27	02/15/2022	Uncleared	AP	11676	WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS	3,119.50

Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
28	02/25/2022	Uncleared	AP	11332	NTM ENGINEERING INC	8,889.41
29	02/28/2022	Uncleared	AP	12013	CHESTNUT RIDGE MANOR HOMEOWNERS	856.80
30	02/28/2022	Uncleared	AP	12012	COBBLECREEK MANOR	2,945.25
31	02/28/2022	Uncleared	AP	12011	SINGLE FAMILY HOMES OF THE LANDINGS	3,141.60
32	02/28/2022	Uncleared	AP	12014	TEABERRY RIDGE HOMEOWNERS MAINTENANCE CORP	2,195.55
Fund 20Total:						22,130.06
30	CAPITAL RESERVE FUND					
918	02/15/2022	Uncleared	AP	11242	AMAZON CAPITAL SERVICES INC	649.00
920	02/28/2022	Uncleared	AP	10122	BOROUGH OF STATE COLLEGE	660.00
921	02/28/2022	Uncleared	AP	11818	CIVICPLUS	2,625.00
922	02/28/2022	Uncleared	AP	11675	GREENFIELD ARCHITECTS LTD	2,000.00
923	02/28/2022	Uncleared	AP	11809	NEXGEN AUTOMATION INC.	6,100.00
924	02/28/2022	Uncleared	AP	11033	STATE COLLEGE BATTERY OUTLET	81.00
925	02/28/2022	Uncleared	AP	11989	TRAIISR, LLC	895.00
Fund 30Total:						13,010.00
32	TRANSPORT IMPROVEMENT FUND					
125	02/25/2022	Uncleared	AP	11332	NTM ENGINEERING INC	1,827.25
2017113	02/15/2022	Uncleared	AP	11892	JACOBS ENGINEERING GROUP INC	2,986.83
2017114	02/28/2022	Uncleared	AP	11910	BARTON ASSOCIATES	750.00
2017115	02/28/2022	Uncleared	AP	10674	MCCORMICK TAYLOR INC	11,180.00
Fund 32Total:						16,744.08
34	PARK IMPROVEMENT FUND					
89	01/31/2022	Uncleared	AP	10507	HRG INC	1,235.00
91	02/25/2022	Uncleared	AP	10381	TOWNSHIP TAX OFFICE FERGUSON	10,421.32
93	02/28/2022	Uncleared	AP	10208	CENTRE REGION COUNCIL OF GOVERNMENTS	87.00
94	02/28/2022	Uncleared	AP	10208	CENTRE REGION COUNCIL OF GOVERNMENTS	48.00
95	02/28/2022	Uncleared	AP	10507	HRG INC	11,816.52
Fund 34Total:						23,607.84
35	LIQUID FUELS FUND					
437	02/15/2022	Uncleared	AP	11228	AMERICAN ROCK SALT COMPANY LLC	9,943.94
438	02/28/2022	Uncleared	AP	11228	AMERICAN ROCK SALT COMPANY LLC	33,092.60
Fund 35Total:						43,036.54
65	NON-UNIFORM PENSION TRUST FUND					
4	02/15/2022	Uncleared	AP	11929	TASC	125.00

<b>Fund/Check No.</b>	<b>Check Date</b>	<b>Clear Date</b>	<b>System</b>	<b>Vendor/Employee No.</b>	<b>Vendor/Employee Name</b>	<b>Amount</b>
					Fund 65Total:	125.00
93					TUDEK PARK TRUST FUND	
223	02/25/2022	Uncleared	AP	10381	TOWNSHIP TAX OFFICE FERGUSON	8,046.78
20200914	02/15/2021	Uncleared	AP	11192	WEST PENN POWER	81.75
20200942	02/28/2022	Uncleared	AP	11192	WEST PENN POWER	160.99
					Fund 93Total:	8,289.52
					Grand Total:	1,634,056.32

**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: STONEBRIDGE POA

Date: 3/1/22

Address of Sponsor or Organization: 300 S. ALLEN ST

Phone: 814.238.1598

STATE COLLEGE PA 16801 (CONTINENTAL REAL ESTATE MANAGEMENT) Cell: \_\_\_\_\_

Email Address: nicole@continentalrealestate.net

Fax: \_\_\_\_\_

Primary Contact: NICOLE NICHOLSON

Phone: 814.238.1598 EXT. 2005

Secondary Contact: AnSusan Brewer

Phone: 814.769.6717

Date and time of Activity: July 4, 2022

From: 9:30

To: 12:00

Rain Date (if applicable): \_\_\_\_\_

From: \_\_\_\_\_

To: \_\_\_\_\_

**Activity Detail:**

Describe your event in detail using additional sheets, if necessary:

FOURTH OF JULY COMMUNITY PARADE: CARS & TRUCKS

Will this event be held solely on sidewalks and/or bikeways?

No

Yes

Does your event require a street closure?

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)

Parade Route Attached

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How long will the street closure be in effect?

From: 9:30 Am To: 12:00 PM

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, and attach any conditions associated with the approval to this form.

Name: (Print) \_\_\_\_\_ Title of Official: \_\_\_\_\_

Signature: \_\_\_\_\_ Date of Approval: \_\_\_\_\_

**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:

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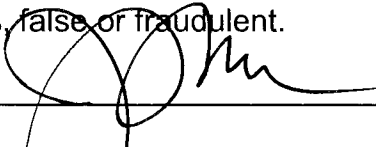
**Health Considerations:**

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:                       Date: 3/1/22

OFFICE USE ONLY: ROUTING FOR APPROVAL

Police Dept.	<u>4/1/22</u> 	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: \_\_\_\_\_

## Stonebridge 4<sup>th</sup> of July Parade Route 2022

Starts from Stonebridge Recreational parking lot

Left out of the park onto Stonebridge Drive

Right onto James Avenue

Cross over Stonebridge Drive onto Sheffield Drive

Turn Right onto Westover Driver

Left on Sheffield Drive, follow to Stonebridge Drive, make left

Right onto Red Lion Drive

Left onto Kings Court

Left onto Williamsburg Drive, make a right onto Red Lion Drive

Left onto Stonebridge Drive back to the Recreational parking lot.

## Martin, Centrice

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**From:** Martin, Centrice  
**Sent:** Monday, April 4, 2022 10:56 AM  
**To:** Learn, Jerry; Muth, Norris  
**Cc:** Kalke,Angela; Norris, Faith; Kevin Riordan  
**Subject:** Re: resignation

Good Morning, Jerry.

Your resignation from the Ferguson Township Parks and Recreation Committee is received and accepted as of today, April 4, 2022.

Jerry, we will miss having you part of our committee and hearing your expertise and words of wisdom. While we are sad to see you go, I have no doubt that your skill and professionalism will propel you forward in your future endeavors.

We will need to deactivate your township email account by end of business today. Please feel free to reach out to us at anytime should you have questions or comments.

It's been a pleasure working with you, and on behalf of Ferguson Township, we wish you the best in the future.

Sincerely,  
Centrice

Centrice Martin  
Interim Township Manager  
Ferguson Township  
tel: 814.238.4651

**Connect with Ferguson Township!**



**Subscribe to our e-newsletter!**



Notice: All Township employee email may be subject to public disclosure under the Commonwealth of Pennsylvania Right to Know Act.

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**From:** Learn, Jerry <[jlearn@twp.ferguson.pa.us](mailto:jlearn@twp.ferguson.pa.us)>  
**Sent:** Monday, April 4, 2022 8:23 AM  
**To:** Muth, Norris <[nmuth@twp.ferguson.pa.us](mailto:nmuth@twp.ferguson.pa.us)>  
**Cc:** Martin, Centrice <[cmartin@twp.ferguson.pa.us](mailto:cmartin@twp.ferguson.pa.us)>  
**Subject:** resignation

Norris and Centrice –

I regretfully must tender my resignation from the Ferguson Township Parks & Recreation Committee. I have moved out of Ferguson Township (to Huston Township) and as such can no longer serve.

My resignation will be effective immediately. I wish you all the best; it's been an honor and a privilege to have worked with you both and everyone else on the Committee. Please extend my best wishes to the others on my behalf.

Best regards,  
Jerry Learn

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA FOR THE APPOINTMENT OF CENTRICE MARTIN AS FERGUSON TOWNSHIP MANAGER PURSUANT TO THE FERGUSON TOWNSHIP HOME RULE CHARTER, ARTICLE III, TOWNSHIP MANAGER; REPEALING ALL INCONSISTENT RESOLUTIONS OR PARTS THEREOF; EFFECTIVE APRIL 19, 2022.**

**WHEREAS**, the Home Rule Charter of the Township of Ferguson authorizes the Board of Supervisors to appoint a Township Manager to serve as the Chief Executive and Administrative Official of the Township government, and

**WHEREAS**, the Board of Supervisors partnered with GovHR USA to initiate the Township Manager recruitment process to interview professionals that acquire the desired experience, education and skills to serve as the next Township Manager, and

**WHEREAS**, the Board of Supervisors conducted a national search that yielded 23 resumes from 10 states, including Pennsylvania; and

**WHEREAS**, the Board of Supervisors identified a new Ferguson Township Manager and desires to fill the Township Manager position; and

**WHEREAS**, the Board of Supervisors completed a very competitive interview process and extended an offer to Centrice Martin; and

**WHEREAS**, Centrice Martin accepted the offer to serve as the Township Manager of Ferguson Township;

**NOW THEREFORE**, the Board of Supervisors of Ferguson Township hereby appoints Centrice L. Martin as the Ferguson Township Manager in accordance with the contract terms executed by Centrice Martin and the Ferguson Township Board of Supervisors.

**RESOLVED** this 19<sup>th</sup> day of April 2022.

**TOWNSHIP OF FERGUSON**

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

[ S E A L ]

**ATTEST:**

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

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA, AUTHORIZING THE TOWNSHIP MANAGER TO SUBMIT A TOURISM GRANT APPLICATION TO THE HAPPY VALLEY ADVENTURE BUREAU WITH MILLHEIM BOROUGH AND HARRIS TOWNSHIP FOR AN AGRITOURISM EVENT.**

**WHEREAS**, the Ferguson Township Strategic Plan identifies goals of Economic Development, Promotion of Municipal Identity, and Partnerships and Regional Thinking; and

**WHEREAS**, the promotion of agricultural tourism, locally sourced food, and the preservation of agricultural heritage are cornerstones of the Township's economic development strategy; and

**WHEREAS**, the Borough of Millheim, Harris Township and Ferguson Township desire to partner on a special event that would connect the two municipalities together through the celebration and promotion of local food, music, and agriculture; and

**WHEREAS**, the Ferguson Township Board of Supervisors, through adoption of this resolution, expresses its support for the event and authorizes the use of local matching dollars in an amount not to exceed \$7,500.00 to supplement a grant application to the Happy Valley Adventure Bureau Tourism Grant program.

**NOW THEREFORE, BE IT RESOLVED**, the Ferguson Township Board of Supervisors hereby authorizes the Township Manager or Designee to submit a Tourism Grant application to the Happy Valley Adventure Bureau with Millheim Borough and Harris Township for an Agritourism Event.

**BE IT FURTHER RESOLVED**, the Ferguson Township Board of Supervisors hereby appropriates an amount not to exceed \$7,500.00 from the Township's Economic Development account to be offered as local a match for the grant.

**RESOLVED** this 19<sup>th</sup> day of April 2022.

**TOWNSHIP OF FERGUSON**

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

[ S E A L ]

**ATTEST:**

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





Department of  
**PLANNING AND ZONING**

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Interoffice Memorandum

**TO:** Ferguson Township Board of Supervisors

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

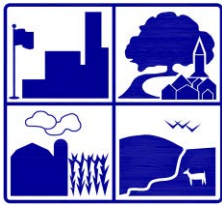
**DATE:** April 12, 2022

**SUBJECT: Preliminary Land Development Plan—Centre Animal Hospital**

On September 24, 2022, ELA Group, Inc. submitted a Preliminary Land Development Plan on behalf of their client, Tussey Tracks, LLC. The parcel is located at 1518 West College Avenue (TP: 24-019-074-0000). This proposal is located in the Terraced Streetscape (TSD) Zoning District.

This land development plan proposes a 620 SF addition to the existing 5,551 SF building. The owner recently acquired the parcel to the east and consolidated the two lots to create a 0.937-acre lot allowing for parking to be expanded and reconfigured for better flow.

Planning Commission reviewed the preliminary land development plan at the April 11, 2022, regular meeting and recommended conditional approval of the final land development plan pending outstanding staff comments as included in the attached document.



ELA Group, Inc.  
Attn: Todd Smith  
2013 Sandy Drive Suite 103  
State College, PA 16803

April 8, 2022

**RE: Preliminary Land Development Plan for Centre Animal Hospital**

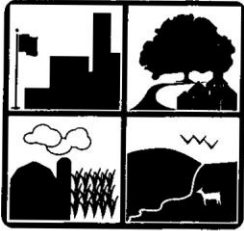
Dear Mr. Smith,

Thank you for submitting, *The Preliminary Land Development Plan for Centre Animal Hospital*, dated September 17, 2021, revised March 23, 2022 for our review. The plan submission has been reviewed by staff, consulting engineers, and agencies as required.

Please review and respond to the following comments and resubmit the Plans as necessary. Feel free to contact staff with any questions.

**Community Planner Comments:**

1. Update the plan note to indicate date of the approval of the waiver/modification from Section 22.5A09.
2. A time extension must be submitted with any revised plan. (Chapter 22, Section 303)
3. A digital copy (GIS-compatible) of the plan in accordance with Township requirements must be provided to the Township prior to final plan signature. (Chapter 22, Section 307.7)
4. Surety must be posted for all public improvements. (Chapter 22, Section 304)
5. The plan must be signed, all fees paid to the Township, and the plan recorded within the plan deadline.



## TOWNSHIP OF FERGUSON

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

TO: Kristina Bassett, Community Planner

FROM: Jeffrey Ressler, Zoning Administrator

DATE: March 28, 2022

SUBJECT: Center Animal Hospital Preliminary Land Development Plan 3rd Review

2. The location of signs as regulated by the Signs Regulations must be included on the plan. [Chapter 19, Part 1] (Chapter 22, Section 401.1.A.) **Comment Addressed.**
3. The face area of signs as regulated by the Signs Regulations must be included on the plan. [Chapter 19, Part 1] (Chapter 22, Section 401.1.A.(1).m) **Comment Addressed.**
4. The height of signs as regulated by the Signs Regulations must be included on the plan. [Chapter 19, Part 1] (Chapter 22, Section 401.1.A.(1).m) **Comment Addressed**
8. A time extension must be submitted with any revised plan. (Chapter 22, Section 303) **Comment Remains.**
10. The date of application for a zoning permit must be included on the plan. (Chapter 22, Section 401.C, 1-a) **Comment Addressed.**
12. Handicapped parking signs also need to list that vehicles will be towed.
22. The landscaping plan must identify the specific size and species of materials, both vegetative and fencing, which will be used for screening of trash collection and storage areas. (Chapter 27, Section 707.5.D) **Comment Addressed.**
23. A twelve foot landscaped buffer along the property boundary with a single family dwelling is required. The buffer must be composed of 1 canopy tree or evergreen tree and 15 shrubs per linear feet of the lot line. (Chapter 27-304.3.D. (3) a.) **Comment Addressed.**
24. All trash collection and storage areas shall be screened from all adjoining properties and streets with vegetative materials and/or fences of at least six (6) feet in height at the time of installation. (Chapter 27, Section 707.12) All sides of the facility must be enclosed. **Comment Addressed.**
25. A statement of the existing, proposed and maximum building coverages (as allowed by
26. The property is located in the Source Water Protection Overlay District Zone II. Table 27405, section 7B list the following regulations for a Veterinary Office/ Clinic and must comply with the following: **Comment Addressed. Provide the details for compliance with the items listed. A note should be added to the plan.**
  - a. Proof of manure management plan and manure storage areas shall be designed in a manner to contain any accidental releases and provide optimal protection of groundwater resources.
  - b. Provide a detailed description of the storage, handling, use of regulated substances and description of the containment structures for hazardous material storage.
  - c. A detailed description of disposal procedures for regulated substances and wastes and name, address and telephone number of any waste haulers used.
  - d. Site map location of where hazardous materials are stored, handled and used.

33. A variance was granted by the Zoning Hearing Board from the on-site parking maximum requirement to allow 4 pervious pavement spaces. Please construction details for the proposed pervious pavement to be reviewed and approved by the Township Engineer.  
**Comment Remains. Need approval from Township Engineer.**

March 5, 2022

Township of Ferguson  
3147 Research Drive  
State College, Pennsylvania 16801

Attn: Ms. Kristina Bassett, Community Planner

**RE: Centre Animal Hospital  
Lighting Review**

Dear Kristina,

We have completed our second lighting plan review of the Centre Animal Hospital. The applicant's design Professional, ELA Group, Inc., submitted the following information that serves as the basis of our review:

1. Preliminary Land Development Lighting Plan for Centre Animal Hospital, dated September 17, 2021 with revisions through March 23, 2022.

NTM has reviewed these plans for compliance with Township lighting ordinance (Chapter 4 of the Township Code). Our original comments are provided below followed by our current response in bold face text.

1. The proposed lighting fixtures meet the requirements outlined in §4-126 of the Township Code relative to the use of cutoff luminaires.

**April 5, 2022 Response: The pole mounted lighting fixtures have been revised to include glare shields. These fixtures meet the requirements outlined in §4-126 of the Township Code relative to the use of cutoff luminaires.**

2. The lighting exceeds the allowable maximum maintained luminance levels along the rear property line as outlined in §4-127.C. of the Township ordinance requirements. Update the plans and resubmit.

**April 5, 2022 Response: Comment addressed.**

If you have any questions or require additional information, please feel free to contact me at 814-862-9191.

Sincerely,  
NTM Engineering, Inc.



James T. Nguyen, PE  
Engineer

cc: Mr. Ronald Seybert, Township Engineer, Ferguson Township  
Mr. Jeffrey Ressler, Zoning Administrator

2022 04 05 Centre Animal Hospital – Lighting r2





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## TOWNSHIP OF FERGUSON

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

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TO: Kristina Bassett, Community Planner  
FROM: Ron Seybert, Township Engineer  
DATE: April 4, 2022  
SUBJECT: Centre Animal Hospital Preliminary Land Development Plan and Stormwater Management Site Plan  
Third Review (ES – 1117)

I have completed my third review of the 'Centre Animal Hospital Preliminary Land Development Plan' now consisting of 11 sheets and 'Centre Animal Hospital Stormwater Management Site Plan' consisting of 8 sheets both prepared by ELA Group, Inc., dated September 17, 2021, and last revised March 23, 2022. The following are comments from my review along with their status. Prior resolved comments have been removed from this memo.

### Land Development Plan Set:

#### 1. On Sheet 1:

- a. *Update the record book/page information after the lot consolidation plan and new deed are recorded. The lot consolidation plan is recorded. Update the note with RB 2288 PG 0081. **Resolved.***
- d. *Complete general note 6 once the stormwater management site plan is approved. Include the last revision date as well. **Pending.***
- f. *The cover sheets indicates that a waiver from all Terraced Streetscape design standards has been requested and is pending Board of Supervisor consideration. As such, no review of this section has been performed. If the Board of Supervisors do not approve the waiver request, the plan will need revised to address that section and additional comments will be prepared. **Pending.***
- g. *The stormwater facilities acknowledgement block and stormwater certification block have been added to this sheet. These certifications are on the stormwater management site plan set and should not be on this sheet. The SALDO was revised to remove the blocks from the LD plan. **Resolved.***

#### 2. On Sheet 3:

- a. *The plan depicts four pervious parking spaces, perhaps to meet maximum impervious coverage. The detail on Sheet 7 for Concrete Unit Paver does not provide a pervious design and is therefore not considered pervious. To get credit for being pervious, the underlying area needs to be designed as pervious to allow for infiltration and should be documented in the stormwater management site plan and report. **Pending review of SWMSP.***

4. *On Sheet 7:*

- a. *Revise the Pavement Notch Detail to identify the grade break point along the gutter line with notes to match existing cross slope to grade break point. **Resolved.***
- b. *The Concrete Unit Paver detail may need revised based upon comment 3a. **Pending review of SWMSP.***

5. *On Sheet 9:*

- b. *Update the sign detail per comment 2c. The details were moved to Sheet 8, but sign R7-8F detail is missing. **Resolved.***

- 6. *The land development plan set does not depict any exterior lighting, however there are currently exterior lights on the existing building. If lighting is planned, the lighting design needs to be part of the plan set and provided for review in accordance with Chapter 4. Not resolved. Please include the lighting plan as a sheet within the land development plan set along with all details to meet the requirements of the ordinance. **Pending lighting review.***

Stormwater Management Site Plan Set:

- 10. *Once all the plan comments from NTM are addressed, I will prepare the stormwater agreement for applicant signature. **Pending review by Stormwater Engineer.***

Revised land development and stormwater plans need to be provided addressing the above comments. If you or the applicant have any questions on these comments, please contact me.

Copy: Scott Brown/Aaron Jolin, NTM  
Jenna Wargo, Planning Director

April 6, 2022

*Via Email*

Township of Ferguson  
3147 Research Drive  
State College, Pennsylvania 16801

Attn: Mr. Ronald Seybert, Township Engineer

**RE: Centre Animal Hospital  
Stormwater Management Site Plan Review**

Dear Ron,

We have completed our initial stormwater management review for the Centre Animal Hospital. The applicant's Design Professional, ELA Group, Inc., submitted the following information that serves as the basis of our review:

1. Preliminary Land Development Plans dated September 17<sup>th</sup>, 2021 and revised 3/23/2022.
2. Stormwater Management Site Plan dated September 17<sup>th</sup>, 2021 and revised 3/23/2022.
3. Response Letter dated 3/23/2022.

NTM has reviewed these plans for compliance with Township stormwater management ordinance (Chapter 26 of the Township Code). Our comments follow.

**Chapter 26 – Stormwater Management**

2. **26-304** Update the stormwater management calculations and plans in accordance with the requirements of this section of the ordinance (and as required for documentation in Section 26-402):
  - b. **26-304.3.C.(13).(b)** A minimum of 30" of soils shall be maintained between the bottom of a subsurface exfiltration BMP and top of bedrock. Based on the geotechnical report, this ordinance requirement cannot be met for BMP-1; The facility should be lined. Provide additional notes on BMP-2 that if backfilled soils are required per the over excavation detail, additional testing of the backfilled area will be required to ensure infiltration and soil bearing capacity are adequate and/or alternatively, infiltrating filter material (ex. clean AASHTO-M-6 Sand .02-.04") may be considered.

2022 03 08 Comment: Comment partially addressed. Include a note that any over-excavation shall be overseen/certified by a registered professional geotechnical engineer.

**2022 04 04 Comment: Comment partially addressed. Per ordinance requirements, this note applies to both BMP-1 (for liners) and BMP-2 (for infiltration). Provide the note to both BMPs.**

- c. **26-304.3.E.(1).(h)** Update the design and narrative to meet this section of the ordinance. (This may include pretreatment of flows to recharge BMPs and/or providing filtering devices within the BMP).

2022 03 08 Comment: Comment not fully addressed. Inlet filters are now provided for surface inlets. Provide treatment for drainage entering by HW-9.

**2022 04 04 Comment: Comment not addressed. We understand this comment will be addressed in the next round of comments, by removing the drainage area from the BMP. Update the report, drainage area maps and routings as necessary.**

3. **26-305.1.** Provide an Erosion and Sediment Control Plan. Include the LOD size in the stormwater design report narrative.

2022 03 08 Comment: Comment not addressed. The comment response indicates that an E&S plan will be provided in the future.

**2022 04 04 Comment: Comment addressed**

4. **26-307.1.B.(9).** Considering the proximity and depth of BMP-1 relative to the surrounding elevations and location of the existing home, and topography, this facility shall be lined.

2022 03 08 Comment: Comment partially addressed. Provide additional clarity in the drawing so the extents of the facility lining, geogrid and geotextile are clear. Also provide a detail identifying how the overlap between the pervious pavers and BMP-1 is to be constructed. Also see Comment 11.

**2022 04 04 Comment: Comment partially addressed. BMP-1 has been clarified; however, the yellow PVC liner now shows up on BMP-2 as well. Revise for clarity.**

5. **26-308** Update the Stormwater Management Submission in accordance with the requirements from this section where applicable:

- b. **26-308.1.A.** Provide drainage easements for the existing 15" CMP coming through the property. Discuss the nature of the existing access easement located on the existing property. The plan notes indicate that all easements will be preserved, however the easement does not show up in the proposed conditions and significant development is completed within the easement.

2022 03 08 Comment: Comment partially addressed. An easement has been provided for the 15" RCP/CMP carrying off-site runoff across the property

With regard to the 15' drainage easement running along the northeastern property line: The proposed retaining wall encroaches into this easement creating a pinch point impacting the conveyance capacity in the easement. Re-align the wall to eliminate this impact.

**2022 04 04 Comment: Comment addressed.**

6. **26-402** Update the stormwater site plan and narratives per the following:

- b. Address the following general comments:

- Include a discussion in the narrative of any known downstream problems associated with the downstream adjacent residential properties (or lack thereof).
- Update plan reference dates on the plan sheet cover.
- Detail the requirements for the underdrain shown outside of the stone bed and connecting to the inlet.
- Provide specification on the plan, for the soil separation geofabric around the BMP, called out as "geogrid".

2022 03 08 Comment: Comments Addressed. Plan reference dates will need updated with each subsequent revision.

**2022 04 04 Comment: Comment addressed.**

7. **26-402.3.** Update the plans in accordance with this section:

- c. **26-402.3.D.(3).** Make note on the stormwater management site plan, of the offsite tributary drainage area and 100-Year expected flow (through the CMP) Provide additional information on ownership.

**2022 03 08 Comment: Comment partially addressed. Reflect the ownership on the plans as noted in the response.**

**2022 4 04 Comment: Comment addressed.**



- d. **26-402.3.D.(4)**. Provide the following notes on the plan to clarify the requirements of this section:

“An as-built narrative describing and illustrating critical stages of construction in accordance with 26-402.3.D.(4).(d) will be provided with the as-built drawings.”

**2022 03 08 Comment: Comment partially addressed. Insert “will be provided” to appropriately reflect the requested note.**

**2022 04 04 Comment: Comment addressed.**

**New Comments 2022 03 08.**

9. Regarding the existing 15” CMP/RCP conveying water from offsite: Provide a detail or other guidance/notes defining proposed modifications to the junction box joining the 15” RCP to the 15’ CMP.

**2022 04 04 Comment: Comment not addressed. The consultant has stated that there is not junction box, however there is a junction box shown on the existing conditions plan and both RCP and CMP are depicted. Removal of the existing junction box will require a transition between the two materials as noted above. Clarify/provide details per the original comment.**

10. Within each BMP sequence identify the critical stages that must be overseen by a qualified professional or his/her designee.

**2022 04 04 Comment: Comment addressed.**

11. Regarding the proposed pervious pavers:

- a. Provide a note which properly denotes the area of permeable pavers (note is missing or misplaced).

**2022 04 04 Comment: The pervious area has been relocated and a detail provided. However, the label identifying the location of the pervious pavers is still pointing to the wrong location. Also see additional pervious paver comments e, f, g, and h below.**

- b. Provide additional detail illustrating how the overlap between the pavers and BMP-1 is to be constructed.

**2022 04 04 Comment: Comment addressed.**

- c. To meet the conditions of the variance, the runoff entering the pavers must be infiltrated into natural uncompacted soil/subsoil. Provide details or notes as

appropriate to ensure subsoils are not compacted. This should be identified as a critical stage of construction.

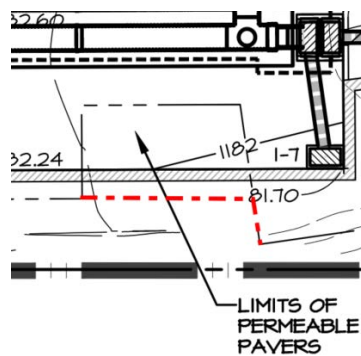
**2022 04 04 Comment: Comment addressed. See additional pervious paver comments e, f, g, and h below.**

- d. Identify the pervious pavers as a BMP and provide a sequence of construction identifying critical stages of construction to be overseen by the qualified professional or designee.

**2022 04 04 Comment: Comment addressed.**

**New 2022 04 04 Comments:**

- e. The pavers have been moved to within 10' of the proposed building. It is unclear if the building has a basement. If it does, the pavers shall be relocated to a minimum of 10' away from the building.
- f. The paver system specified as the basis of design is not listed for permeable applications on the manufacturer's website. Update the bases of design to provide a design basis that meets the permeable requirements, including the materials utilized between the paver units.
- g. The pavers now extend across the wall/foundation location for the existing house. Update the permeable paver detail to address how the paver section will be handled in this area to ensure infiltration into "natural subsoils."
- h. Identify the limits of modified concrete curb edging around the pervious pavers.
12. Remove the notch in the drainage easement located just south of BMP-1 (refer to graphic below).



**13. Provide an updated electronic copy of the stormwater management report.**

To facilitate responses to our comments we would be happy to schedule a meeting with the applicants engineer to go over any question they may have. In the meantime, if you have any questions or require additional information, please feel free to contact me at 814-862-9191 ext. 135.

Sincerely,  
**NTM Engineering, Inc.**

A handwritten signature in blue ink, appearing to read 'SAB', with a horizontal line extending to the right.

Scott A. Brown, PE, D.WRE  
Senior Project Manager

cc: Kristina Bassett, Ferguson Township Community Planner  
Mr. James Coslo, Centre County Conservation District

2022 04 06 Centre Animal Hospital r3



# PRELIMINARY LAND DEVELOPMENT PLAN FOR CENTRE ANIMAL HOSPITAL

FERGUSON TOWNSHIP - CENTRE COUNTY - PENNSYLVANIA

**NOTES:**

**A. GENERAL NOTES**

1. ALL APPROPRIATE PERMITS SHALL BE OBTAINED FROM THE TOWNSHIP, COUNTY, STATE, ETC., AS REQUIRED AND AS RELATES TO THE CONSTRUCTION ACTIVITY BEING UNDERTAKEN PRIOR TO COMMENCING CONSTRUCTION ON THE PROJECT SITE OR OFF SITE AREAS.
2. ANY REVISIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF ELA GROUP, INC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS AND ANY DEVIATION FROM THE PLANS REQUIRES PRIOR WRITTEN APPROVAL OF ELA GROUP, INC., FERGUSON TOWNSHIP AND CENTRE COUNTY, AS APPLICABLE.
3. IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 102 OF THE ADMINISTRATIVE CODE, TITLE 25 (PA DEP RULES AND REGULATIONS), A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN AND ITS ACCOMPANYING NARRATIVE MUST BE AVAILABLE ON SITE DURING CONSTRUCTION UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL PLAN.
4. FERGUSON TOWNSHIP IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREA NOT DEDICATED FOR PUBLIC USE.
5. REFER TO LOT CONSOLIDATION PLAN FOR CENTRE ANIMAL HOSPITAL DATED 9/17/21 LAST REVISED 11/4/21 AND RECORDED IN PLAT BOOK 41 / PAGE 48 CENTRE COUNTY, PENNSYLVANIA.
6. REFER TO THE "STORMWATER MANAGEMENT SITE PLAN", PREPARED BY ELA GROUP, INC., DATED SEPTEMBER 17, 2021, LAST REVISED MARCH 23, 2022.
7. REFER TO THE "EROSION AND SEDIMENT CONTROL PLAN", PREPARED BY ELA GROUP, INC., DATED JANUARY 11, 2022, NO REVISIONS.
8. ALL EASEMENTS SHOWN ON THIS PLAN SHALL BE PRESERVED AND USED FOR THE INTENDED USE AS PRESCRIBED BY THE EASEMENT. NOTHING SHALL BE PLACED, PLANTED, OR SET WITHIN ANY EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
9. IF ANY SINKHOLES OR SUBSURFACE CONDITIONS ARISE DURING CONSTRUCTION, A GEOTECHNICAL ENGINEER SHALL BE CONSULTED FOR RECOMMENDATIONS FOR REMEDIATION.
10. THE BOARD OF SUPERVISORS GRANTED THE USE OF THE PROPERTY AS A VETERINARIAN USE BY CONDITIONAL USE ON MAY 17, 2021.
11. REFER TO ZONING VARIANCES GRANTED BY THE ZONING HEARING BOARD FOR THE FOLLOWING:
  - 1) MINIMUM LOT SIZE
  - 2) MAXIMUM AREA OF EXPANSION FOR A NONCONFORMING USE
  - 3) MINIMUM BUILDING HEIGHT
  - 4) REQUIREMENT THAT A BUILDING BE ON THE SIDEWALK LINE
  - 5) ON-SITE MAXIMUM PARKING REQUIREMENTS
12. A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
13. THIS PROJECT IS LOCATED WITHIN A SOURCE WATER PROTECTION AREA FOR THE PENNSYLVANIA STATE UNIVERSITY AND COLLEGE TOWNSHIP WATER AUTHORITY. BLASTING SHOULD BE USED AS A LAST RESORT METHOD OF ROCK EXCAVATION. IF BLASTING TECHNIQUES ARE TO BE EMPLOYED, THE CONTRACTOR SHALL PROVIDE THE TOWNSHIP AND THE WATER PROVIDER WITH INFORMATION SUPPORTING THE USE OF BLASTING TECHNIQUES ALONG WITH COPIES OF BLASTING PERMITS.
14. ALL RETAINING WALLS MUST BE DESIGNED, ENGINEERED AND PERMITTED WITH THE CENTRE COUNTY REGION CODE AGENCY. RETAINING WALL ENGINEERED DRAWINGS WILL BE PROVIDED TO THE TOWNSHIP AT THE TIME OF PERMIT ISSUANCE AT CENTRE REGION CODE ADMINISTRATION.
15. AN OCCUPANCY PERMIT WITH APPROPRIATE FEE AND RESTORATION DEPOSIT FOR ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY MUST BE OBTAINED FROM THE TOWNSHIP PRIOR TO STARTING WORK.
16. A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 420), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE ACCESS TO A STATE HIGHWAY IS PERMITTED.
17. A DRIVEWAY PERMIT IS REQUIRED FOR THE TOWNSHIP PRIOR TO THE ISSUANCE OF A ZONING PERMIT.
18. A STORMWATER PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO ANY EARTH DISTURBANCE.

**B. UTILITY NOTES**

1. THE PROJECT SHALL BE SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER. WATER SERVICE SHALL BE SUPPLIED BY THE STATE COLLEGE BOROUGH WATER AUTHORITY (SCWA). SANITARY SEWER SERVICE WILL BE PROVIDED BY THE UNIVERSITY AREA JOINT AUTHORITY (UAJA).
2. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITIES AT LEAST 12 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES AND ALL EFFORTS SHALL BE UNDERTAKEN TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. RESTORATION OF ALL EXISTING SURFACE IMPROVEMENTS DAMAGED OR ALTERED DURING CONSTRUCTION, INCLUDING LANDSCAPING, SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL STORM SEWER AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FERGUSON TOWNSHIP STORM WATER MANAGEMENT ORDINANCE OR AS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER.
4. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN AN AREA OF AN EASEMENT OR RIGHT-OF-WAY THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH ANY EASEMENT AGREEMENT.
5. AUTHORIZED REPRESENTATIVES FROM FERGUSON TOWNSHIP SHALL HAVE THE RIGHT TO ACCESS THE PROPERTY FOR UNIMPEDED INSPECTION AND/OR MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AS SHOWN ON THE PLAN.

**C. SURVEY, BASE MAPPING AND SITE LAYOUT NOTES**

1. OVERALL PROPERTY BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY PREPARED BY LAND GRANT SURVEYORS, LLC DATED AUGUST 28, 2020.
2. THERE IS NO EVIDENCE OF WETLANDS ON SITE.
3. THERE IS NO FLOOD PLAIN IDENTIFIED ON THE PROPERTY PER FEMA FLOOD MAPPING #42021C0614F.
4. NO ONE SHALL SCALE FROM THESE PLANS. WRITTEN DIMENSIONS SHALL SUPERSEDE ALL SCALED DIMENSIONS.
5. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM FACE OF BUILDING OR FACE OF CURB AS APPLICABLE. ALL SIDEWALK WIDTHS TAKEN FROM BACK OF CURB, AND ALL SPOT GRADE ELEVATIONS ARE BOTTOM OF CURB UNLESS OTHERWISE NOTED.
6. HORIZONTAL DATUM IS BASED UPON THE NORTH ZONE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD83.

**OWNER**

TUSSEY TRACKS, LLC  
c/o DEBRA J. SMART, DVM, OWNER & RENEE A. CALVERT, DVM, OWNER  
1518 WEST COLLEGE AVENUE  
STATE COLLEGE, PA 16801  
814-238-5100

**SITE DATA**

ADDRESS: 1518 WEST COLLEGE AVENUE  
PARCEL NO.: 24-19-014  
RECORD BOOK/PAGE: 2288 / 0081  
ZONING DISTRICT: TS - TERRACED STREETSCAPE  
DATE OF APPLICATION OF ZONING PERMIT: SEPTEMBER 17, 2021  
EXISTING USE: VETERINARIAN HOSPITAL & COMMERCIAL OFFICE  
PROPOSED USE: VETERINARIAN HOSPITAL  
ACREAGE: 0.437 ACRES.  
BUILDING SETBACKS:  
FRONT: 15'  
SIDE: 10'  
REAR: 5'  
BUFFER AT TS BOUNDARY ADJACENT TO RESIDENTIAL USE: 12'

**DEVELOPMENT DATA**

EXISTING BUILDING COVERAGE: 5,551 SF  
TOTAL EXISTING BLD. COVERAGE: 5,551 S.F. (13.60%)  
EXISTING HARDSCAPE COVERAGE: 17,553 S.F.  
TOTAL EXISTING LOT COVERAGE: 23,104 S.F. (56.60%)  
PROPOSED BUILDING COVERAGE: 6,171 S.F. (15.12%)  
PROPOSED HARDSCAPE COVERAGE: 16,304 S.F.  
TOTAL PROPOSED LOT COVERAGE: 22,560 S.F. (55.27%)  
PARKING REQUIRED: 1 SPACE PER 500 S.F. FL. AREA  
9,147.74 S.F. / 500 = 18.29 SPACES  
PARKING PROVIDED: 32 STD. SPACES  
1 ADA VAN ACCESSIBLE SPACE  
1 ADA STANDARD SPACE  
TOTAL PARKING PROVIDED: 34 SPACES

**UTILITY LIST:**

COMCAST CABLE COMMUNICATIONS 250 REESE RD STATE COLLEGE, PA 16801 (814) 684-6236	PENN STATE UNIVERSITY WASTEWATER TREATMENT PLANT UNIVERSITY PARK, PA 16802 (814) 865-7101
VERIZON PENNSYLVANIA INC 15 E MONTGOMERY AVE PITTSBURGH, PA 15212 (724) 773-5055	STATE COLLEGE BOROUGH WATER AUTHORITY 1201 WEST BRANCH ROAD STATE COLLEGE, PA 16801 (814) 238-6766
FERGUSON TOWNSHIP 3141 RESEARCH DR STATE COLLEGE, PA 16801 (814) 238-4561	UNIVERSITY AREA JOINT AUTHORITY 1576 SPRING VALLEY ROAD STATE COLLEGE, PA 16801 (814) 238-5361
COLUMBIA GAS OF PA 251 N MAIDEN ST WASHINGTON, PA 15301 (814) 278-5842	PENN STATE UN. COMMUNICATIONS 112 UNIVERSITY SUPPORT BLDG 2 UNIVERSITY PARK, PA 16802 (814) 863-4548
WEST PENN POWER 76 S MAIN ST AKRON, OH 44308 (800) 255-3443	

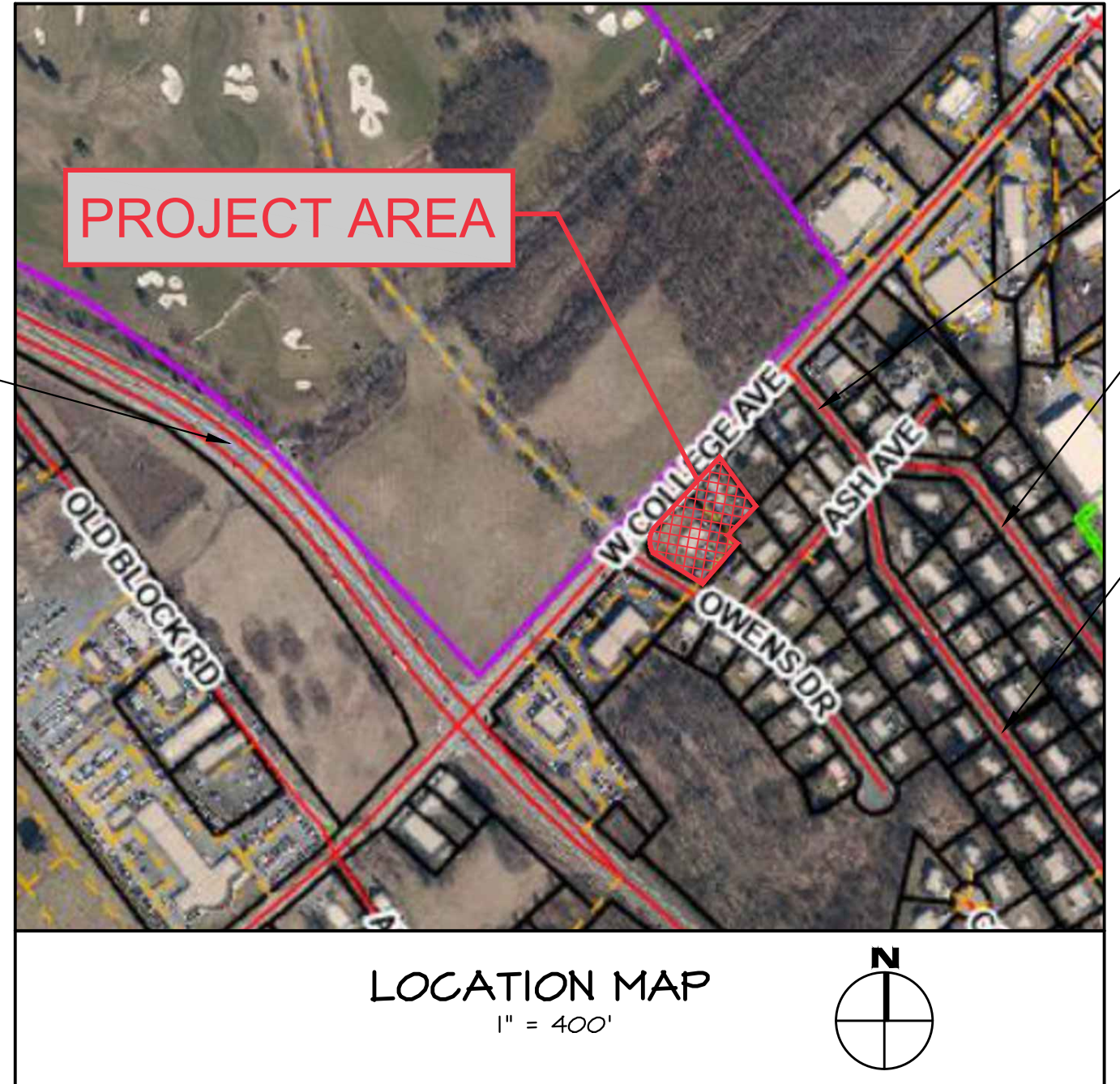
**PENNSYLVANIA ACT 287 OF 1975 AS AMENDED**



PENNSYLVANIA ACT 287 AS AMENDED REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

DATE: JUNE 10, 2021 BY: ELA GROUP, INC.

WR# 358420210610



**SITE/CIVIL ENGINEERING AND  
LANDSCAPE ARCHITECTURAL CONSULTANT**



**LIST OF DRAWINGS:**

COVER SHEET	1 OF 11
EXISTING CONDITIONS PLAN	2 OF 11
SITE IMPROVEMENT PLAN	3 OF 11
GRADING & DRAINAGE PLAN	4 OF 11
UTILITY PLAN	5 OF 11
LANDSCAPING PLAN	6 OF 11
SITE DETAILS	7 OF 11
SITE DETAILS	8 OF 11
SITE DETAILS	9 OF 11
UTILITY DETAILS	10 OF 11
LIGHTING PLAN	11 OF 11

**SUPPLEMENTAL PLANS:**

- BUILDING FLOOR PLANS

**WAIVER REQUEST**

ORDINANCE SECTION	DATE SUBMITTED	BOARD ACTION	DATE OF ACTION
CHAPTER 22, PART 5, SECTION 22-5A09 STREETSCAPE DESIGN STANDARDS			

**CERTIFICATES/APPROVALS**

**OWNER'S CERTIFICATION & ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_  
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THE PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_  
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THE PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

**CERTIFICATE OF ACCURACY (PLAN)**

\_\_\_\_\_, 20\_\_\_\_ HEREBY CERTIFY THAT THIS LAND DEVELOPMENT MEETS ALL LAND DEVELOPMENT ORDINANCE, ZONING ORDINANCE AND ALL OTHER APPLICABLE CHAPTERS OF THE FERGUSON TOWNSHIP CODE.

**FERGUSON 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.

**FIRE DIRECTOR CERTIFICATION**

I HAVE REVIEWED AND HEREBY CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF THE ALPHA FIRE COMPANY OF STATE COLLEGE.

FIRE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**FERGUSON TOWNSHIP PLANNING COMMISSION**

RECOMMENDED FOR APPROVAL/DISAPPROVAL BY THE PLANNING COMMISSION

CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**FERGUSON TOWNSHIP SUPERVISORS**

APPROVED BY THE BOARD OF SUPERVISORS

CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**RECORD PLAN**

THIS RECORD PLAN CONFORMS WITH THE PLAN RECEIVING FINAL APPROVAL BY THE FERGUSON TOWNSHIP BOARD OF SUPERVISORS ON \_\_\_\_\_ ALL IMPROVEMENTS ON ARE OR WILL BE INSTALLED IN ACCORDANCE WITH SUCH PLAN IN A MANNER AND TIME SO SPECIFIED THEREIN.

REVISIONS PER:	DATE:	BY:
1. TOWNSHIP & NTM REVIEW #1	2/14/22	BLM
2. TOWNSHIP & NTM REVIEW #2	3/23/22	BLM
3. -	-	-
4. -	-	-
5. -	-	-



CHAIR _____ DATE _____
SECRETARY _____ DATE _____

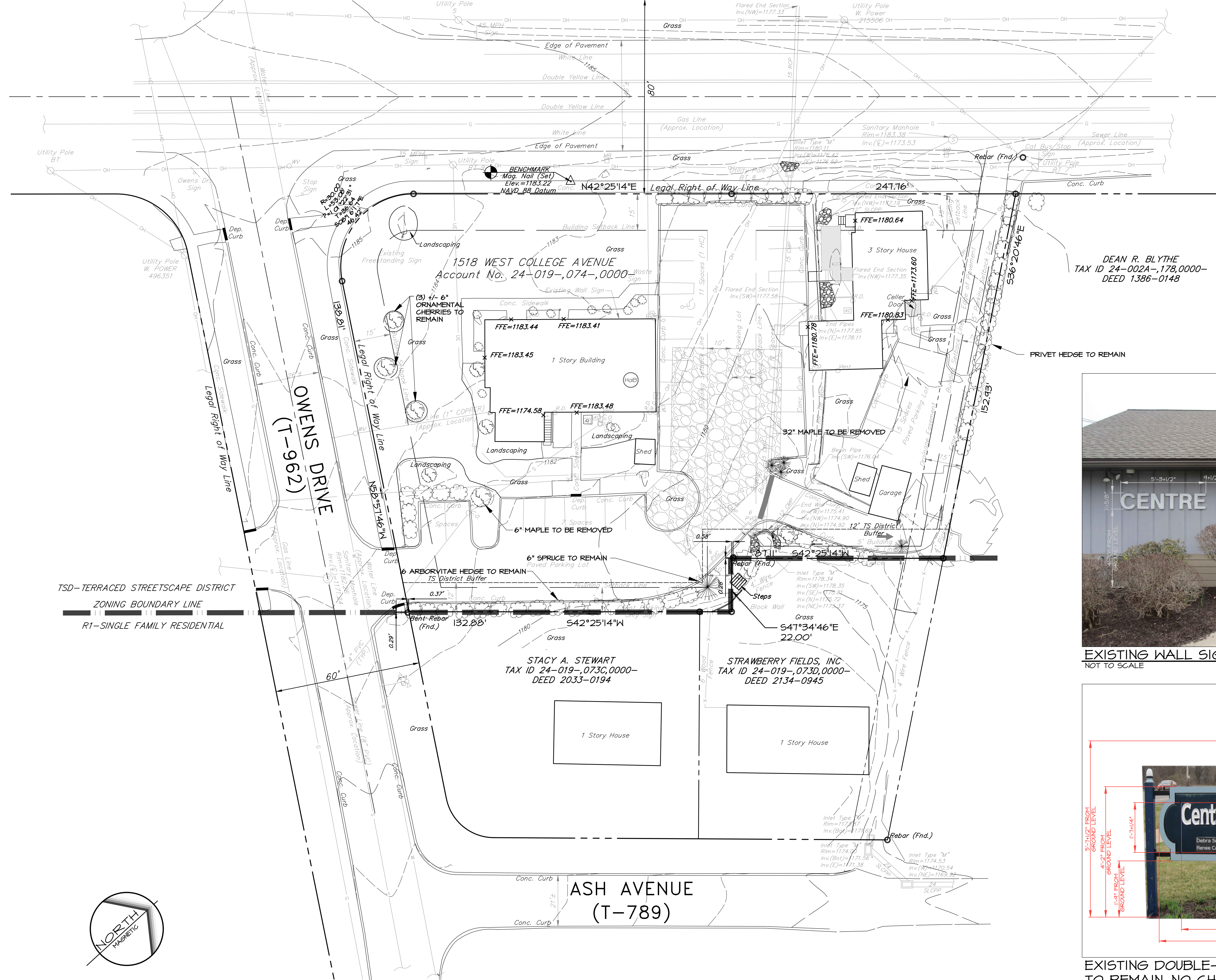
PRELIMINARY LAND DEVELOPMENT	
SUBJECT:	
COVER SHEET	
FOR	
CENTRE ANIMAL HOSPITAL	
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA	
CLIENT:	
TUSSEY TRACKS, LLC	
1512 & 1518 EAST COLLEGE AVENUE	
STATE COLLEGE, PA 16801	
(814) 238-5100	

MANAGER:	THS	SEPTEMBER 17, 2021
DESIGNER:	THS	PROJECT NO. SC 455-001
DRAWN BY:	BLM	SCALE: NO SCALE



# WEST COLLEGE AVENUE (S.R. 0026)

Legal Right of Way Line



### LEGEND

- Adjoinder Property Line
- Property Line
- Right-of-Way Line
- Centerline
- Index Contour
- Intermediate Contour
- Spot Elevation
- Curb Line
- Edge of Pavement (E.O.P.)
- Min. Bldg Setback Line
- Overhead Electric
- Underground Electric
- Underground Telephone
- Gas Line
- Sanitary Sewer Line
- Sanitary Force Main
- Water Line
- Storm Drainage Piping
- Fence
- Zoning Line
- Tree Line
- Sign
- Light Pole (LP)
- Roof Drain (RD)
- Mailbox
- Ballard
- Deciduous Trees
- Coniferous Tree
- Soil Type

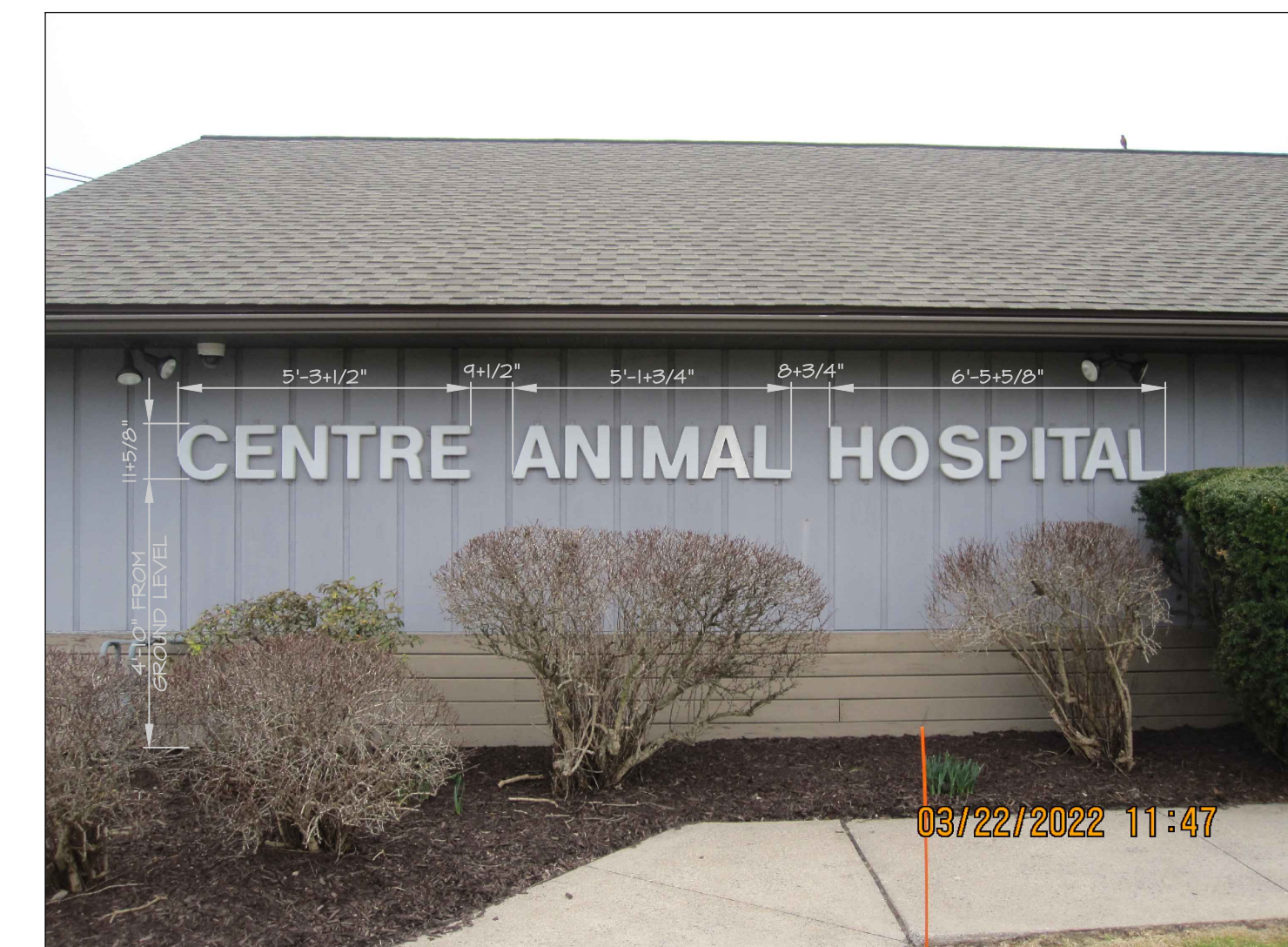
### SOILS LEGEND

HaB HAGERSTON SILT LOAM, 3-8% SLOPES

### TREE PROTECTION NOTES

TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION UTILIZING ORANGE CONSTRUCTION FENCING SO AS TO PROTECT THE TREE TRUNK, BRANCHES, AND ELIMINATE SOIL COMPACTION OVER THE ROOT ZONE TO THE BEST ABILITY POSSIBLE WHILE MAINTAINING THE ABILITY TO COMPLETE THE CONSTRUCTION OF THE PROJECT.

DEAN R. BLYTHE  
TAX ID 24-002A-,178,0000-  
DEED 1386-0148



EXISTING WALL SIGN - TO BE REMOVED  
NOT TO SCALE



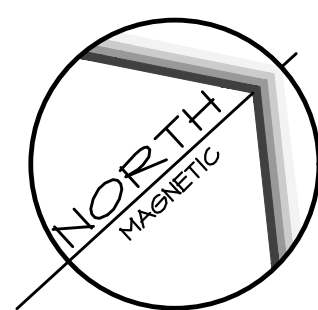
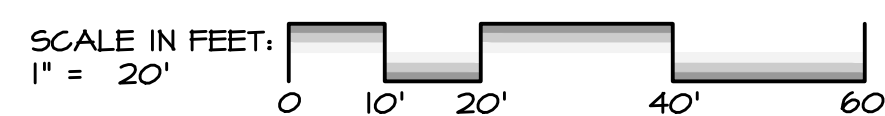
EXISTING DOUBLE-SIDED FREESTANDING SIGN  
TO REMAIN, NO CHANGES  
NOT TO SCALE

REVISIONS PER:	DATE:	BY:
1. TOWNSHIP & NTM REVIEW #1	2/14/22	BLM
2. TOWNSHIP & NTM REVIEW #2	3/23/22	BLM
3. -	-	-
4. -	-	-
5. -	-	-

PRELIMINARY LAND DEVELOPMENT  
SUBJECT:  
EXISTING CONDITIONS PLAN  
FOR  
CENTRE ANIMAL HOSPITAL  
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA  
CLIENT:  
TUSSEY TRACTS, LLC  
1512 & 1518 EAST COLLEGE AVENUE  
STATE COLLEGE, PA 16801  
(814) 238-5100

MANAGER: THS SEPTEMBER 17, 2021  
DESIGNER: THS PROJECT NO. SC 455-001  
DRAWN BY: BLM SCALE: 1" = 20'

DRAWING NO.  
**2 OF 11**

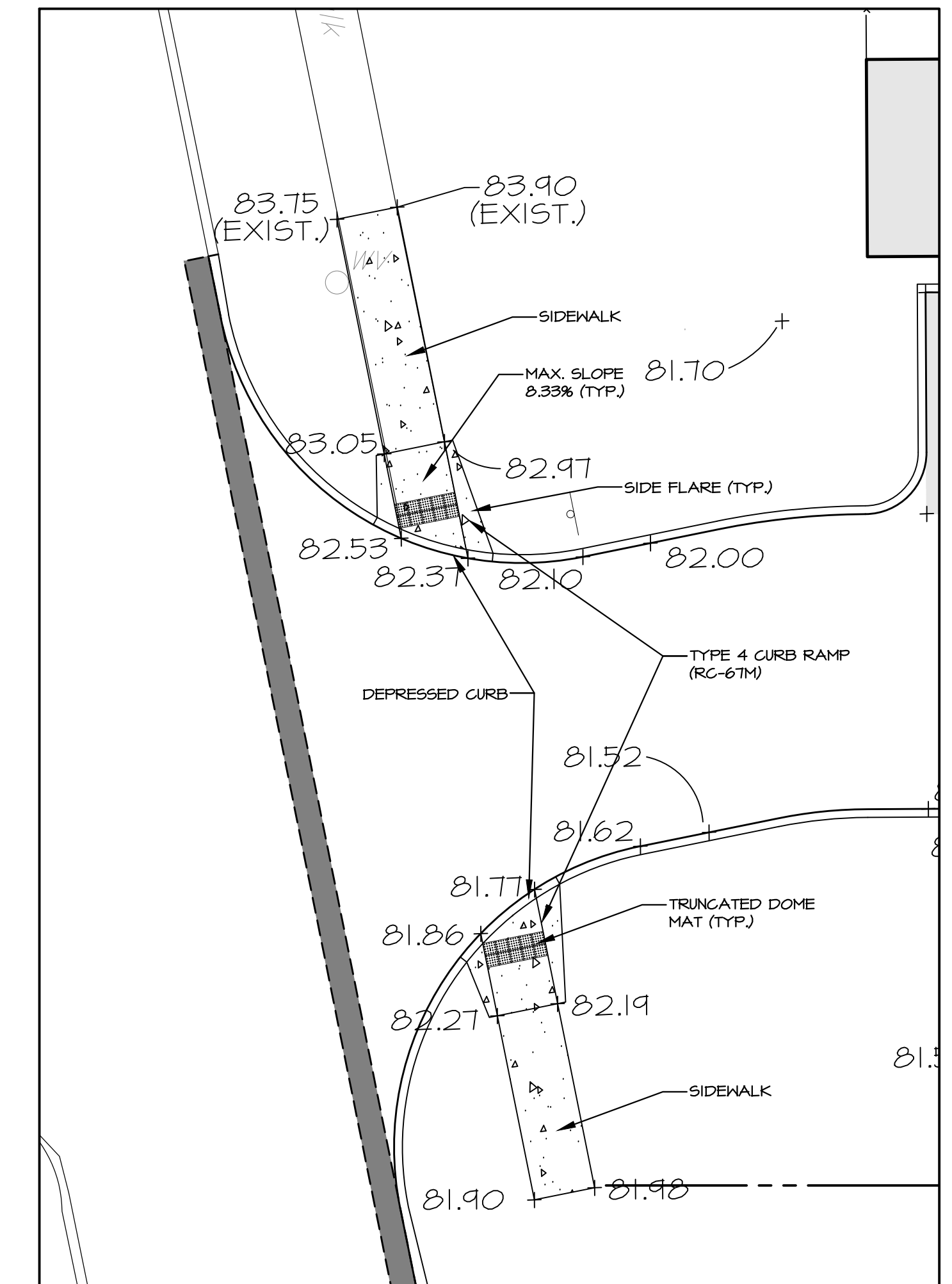
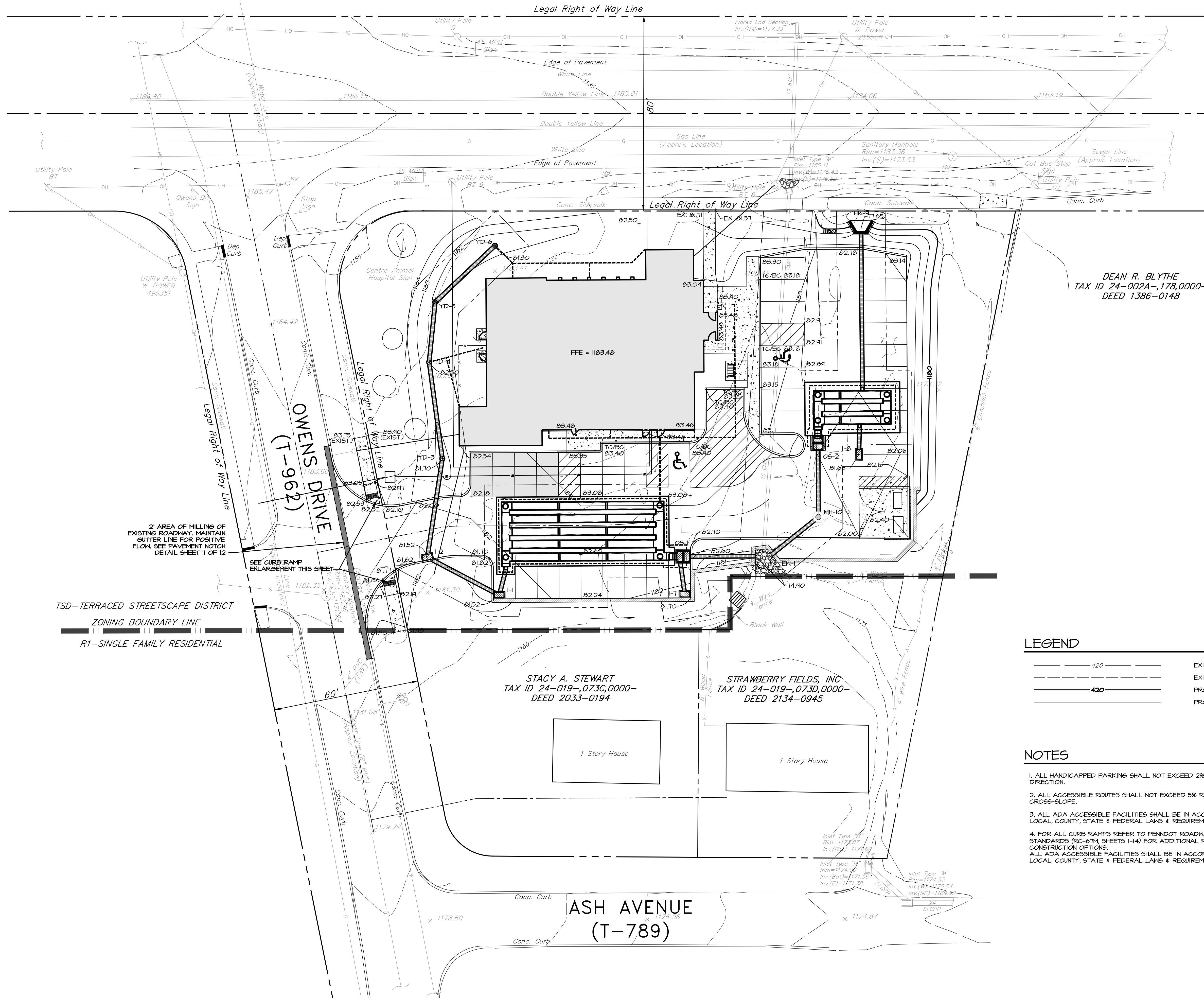








WEST COLLEGE AVENUE  
(S.R. 0026)



CURB RAMP ENLARGEMENT  
SCALE: 1" = 10'

DEAN R. BLYTHE  
TAX ID 24-002A-178,000-  
DEED 1386-0148

STACY A. STEWART  
TAX ID 24-019-073C,000-  
DEED 2033-0194

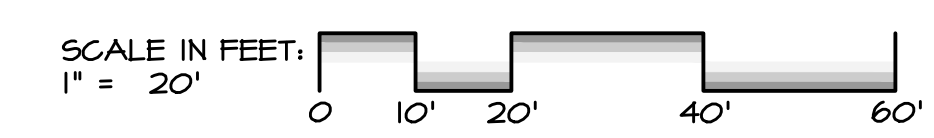
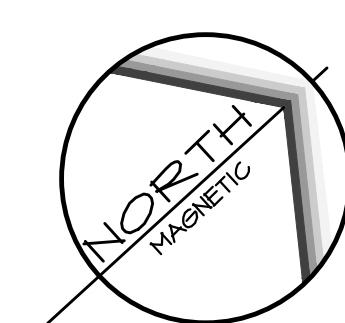
STRAWBERRY FIELDS, INC.  
TAX ID 24-019-073D,000-  
DEED 2134-0945

LEGEND

- 420 — EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- 420 — PROPOSED MAJOR CONTOUR
- - - - - PROPOSED MINOR CONTOUR

NOTES

1. ALL HANDICAPPED PARKING SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
2. ALL ACCESSIBLE ROUTES SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS-SLOPE.
3. ALL ADA ACCESSIBLE FACILITIES SHALL BE IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE & FEDERAL LAWS & REQUIREMENTS AS APPLICABLE.
4. FOR ALL CURB RAMP REFER TO PENNDOT ROADWAY CONSTRUCTION STANDARDS (RC-6TM, SHEETS I-14) FOR ADDITIONAL RAMP DETAILS AND CONSTRUCTION OPTIONS. ALL ADA ACCESSIBLE FACILITIES SHALL BE IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE & FEDERAL LAWS & REQUIREMENTS AS APPLICABLE.



REVISIONS PER:	DATE:	BY:
1. TOWNSHIP & NTM REVIEW #1	2/14/22	BLM
2. TOWNSHIP & NTM REVIEW #2	3/23/22	BLM
3. -	-	-
4. -	-	-
5. -	-	-

PRELIMINARY LAND DEVELOPMENT	
SUBJECT:	
GRADING AND DRAINAGE PLAN	
FOR	
CENTRE ANIMAL HOSPITAL	
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA	
CLIENT:	
TUSSEY TRACTS, LLC	
1512 & 1518 EAST COLLEGE AVENUE	
STATE COLLEGE, PA 16801	
(814) 238-5100	

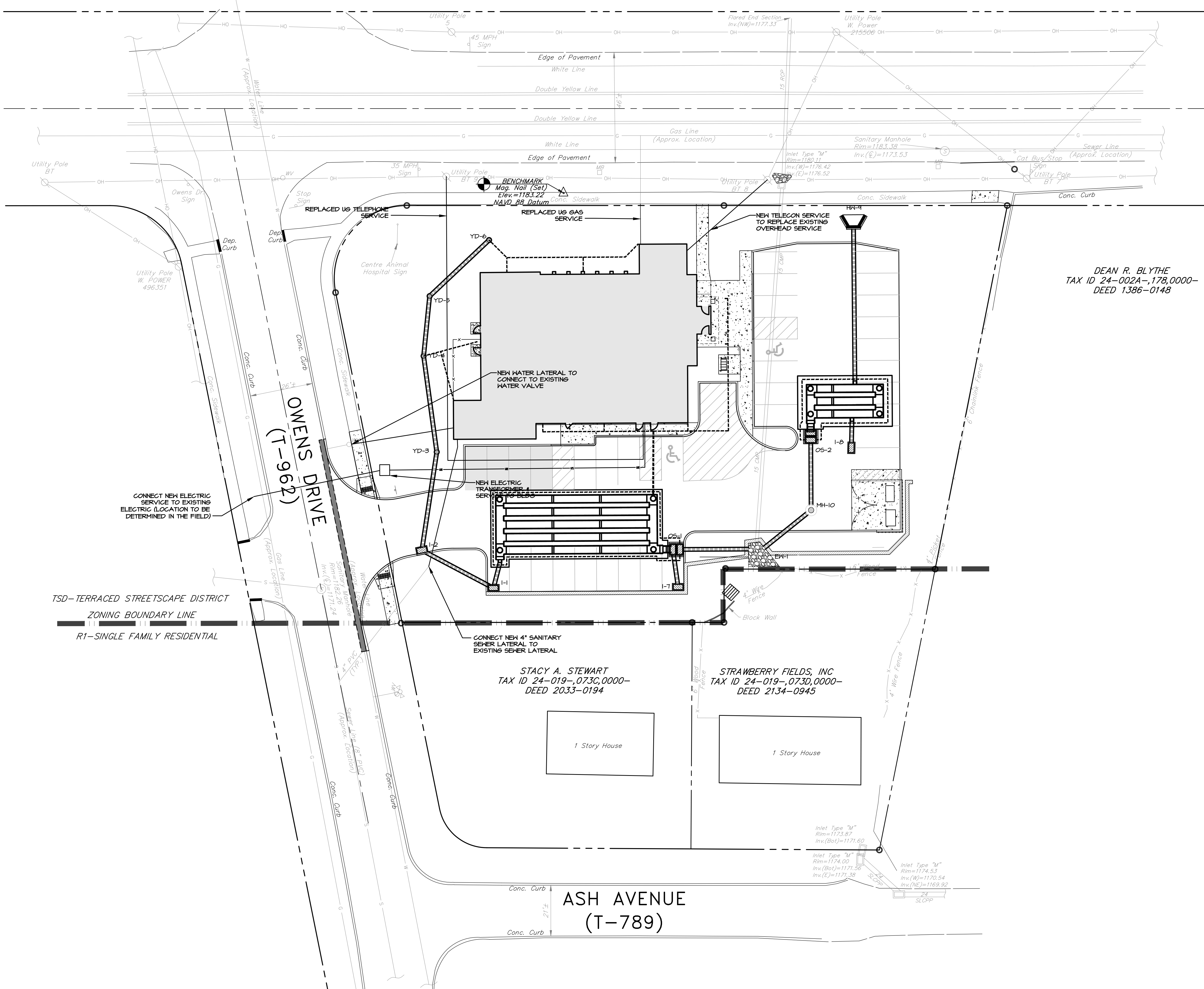
MANAGER:	THS	SEPTEMBER 17, 2021
DESIGNER:	THS	PROJECT NO. SC 455-001
DRAWN BY:	BLM	SCALE: 1" = 20'

DRAWING NO.

# 4 OF 11



# WEST COLLEGE AVENUE (S.R. 0026)



## LINE AND SYMBOL LEGEND

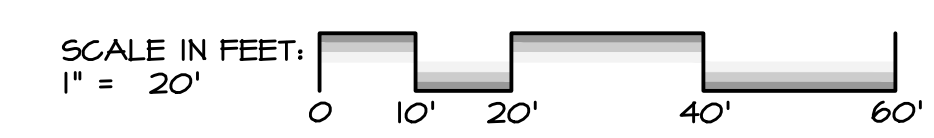
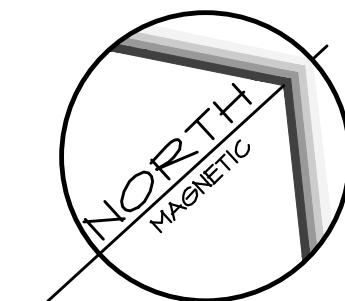
EXISTING		PROPOSED	
---	PROPERTY LINE	---	EASEMENT LINE
---	LEGAL RIGHT-OF-WAY LINE	---	EDGE OF PAVEMENT
---	EASEMENT LINE	---	ROAD CURB
---	EDGE OF PAVEMENT	---	BUILDING SETBACK
---	ROAD CURB	---	WATER LINE
---	BUILDING SETBACK	---	SANITARY SEWER
---	WATER LINE	---	STORM SEWER
---	SANITARY SEWER	---	GAS LINE
---	STORM SEWER	---	TELEPHONE LINE
---	GAS LINE	---	OVERHEAD ELECTRIC
---	TELEPHONE LINE	---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC	---	FENCE
---	UNDERGROUND ELECTRIC	---	
---	FENCE	---	
○	MANHOLE	○	ACCESSIBLE PARKING
○	LIGHT POLE	○	CONCRETE PAVING
○	FIRE HYDRANT		
○	PROPERTY PIN SET		
○	PROPERTY PIN FOUND		
○	END OF LINE SEGMENT		
○	SIGN		
○	UTILITY POLE		

DEAN R. BLYTHE  
TAX ID 24-002A-178,000-  
DEED 1386-0148

STACY A. STEWART  
TAX ID 24-019-073C,000-  
DEED 2033-0194

STRAWBERRY FIELDS, INC  
TAX ID 24-019-073D,000-  
DEED 2134-0945

TSD-TERRACED STREETSCAPE DISTRICT  
ZONING BOUNDARY LINE  
R1-SINGLE FAMILY RESIDENTIAL



REVISIONS PER:	DATE:	BY:
1. TOWNSHIP & NTM REVIEW #1	2/14/22	BLM
2. TOWNSHIP & NTM REVIEW #2	3/23/22	BLM
3.	-	-
4.	-	-
5.	-	-



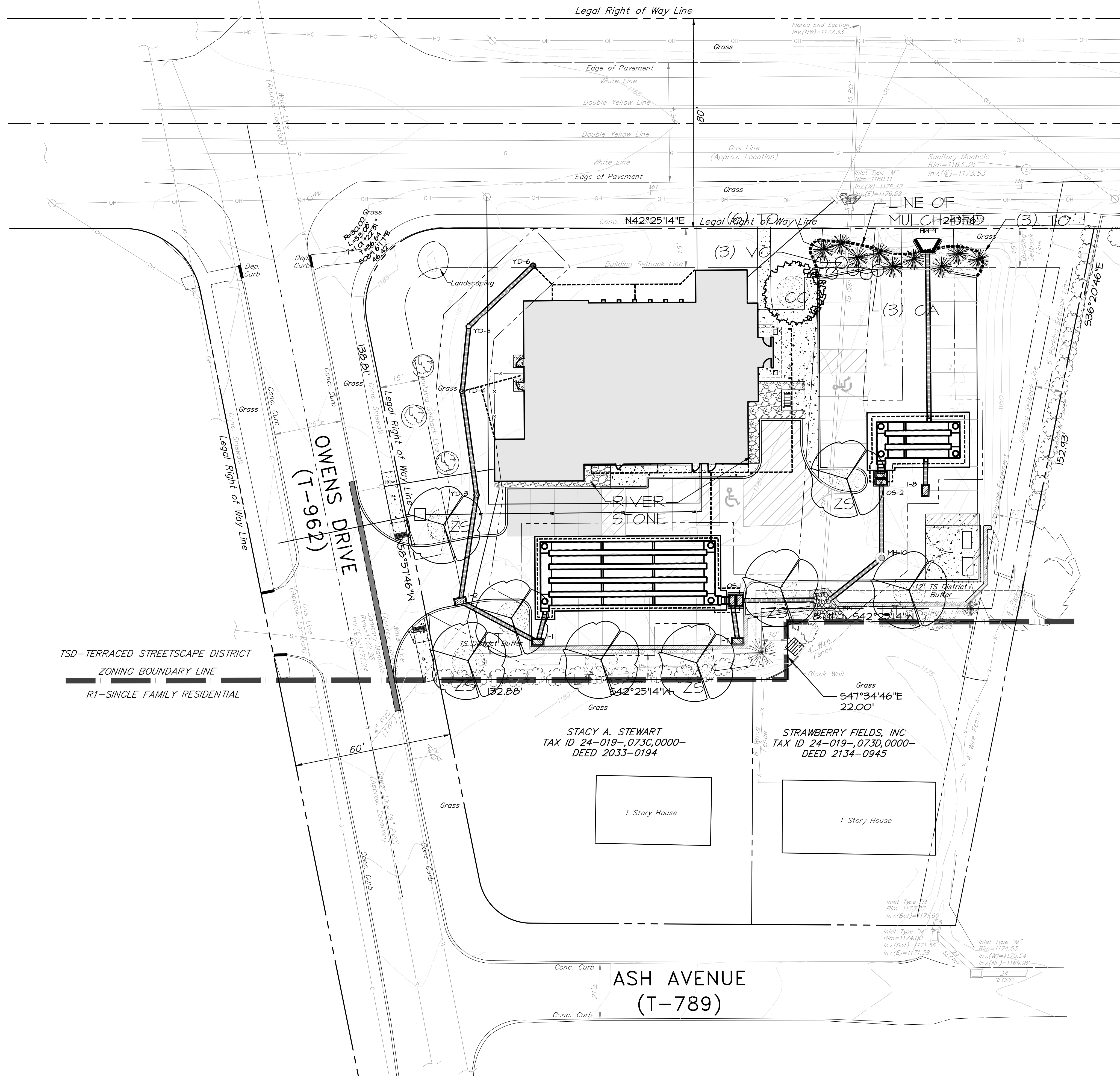
PRELIMINARY LAND DEVELOPMENT  
SUBJECT:  
**UTILITY PLAN**  
FOR  
CENTRE ANIMAL HOSPITAL  
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA  
CLIENT:  
**TUSSEY TRACTS, LLC**  
1512 & 1518 EAST COLLEGE AVENUE  
STATE COLLEGE, PA 16801  
(814) 238-5100

MANAGER:	THS	SEPTEMBER 17, 2021
DESIGNER:	THS	PROJECT NO. SC 455-001
DRAWN BY:	BLM	SCALE: 1" = 20'

DRAWING NO.  
**5 OF 11**



WEST COLLEGE AVENUE  
(S.R. 0026)



PLANT SCHEDULE

TREES						
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONTAINER	COMMENTS	HEIGHT (FT) AT MATURITY
LT	Liriodendron tulipifera	Tulip Tree	2-1/2" - 3"	B#B		80
ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2-1/2" - 3"	B#B		70
QP	Quercus palustris	Pin Oak	2-1/2" - 3"	B#B		70
CC	Cercis canadensis	Redbud	8 - 10'	B#B	Single Stem	35

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONTAINER	COMMENTS
VC	Viburnum carlesii	Korean Spice Viburnum	30 - 36"	B#B	
CA	Clethra alnifolia	Summersweet	18 - 24"	B#B	
TO	Thuja occidentalis	Northern White Cedar	48-54"	B#B	

TURF & SPECIALTY GRASS MIXES

KEY	USE/AREA	SEED/MIX NAME	SEEDING RATE
-	Temporary Soil Stabilization	Annual Ryegrass	2 Pounds per 1,000 Square Feet
-	General Lawn and Restoration	20% Perennial Ryegrass 50% Kentucky Bluegrass (3 varieties) 30% Hard Fescue	4 - 5 Pounds per 1,000 Square Feet

LEGEND

KEY	SCIENTIFIC NAME	QUANTITY
LT	Liriodendron tulipifera	3
ZS	Zelkova serrata 'Green Vase'	5
CC	Cercis canadensis	1
VC	Viburnum carlesii	3
CA	Clethra alnifolia	3
TO	Thuja occidentalis	4
[Hatched Box]	AREA OF HARDWOOD MULCH	

NOTES:

- ALL TREES AND SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH THE "GUIDE TO PLANTING IN FERGUSON TOWNSHIP".
- TREES REGULATED BY THE TREE PRESERVATION AND PROTECTION ORDINANCE SHALL BE REPLACED IF DEATH OCCURS. REPLACEMENT SHALL BE IN ACCORDANCE WITH THE ORDINANCE AND SHALL OCCUR DURING THE FALL PLANTING SEASON PER THE AMERICAN ARBORISTS SOCIETY.

REVISIONS PER:	DATE:	BY:
1. TOWNSHIP & NTM REVIEW #1	2/14/22	BLM
2. TOWNSHIP & NTM REVIEW #2	3/23/22	BLM
3. -	-	-
4. -	-	-
5. -	-	-

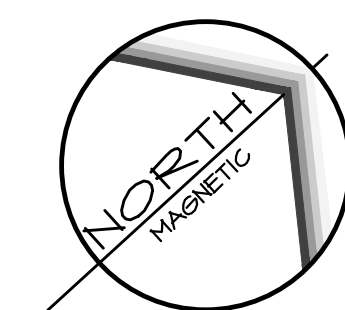
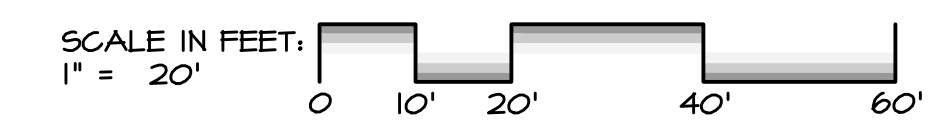


PRELIMINARY LAND DEVELOPMENT

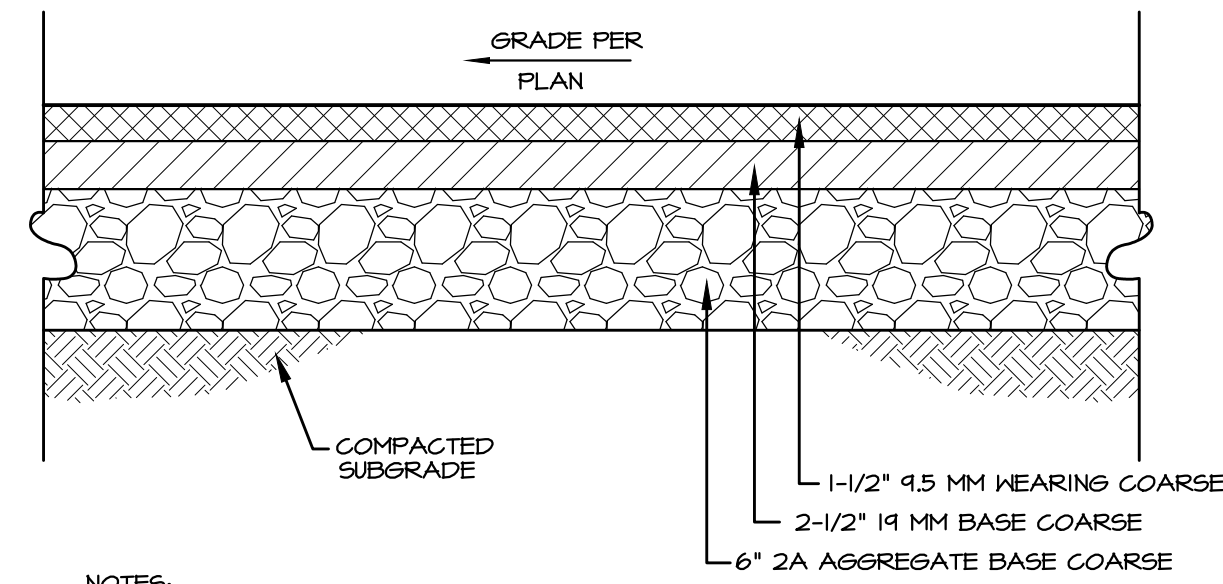
SUBJECT:  
LANDSCAPING PLAN  
FOR  
CENTRE ANIMAL HOSPITAL  
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA  
CLIENT:  
TUSSEY TRACTS, LLC  
1512 & 1518 EAST COLLEGE AVENUE  
STATE COLLEGE, PA 16801  
(814) 238-5100

MANAGER:	THS	SEPTEMBER 17, 2021
DESIGNER:	THS	PROJECT NO. SC 455-001
DRAWN BY:	BLM	SCALE: 1" = 20'

DRAWING NO.  
**6 OF 11**

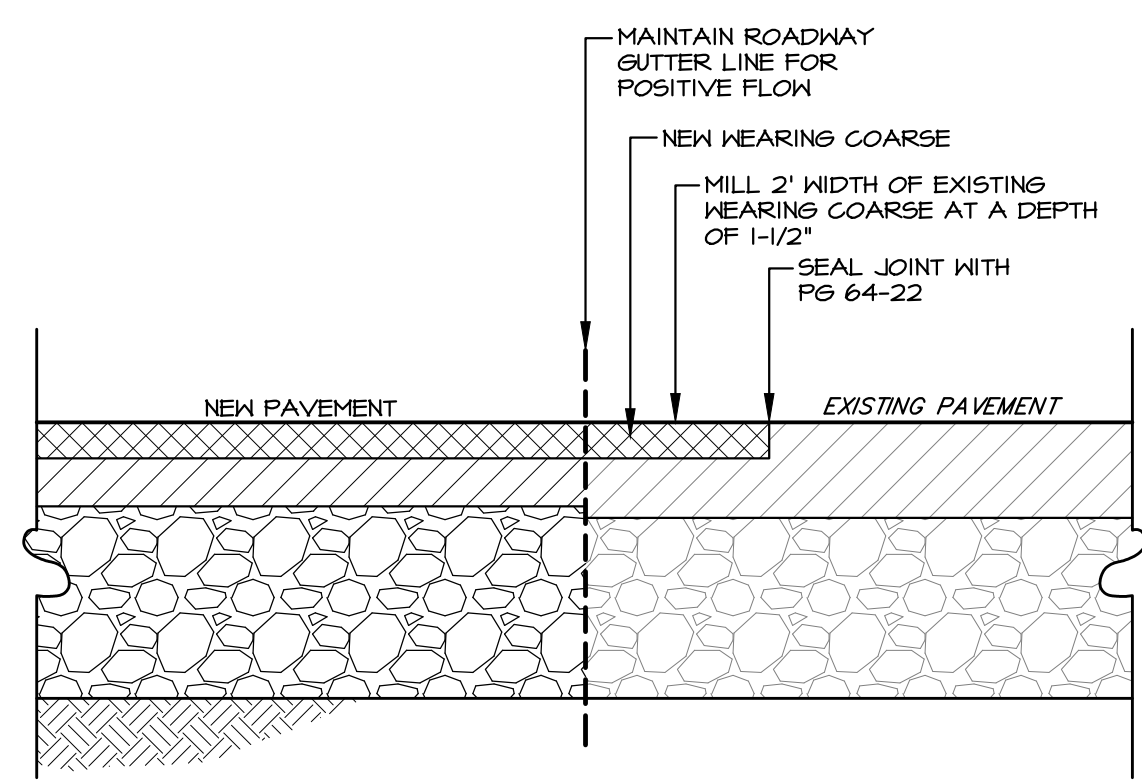




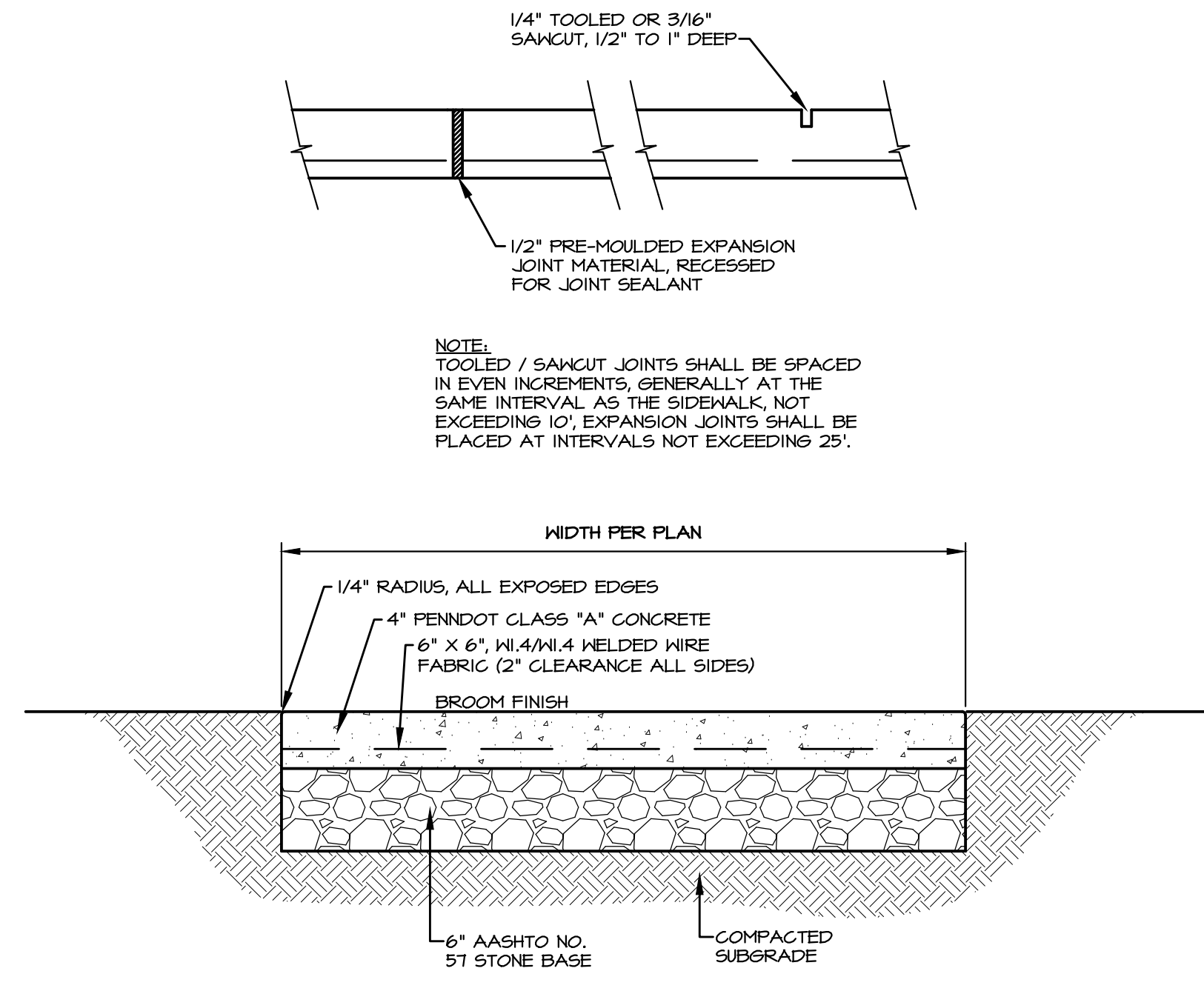


- NOTES:
1. "SUPERPAVE" ASPHALT DESIGN, LESS THAN 0.3 MILLION ESALS, 50 GYRATIONS. ASPHALT TO BE PG 64-22.
  2. ALL BITUMINOUS PAVING SUBGRADE AND AGGREGATE BASE COURSE COMPACTED TO 98% STANDARD PROCTOR (ASTM D698).

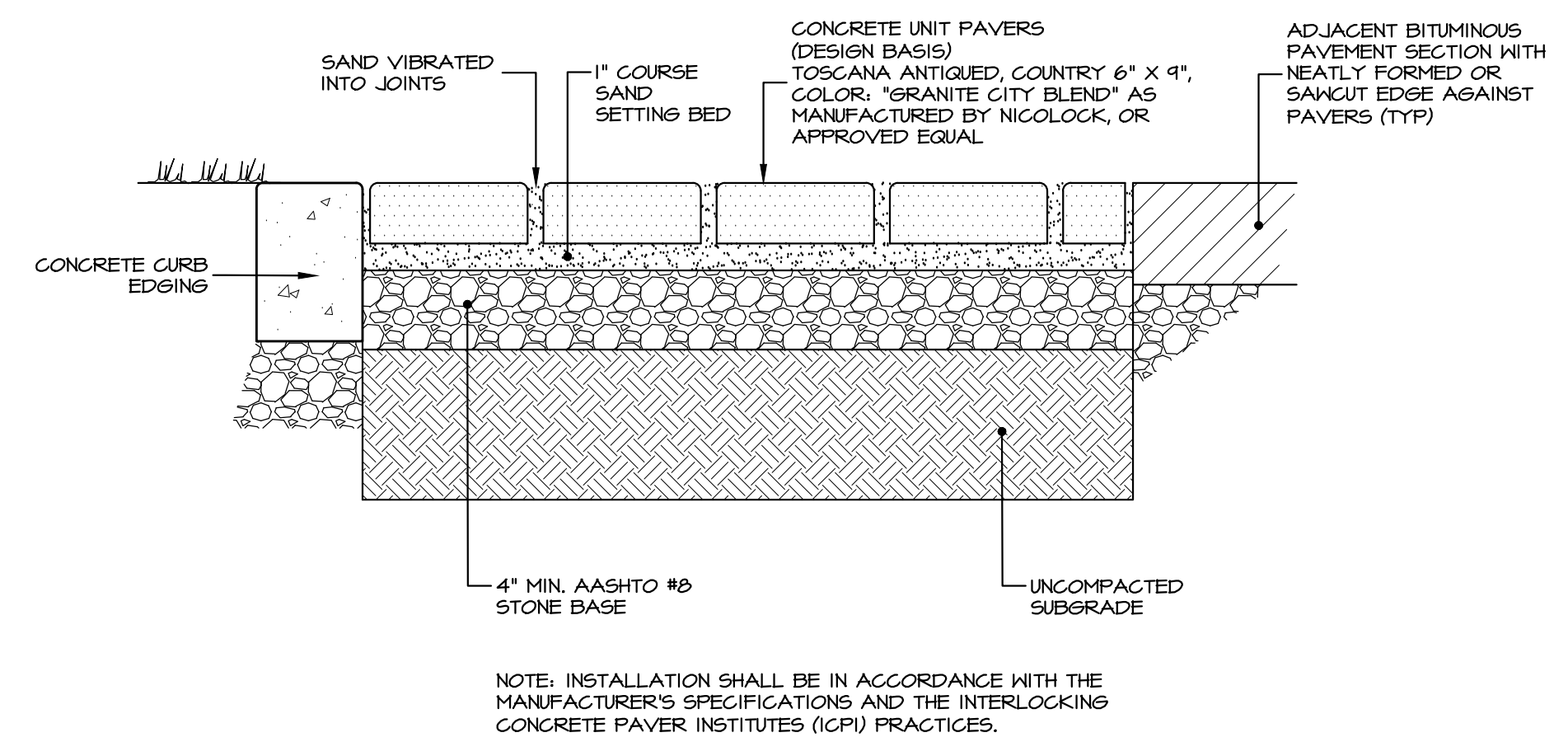
**BITUMINOUS PAVING SECTION (STANDARD DUTY)**  
NO SCALE



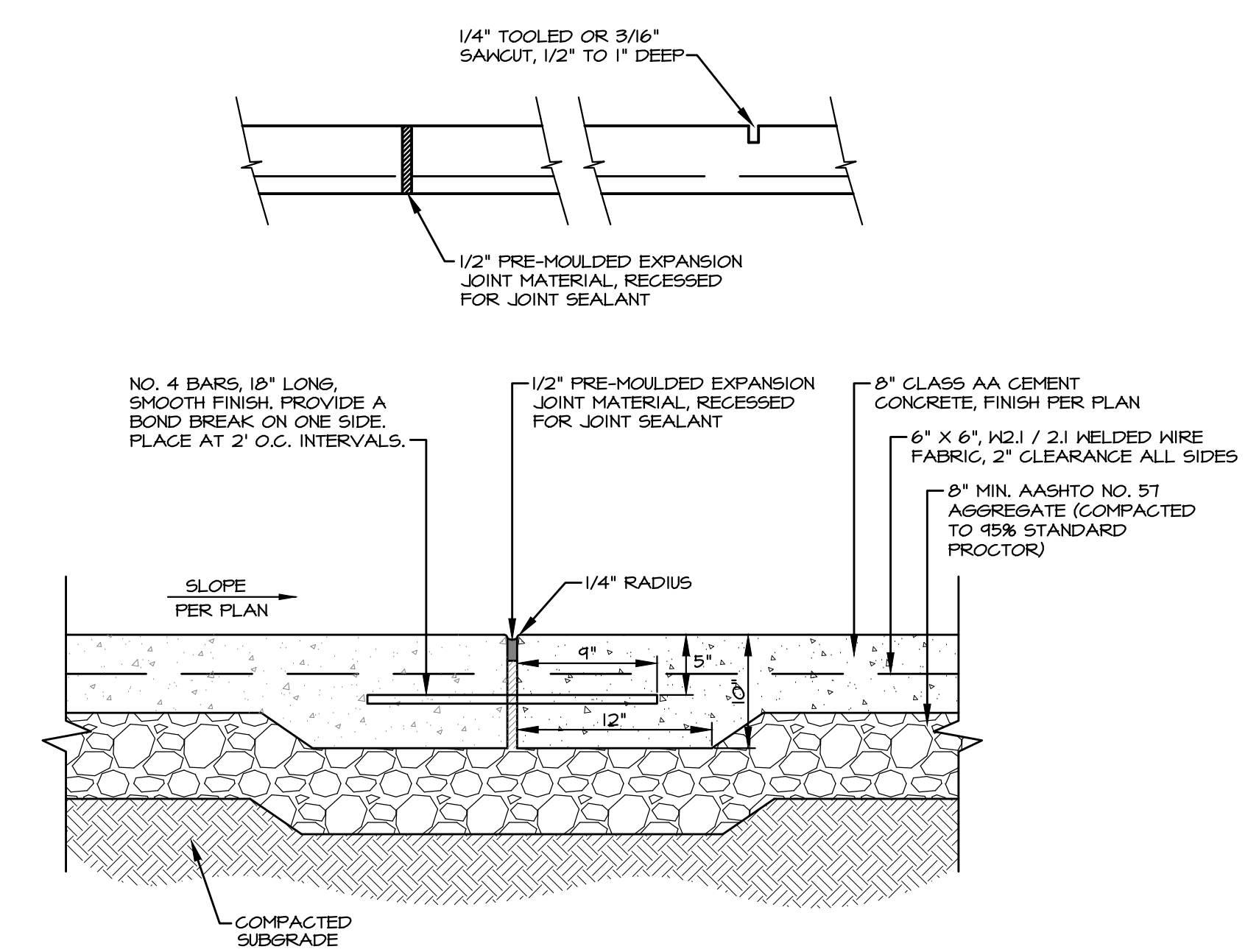
**PAVEMENT NOTCH DETAIL**  
NO SCALE



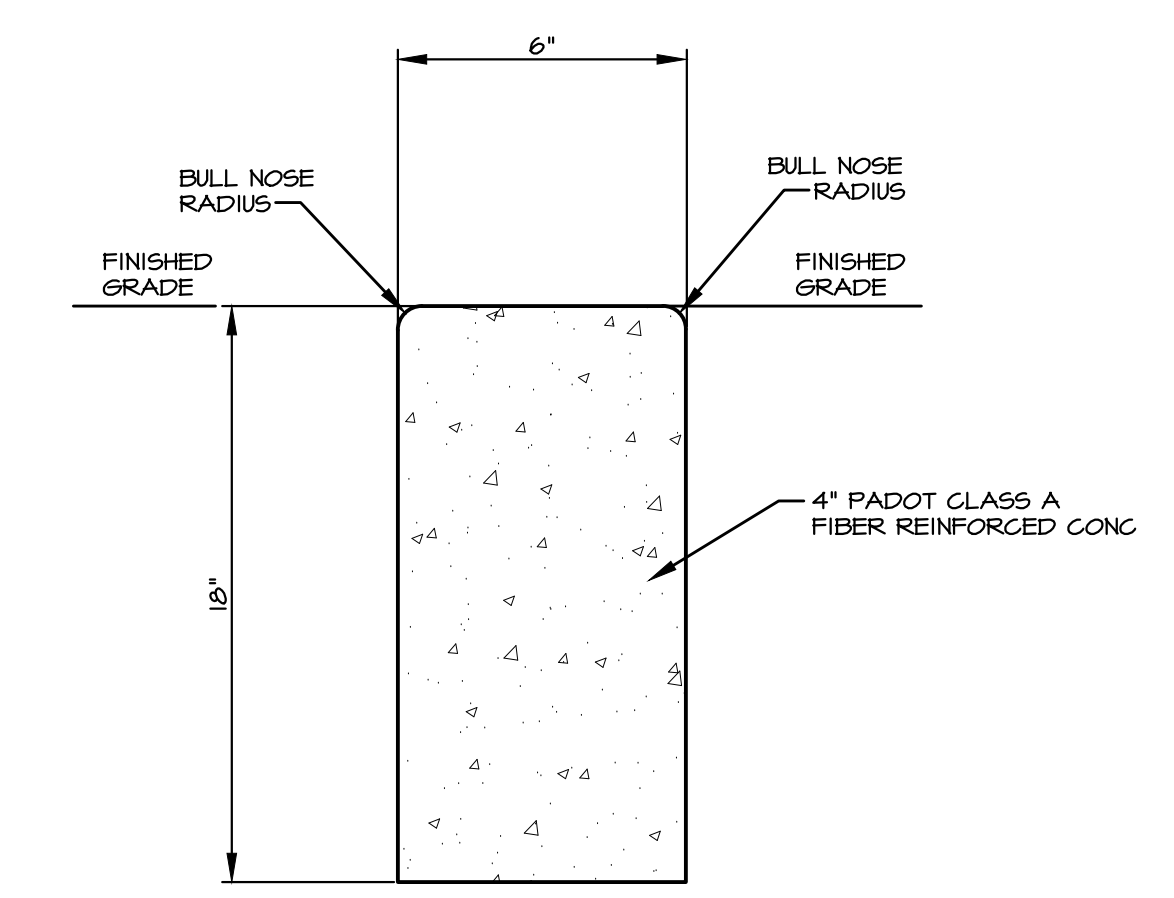
**CONCRETE PAVING (SIDEWALKS)**  
NO SCALE



**PERMEABLE PAVER**  
NO SCALE



**HEAVY DUTY CONCRETE PAVING SECTION AND JOINT (SERVICE AREA)**  
NO SCALE



**FLUSHMOUNT CURB**  
NOT TO SCALE

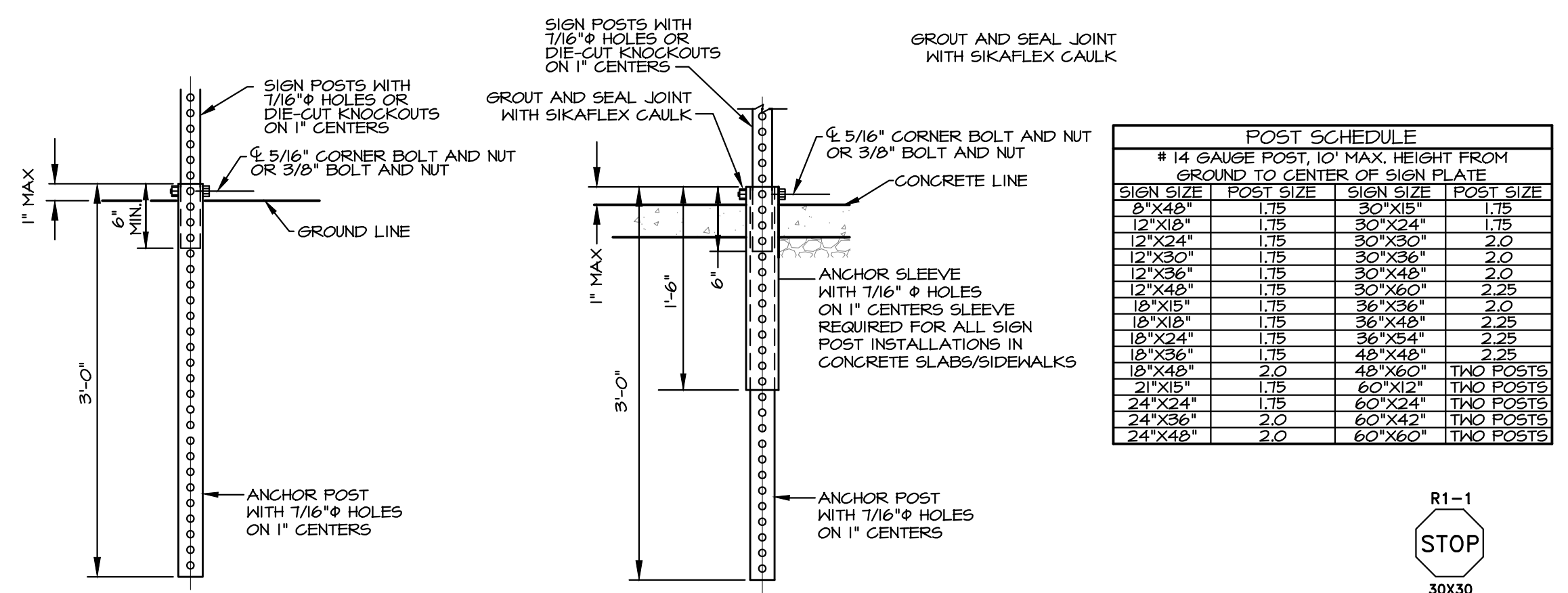
REVISIONS PER:	DATE:	BY:
1. TOWNSHIP & NTM REVIEW #1	2/14/22	BLM
2. TOWNSHIP & NTM REVIEW #2	3/23/22	BLM
3. -	-	-
4. -	-	-
5. -	-	-



PRELIMINARY LAND DEVELOPMENT  
SUBJECT:  
**SITE DETAILS**  
FOR  
CENTRE ANIMAL HOSPITAL  
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA  
CLIENT:  
**TUSSEY TRACTS, LLC**  
1512 & 1518 EAST COLLEGE AVENUE  
STATE COLLEGE, PA 16801  
(814) 238-5100

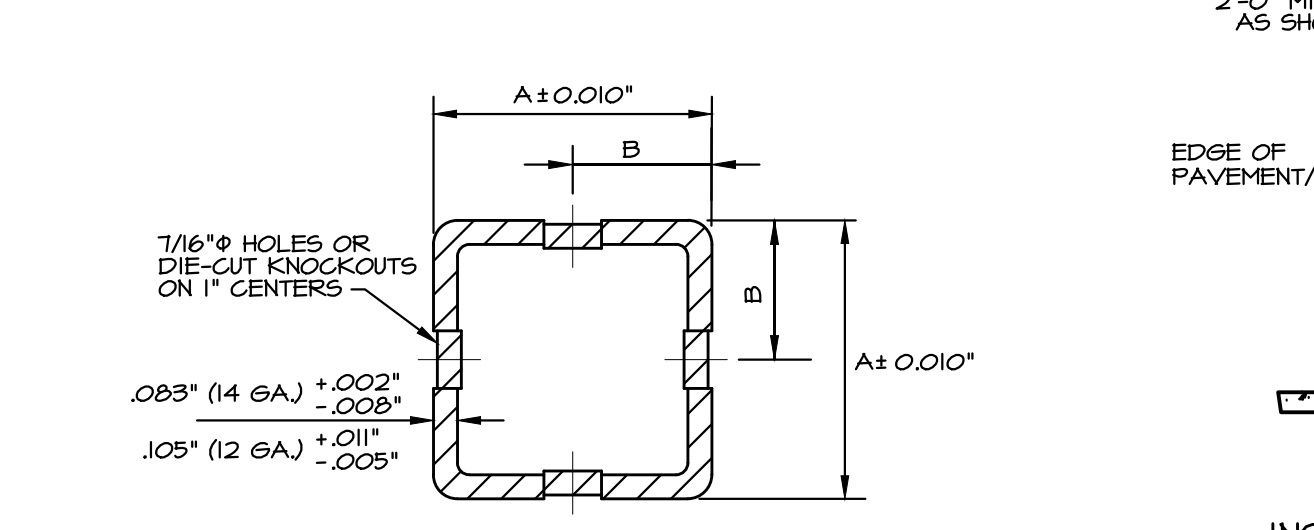
MANAGER:	THS	SEPTEMBER 17, 2021
DESIGNER:	THS	PROJECT NO. SC 455-001
DRAWN BY:	BLM	SCALE: AS NOTED





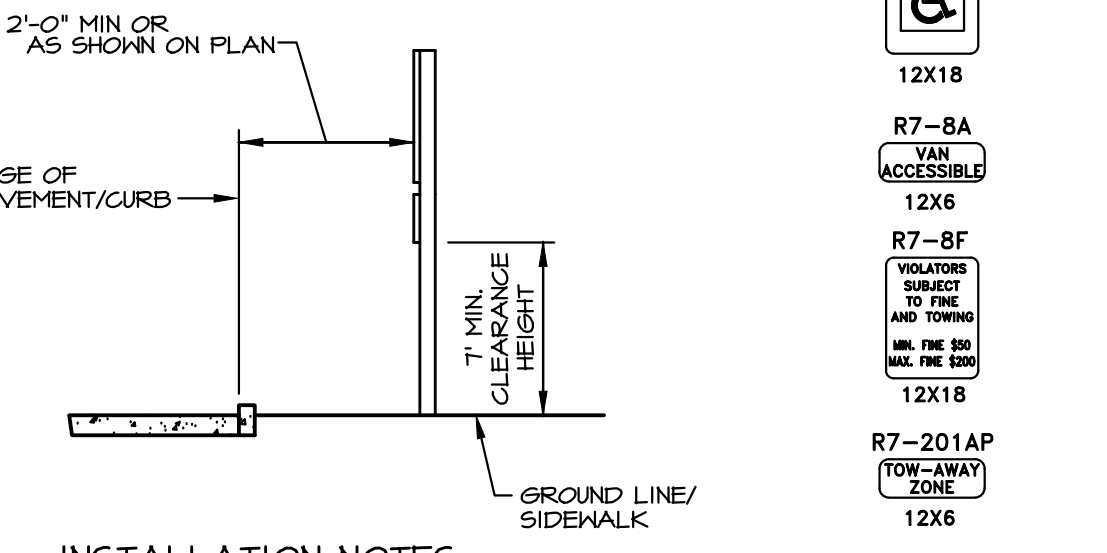
POST SCHEDULE			
# 14 GAUGE POST, 10' MAX. HEIGHT FROM GROUND TO CENTER OF SIGN PLATE			
SIGN SIZE	POST SIZE	SIGN SIZE	POST SIZE
8"x48"	1.75	30"x15"	1.75
12"x18"	1.75	30"x20"	1.75
12"x24"	1.75	30"x25"	1.75
12"x30"	1.75	30"x30"	2.0
12"x36"	1.75	30"x35"	2.0
12"x42"	1.75	30"x40"	2.25
18"x15"	1.75	36"x36"	2.0
18"x18"	1.75	36"x48"	2.25
18"x24"	1.75	36"x54"	2.25
18"x36"	1.75	48"x48"	2.25
18"x48"	2.0	48"x60"	TPO POST(S)
21"x15"	1.75	60"x12"	TPO POST(S)
24"x24"	1.75	60"x24"	TPO POST(S)
24"x36"	2.0	60"x42"	TPO POST(S)
24"x48"	2.0	60"x60"	TPO POST(S)

INSTALLATION DETAIL (STANDARD)      INSTALLATION DETAIL (CONCRETE)

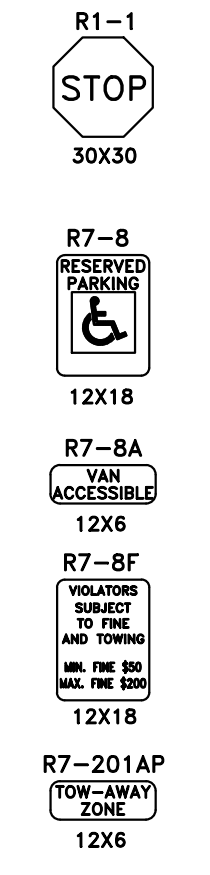


SIGN POST		ANCHOR POST		ANCHOR SLEEVE*		SPLICE SLEEVE	
SIZE	DIMENSION	SIZE	DIMENSION	SIZE	DIMENSION	SIZE	DIMENSION
A	B	A	B	A	B	A	B
1.75"	1.341 7/8"	2.0"	1"	2.25"	2 1/4" 1 1/8"	1.25"	1.121 5/8"
2.0"	2"	1.75"	1.75"	2.50"	2 1/2" 1 1/4"	1.50"	1.371 7/8"
2.25"	2 1/4" 1 1/8"	1.75"	1.75"	3.00"	3" 1 1/2" 3/16"	2.00"	2"

SQUARE STEEL POSTS  
12 AND 14 GAGE - 60 KSI



- INSTALLATION NOTES**
1. ALL SIGN MATERIALS SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408/2016, SECTIONS 1029.04 AND 1029.05 AND INSTALLED PER PENNDOT STANDARD DRAWING TC-8102B.
  2. SIGN POSTS AND SPLICE SLEEVES SHALL HAVE 7/16" DIAMETER HOLES OR DIE-CUT KNOCKOUTS ON 1" CENTERS ON ALL FOUR SIDES. ANCHOR POSTS AND ANCHOR SLEEVES SHALL HAVE 7/16" DIAMETER HOLES ON 1" CENTERS ON ALL FOUR SIDES.
  3. BOLTS AND NUTS SHALL BE ASTM-A307, GRADE 2.
  4. DRIVE RIVETS MAY BE USED TO FASTEN SIGN BLANKS TO THE SIGN POST.

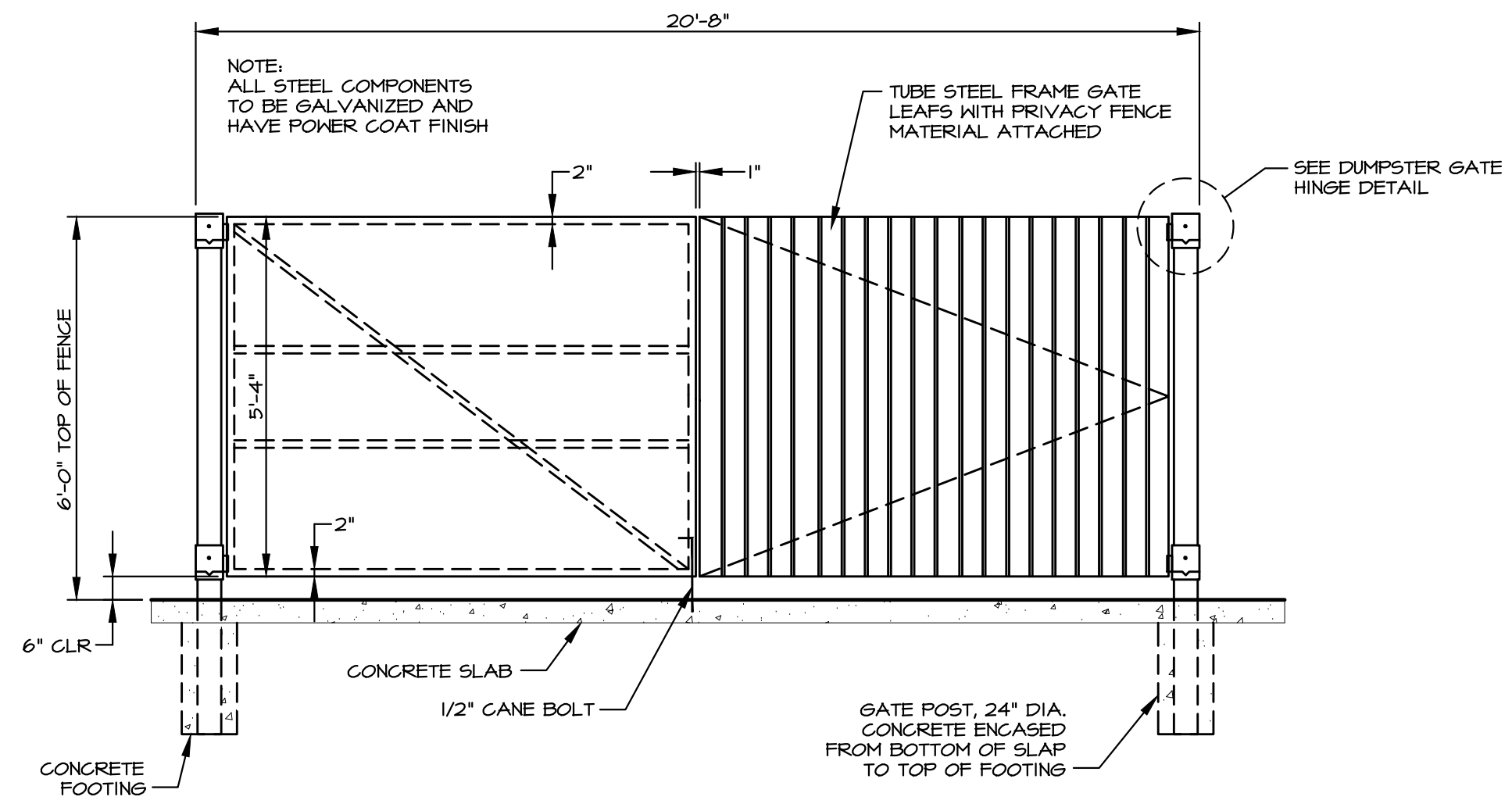


PADOT TRAFFIC CONTROL SIGN POSTS/INSTALLATION ON SITE

NO SCALE

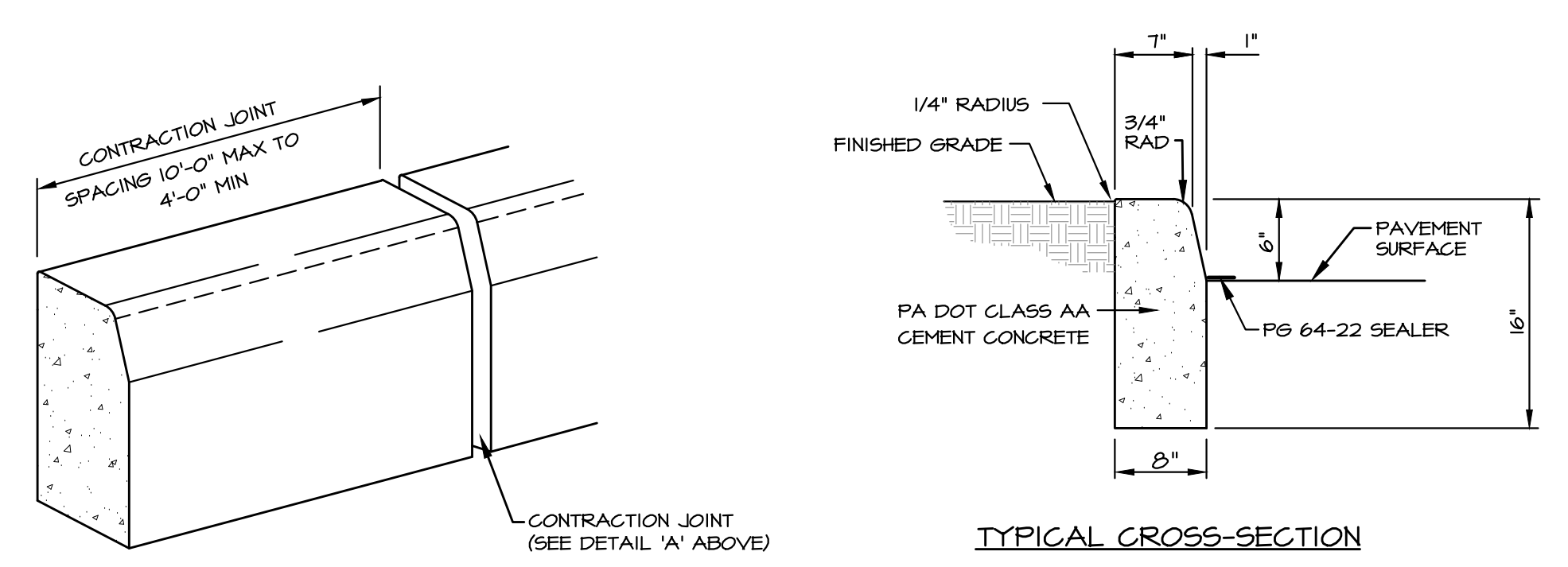
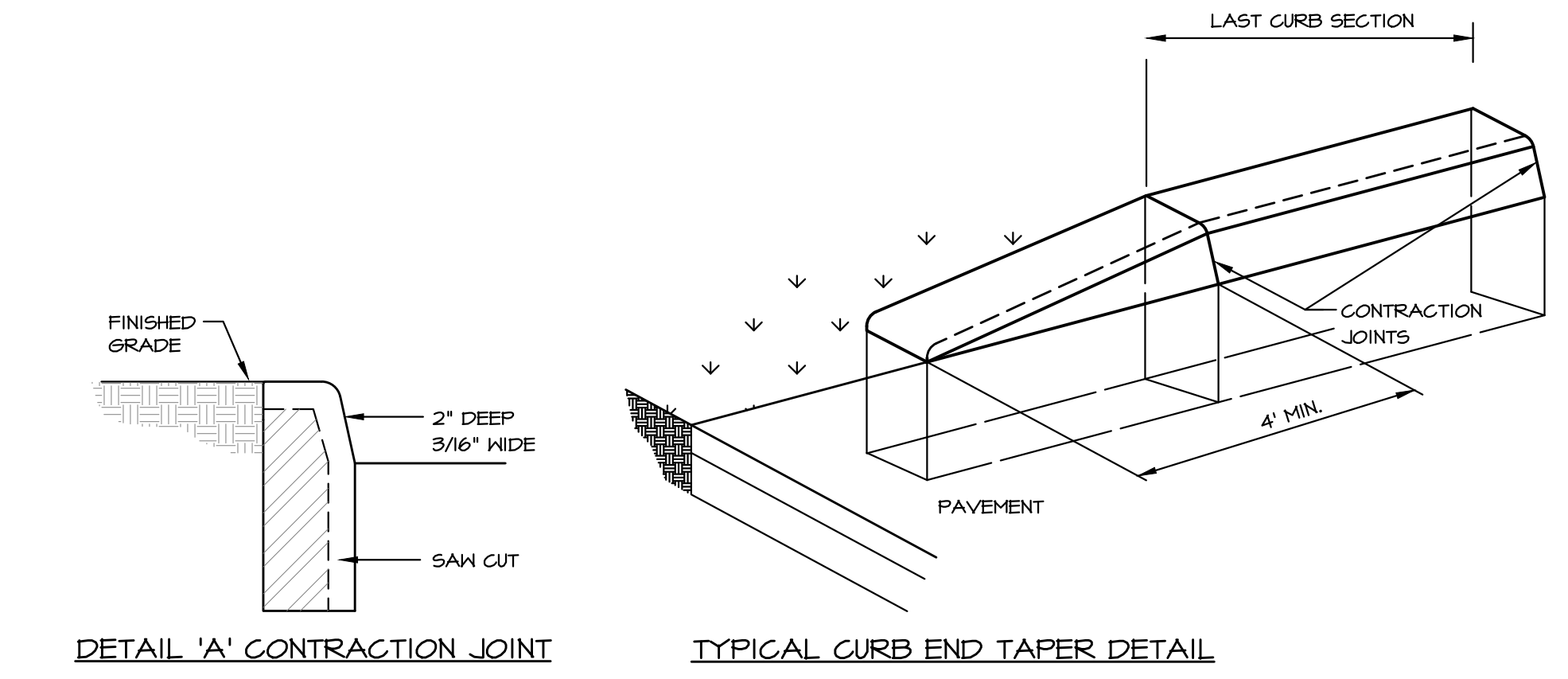
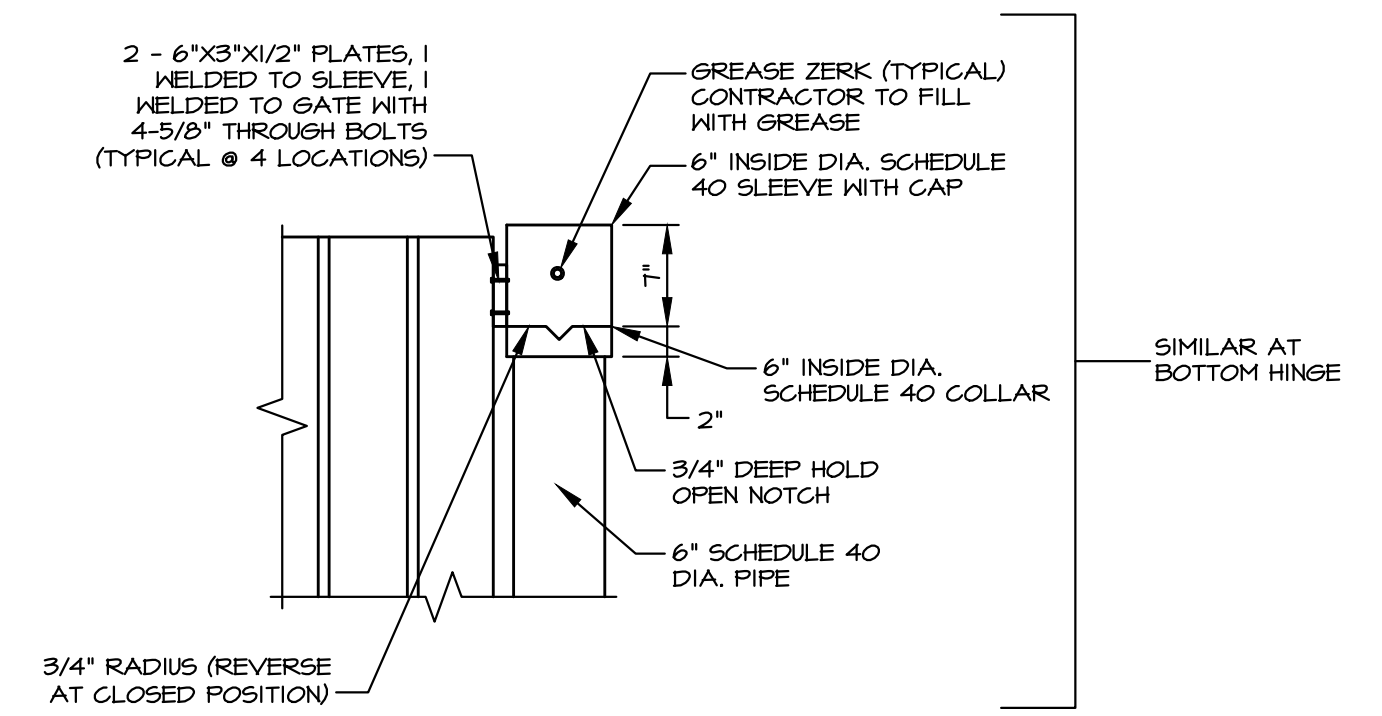
DUMPSTER GATE ELEVATION

NOT TO SCALE



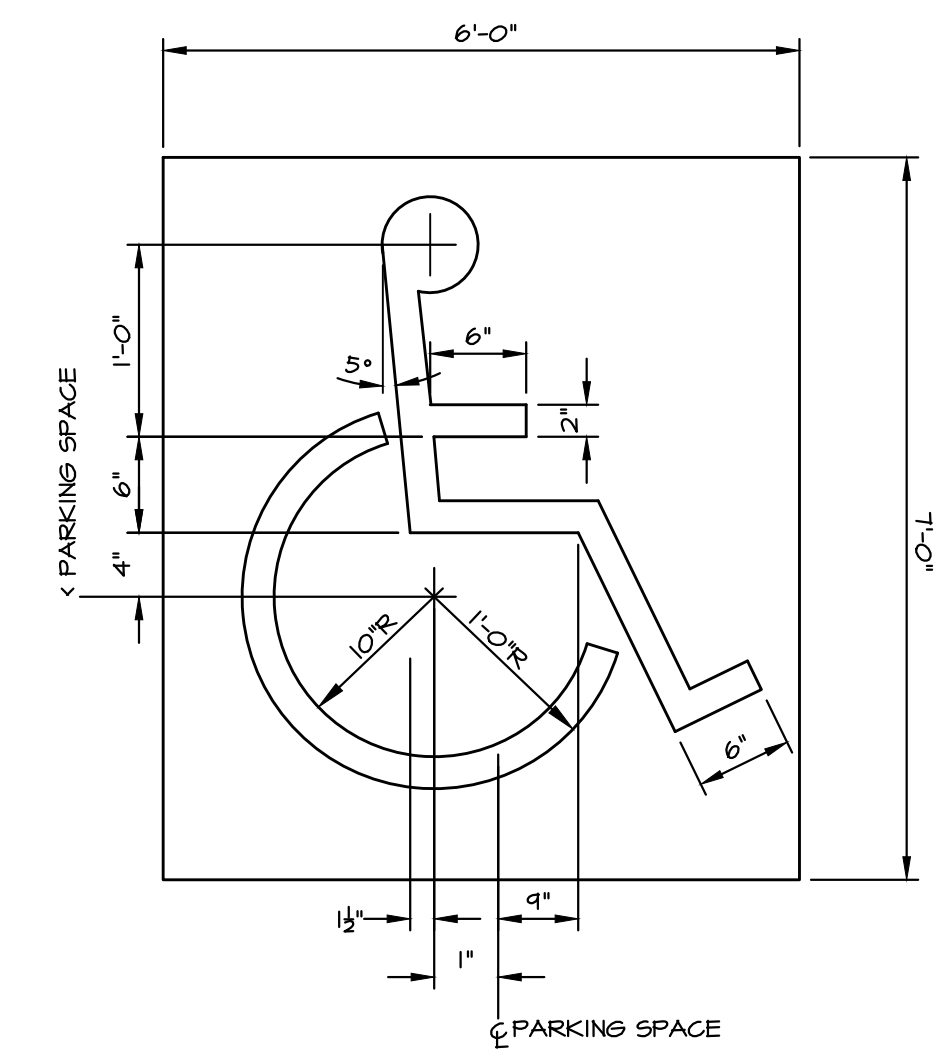
DUMPSTER GATE HINGE DETAIL

NOT TO SCALE



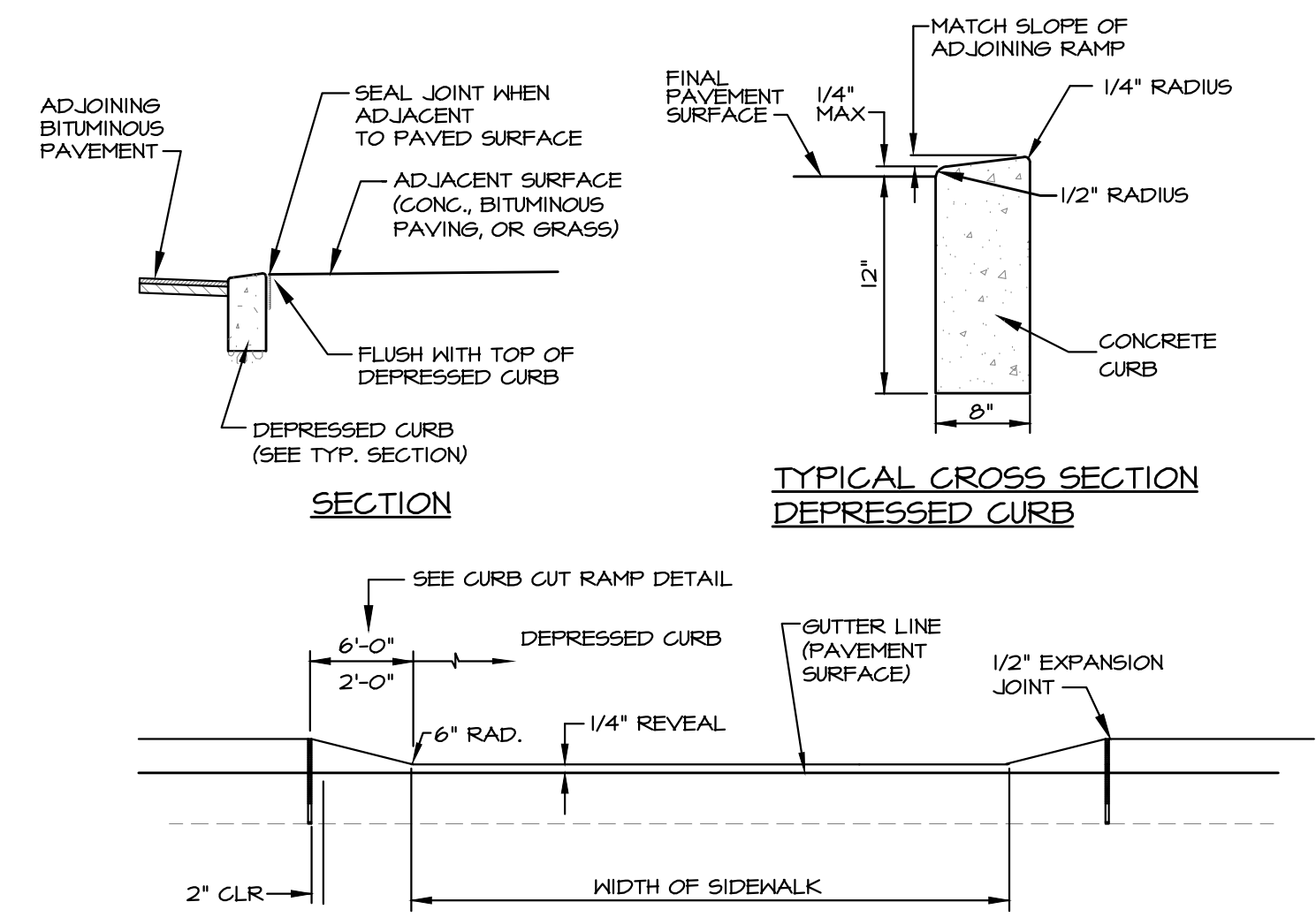
TYPICAL VERTICAL CURB DETAILS

NO SCALE



HANDICAP SYMBOL

NO SCALE



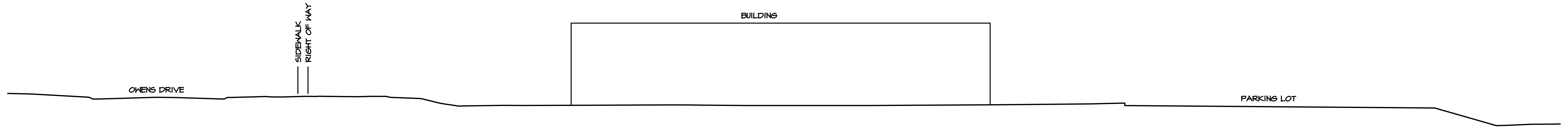
DEPRESSED CURB

NO SCALE

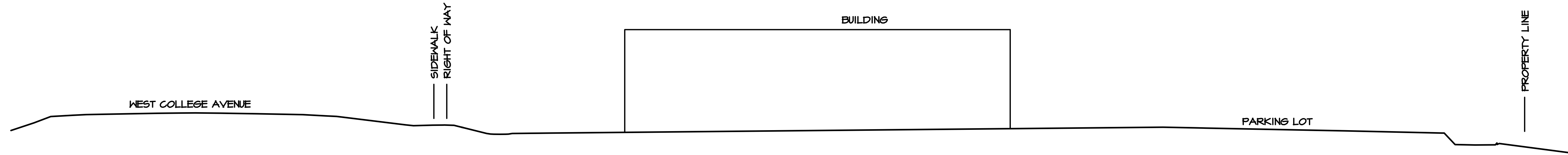
REVISIONS PER:	DATE:	BY:
1. TOWNSHIP & NTM REVIEW #1	2/14/22	BLM
2. TOWNSHIP & NTM REVIEW #2	3/23/22	BLM
3. -	-	-
4. -	-	-
5. -	-	-

PRELIMINARY LAND DEVELOPMENT
SUBJECT:
SITE DETAILS
FOR
CENTRE ANIMAL HOSPITAL
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
CLIENT:
TUSSEY TRACTS, LLC
1512 & 1518 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801
(814) 238-5100

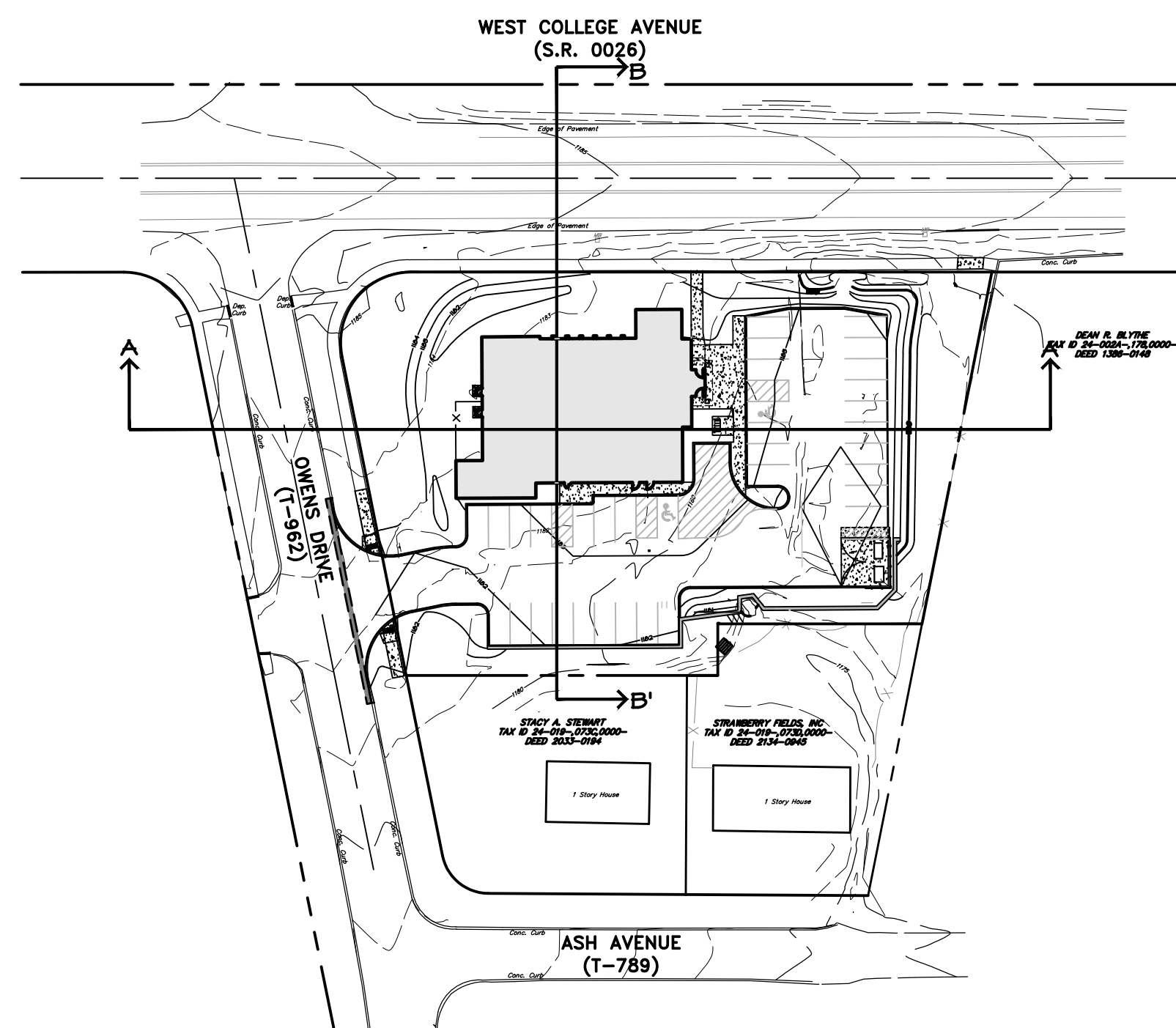
MANAGER:	THS	SEPTEMBER 17, 2021
DESIGNER:	THS	PROJECT NO. SC 455-001
DRAWN BY:	BLM	SCALE: AS NOTED



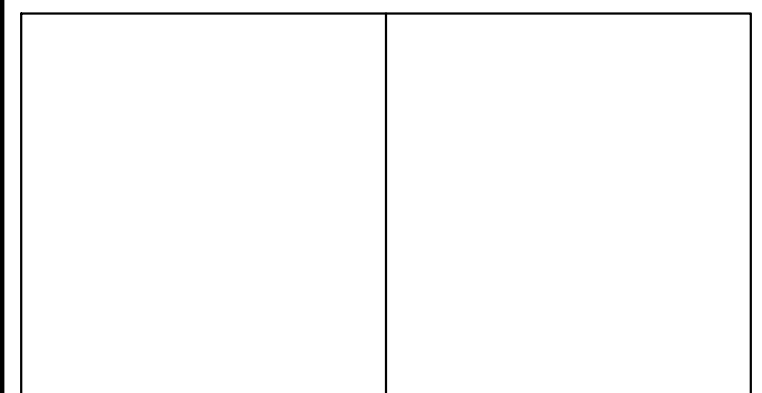
SECTION A - A'



SECTION B - B'



REVISIONS PER:	DATE:	BY:
1. TOWNSHIP & NTM REVIEW #1	2/14/22	BLM
2. TOWNSHIP & NTM REVIEW #2	3/23/22	BLM
3. -	-	-
4. -	-	-
5. -	-	-

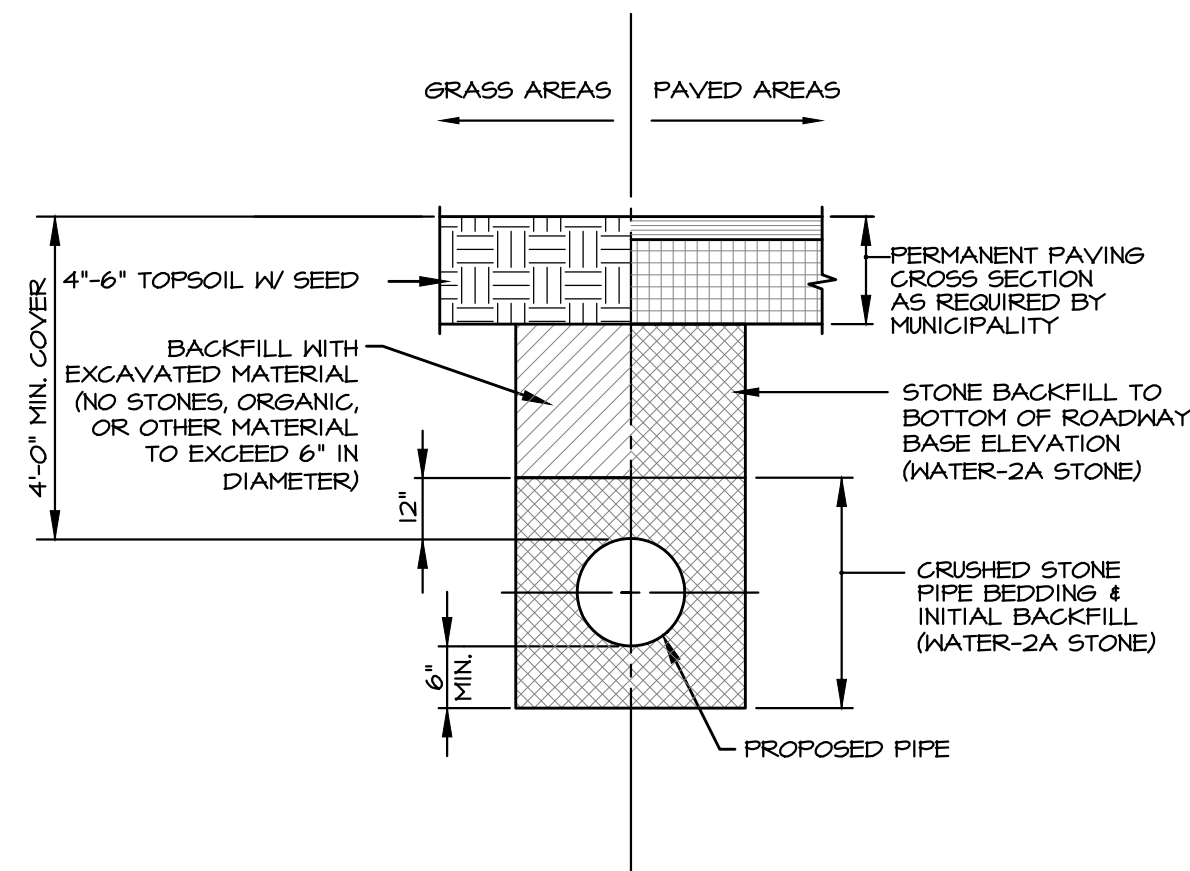


PRELIMINARY LAND DEVELOPMENT  
 SUBJECT:  
 SITE DETAILS  
 FOR  
 CENTRE ANIMAL HOSPITAL  
 FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA  
 CLIENT:  
 TUSSEY TRACTS, LLC  
 1512 & 1518 EAST COLLEGE AVENUE  
 STATE COLLEGE, PA 16801  
 (814) 238-5100

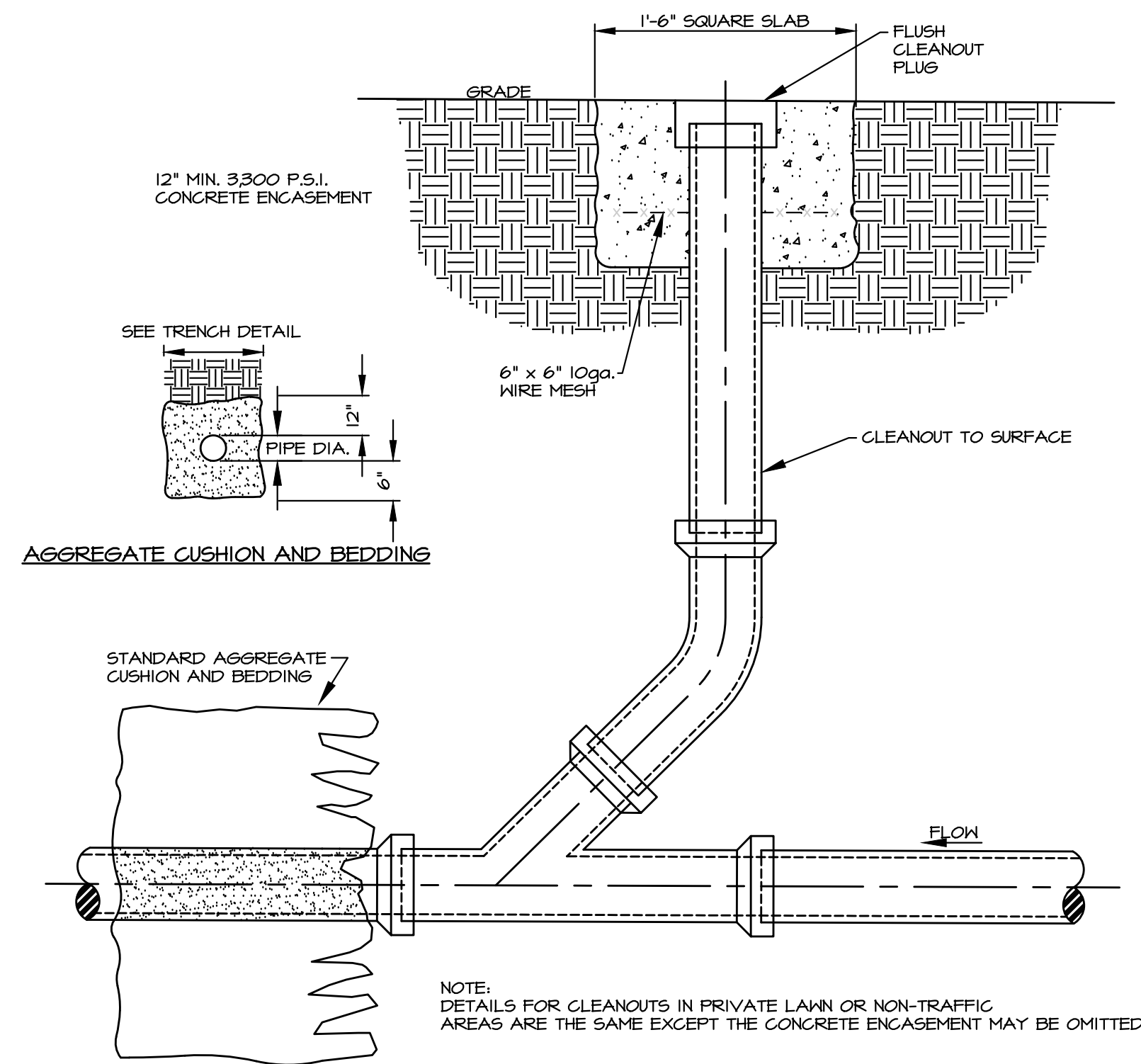
MANAGER:	THS	SEPTEMBER 17, 2021
DESIGNER:	THS	PROJECT NO. SC 455-001
DRAWN BY:	BLM	SCALE: AS NOTED

DRAWING NO.  
**9 OF 11**

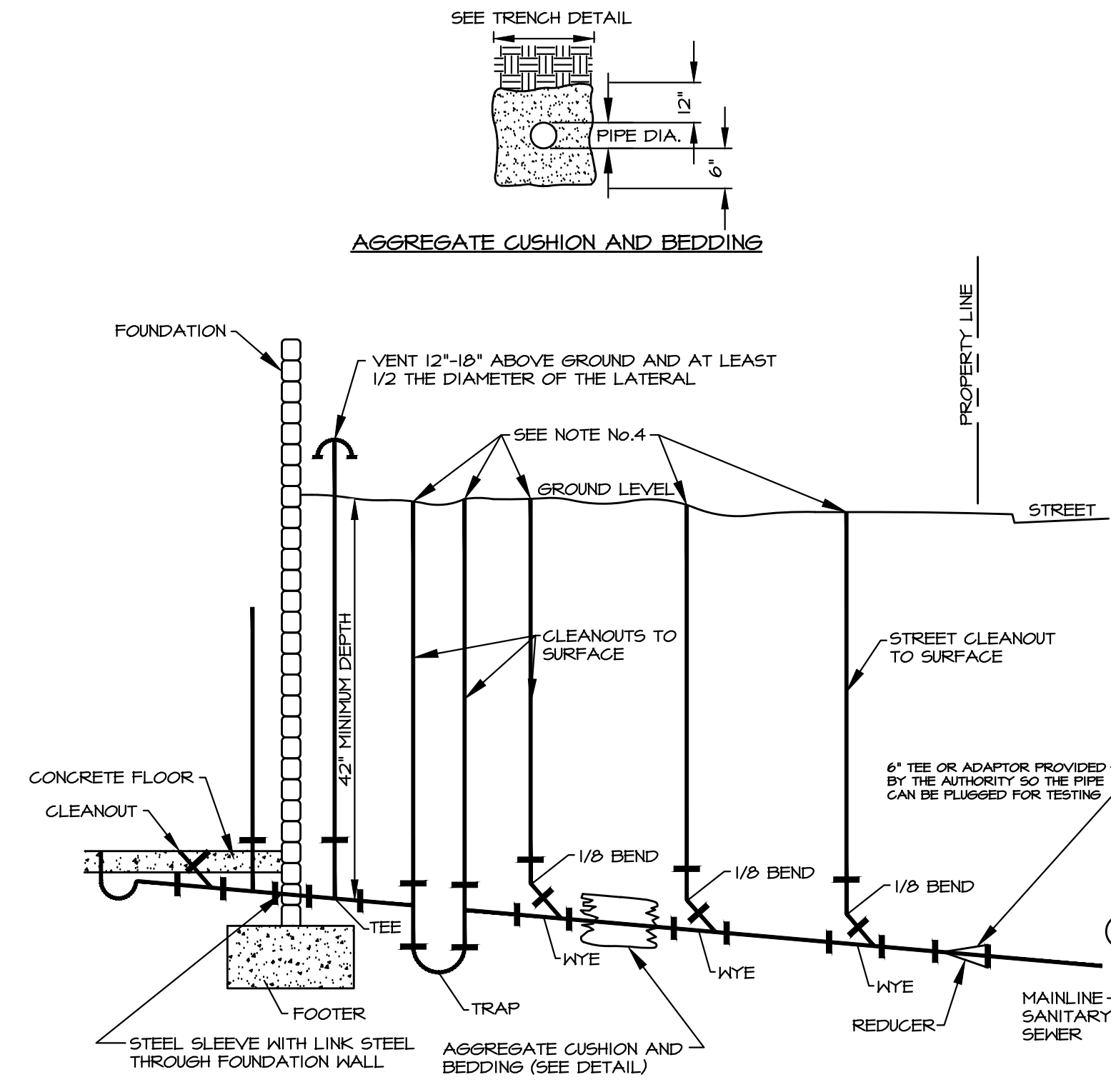




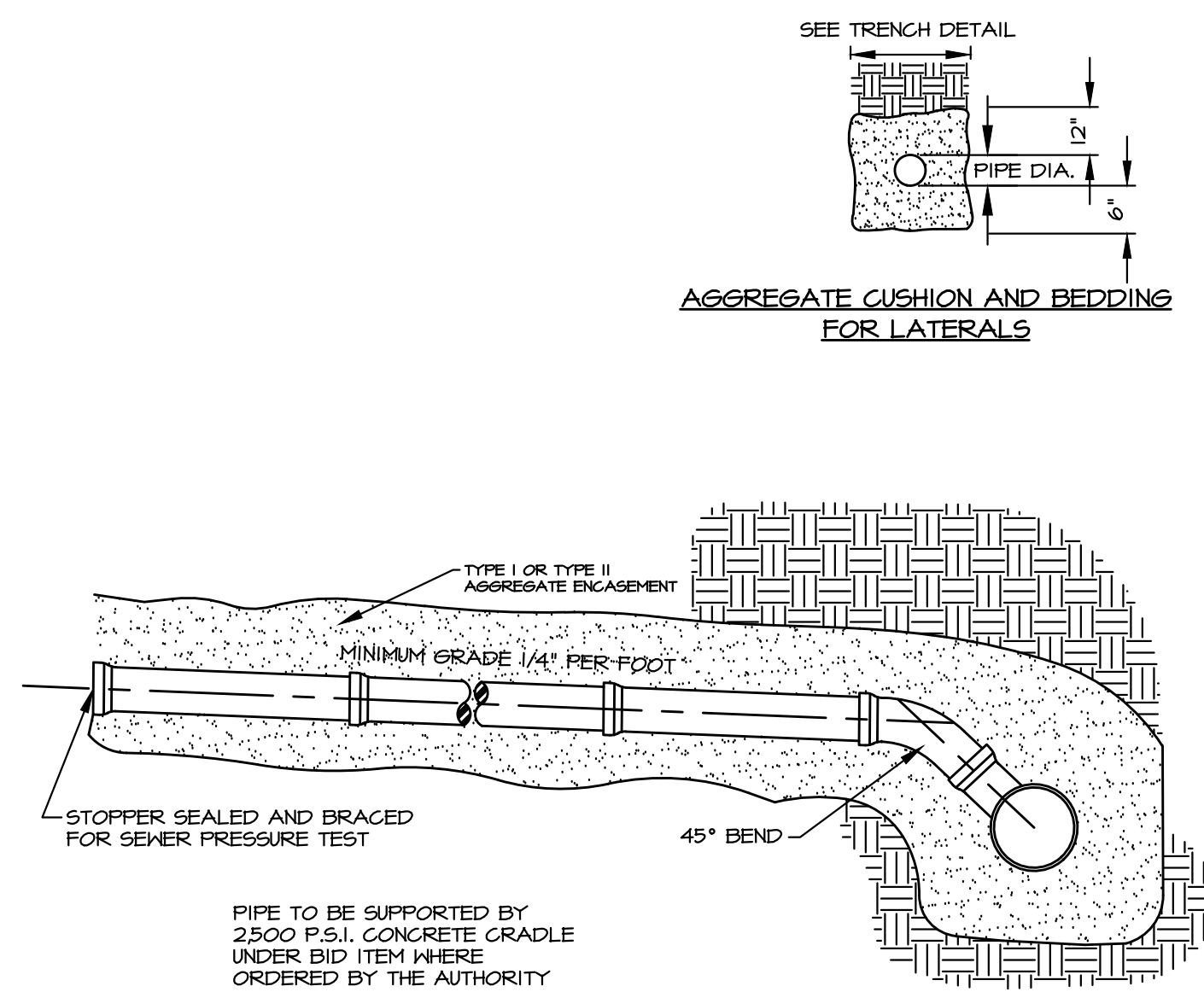
TRENCH RESTORATION FOR WATER  
NO SCALE



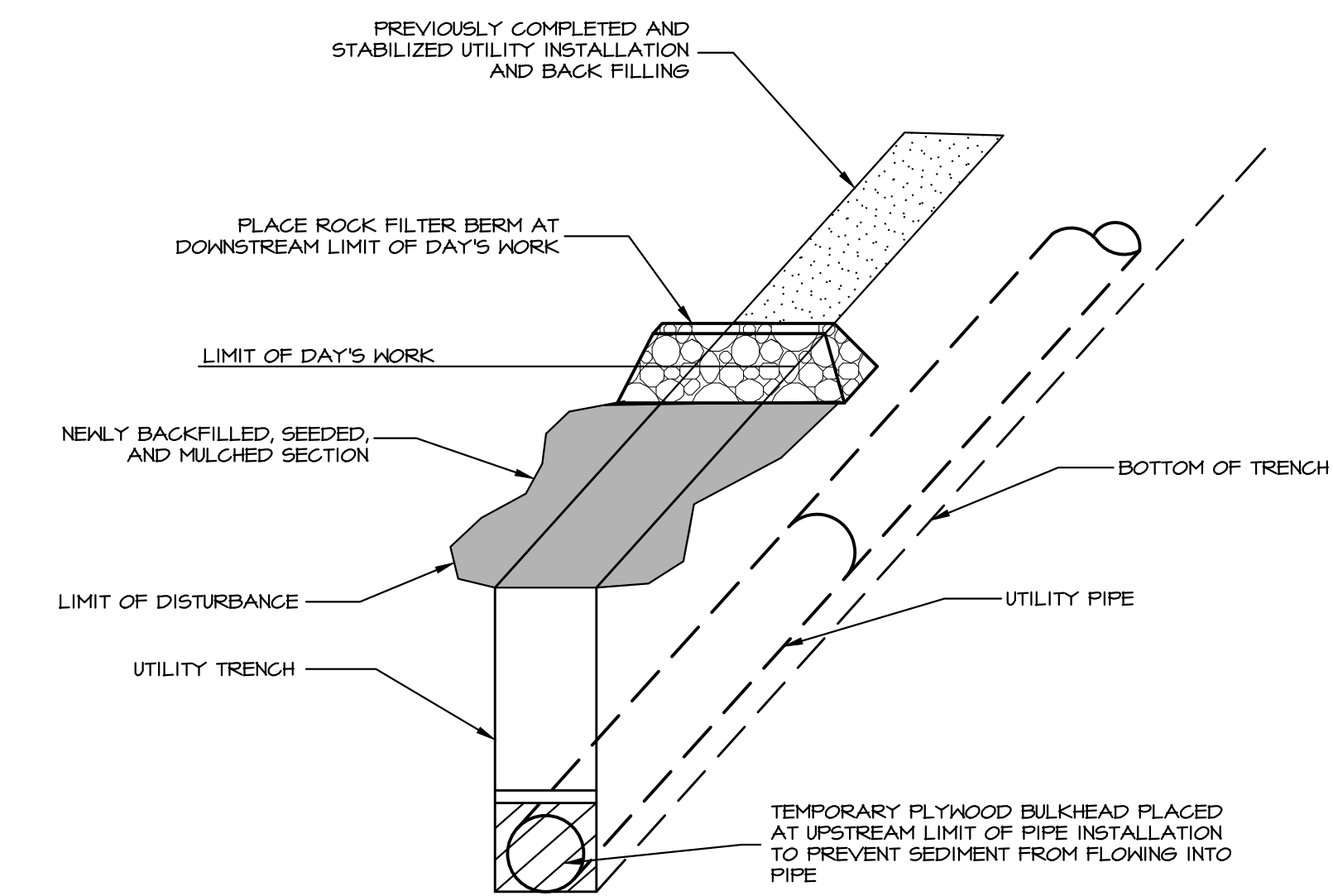
CLEANOUT CONSTRUCTION DETAIL FOR PRIVATE COLLECTION SYSTEM IN COMMERCIAL AREAS  
NO SCALE



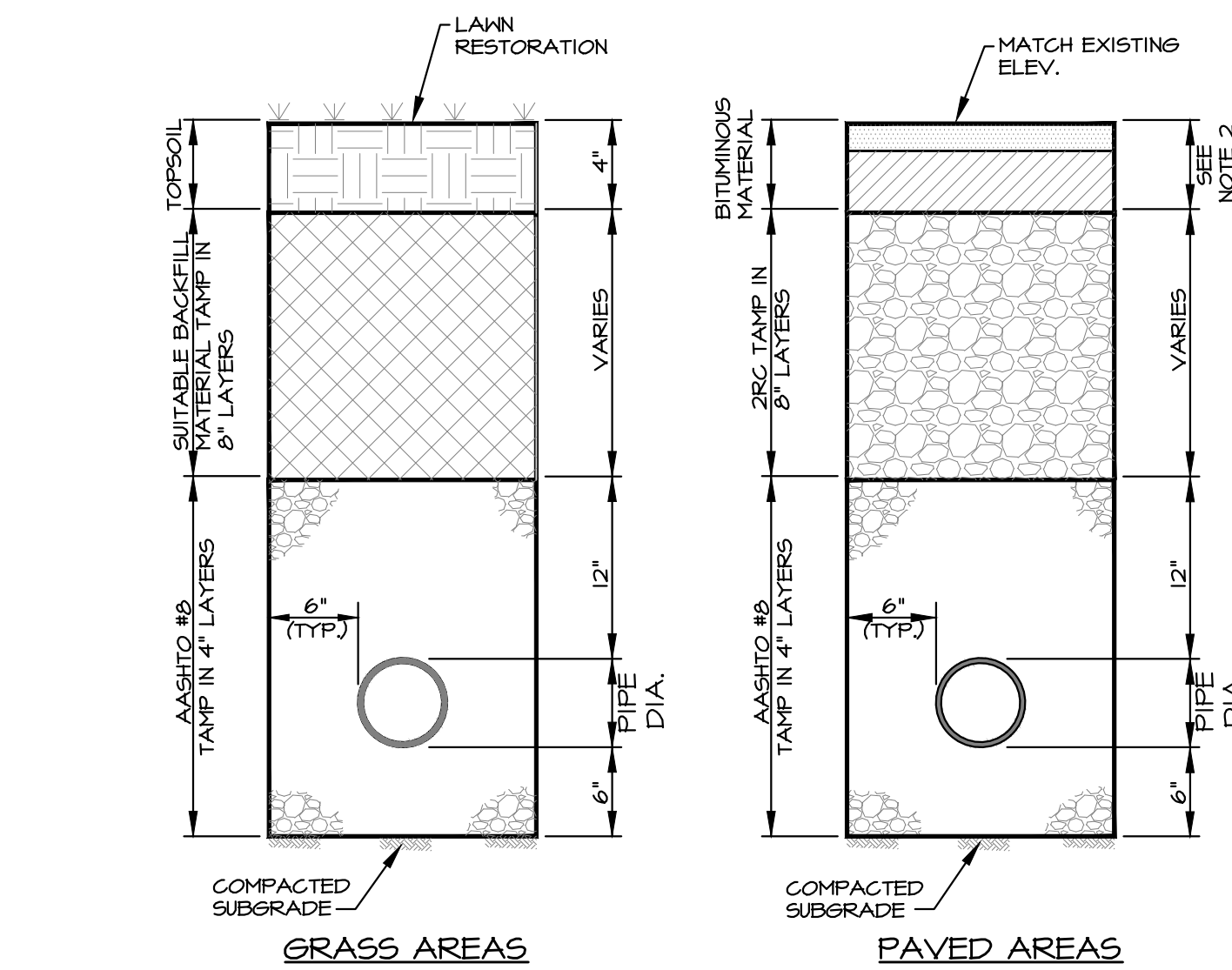
TYPICAL SANITARY SEWER LATERAL  
NO SCALE



LATERAL DETAIL  
NO SCALE



UTILITY TRENCH EXCAVATION/RESTORATION  
NO SCALE



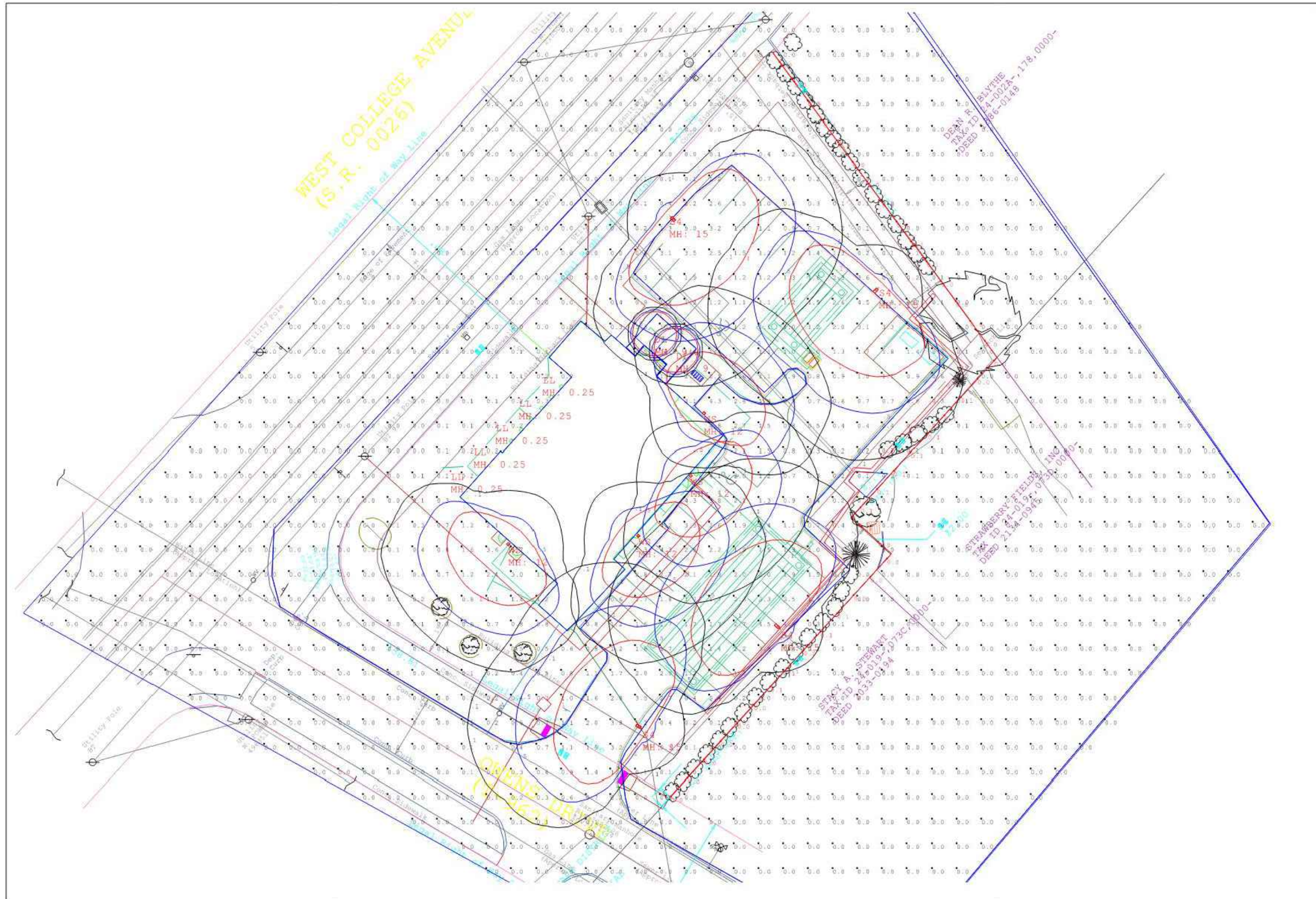
SANITARY SEWER TRENCH DETAIL  
NO SCALE

REVISIONS PER:	DATE:	BY:
1. TOWNSHIP & NTM REVIEW #1	2/14/22	BLM
2. TOWNSHIP & NTM REVIEW #2	3/23/22	BLM
3. -	-	-
4. -	-	-
5. -	-	-


PRELIMINARY LAND DEVELOPMENT  
SUBJECT:  
UTILITY DETAILS  
FOR  
CENTRE ANIMAL HOSPITAL  
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA  
CLIENT:  
TUSSEY TRACTS, LLC  
1512 & 1518 EAST COLLEGE AVENUE  
STATE COLLEGE, PA 16801  
(814) 238-5100

MANAGER:	THS	SEPTEMBER 17, 2021
DESIGNER:	THS	PROJECT NO. SC 455-001
DRAWN BY:	BLM	SCALE: AS NOTED





**Penn Lighting**  
ASSOCIATES

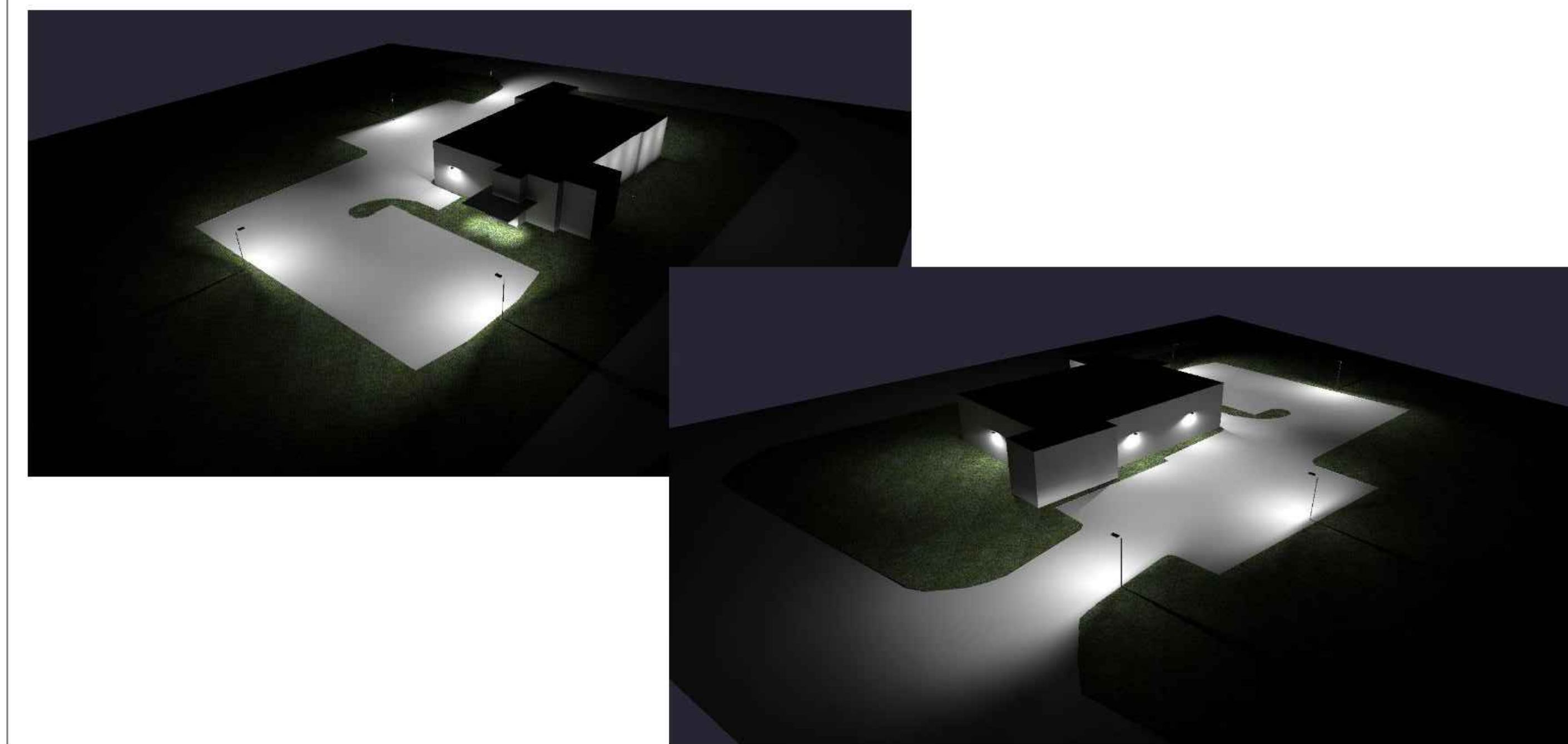
Drawn By: IE	#	Date	Comments
Checked By:			
Date: 3/14/2022	Revisions		
Scale:			

**Centre Animal Hospital**

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens	BUG Rating	
	4	S4	SINGLE	0.900	Gardco P15-P-A04-740-T4S-AR1-UNV-X-X-HIS-FINISH	60.1	7158	B1-U0-G2	
	4	WS	SINGLE	0.900	Gardco PWS-64L-600-AM-G2-4	94.4	4381	B1-U0-G1	
	2	DL	SINGLE	0.900	Lightolier C6RN+C6L20835WZ10U+C6RDCLC	17	1833	B2-U0-G0	
	5	LL	SINGLE	0.900	Hadco b9_10w_nw_med	9.7	1097	B1-U1-G0	

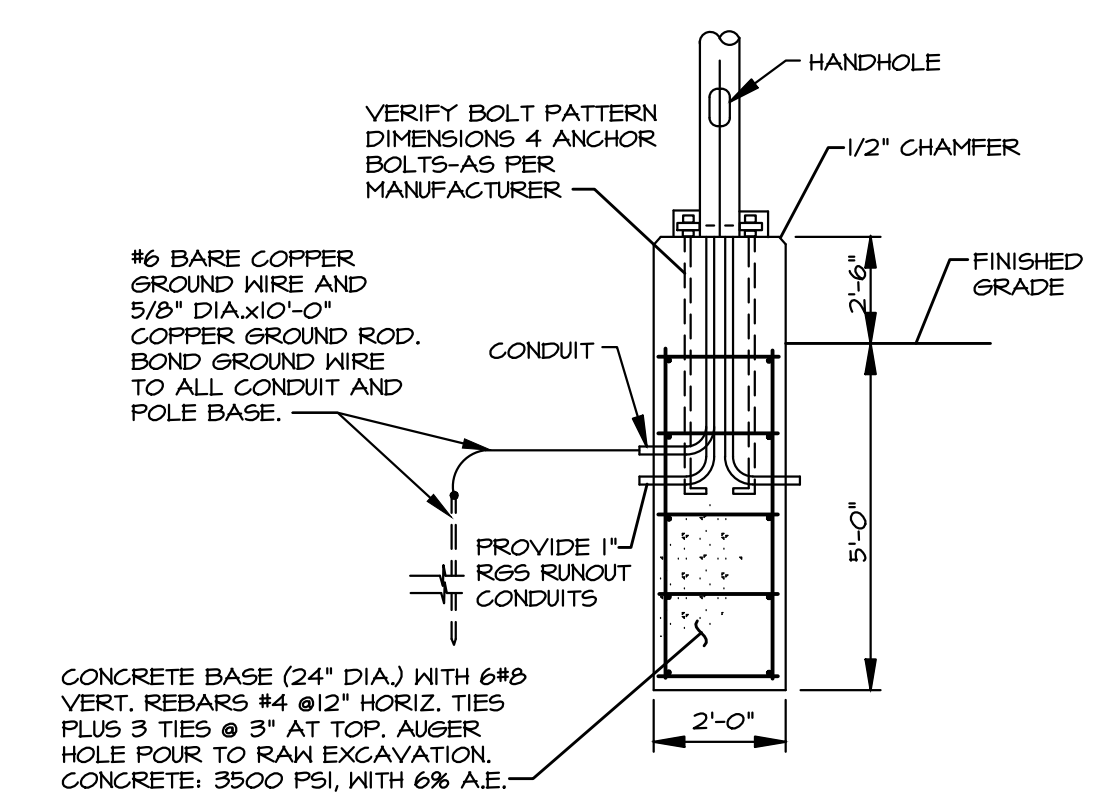
Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min	Grid Z	PtSpLr	PtSpTb
Calc Grid	Illuminance	Fc	0.35	14.0	0.0	N.A.	N.A.	0.25	10	10
Property Line	Illuminance	Fc	0.04	0.1	0.0	N.A.	N.A.	N.A.	10	N.A.



**Penn Lighting**  
ASSOCIATES

Drawn By: IE	#	Date	Comments
Checked By:			
Date: 3/14/2022	Revisions		
Scale:			

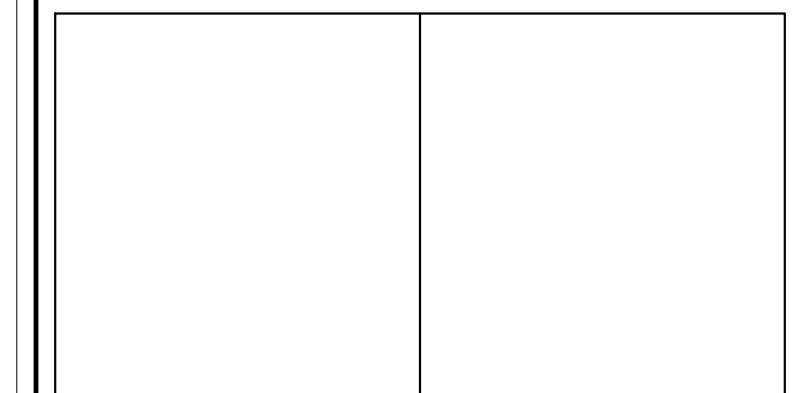
**Centre Animal Hospital**



- LIGHTING NOTES:**
- COORDINATE ALL FIXTURE TYPES AND APPURTENANCES WITH OWNER PRIOR TO ORDERING.
  - COORDINATE ALL FIXTURE COLORS AND FINISHES WITH OWNER PRIOR TO ORDERING.
  - ALL APPURTENANCES (POLE AND MOUNTS) TO BE COORDINATED WITH MANUFACTURER'S RECOMMENDED POLE MOUNTING PATTERN PRIOR TO INSTALLING CONCRETE BASE. ADVISE ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION OF ANY COMPONENTS.
  - COORDINATE POLE ANCHOR BOLT PATTERN AND BASE DIAMETER WITH MANUFACTURER'S RECOMMENDED POLE MOUNTING PATTERN PRIOR TO INSTALLING CONCRETE BASE. ADVISE ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION OF ANY COMPONENTS.
  - LIGHT FIXTURE MOUNTING HEIGHT IS 10 FEET.

**SITE LIGHTING POLE BASE DETAIL**  
NO SCALE

REVISIONS PER:	DATE:	BY:
1. TOWNSHIP & NTM REVIEW #1	2/14/22	BLM
2. TOWNSHIP & NTM REVIEW #2	3/23/22	BLM
3. -	-	-
4. -	-	-
5. -	-	-



**PRELIMINARY LAND DEVELOPMENT**  
SUBJECT:  
**LIGHTING PLAN**  
FOR  
**CENTRE ANIMAL HOSPITAL**  
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA  
CLIENT:  
**TUSSEY TRACTS, LLC**  
1512 & 1518 EAST COLLEGE AVENUE  
STATE COLLEGE, PA 16801  
(814) 238-5100

MANAGER:	THIS	SEPTEMBER 17, 2021
DESIGNER:	THIS	PROJECT NO. SC 455-001
DRAWN BY:	BLM	SCALE: AS NOTED



**REQUEST FOR CONDITIONAL USE PERMIT  
FOR FLAG LOT:  
FARMSTEAD DEVELOPER, LLC**

Hearing Date: April 19, 2022

*This document is a series of facts related to the conditional use application for Farmstead Developer, LLC presented on behalf of the Township's Planning & Zoning Department, and entered as **Exhibit #1** for this Conditional Use Hearing.*

1. The subject of this hearing is Farmstead Developer, LLC, located at 139 Farmstead Lane (24-022-,306-,0000-).
2. The subject property is located within the Single Family Residential (R1) Zoning District.
3. **Exhibit #2** is the subdivision plan the applicant submitted for a seven-lot subdivision on July 30, 2021.
4. On December 17, 2021, Penn Terra Inc. submitted, on behalf of their client, Farmstead Developer, LLC, a Conditional Use Application (**Exhibit #3**) for a proposed flag lot to be created for Lot 1 (103 Farmstead Lane—0.632 acres or 27,530 square feet).
5. **Exhibit #4** is the conditional use extension letter provided to the Planning & Zoning Department on January 11, 2022, waiving the 60-day public hearing requirement for the Conditional Use Hearing.
6. A conditional use is a land use that is permitted in a specified zoning district, and one that is subject to additional zoning requirements that applicants must meet as part of the conditional use process. Approval of a conditional use permit does not equate to zoning permit approval and it is a necessary step in the process for subdividing a flag lot.
7. The conditional use provisions require the Board of Supervisors to hold a public hearing on the application within 60 days of receiving the application and decide if the request is in accordance with the express standards and criteria provided in §27-732 of the Township's Zoning Ordinance.
8. The Board of Supervisors has 45 days following the hearing to render a decision.
9. Reasonable conditions and safeguards, other than those related to off-site transportation improvements, in addition to those expressed in the zoning ordinance, can be attached to the conditional use permit as the Board may deem necessary for the health, safety, and welfare of the municipality. The conditions must be reasonably related to a valid public interest established in the record of the application.
10. **Exhibit #5** is an aerial view of the property using Ferguson Township's GIS Software with the subject property highlighted in red.
11. **Exhibit #6** is §27-732 of the Township's Zoning Ordinance. This section provides the criteria applicants must meet in order to obtain conditional use approval.
12. In addition to staff review, conditional use applicants are required to present proposals to the Township's Planning Commission.
13. Township Staff have reviewed the conditional use proposal for compliance with §27-732. The following is a review of how the project meets, does not meet, or is working towards meeting the conditional use criteria.

**§27-732. FLAG LOTS AS A CONDITIONAL USE**

1. In addition to the district regulations specified, in the RA, RR, R1, R2, and R3 Districts, lot requirements and yard setback requirements different from those set forth in the appropriate subsection shall be allowed as a conditional use by the Board of Supervisors after receiving recommendations from the Planning Commission if the following standards and criteria are met:
  - A. A lot which is possibly subject to further subdivision under the ordinances or resolutions of the Township of Ferguson as they then currently exist need not meet the minimum lot width requirements at the street line as set forth in this chapter, so long as the lot shall be a minimum of 60 feet wide at the street line and shall be no less than 60 feet wide at all points from the street line to the point at which the lot meets the minimum width requirements. **Meets criterion**
  - B. A lot which is not possibly subject to further subdivision under the ordinances or resolutions of the Township of Ferguson as they currently exist need not meet the minimum lot width requirements at the street line as set forth in this chapter, so long as the lot shall be a minimum of 15 feet wide at the street line and shall be no less than 15 feet wide at all points from the street line to the point at which the lot meets the minimum width requirements. **Not applicable**
  - C. In determining the minimum size of a lot and maximum coverage of a lot, only that portion of the lot described pursuant to §27-732, Subsection 1E, below, shall be considered in making such calculations. In determining maximum impervious coverage of a lot, the lot area shall be considered in making such calculations. **Meets criterion.**
  - D. In determining the location of front yard setback requirements, the front yard setback shall be calculated in reference to the lot described pursuant to §27-732, Subsection 1E, below. **Meets criterion.**
  - E. Pot Handle.
    - i. If there is a discernable pot handle (the extension of the side lines of the lot intersect within the lot or on a line of the lot), only that portion of the lot within the intersecting lines shall be considered for purposes of §27-732, Subsection 1A through D. **Meets criterion.**
    - ii. If there is not a discernable pot handle, only that portion of the lot which is to the rear of the line parallel to the front line (or parallel to the tangent at the midpoint of a curved front line) where the lot first reaches the lot minimum width requirements as set forth in the lot requirements of this chapter shall be considered for §27-732, Subsection 1A through D. **Does not apply.**
  - F. In granting a conditional use for a flag lot, the Board of Supervisors shall take into consideration whether some or all of the following goals will be reached:
    - i. Creation of the flag lot will eliminate access from the lot to an arterial or collector street. **Creation of the flag lot will not eliminate access from Farmstead Lane.**
    - ii. Creation of the flag lot will make better use of an irregularly shaped property. **This flag lot will make better use of this property once subdivided.**

- iii. Creation of the flag lot is consistent with a design and layout creating the minimum number of flag lots in the subdivision, taking in account §27-732, Subsection 1.F(1) and (2). **Meets criterion.**
  - iv. Creation of the flag lot will reduce the loss of tillable acreage associated with a farm parcel that has no additional subdivision potential. **Not applicable.**
14. **Staff's conclusion is that the proposal meets the conditional use criterion provided in §27-732. Therefore, approval of the conditional use permit is recommended.**
15. Planning Commission reviewed the conditional use application for compliance with the conditions included in §27-732 and recommended approval to the Board of Supervisors.



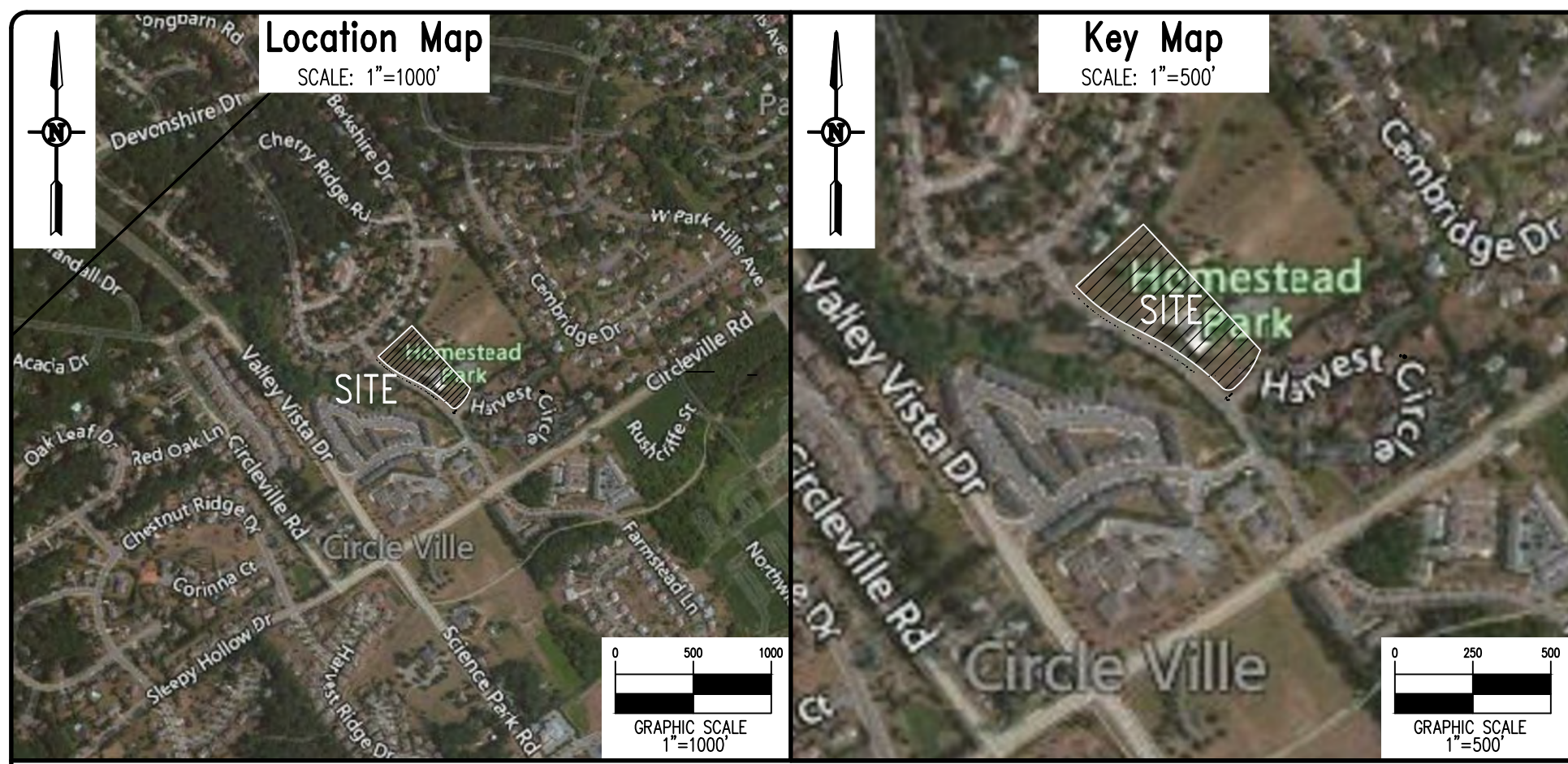


EXHIBIT #2

**EXISTING CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C1	106.74'	255.00'	54.16'	N 36° 02' 40" E	105.96'	23° 59' 00"
C2	45.21'	30.00'	28.14'	N 88° 47' 38" W	41.05'	86° 20' 25"
C3	272.48'	910.00'	137.27'	N 54° 12' 06" W	271.46'	17° 09' 22"
C4	197.41'	555.81'	99.76'	N 52° 36' 17" W	196.37'	20° 21' 00"

**EXISTING LINE TABLE**

LINE	DIRECTION	LENGTH
L1	S 48° 02' 10" W	11.06'

**PROPOSED CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C5	85.64'	910.00'	42.85'	N 48° 19' 11" W	85.61'	5° 23' 32"
C6	92.24'	910.00'	46.16'	N 53° 55' 11" W	92.20'	5° 48' 27"
C7	83.70'	910.00'	41.88'	N 59° 27' 30" W	83.67'	5° 16' 12"
C8	10.90'	910.00'	5.45'	N 62° 26' 11" W	10.90'	0° 41' 11"
C9	55.89'	555.81'	27.97'	N 59° 53' 57" W	55.86'	5° 45' 39"
C10	81.41'	555.81'	40.78'	N 52° 49' 22" W	81.34'	8° 23' 31"
C11	60.12'	555.81'	30.09'	N 45° 31' 42" W	60.09'	6° 11' 50"

**PROPOSED LINE TABLE**

LINE	DIRECTION	LENGTH
L2	N 62° 46' 47" W	74.40'
L3	N 62° 46' 47" W	28.49'

**SURVEY FEATURES LEGEND**

- Property Line, Lot Line or Right of Way Line
- Adjoining Property Line
- Building Setback Line
- Easement Line
- Roadway Center Line
- Property Corner Found
- Property Corner To Be Set

**EXISTING FEATURES LEGEND**

- Existing Building
- Existing Curbing & Edge of Pavement
- Existing Gravel Areas
- Existing Bituminous Areas
- Existing Fence
- Existing Sanitary Sewer w/ Manhole
- Existing 6" PVC Sanitary Sewer Lateral w/ CV
- Existing Water Line w/ Valve
- Existing Storm Sewer Line w/ Inlet
- Existing Overhead Utility Line w/ Pole
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrub

**PROPOSED FEATURES LEGEND**

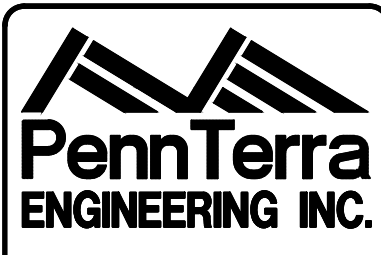
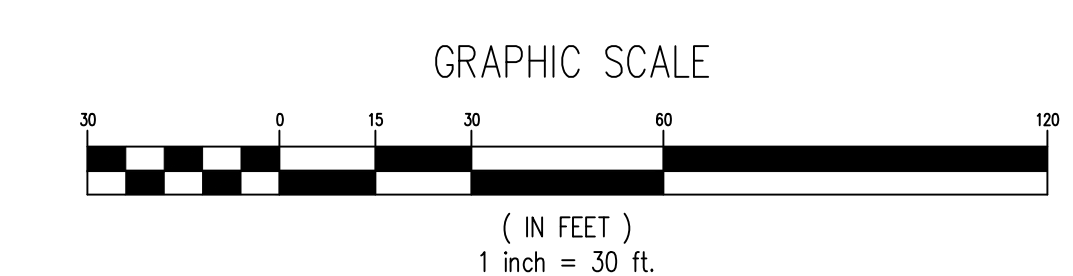
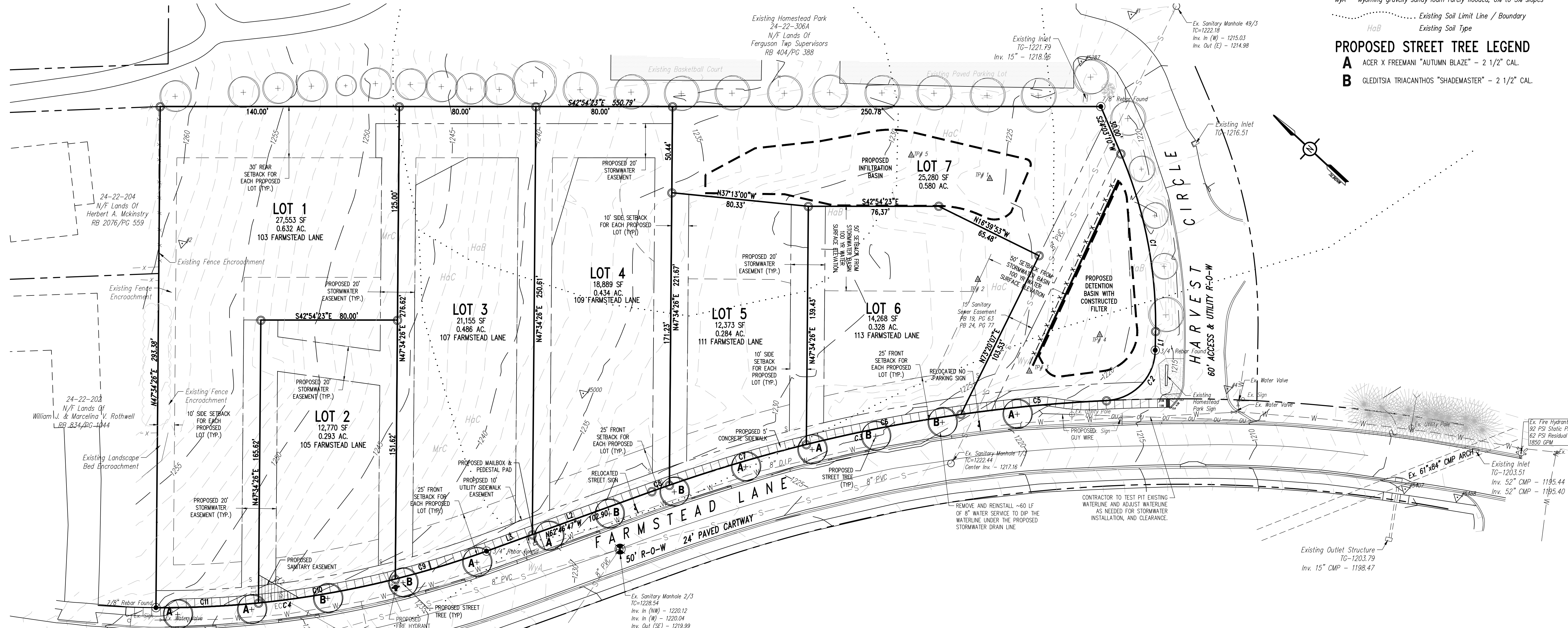
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CURBING & EDGE OF PAVEMENT
- PROPOSED DEPRESSED CURB
- PROPOSED DETAINING WALL

**SOILS LEGEND**

- Soil cover on the site consists of:
- HaB - Hagerstown Silt loam, 3%-8% Slopes
  - HaC - Hagerstown Silt Loam, 8%-15% Slopes
  - MrC - Morrison sandy loam, 8%-15% Slopes
  - WyA - Wyoming gravelly sandy loam rarely flooded, 0% to 5% slopes
- Existing Soil Limit Line / Boundary
- Existing Soil Type

**PROPOSED STREET TREE LEGEND**

- A ACER X FREEMANI "AUTUMN BLAZE" - 2 1/2" CAL.
- B GLEDITSIA TRIACANTHOS "SHADEMASTER" - 2 1/2" CAL.



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

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

WWW.PENNTERRA.COM

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Designer	MLH
Draftsman	MLH
Proj Manager	MAT
Surveyor	BRK
Perimeter Ok	
Book	Pg
File	2022-04-RECORD
Layout	RECORD

2/2/22	REVISED PER TWP COMMENTS
12/14/21	REVISED PER TWP COMMENTS
10/19/21	PROJING SET
Date	Description
	REVISIONS

**FARMSTEAD VIEW**

FERGUSON TOWNSHIP  
 CENTRE COUNTY  
 PENNSYLVANIA

**PRELIMINARY SUBDIVISION PLAN**

**RECORD PLAN**

PROJECT NO.	20290
DATE	JULY 29, 2021
SCALE	1"=30'
SHEET NO.	4





# TOWNSHIP OF FERGUSON

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

## CONDITIONAL USE APPLICATION REQUEST FOR FERGUSON TOWNSHIP

Submittal Date: 12-17-21

**\$500.00**

A fee of ~~\$300.00~~ is required at the time of submitting this application.

### Applicant Information

Farmstead Developer, LLC

Name

1764 Cambridge Drive                      State College                      PA                      16803  
Street Address                                      City                                      State                                      Zip

(814) 574-3325  
Phone Number

### Property Information

A portion of existing TP 24-022-,306                      Proposed Flag Lot                      R1  
0.632 acres  
Tax Parcel Number                                      Lot Size                                      Zoning District

Proposed 103 Farmstead Lane                      State College                      PA                      16801  
Property Location (Address)                                      City                                      State                                      Zip

Is this a changed use? No - a proposed use - flag lot

What do you propose to do on the lot? (please include details)

Create the lot for a single-family dwelling - conditional use is for a flag lot as required by Ord. 27-204.1.K.(6) under the use regulations.

Are there existing buildings on the lot? If so, how many?

Yes     No    # of Buildings: \_\_\_\_\_

What size(s) are the existing buildings (square feet)?

N/A

If proposing a building, please state the size (square feet).

No building is being proposed per this plan. Ultimately a single-family dwelling will be constructed on the lot. A 3,000 S.F. pad area is shown on the plan where the future dwelling will go.

If proposing a parking lot, please state the size, how many cars can be parked in the parking lot (including handicap accessible), and how many employees you hope to employ.

N/A

Please explain how the proposed project will not subsequently alter or change the character of the neighborhood.

The surrounding areas are also zoned R-1. There are single-family dwellings to the side of it, an existing park behind it and an existing townhouse rental development across the street.

**Additional Comments (attach additional sheets if necessary)**

See attached conditional use requirements and comments on meeting those.

I hereby certify that all of the above statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief. I understand that other permits may be required and made separately from this application.

Mark Fournier (agent)  
Owner/Applicant Name

12/17/21  
Date

**-For Office Use Only-**

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

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

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

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



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

January 11, 2022

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

Re: Farmstead View Preliminary Subdivision Plan

Dear Jenna:

On behalf of my Client, we waive the 60 day requirement to hold a public hearing on the conditional use request for the Farmstead View Preliminary Subdivision Plan so that the waiver can proceed simultaneously with the plan presentations to the Planning Commission and Supervisors.

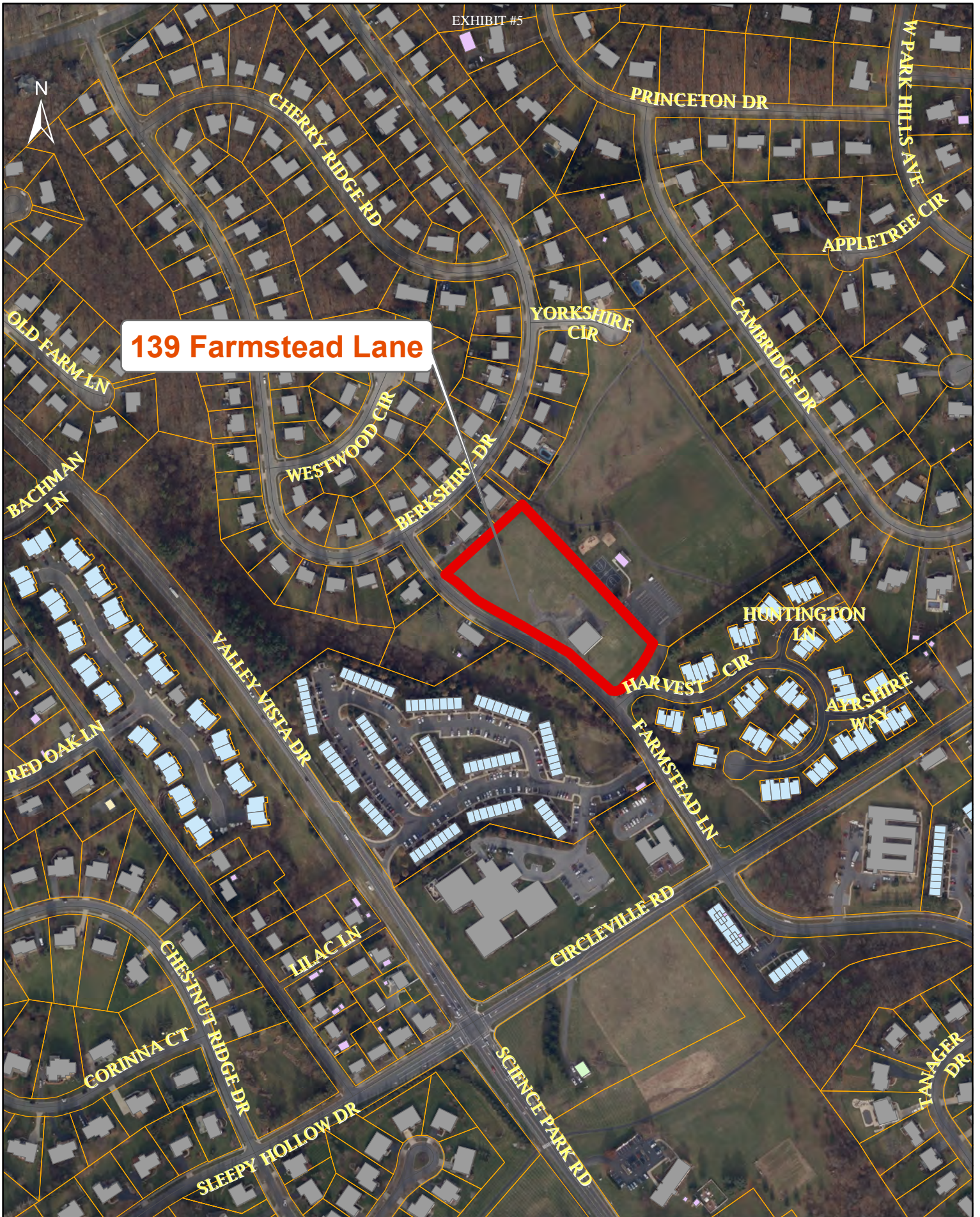
Regards,

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

Mark A. Torretti  
Senior Project Manager

Cc: 20290





**139 Farmstead Lane**

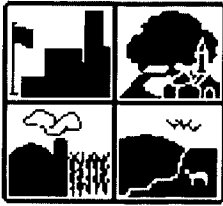


## § 27-732 Flag Lots.

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

1. In addition to the district regulations specified, in the RA, RR, R1, R2, and R3 Districts, lot requirements and yard setback requirements different from those set forth in the appropriate subsection shall be allowed as a conditional use by the Board of Supervisors after receiving recommendations from the Planning Commission if the following standards and criteria are met:
  - A. A lot which is possibly subject to further subdivision under the ordinances or resolutions of the Township of Ferguson as they then currently exist need not meet the minimum lot width requirements at the street line as set forth in this chapter, so long as the lot shall be a minimum of 60 feet wide at the street line and shall be no less than 60 feet wide at all points from the street line to the point at which the lot meets the minimum width requirements.
  - B. A lot which is not possibly subject to further subdivision under the ordinances or resolutions of the Township of Ferguson as they then currently exist need not meet the minimum lot width requirements at the street line as set forth in this chapter, so long as the lot shall be a minimum of 15 feet wide at the street line and shall be no less than 15 feet wide at all points from the street line to the point at which the lot meets the minimum width requirements.
  - C. In determining the minimum size of a lot and maximum coverage of a lot, only that portion of the lot described pursuant to § 27-732, Subsection 1E, below, shall be considered in making such calculations. In determining maximum impervious coverage of a lot, the total lot area shall be considered in making such calculations.
  - D. In determining the location of front yard setback requirements, the front yard setback shall be calculated in reference to the lot described pursuant to § 27-732, Subsection 1E, below.
  - E. Pot Handle.
    - (1) If there is a discernible pot handle (the extension of the side lines of the lot intersect within the lot or on a line of the lot), only that portion of the lot within the intersecting lines shall be considered for purposes of § 27-732, Subsection 1A through D.
    - (2) If there is not a discernible pot handle, only that portion of the lot which is to the rear of the line parallel to the front line (or parallel to the tangent at the midpoint of a curved front line) where the lot first reaches the lot minimum width requirements as set forth in the lot requirements of this chapter shall be considered for § 27-732, Subsection 1A through D.
  - F. In granting a conditional use for a flag lot, the Board of Supervisors shall take into consideration whether some or all of the following goals will be reached:
    - (1) Creation of the flag lot will eliminate access from the lot to an arterial or collector street.
    - (2) Creation of the flag lot will make better use of an irregularly shaped property.
    - (3) Creation of the flag lot is consistent with a design and layout creating the minimum number of flag lots in the subdivision, taking into account § 27-732, Subsection 1F(1) and (2).
    - (4) Creation of the flag lot will reduce the loss of tillable acreage associated with a farm parcel that has no additional subdivision potential.
  - G. In granting a conditional use, the Board of Supervisors shall attach such conditions as are necessary to meet the intent of this section.
  - H. To administer a conditional use, the Zoning Administrator shall report to the Planning Commission and the Board of Supervisors on the proposal for which the application is made, shall supply the Planning Commission and the Board of Supervisors with a copy of the application and subdivision plan and shall make a recommendation on the proposed conditional use.

- I. Within 90 days from the date such application was filed and all fees paid, the Planning Commission shall make a recommendation and the Board of Supervisors shall render its decision.



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

2-10-2022

Submittal Date: Revised 3-31-22

*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**

Farmstead Developer, LLC

Name

1764 Cambridge Drive

State College

16803

Street Address

City

Zip

(814) 574-3325

Phone Number

**Property/Plan Information**

Farmstead View Subdivision Plan

Plan Name

20290

7/29/21

Plan Number

Plan Date

Farmstead Lane

24-22-306

Project Location

Parcel Number

Calvin and Dorothy Pierce

Name of Property Owner(s)

67 Fields Drive

Newcastle

16101

Street Address

City

Zip

Application Type:

Subdivision

Terraced Streetscape District (TSD)

Land Development

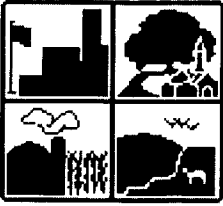
Traditional Town Development (TSD) District

**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, Part 5, Section 22-515.D.(2), Tree Preservation and Protection;

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



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

State any proposed alternative(s) to the requirement:

A tree preservation and remediation plan and a tree protection plan have been prepared and submitted as part of the subdivision . The plans show the preservation and protection of 17.3% of the existing tree canopy and remediation for the remaining 2.7%. The remediation proposes the installation of seven new trees in the proposed residential lots which when planted will help to meet the required 20% of coverage and when mature, will have 400% more canopy coverage than that provided by ALL of the existing trees on the property.

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.

See attached.

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

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

Mark Touetti (agent)  
Signature

3/31/12  
Date

**-For Office Use Only-**

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

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

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

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



## MODIFICATION REQUEST ATTACHMENT

There are seven existing trees on the property: four Black Walnuts along Farmstead Lane northwest of the existing building, one Black Cherry adjacent to the building on the Farmstead Lane side, one American Persimmons tree near the southwest corner of the existing building requiring additional tree care and one Red Pine at the north end of the site. The Tree Commission recommended that the Red Pine be preserved.

The property is being subdivided into six residential lots and one HOA stormwater lot. For stormwater management purposes, the proposed grading of the lots is required at the start of the project. Based upon that proposed grading, six of the seven trees are severely impacted due to the grading or are located in the proposed driveway areas or in close proximity to the house building envelopes. It is feasible to save the southernmost black walnut with the installation of a 2' high retaining wall adjacent to the front sidewalk of Lot 5.

The tree canopy coverages from the Existing Tree Survey is 4,581 SF. The Black Walnut to remain has an existing tree canopy area of 793 SF or 17.3% of the total existing tree canopy area. (The required 20% of canopy area equals 916 SF).

To mitigate the 2.7% or 123 SF deficit of existing tree canopy preservation, the developer is proposing the installation of seven additional trees on the lots. Two tree species, (Thornless Honeylocust and Espresso Kentucky Coffee Tree) with similar leaf structures as the black walnut are proposed in the other house dwelling lots in similar locations. To mitigate the loss of the existing Red Pine, two new Red Pines are proposed in the vicinity of the existing tree but slightly further away from the house envelopes so as not to impact the future dwellings. The seven new trees when installed will initially provide approximately 450 SF of additional canopy cover. Together with the remaining Black Walnut, there would initially be a total of 1,243 SF or 27% of canopy coverage at the development. Once those seven proposed trees are mature, the estimated canopy cover provided by them will be 17,647 SF. Added to the existing black walnut canopy area of 793 SF, the estimated mature tree canopy cover is 18,440 SF or 400% greater than the existing canopy cover.

With only a small number of lots being proposed, cost additions have a greater impact as the cost is absorbed through less lots (six) than a larger subdivision. The developers are already incurring relative significant costs for this subdivision by having to replace a non-standard township inlet structure downstream with a new 8-foot x 8-foot inlet structure at an existing culvert pipe to safely connect to. The cost to rectify this condition for the township is approximately \$38,000 or \$6,333 additional cost per each lot.

The additional cost to preserve the existing Black Walnut, (retaining wall & additional trees) is approximately \$6,000 and will add an additional \$1,000 cost to each lot. The developers understand the Township's concern and intent to preserve existing trees and through this waiver request are attempting to meet and exceed the requirements through the proposed additional mitigation. Since the most feasible tree to preserve at the site is less than the required 20% canopy preservation requirement, mitigation for the remaining 2.7% of canopy coverage is proposed. The mitigation provides canopy coverage for the other 5 remaining lots so that all of the development benefits by this proposal.

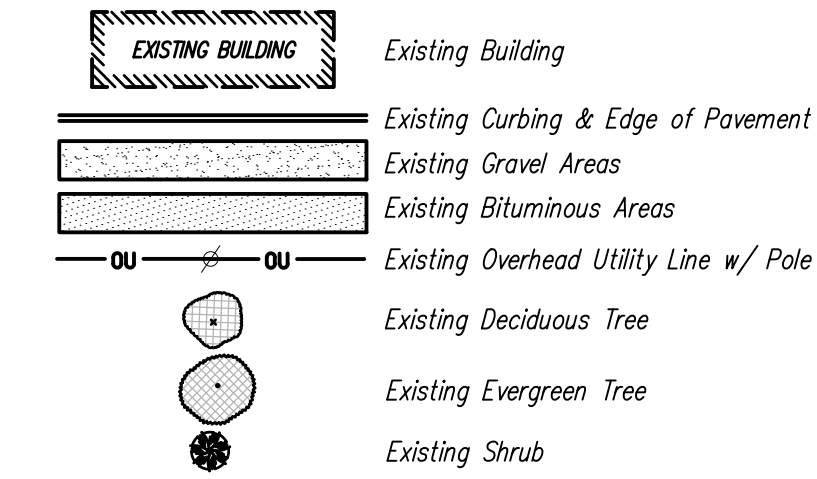
**GENERAL SITE DEMOLITION NOTES**

- The Contractor is responsible for obtaining all local and state permits required for demolition work.
- The Contractor shall indemnify and hold harmless the Owner and/or architect and engineer for any and all injuries and/or damages to personnel, equipment and/or existing facilities in the demolition and construction described in the plans and specifications.
- Existing conditions as depicted on these plans are general and illustrative in nature and do not include mechanical, electrical and miscellaneous structures. It is the responsibility of the Contractor to examine the site and be familiar with existing conditions prior to bidding on the demolition work for this project. If conditions encountered during examination are significantly different than those shown, the Contractor shall notify the architect and engineer immediately.
- All existing utilities not to be removed or abandoned are to remain operational at all times. Appropriate existing utilities shall remain in service until replacement/relocated utilities are operational.
- Existing above and below ground structures within the limits of new construction noted to be removed shall be razed unless noted otherwise this construction set, architectural plans and/or project specifications. This includes foundation slabs, walls, and footings.
- All demolition waste and construction debris shall be removed by the Contractor and disposed of in a state approved waste site and in accordance to all local and state codes and permit requirements.
- All utility removal, relocation, cutting, capping and/or abandonment shall be coordinated with the appropriate utility company.
- The burning of cleared material and debris shall not be allowed.
- Erosion and sedimentation control measures around areas of demolition shall be installed prior to initiation of demolition activities. Refer to plan and details for site specific information including tree protection details, if necessary.
- Asbestos or hazardous materials, if found on site, shall be removed by a licensed hazardous materials Contractor. Contractor shall notify Owner immediately if hazardous materials are encountered.
- Contractor shall protect all corner pins, monuments, property corners, and benchmarks during demolition activities. If disturbed, Contractor shall have disturbed items reset by a licensed surveyor at no additional cost to the Owner.
- Contractor shall adhere to all local, state, federal, and OSHA regulations operating demolition equipment around utilities.
- Contractor shall provide and maintain traffic control measures in accordance with the PennDOT & Township standards, and as required by local agencies working in and/or along streets, roads, highways, etc. It shall be the Contractor's responsibility to obtain approval and coordinate with local and/or state agencies regarding the need, extent, and limitations associated with installing and maintaining traffic control measures.
- Contractor shall protect at all times adjacent structures and items from damage due to demolition activities.
- Contractor shall coordinate existing facilities utility disconnects with the Owner a minimum 7 days prior to anticipated demolition of structures.
- Contractor shall refer to Construction Plans for other pertinent information where applicable.
- Contractor shall replace or repair to Owner's satisfaction all curb, utilities, sidewalks, landscaping, etc. damaged during construction that are not indicated to be removed.
- Contractor shall be responsible for all costs and work required to adjust existing and proposed utilities and appurtenances to finish grades within the limit of work.
- All paving to be removed shall be sawcut to provide a sharp clean edge. All sidewalks to be removed shall be sawcut at the nearest joint. Existing pavement shall be removed as required for new curb, walkway, or utility construction.
- Contractor shall verify the location of manholes, inlets valves, etc. Contractor shall test pit existing utilities as deemed necessary within the limits of construction to determine the exact location and depth as required. Report any discrepancies from that indicated on the plan to the architect. All existing utilities shall be retained unless marked otherwise, and appurtenances shall be adjusted to final grade. Damage to existing conditions and utilities to remain shall be repaired as required to the Owner's satisfaction at the expense of the Contractor.
- Contractor shall coordinate with utilities companies on installation, relocation or replacement of electrical, phone, gas and cable services.
- Contractor shall coordinate the relocation of the existing water service with SCBWA.

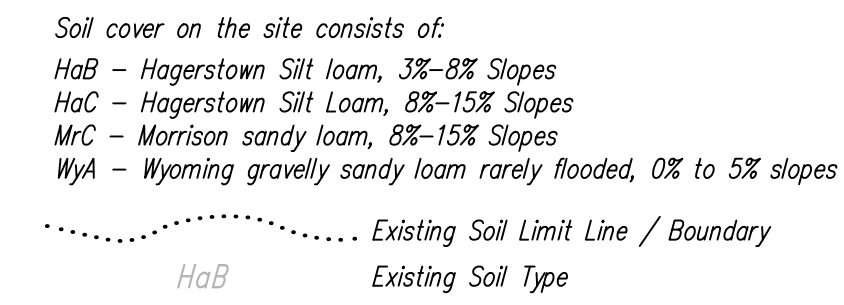
**EXISTING TREE SURVEY**

- EXISTING TREES:
  - (1) RED PINE 27" DIA. TO BE REMOVED
  - (4) BLACK WALNUTS 10" DIA. TO 18" DIA - 3 TO BE REMOVED, 1 TO REMAIN
  - (1) BLACK CHERRY MULTI-STEM (3) TREE 8"-10" - TO BE REMOVED
  - (1) AMERICAN PERSIMMONS 24" DIA., POOR CONDITION - TO BE REMOVED
- TOTAL EXISTING TREE CANOPY AREA - 4,581 S.F.
- TOTAL REMAINING EXISTING TREE CANOPY AREA - 793 S.F. (17.3%)
- REFER TO TREE REMEDIATION PLAN - SHEET 7.

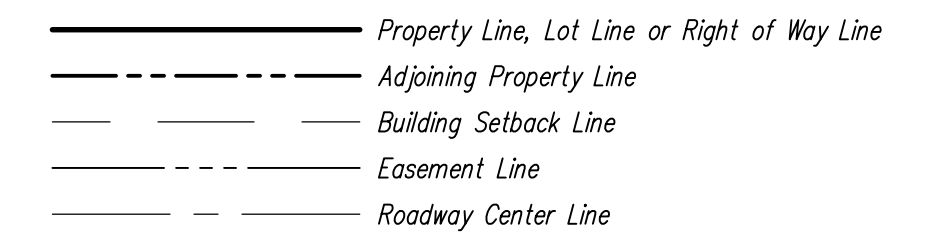
**DEMOLITION FEATURES LEGEND**



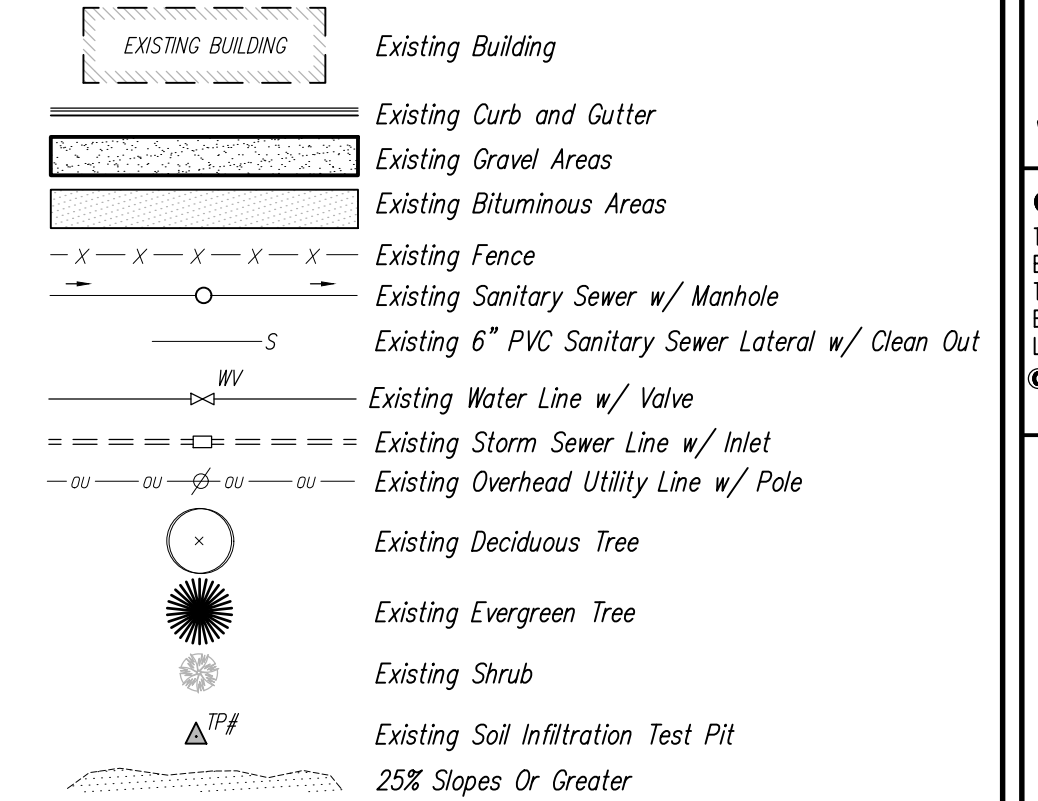
**SOILS LEGEND**



**SURVEY FEATURES LEGEND**



**EXISTING FEATURES LEGEND**

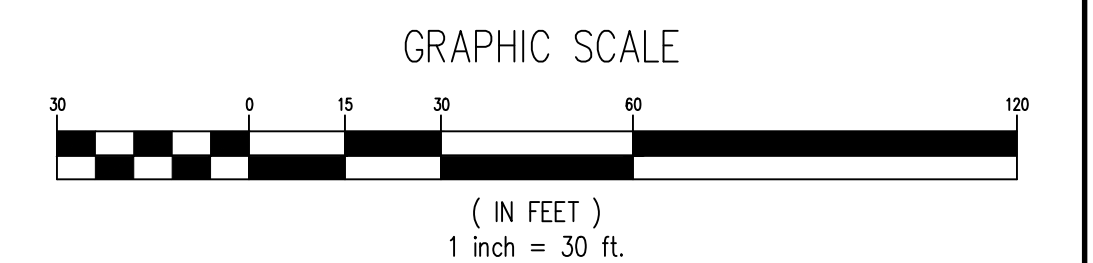
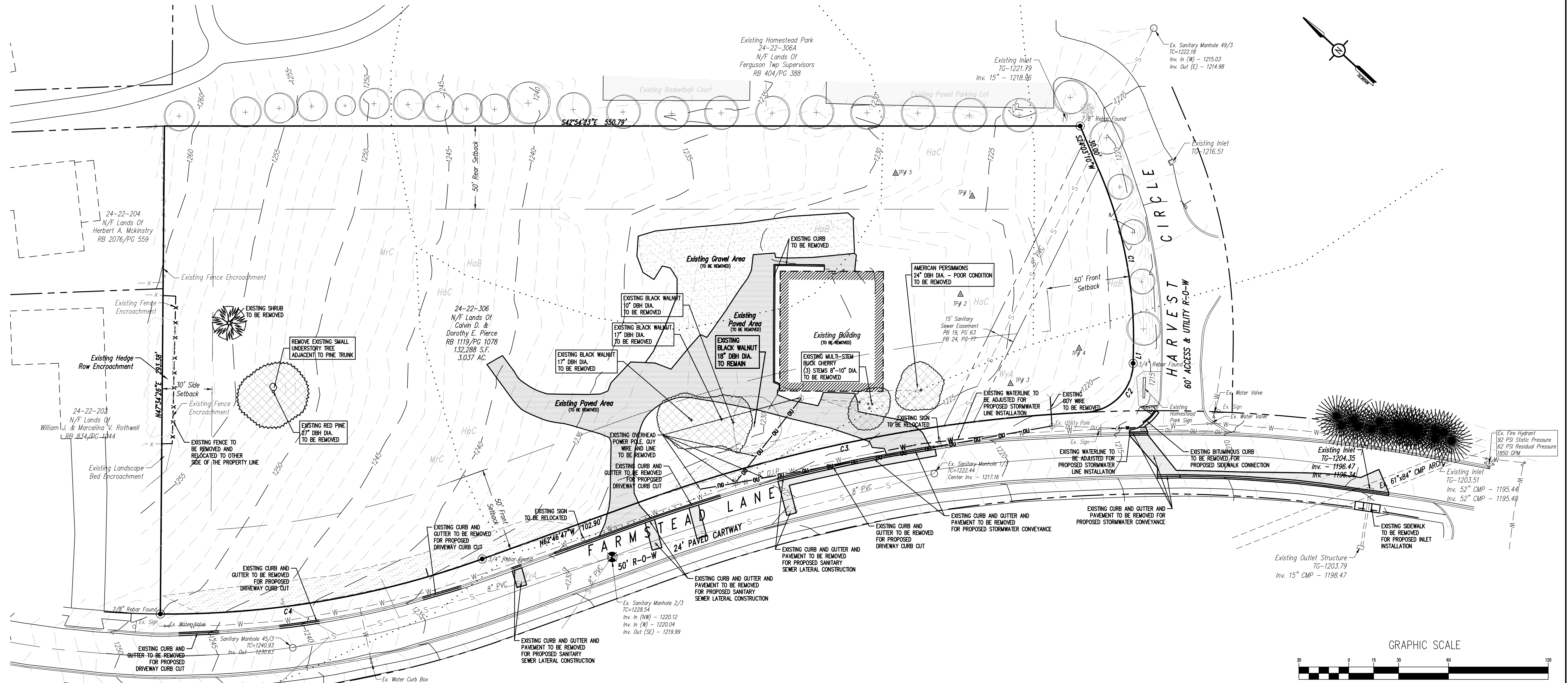


**EXISTING CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C1	106.74'	255.00'	54.16'	N 36° 02' 40" E	105.96'	23° 59' 00"
C2	45.21'	30.00'	28.14'	N 88° 47' 38" W	41.05'	86° 20' 25"
C3	272.48'	910.00'	137.27'	N 54° 12' 06" W	271.46'	17° 09' 22"
C4	197.41'	555.81'	99.76'	N 52° 36' 17" W	196.37'	20° 21' 00"

**EXISTING LINE TABLE**

LINE	DIRECTION	LENGTH
L1	S 48° 02' 10" W	11.06'



**PennTerra ENGINEERING INC.**  
 CENTRAL PENNSYLVANIA REGION OFFICE:  
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 SUITE 100  
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Designer: MLH  
 Draftsman: XXXX  
 Proj Manager: MAT  
 Surveyor: BRX  
 Perimeter Ok:  
 Book: Pg  
 File: 20220-PRC-02-ELDON B FARM  
 Layout: EX. CON & DEMO

Date	Description
3/21/22	REVISED PER TWP COMMENTS
2/29/22	REVISED PER TWP COMMENTS
12/14/21	REVISED PER TWP COMMENTS
10/19/21	PRICING SET
	REVISIONS

**FARMSTEAD VIEW**

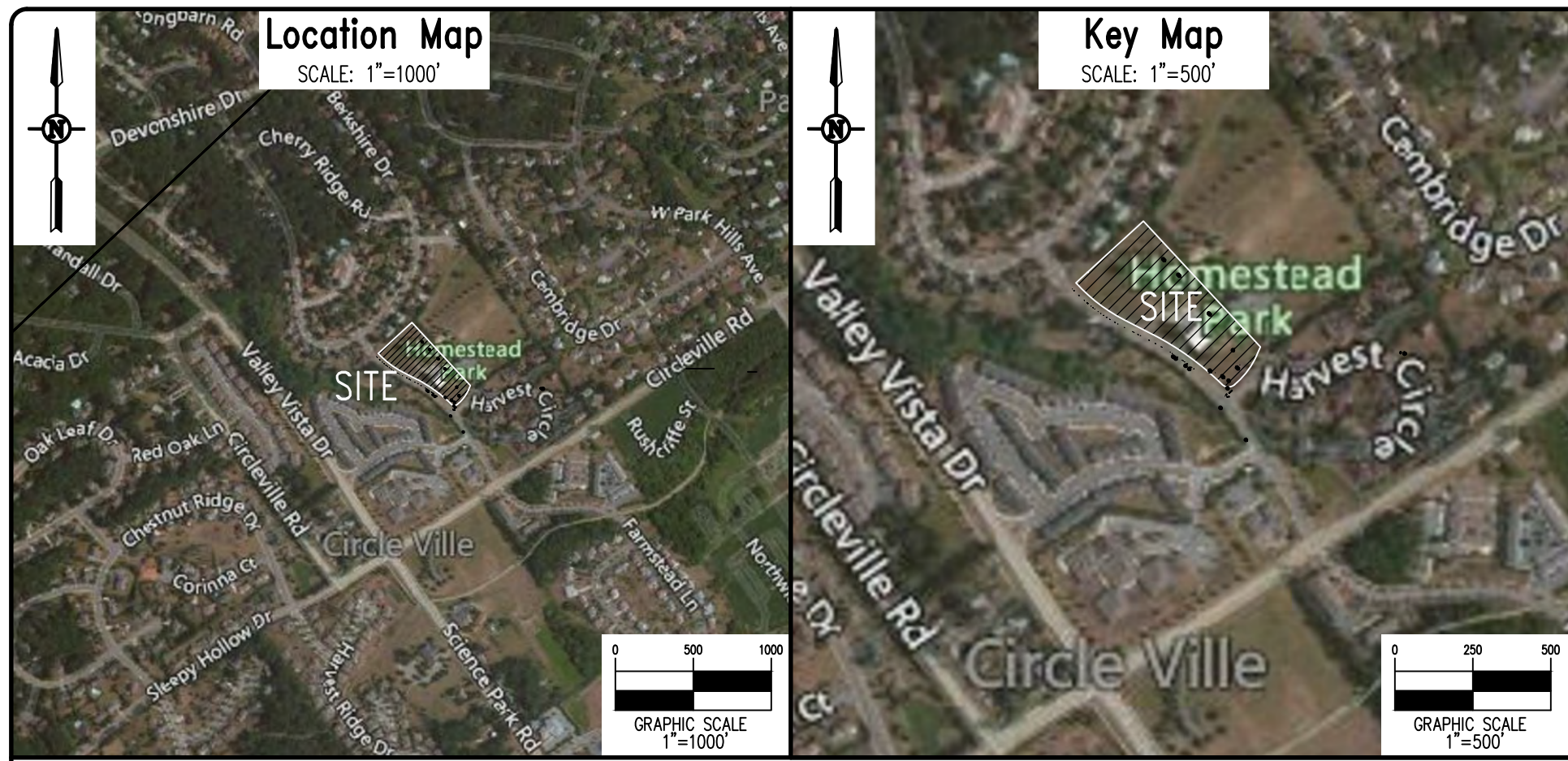
FERGUSON TOWNSHIP  
 CENTRE COUNTY  
 PENNSYLVANIA

**PRELIMINARY SUBDIVISION PLAN**

**EXISTING CONDITIONS, DEMOLITION PLAN & TREE SURVEY PLAN**

PROJECT NO.  
 20290  
 DATE  
 JULY 29, 2021  
 SCALE SHEET NO.  
 1" = 30' **2**





### EXISTING CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C1	106.74'	255.00'	54.16'	N 36° 02' 40" E	105.96'	23° 59' 00"
C2	45.21'	30.00'	28.14'	N 88° 47' 38" W	41.05'	86° 20' 25"
C3	272.48'	910.00'	137.27'	N 54° 12' 06" W	271.46'	17° 09' 22"
C4	197.41'	555.81'	99.76'	N 52° 36' 17" W	196.37'	20° 21' 00"

### EXISTING LINE TABLE

LINE	DIRECTION	LENGTH
L1	S 48° 02' 10" W	11.06'

### PROPOSED CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C5	85.64'	910.00'	42.85'	N 48° 19' 11" W	85.61'	5° 23' 32"
C6	92.24'	910.00'	46.16'	N 53° 55' 11" W	92.20'	5° 48' 27"
C7	83.70'	910.00'	41.88'	N 59° 27' 30" W	83.67'	5° 16' 12"
C8	10.90'	910.00'	5.45'	N 62° 26' 11" W	10.90'	0° 41' 11"
C9	55.89'	555.81'	27.97'	N 59° 53' 57" W	55.86'	5° 45' 39"
C10	81.41'	555.81'	40.78'	N 52° 49' 22" W	81.34'	8° 23' 31"
C11	60.12'	555.81'	30.09'	N 45° 31' 42" W	60.09'	6° 11' 50"

### PROPOSED LINE TABLE

LINE	DIRECTION	LENGTH
L2	N 62° 46' 47" W	74.40'
L3	N 62° 46' 47" W	28.49'

### SURVEY FEATURES LEGEND

- Property Line, Lot Line or Right of Way Line
- - - - - Adjoining Property Line
- - - - - Building Setback Line
- - - - - Easement Line
- - - - - Roadway Center Line
- Property Corner Found
- Property Corner To Be Set

### EXISTING FEATURES LEGEND

- ▭ Existing Building
- ▨ Existing Curbing & Edge of Pavement
- ▨ Existing Gravel Areas
- ▨ Existing Bituminous Areas
- - - - - Existing Fence
- Existing Sanitary Sewer w/ Manhole
- Existing 6" PVC Sanitary Sewer Lateral w/ Cl.
- Existing Water Line w/ Valve
- Existing Storm Sewer Line w/ Inlet
- Existing Overhead Utility Line w/ Pole
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrub

### PROPOSED FEATURES LEGEND

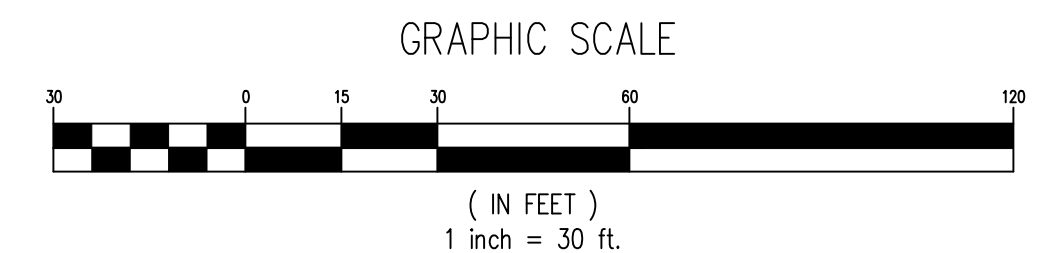
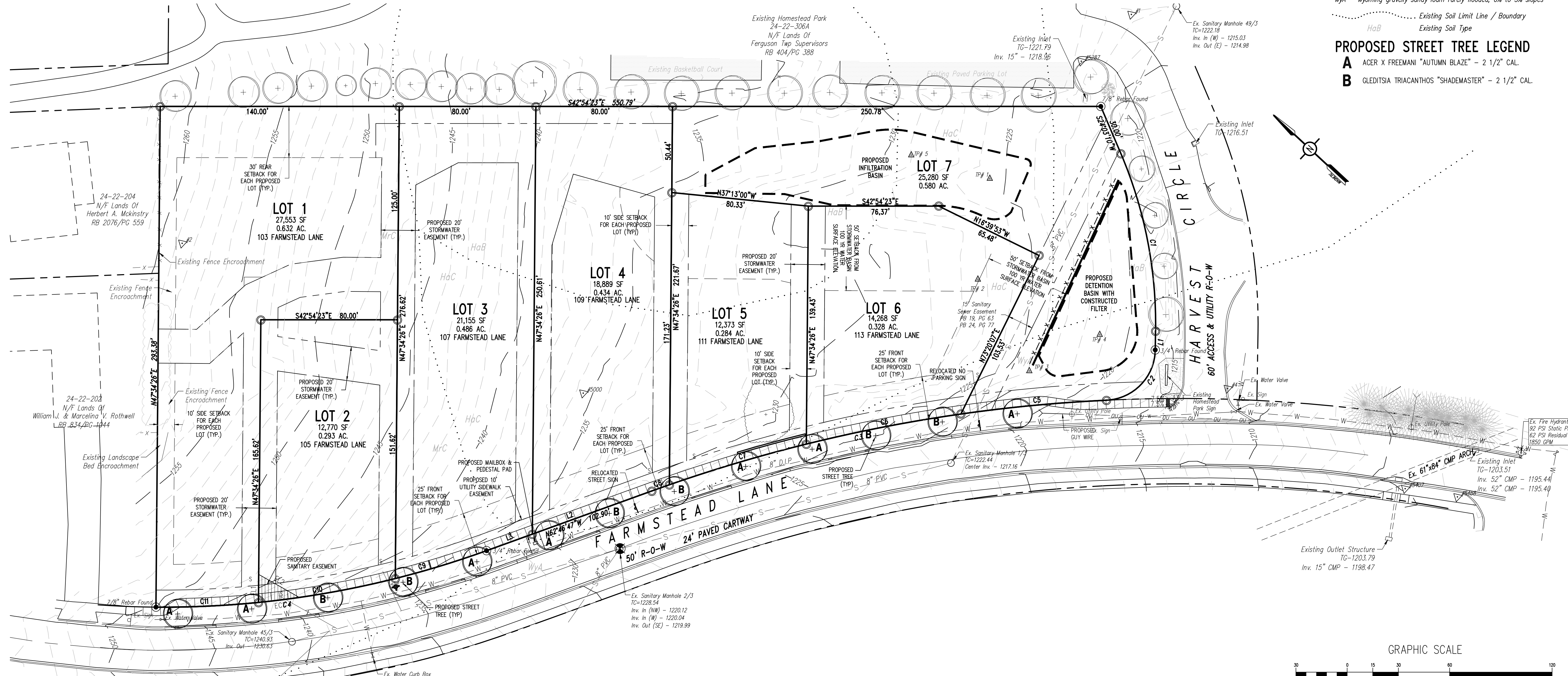
- ▨ PROPOSED CONCRETE SIDEWALK
- ▨ PROPOSED CURBING & EDGE OF PAVEMENT
- ▨ PROPOSED DEPRESSED CURB
- ▨ PROPOSED DETAINING WALL

### SOILS LEGEND

- Soil cover on the site consists of:
- HaB - Hagerstown Silt loam, 3%-8% Slopes
  - HaC - Hagerstown Silt loam, 8%-15% Slopes
  - MrC - Morrison sandy loam, 8%-15% Slopes
  - WyA - Wyoming gravelly sandy loam rarely flooded, 0% to 5% slopes
- Existing Soil Limit Line / Boundary
- HaB Existing Soil Type

### PROPOSED STREET TREE LEGEND

- A** ACER X FREEMANI "AUTUMN BLAZE" - 2 1/2" CAL.
- B** GLEDITSIA TRIACANTHOS "SHADEMASTER" - 2 1/2" CAL.



**PennTerra ENGINEERING INC.**  
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Designer	MLH
Draftsman	MLH
Proj/Manager	MAT
Surveyor	BRK
Perimeter Ok.	
Book	Pg
File	2020-04-RECORD
Layout	RECORD

3/20/22	REVISED PER TWP COMMENTS
2/2/22	REVISED PER TWP COMMENTS
12/14/21	REVISED PER TWP COMMENTS
10/19/21	PRICING SET
10/19/21	W
Date	Description
	REVISIONS

**FARMSTEAD VIEW**

FERGUSON TOWNSHIP  
 CENTRE COUNTY  
 PENNSYLVANIA

**PRELIMINARY SUBDIVISION PLAN**

**RECORD PLAN**

PROJECT NO.	20290
DATE	JULY 29, 2021
SCALE	1"=30'
SHEET NO.	4

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Designer	MLH
Draftsman	MLH
Proj. Manager	MAT
Surveyor	BRK
Perimeter Ok.	
Book	Pg
File	2020-PR-07-TREE-PLAN
Layout	TREE

3/29/22	REVISED PER TWP COMMENTS
2/29/22	REVISED PER TWP COMMENTS
12/14/21	REVISED PER TWP COMMENTS
10/19/21	PLOTTING SET
Date	Description
	REVISIONS

**FARMSTEAD VIEW**

FERGUSON TOWNSHIP  
 CENTRE COUNTY  
 PENNSYLVANIA

**PRELIMINARY SUBDIVISION PLAN**

**TREE PRESERVATION & REMEDIATION PLAN**

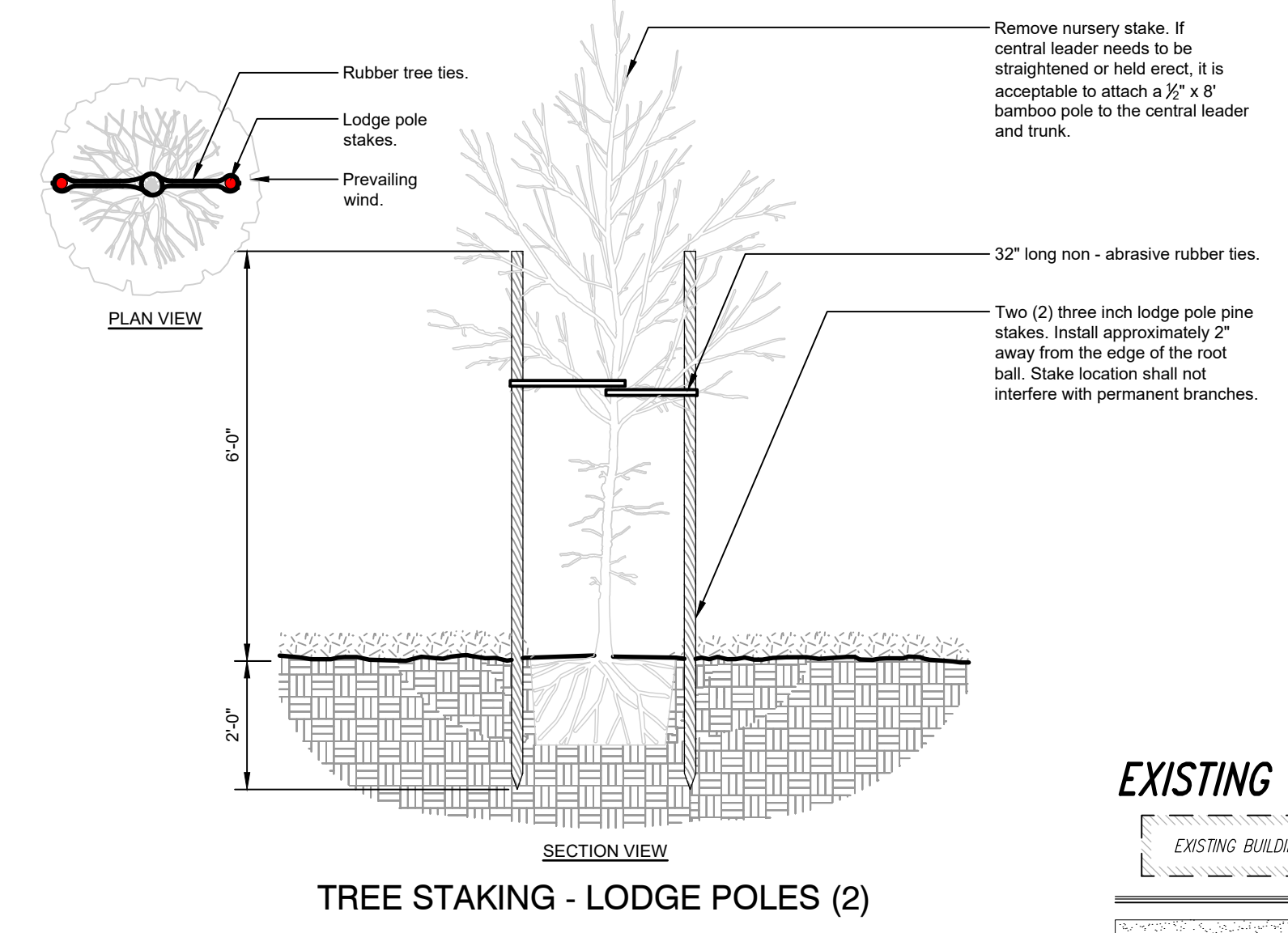
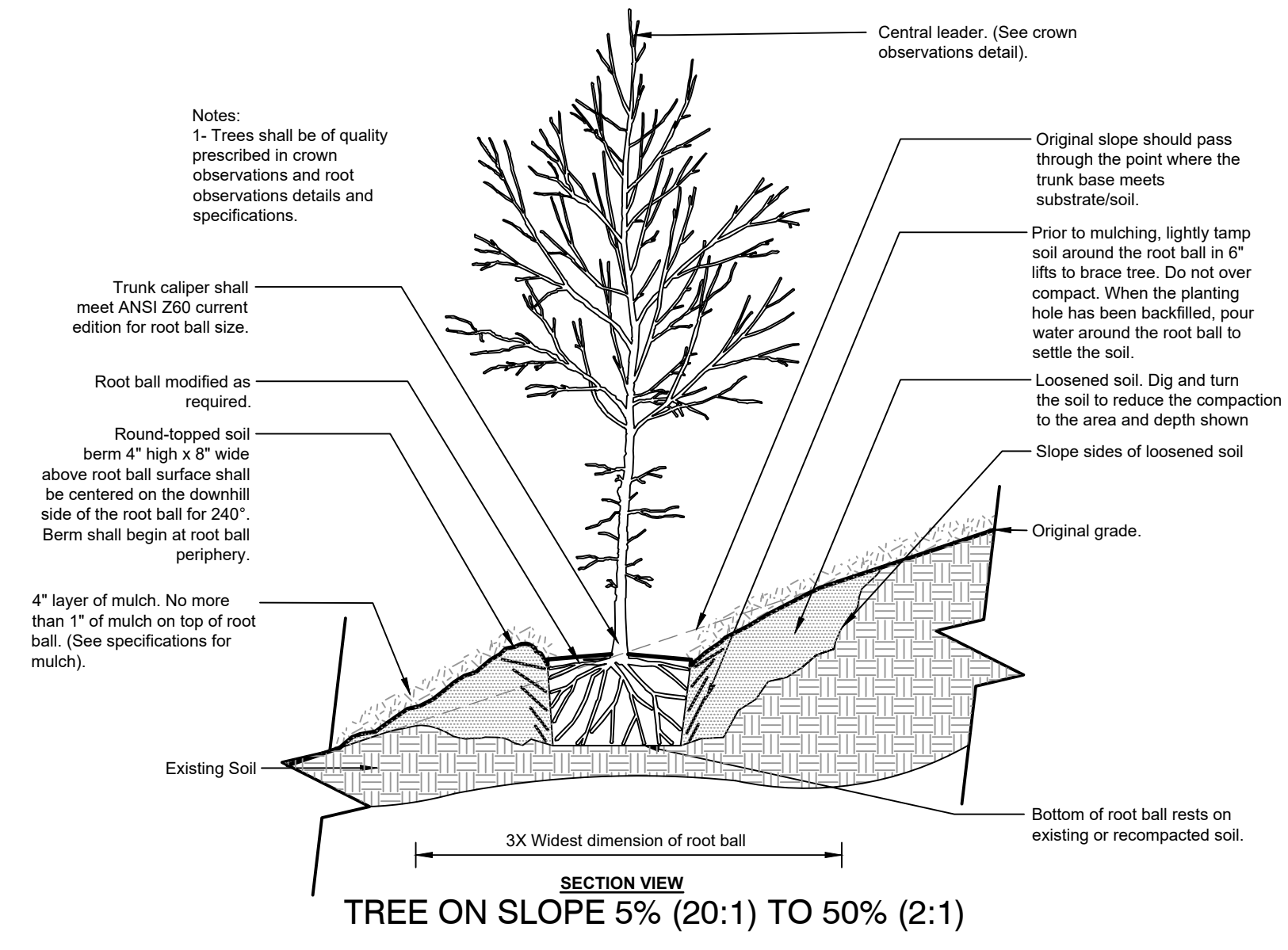
PROJECT NO.	20290
DATE	JULY 29, 2021
SCALE	1" = 30'
SHEET NO.	7

PLANTING SCHEDULE							
SYMBOL	KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SPREAD	TOTAL MATURE SPREAD
	T-1	3	THORNLESS HONEY LOCUST	GLEDITSIA TRIACANTHOS VARINERMIS	2 1/2" CAL	60' (2,827 S.F.)	8,481 S.F.
	T-2	2	EXPRESSO KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS "EXPRESSO"	2 1/2" CAL	70' (3,848 S.F.)	7,696 S.F.
	E-1	2	RED PINE	PINUS RESINOSA	8'-10'	25' (490 S.F.)	980 S.F.
<b>TOTAL PROPOSED MATURE CANOPY SPREAD</b>							<b>17,647 S.F.</b>
<b>EXISTING REMAINING TREE CANOPY</b>							<b>793 S.F.</b>
<b>TOTAL MATURE TREE CANOPY</b>							<b>18,440 S.F.</b>
<b>TOTAL EXISTING PRE-DEVELOPMENT TREE CANOPY AREA</b>							<b>4,581 S.F.</b>

NOTE: ALL TREES AND SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH THE FERGUSON TOWNSHIP STANDARDS.

- LANDSCAPE NOTES**
- Trees are to be mulched individually in a 4' diameter circle.
  - The mulch is to be double shredded hardwood bark mulch, well-aged and dark in color. Apply the mulch 3-4" thick.
  - Plant material substitutions may only be permitted at the approval of the owner and approving municipality prior to planting.
  - Any plantings which do not survive for a period of one year from the date of planting are to be replaced by the landscape contractor at no additional cost to the Owner.
  - All new plant material is to be kept watered by the landscape contractor when working on site until acceptance of the completion of the landscape or end of the season (then resume next season until project is completed). The owner will be responsible for watering thereafter.
  - All disturbed areas not being planted in trees or shrubs are to be fine graded with 6" of topsoil and seeded with a hardy perennial grass seed mixture and mulched with straw.
  - Grass must be 2 inches high over 90% of the seeded areas prior to acceptance by the owner.
  - All caliper measurements for landscaping shall be measured at 4.5' above the root ball.
  - Quantities of plant material noted on the planting schedule are to be verified with quantities shown on the plan which will have priority.

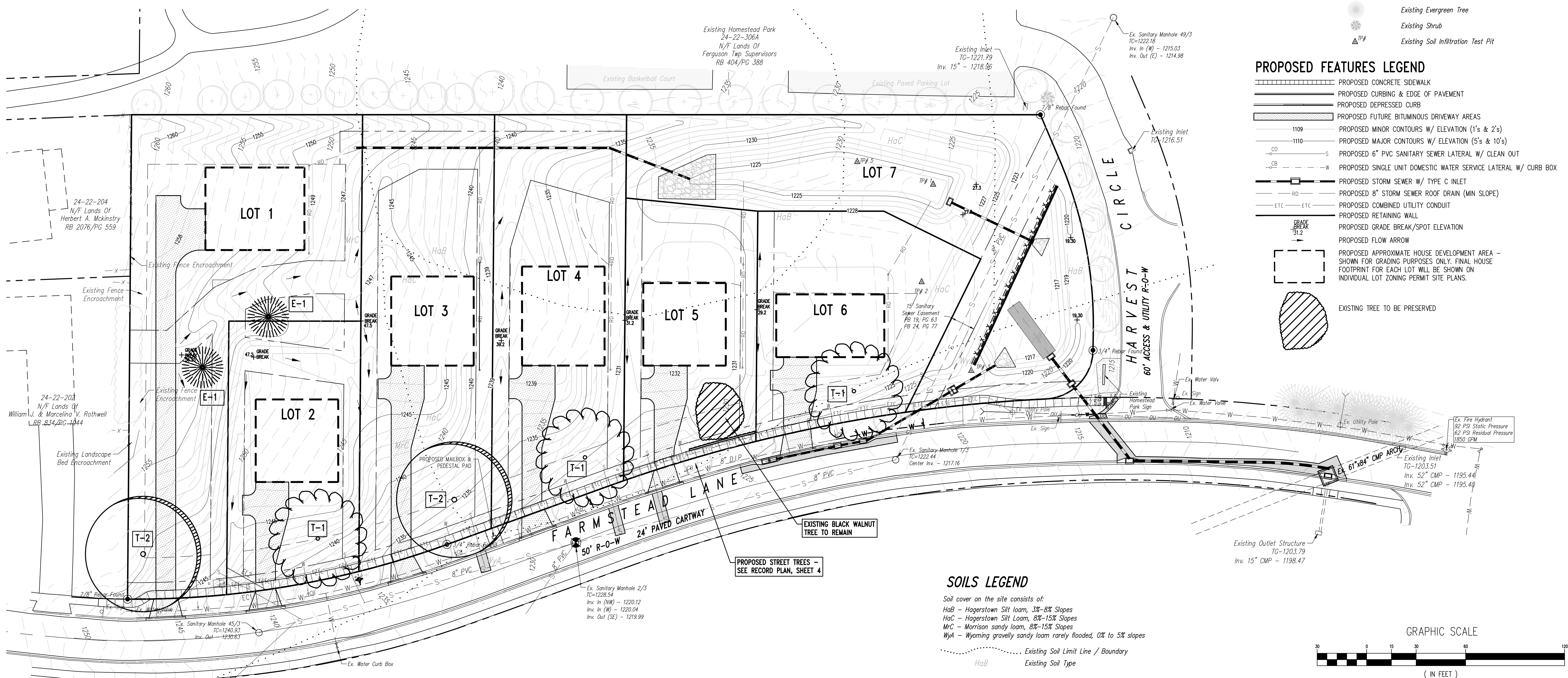
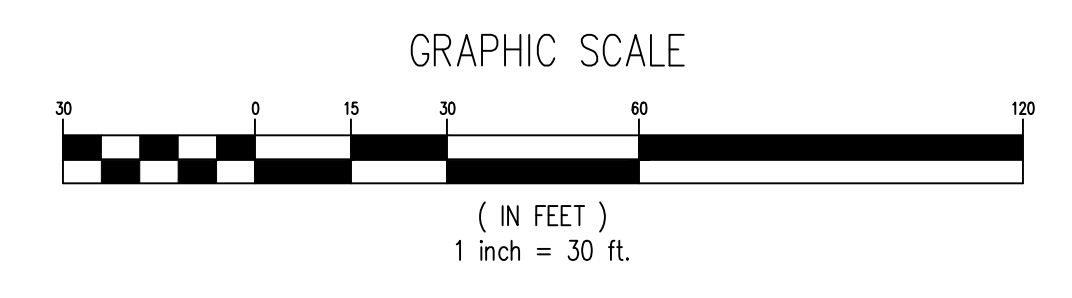
**NOTE:**  
 THE INTENT OF THIS PLAN IS TO PROPOSE TREE REPLACEMENT REMEDIATION FOR THE REMAINING 2.7% OF THE EXISTING TREE CANOPY TO MEET THE REQUIRED 20% PER SECTION 22-215, TREE PROTECTION OF THE SUBDIVISION & LAND DEVELOPMENT ORDINANCE.



- EXISTING FEATURES LEGEND**
- EXISTING BUILDING
  - Existing Building
  - Existing Curbing & Edge of Pavement
  - Existing Gravel Areas
  - Existing Bituminous Areas
  - Existing Fence
  - Existing Sanitary Sewer w/ Manhole
  - Existing 6" PVC Sanitary Sewer Lateral w/ Clean Out
  - Existing Water Line w/ Valve
  - Existing Storm Sewer Line w/ Inlet
  - Existing Overhead Utility Line w/ Pole
  - Existing Deciduous Tree
  - Existing Evergreen Tree
  - Existing Shrub
  - Existing Soil Infiltration Test Pit

- PROPOSED FEATURES LEGEND**
- PROPOSED CONCRETE SIDEWALK
  - PROPOSED CURBING & EDGE OF PAVEMENT
  - PROPOSED DEPRESSED CURB
  - PROPOSED FUTURE BITUMINOUS DRIVEWAY AREAS
  - PROPOSED MINOR CONTOURS W/ ELEVATION (1's & 2's)
  - PROPOSED MAJOR CONTOURS W/ ELEVATION (5's & 10's)
  - PROPOSED 6" PVC SANITARY SEWER LATERAL W/ CLEAN OUT
  - PROPOSED SINGLE UNIT DOMESTIC WATER SERVICE LATERAL W/ CURB BOX
  - PROPOSED STORM SEWER W/ TYPE C INLET
  - PROPOSED 8" STORM SEWER ROOF DRAIN (MIN SLOPE)
  - PROPOSED COMBINED UTILITY CONDUIT
  - PROPOSED RETAINING WALL
  - PROPOSED GRADE BREAK/SPOT ELEVATION
  - PROPOSED FLOW ARROW
  - PROPOSED APPROXIMATE HOUSE DEVELOPMENT AREA - SHOWN FOR GRADING PURPOSES ONLY. FINAL HOUSE FOOTPRINT FOR EACH LOT WILL BE SHOWN ON INDIVIDUAL LOT ZONING PERMIT SITE PLANS.
  - EXISTING TREE TO BE PRESERVED

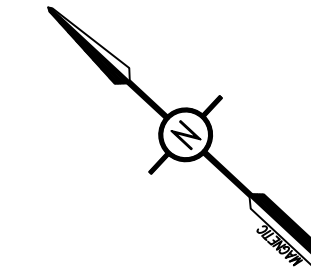
- SOILS LEGEND**
- Soil cover on the site consists of:
- HaB - Hagerstown Silt loam, 3%-8% Slopes
  - HaC - Hagerstown Silt Loam, 8%-15% Slopes
  - MrC - Morrison sandy loam, 8%-15% Slopes
  - WyA - Wyoming gravelly sandy loam rarely flooded, 0% to 5% slopes
- Existing Soil Limit Line / Boundary  
 Existing Soil Type





**TREE PROTECTION NOTES:**

- PRIOR TO THE PRE-CONSTRUCTION CONFERENCE WITH THE TOWNSHIP ARBORIST, PROTECTIVE FENCING SHALL BE PLACED AROUND TREES TO MINIMIZE DAMAGE TO ROOT SYSTEMS. FENCING SHALL BE A MINIMUM OF EIGHT IN HEIGHT AND CONSTRUCTED OF CHAIN LINK OR OTHER MATERIAL APPROVED BY THE TOWNSHIP ARBORIST. UPON INSTALLATION OF THE FENCING THE CONTRACTOR SHALL ARRANGE AN ON-SITE MEETING WITH THE TOWNSHIP ARBORIST AND THE OWNERS REPRESENTATIVE.
- THE PROTECTIVE FENCING SHALL BE PLACED AROUND THE DRIPLINE OF TREE. NOTHING SHALL BE STORE, STOCKPILED, TEMPORARILY PLACED, EXCAVATED OR ALLOWED IN THE PROTECTIVE FENCING.
- THIS FENCE WILL BE INSTALLED PRIOR TO ANY AND ALL EARTH DISTURBANCE.
- NO FUEL STORAGE, REFUELING OR MAINTENANCE OF EQUIPMENT OR WASH DOWN OF CEMENT HANDLING EQUIPMENT SHALL BE PERMITTED WITHIN AND PROTECTIVE FENCING.
- ANY DAMAGE TO THE FENCING OR ENCROACHMENT ON THE PROTECTED AREAS SHALL BE REMEDIED IMMEDIATELY. ANY OBSERVED DAMAGE TO THE TREES OR ROOTS SHALL BE IMMEDIATELY REPORTED TO THE TOWNSHIP ARBORIST AND REMEDIED AS SOON AS POSSIBLE. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE TREE PROTECTION AREA SECURE & FOR ANY DAMAGE TO THE TREE WITHIN THE PROTECTION AREA AFTER THE FENCING HAS BEEN INSTALLED.
- TREE PROTECTION FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR FOR THE DURATION OF THE CONTRACT.
- ACCESS TO FENCED AREAS WILL BE PERMITTED ONLY WITH PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
- ANY EXCAVATION OR GRADING REQUIRED WITHIN THE FENCED AREAS SHALL BE DONE AS DIRECTED BY THE OWNER'S REPRESENTATIVE & UPON NOTIFICATION OF THE TOWNSHIP ARBORIST.
- EXISTING TREES, SHRUBS, OR UNDER GROWTH TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS SHALL BE REMOVED BY HAND AS DESIGNATED BY OWNER'S REPRESENTATIVE.



**EXISTING FEATURES LEGEND**

- Existing Building
- Existing Curbing & Edge of Pavement
- Existing Gravel Areas
- Existing Bituminous Areas
- Existing Fence
- Existing Sanitary Sewer w/ Manhole
- Existing 6" PVC Sanitary Sewer Lateral w/ Clean Out
- Existing Water Line w/ Valve
- Existing Storm Sewer Line w/ Inlet
- Existing Overhead Utility Line w/ Pole
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrub
- Existing Soil Infiltration Test Pit

**PROPOSED FEATURES LEGEND**

- PROPOSED FUTURE BITUMINOUS DRIVEWAY AREAS
- PROPOSED MINOR CONTOURS W/ ELEVATION (1's & 2's)
- PROPOSED MAJOR CONTOURS W/ ELEVATION (5's & 10's)
- PROPOSED 8" STORM SEWER ROOF DRAIN (MIN SLOPE)
- PROPOSED COMBINED UTILITY CONDUIT
- PROPOSED RETAINING WALL
- PROPOSED GRADE BREAK/SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED APPROXIMATE HOUSE DEVELOPMENT AREA - SHOWN FOR GRADING PURPOSES ONLY. FINAL HOUSE FOOTPRINT FOR EACH LOT WILL BE SHOWN ON INDIVIDUAL LOT ZONING PERMIT SITE PLANS.
- PROPOSED TEMPORARY CONSTRUCTION FENCE
- LIMIT OF EXISTING GROUND UNDERSTORY DISTURBANCE

Designer	MLH
Draftsman	MLH
Proj Manager	MAT
Surveyor	BRK
Perimeter Ok	
Book	Pg
File	20290-PRE-01A-TREE-PROTECTION-PLAN
Layout	TREE

3/21/22	REVISED PER TWP COMMENTS
2/2/22	REVISED PER TWP COMMENTS
12/14/21	REVISED PER TWP COMMENTS
10/19/21	PRICING SET
Date	Description
	REVISIONS

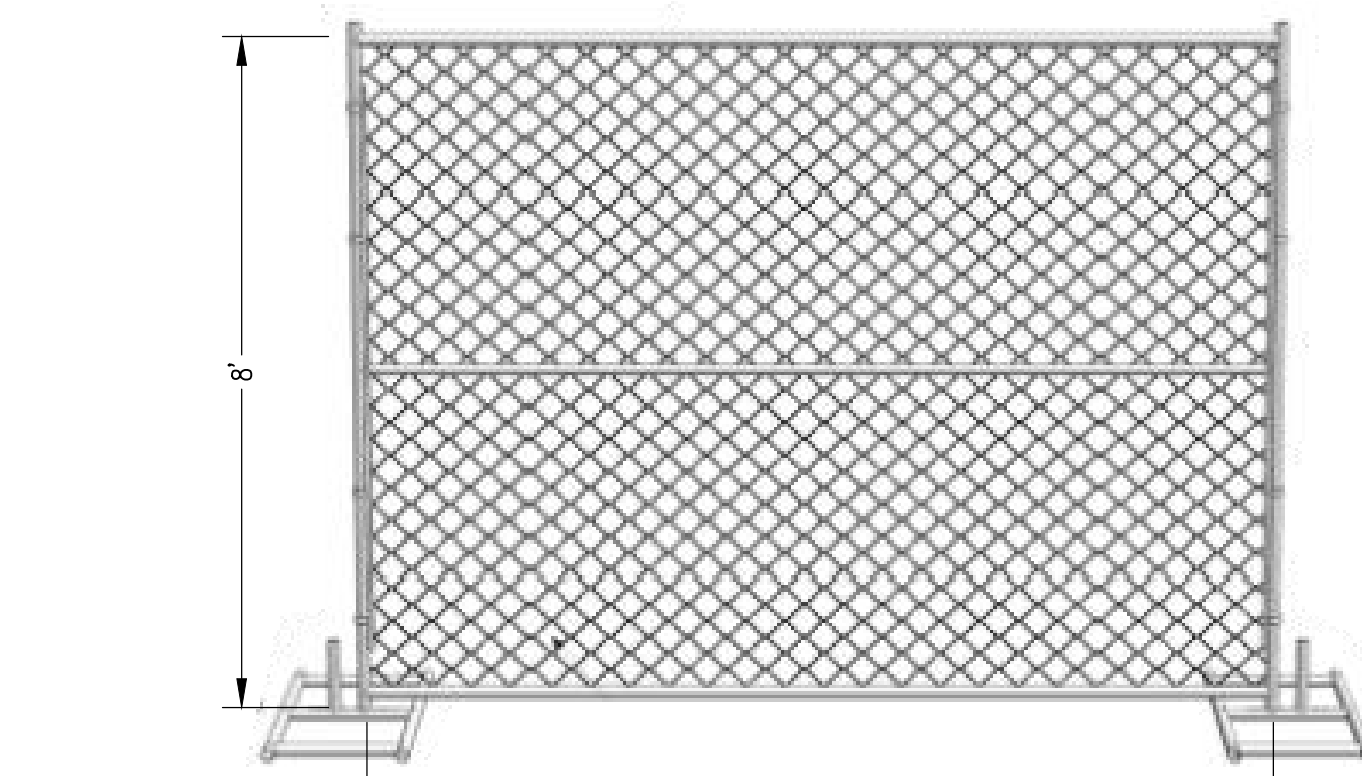
**FARMSTEAD VIEW**

FERGUSON TOWNSHIP  
CENTRE COUNTY  
PENNSYLVANIA

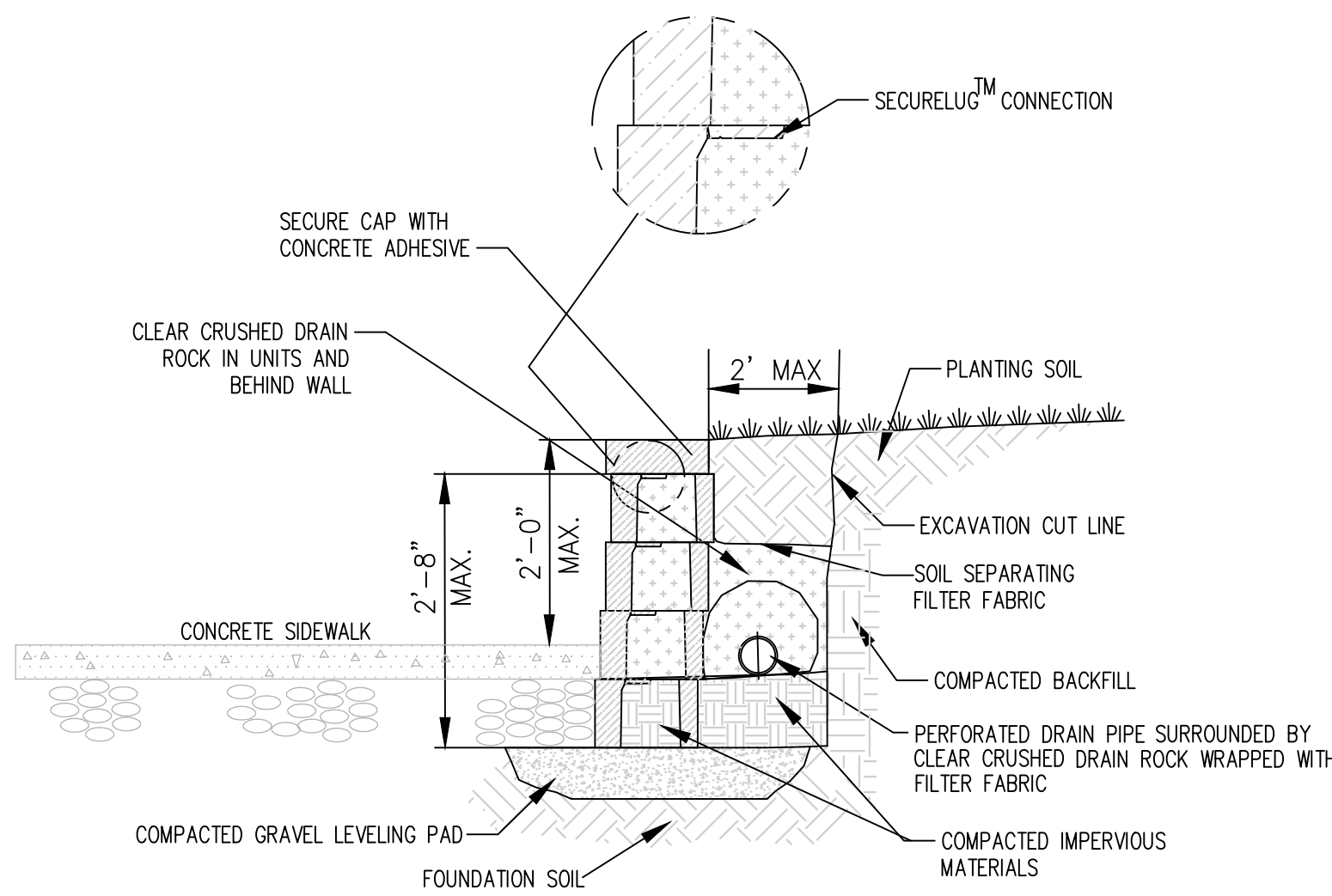
**PRELIMINARY  
SUBDIVISION PLAN**

**TREE  
PROTECTION  
PLAN**

PROJECT NO.	20290
DATE	JULY 29, 2021
SCALE	AS SHOWN
SHEET NO.	7A

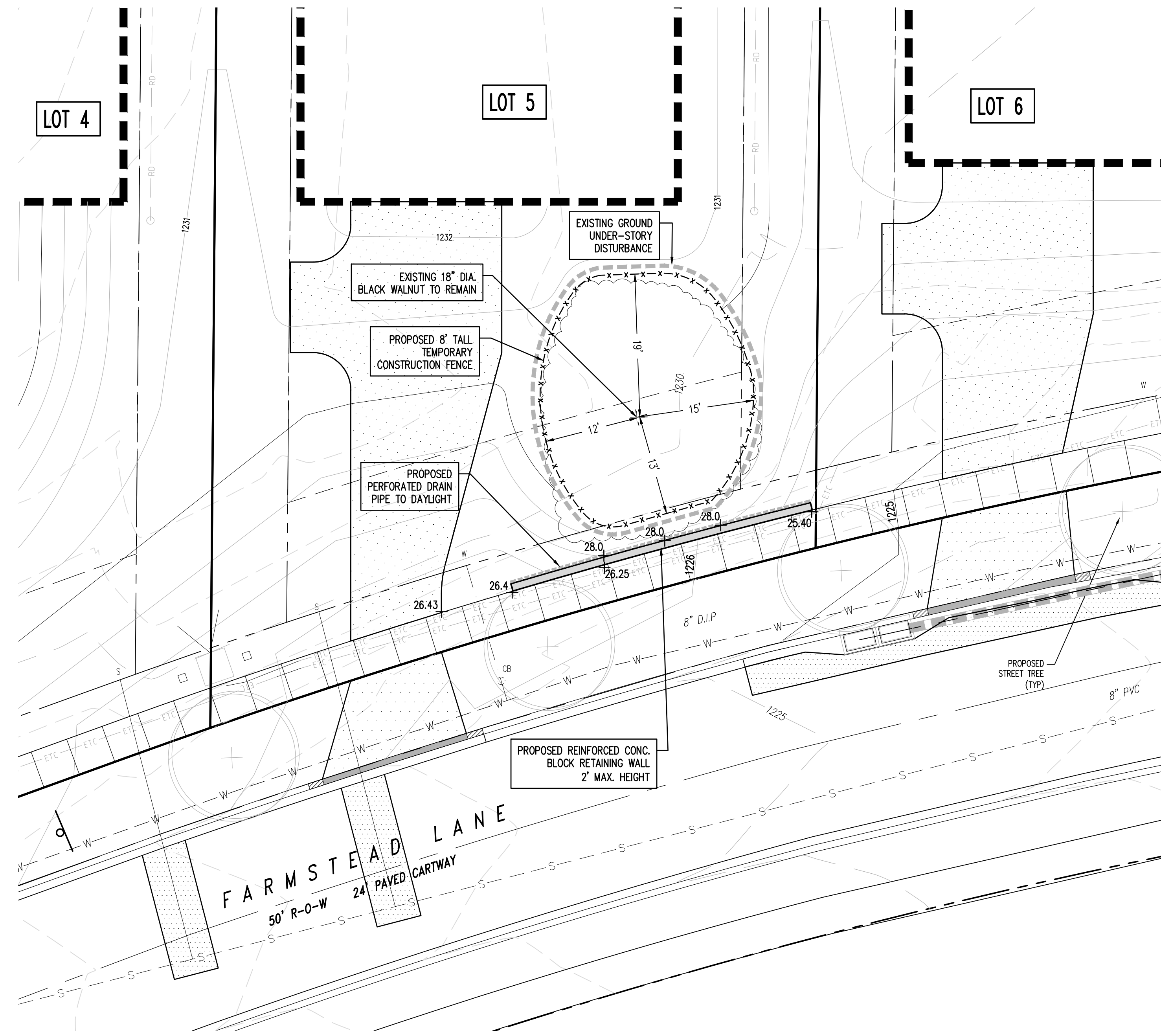


**TEMPORARY CONSTRUCTION FENCE**  
NOT TO SCALE



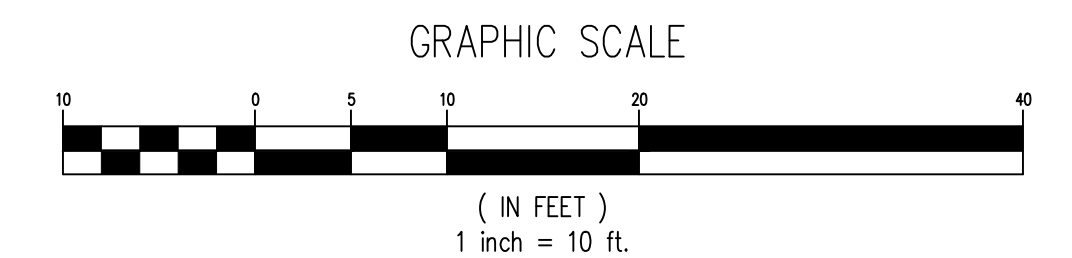
INSTALL PER THE CORNERSTONE 100 INSTALLATION GUIDE, INCLUDING CONCAVE AND CONVEX CURVE INSTALLATION

**CORNERSTONE 100 - GRAVITY WALL  
TREE PROTECTION - RETAINING WALL SECTION**  
NOT TO SCALE



**TREE PRESERVATION PLAN VIEW**

SCALE: 1"=10'





# FARMSTEAD VIEW

## STORMWATER MANAGEMENT SITE PLAN

FERGUSON TOWNSHIP \* CENTRE COUNTY \* PENNSYLVANIA

JULY 29, 2021

LAST REVISED: MARCH 31, 2022



**PennTerra**  
ENGINEERING, INC.

**CENTRAL PENNSYLVANIA  
REGION OFFICE:**  
3075 ENTERPRISE DRIVE  
SUITE 100  
STATE COLLEGE, PA 16801  
PH: 814-231-8285  
Fax: 814-237-2308

**LANCASTER  
REGION OFFICE:**  
3904 B ABEL DRIVE  
COLUMBIA, PA 17512  
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2	SIGNATURES & NOTES
3	EXISTING CONDITIONS & DEMOLITION PLAN
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4A	POST CONSTRUCTION STORMWATER MANAGEMENT EASEMENT PLAN
5	POST CONSTRUCTION STORMWATER DETAILS
6	POST CONSTRUCTION STORMWATER DETAILS
7	POST CONSTRUCTION STORMWATER DETAILS
8	POST CONSTRUCTION STORMWATER MANAGEMENT - PROPOSED DETENTION BASIN WITH CONSTRUCTED FILTER - WALL DETAILS

**ACT 287 UTILITY INFORMATION  
(SERIAL NUMBER: 20211123505)**

**SANITARY SEWER**  
UNIVERSITY AREA JOINT AUTHORITY  
1576 SPRING VALLEY ROAD  
STATE COLLEGE, PA 16801  
PHONE: (814) 238-9662

**PUBLIC WATER**  
STATE COLLEGE BOROUGH WATER AUTHORITY  
1201 WEST BRANCH ROAD  
STATE COLLEGE, PA 16801  
PHONE: (814) 238-6766

**NATURAL GAS**  
COLUMBIA GAS OF PENNSYLVANIA  
2550 CAROLEAN INDUSTRIAL DRIVE  
STATE COLLEGE, PA 16801  
PHONE: (814) 238-6775

**ELECTRIC**  
WEST PENN POWER COMPANY  
2800 EAST COLLEGE AVENUE  
STATE COLLEGE, PA 16801  
PHONE: (814) 237-5721

**TELEPHONE**  
VERIZON  
224 SOUTH ALLEN STREET  
STATE COLLEGE, PA 16801  
PHONE: (814) 231-6511

**CABLE TELEVISION**  
COMCAST  
60 DECIBEL ROAD  
STATE COLLEGE, PA 16801  
PHONE: (800) 992-3515

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



Owners Certification Tax Parcel 24--22--306

Commonwealth of Pennsylvania
County of Centre

On this the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, I, \_\_\_\_\_, personally appeared before me and certified that they were the owners 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.

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

Notary Public Commission Expires

Storm Water Facilities Acknowledgement

I/We, \_\_\_\_\_ the landowner(s), my/our heirs and assigns, acknowledge the Stormwater Management System to be a permanent facility which can be altered or removed only after approval of a revised plan by the Ferguson Township Board of Supervisors. The stormwater management system is to be maintained in accordance with the approved ownership and maintenance program.

Storm Water Certification

I, \_\_\_\_\_, hereby certify that the Stormwater Management Plan meets all design standards and criteria of the Ferguson Township Stormwater Management Ordinance.

Municipal Storm Water Certification

I, \_\_\_\_\_, 20\_\_\_ have reviewed the Stormwater Management Plan in accordance with the design standards and criteria of the Ferguson Township Stormwater Management Ordinance.

Project Notes:

- 1. General Site Information:
a. Owner Information: Calvin D. & Dorothy E. Pierce
b. Developer Information: Farmstead Developer, LLC
c. Tax Parcel Number: 24--22--306
d. Deed Information: Record Book 1119, Page 1078
e. Property Address: 139 Farmstead Lane
f. Municipality: Ferguson Township
g. Zoning: Single Family Residential District (R-1)
h. Existing Site Use: Storage Building
i. Proposed Site Use: Single Family Residential
j. Lot Size: 3.037 AC (132,288 SF)
k. Maximum Building Coverage: 30% (39,886 SF)
l. Proposed Building Coverage: 0.00% (0 SF) See chart for maximum proposed impervious coverage...
m. Maximum Impervious Coverage: 50% (66,144 SF)
n. Proposed Impervious Coverage: 2.03% (2,688 SF) (Proposed Sidewalk)
Pavement/Concrete Area: 19.82% (26,222 SF) (Assumed Lot Development - Dwelling, Driveway & Entrance Walks)
Residential Lots Impervious: 21.85% (28,910 SF)
Total Impervious Coverage: 21.85% (28,910 SF)

Table with 2 columns: Assumed Lot Impervious, Lot Number, Impervious Coverage. Rows 1-7 showing lot numbers and coverage values.

- o. Maximum Building Height: 40'
p. Proposed Building Height: 0' (No Buildings Proposed)
q. Total Number of Lots: 7 (Includes 6 Residential Lots and 1 Stormwater Management Lot)

- 2. Building Setbacks: Existing Proposed Single Family Residential (R-1): Front: 50' Front: 25' Side: 30' Side: 10' Rear: 50' Rear: 30'
3. The purpose of this plan is to Subdivide existing Tax Parcel Number 24--22--306 into 6 Single Family Residential lots, 1 Stormwater Management Lot, and install all associated utilities.

- 4. Act 287 Utility Information: (Serial Number: 20211123505)
a. Water: State College Borough Water Authority
b. Sanitary Sewer: University Area Joint Authority
c. Telephone: Verizon
d. Electric: West Penn Power Company
e. Cable Television: Comcast
f. Gas: Columbia Gas of Pennsylvania
g. Stormwater & Traffic Signals: Ferguson Township

- 5. Natural Site Features & Survey Information:
a. Soil limits and descriptions have been taken from the Natural Resources Conservation Service Web Soil Survey dated June 2020.
b. There are not wetlands on the site according to the National Wetland Inventory Mapping (U.S. Fish & Wildlife Service) for State College, PA last updated July 2019.
c. There are no portions of this site within Flood Plain according to the Federal Emergency Management Agency (FEMA) Map Number 4202700617F, effective date May 4, 2009.
d. Contours shown are taken from survey data collected in the field by PennTerra Engineering, Inc.
e. Horizontal Datum is Pennsylvania North Zone State Plane Coordinates, North American Datum of 1983 (PA NAD83) U.S. Feet.
f. Elevation Datum is the North American Vertical Datum of 1988 (NAVD 88).
g. The Project Benchmark is a Sanitary Manhole (Manhole 2/3) in the center of Farmstead Lane. TC Elevation = 1228.54.
h. There are no sinkholes on site according to the Preliminary Geologic Investigation prepared by CMT Laboratories, Inc, dated June 15, 2021.

- 6. Easement Information:
a. There is a 10' Utility and Sidewalk Easement located along the street frontage of all lots on Farmstead lane.
b. There is a 20' Stormwater Easement thru Lots 1, 3--6. Easement shall be created by and included in the deed for these lots.
c. There is a 10' Sanitary Sewer Easement thru Lot 2 to provide sanitary sewer lateral service to Lot 1. Easement shall be created by and included in the deed for these lots.
d. There is an Existing Sanitary Sewer Easement thru Lot 7. Easement shall be included in the deed for this lot.

- 7. Street Lighting: Each lot shall be equipped with a "dusk 'till dawn" photocell controlled lamp on a post placed on the front lawn within 15' of the driveway.
8. Any signage required by the Township shall be acquired and erected at the expense of the developer.
9. Property monuments and pins shall be set after lot development and landscaping is completed.
10. Farmstead Lane is an existing road with a 50' R-O-W and a 26' paved cartway.

- 11. All pedestrian walkways, drainage easements, detention basins, and all drainage structures located outside of the street R-O-W shall be maintained by the Farmstead View's Home Owner's Association in accordance with the recorded HOA documents. All sidewalks adjacent to residential lots shall be maintained in accordance with the recorded HOA documents.
12. For additional information, refer to:
a. "Homestead Farms Area No. 3" recorded in PB 19, PG 63, June 18, 1974.
b. "Homestead Farms Area No. 4" recorded in PB 24, PG 77, August 17, 1978.
c. A Stormwater Management Site Plan Report/PCSM Plan and Soil Erosion & Sedimentation Control Plan have been prepared for Farmstead View, dated July 29, 2021, last revised February 9, 2022.
d. "Infiltration Analysis, 139 Farmstead Lane" prepared by CMT Laboratories, Inc., dated June 16, 2021.

- 13. As-Built drawings/documentation of the stormwater management facilities must be prepared in accordance with Chapter 26 §26-4020.4 and submitted to Ferguson Township of the completion of construction as a prerequisite of the release of surety and issuance of Occupancy Permit.
14. Street trees along Farmstead lane shall be as follows: (Min. Spacing: 41', Max. Spacing: 50', Min. Caliper: 2") (Refer to Record Plan, Sheet 4) Due to potential conflicts with driveway entrances and construction equipment, the installation of street trees within this subdivision shall be done all at the same time after all sidewalks are completed in this phase. Street tree planting shall be in compliance with Chapter 25 (Shade Trees) of the Ferguson Township Subdivision Ordinance.
15. No structure is required to have a built-in fire suppression system.

- 16. This Record Plan Conforms with the plan receiving final approval by the Ferguson Township Board of Supervisors on \_\_\_\_, All improvements are or will be installed in accordance with such plan in a manner and time so specified therein.
17. No land is being dedicated to public use. A fee-in-lieu payment of \$17,640 will be provided by the developer to meet the parkland requirement. The calculations for this payment are as follows based on the Ferguson Township 2021 Fee Schedule:
Parkland fee-in-lieu = \$1,225.00 per person. Fee is based on 2.4 dwelling units per acre
\$1,225.00 per person \* 2.4 persons per dwelling unit = \$2,940 per dwelling unit
\$2,940 per dwelling unit \* 6 dwelling units = \$17,640 fee-in-lieu payment
18. No more than 6 dwelling units may be constructed on the land which is the subject of this Subdivision Plan unless additional land is dedicated to the Township of Ferguson for parkland and/or the Board of Supervisors accepts an additional fee-in-lieu of dedication of parkland.
19. The 20' Stormwater Access Easement between Lots 1, 3--7 shall be subject to the following: No structures, landscaping & above ground obstructions shall be located within the Easement Area except for the Easement delineation items proposed and shown on the Record Plan. The 20' Easement area is to be kept open for access and shall be maintained in accordance with the recorded HOA Documents.

- 20. The plan proposes 6 Single-Family residential lots (Lots 1--6) and one non buildable lot (Lot 7) for stormwater management facilities.

- 21. A pre-construction meeting for stormwater and public improvements is required prior to any construction activities.
22. All roof areas (except Lot #2) is to be captured into roof downsouts and connected to the stormwater conveyance system.
23. The approved Stormwater Management Site plans must be on site at all times during construction.
24. Stormwater As-built Certification shall be completed by a qualified professional, verifying that field observations under the direction of the qualified professional, and that, in the qualified professional's opinion, the facilities will function as designed.

STORMWATER FACILITIES MAINTENANCE PROGRAM:

ALL STORMWATER MANAGEMENT FACILITIES ON THE FARMSTEAD VIEW SITE NOT CONTAINED IN A FERGUSON TOWNSHIP RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE FARMSTEAD VIEW HOMEOWNERS ASSOCIATION. FERGUSON TOWNSHIP SHALL HAVE THE UNINTERRUPTED RIGHT TO ACCESS THE PROPERTY TO INSPECT THE STORMWATER FACILITIES. THE FACILITIES THAT WILL REQUIRE MAINTENANCE ARE THE INLETS, STORM SEWER PIPES, DETENTION BASIN WITH CONSTRUCTED FILTER, INFILTRATION BASIN, ALL BASIN OUTLET STRUCTURES AND WATER QUALITY SNOUT. ALL STORMWATER FACILITIES SHOULD BE INSPECTED AND MAINTAINED AS FOLLOWS:

Table with 3 columns: STORMWATER BMP MAINTENANCE ITEM, MAINTENANCE DUTY, OCCURRENCE INTERVAL. Rows include Storm Sewer Inlets and Pipes, Rip Rap Aprons, Detention Basins with Constructed Filter - General, Detention Basin with Constructed Filter - Vegetation - First Growing Season, Detention Basin with Constructed Filter - Vegetation - Second Growing Season and Beyond, Infiltration Basin - General, Infiltration Basin - Vegetation - First Growing Season, Infiltration Basin - Vegetation - Second Growing Season and Beyond, Water Quality Snout.

\*DOCUMENTATION OF INSPECTIONS MUST BE MAINTAINED BY THE OWNER AND SUBMITTED TO TOWNSHIP UPON REQUEST. MAINTENANCE INSPECTIONS MAY BE PERFORMED BY THE TOWNSHIP TO ENSURE PROPER FUNCTIONING OF ALL STORMWATER FACILITIES.

\*\*ROUTINE INSPECTIONS OF THE DETENTION BASIN WITH CONSTRUCTED FILTER MUST BE CONDUCTED BY THE HOME OWNERS ASSOCIATION TO EVALUATE THAT THE SAND FILTER AND TOPSOIL LAYER ARE FUNCTIONING AS DESIGNED. REPAIR OR REPLACEMENT OF THE SAND FILTER OR TOPSOIL LAYER BY THE HOME OWNERS ASSOCIATION MAY BE MORE FREQUENT DUE TO THE DRAINAGE AREA RATIO OF (262:1) OF THE PROPOSED FACILITY, COMPARED TO A FACILITY WITH A BMP MANUAL RECOMMENDED DRAINAGE AREA RATIO OF (8:1).



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 ADEL DRIVE COLUMBIA, PA 17512 PH: 717-522-5031 Fax: 717-522-5046

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Designer M.H. Draftsman XXX Proj/Manager M.A.T. Surveyor B.R.K. Perimeter Ok. Book Pg. Acad 20220-SWM-02-SIG SIG-NOTES

Table with 2 columns: Date, Description. Rows for 3/29/22, 2/9/22, 12/14/21, 10/19/21.

FARMSTEAD VIEW

FERGUSON TOWNSHIP CENTRE COUNTY PENNSYLVANIA

STORMWATER MANAGEMENT SITE PLAN

SIGNATURE AND NOTES

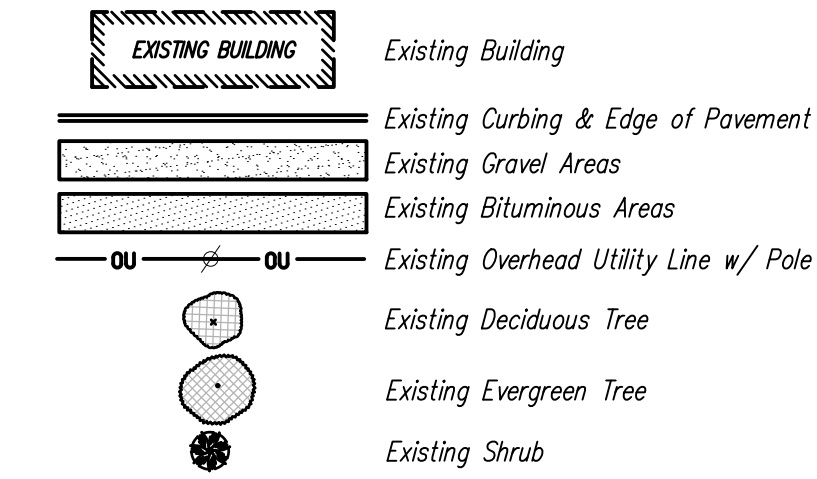
PROJECT NO. 20290 DATE JULY 29, 2021 SCALE N.T.S SHEET NO. 2



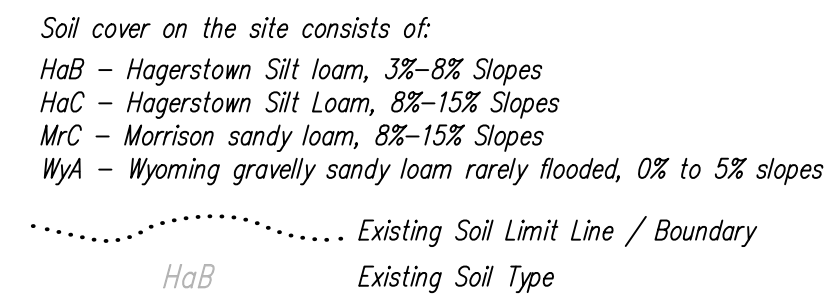
**GENERAL SITE DEMOLITION NOTES**

- The Contractor is responsible for obtaining all local and state permits required for demolition work.
- The Contractor shall indemnify and hold harmless the Owner and/or architect and engineer for any and all injuries and/or damages to personnel, equipment and/or existing facilities in the demolition and construction described in the plans and specifications.
- Existing conditions as depicted on these plans are general and illustrative in nature and do not include mechanical, electrical and miscellaneous structures. It is the responsibility of the Contractor to examine the site and be familiar with existing conditions prior to bidding on the demolition work for this project. If conditions encountered during examination are significantly different than those shown, the Contractor shall notify the architect and engineer immediately.
- All existing utilities not to be removed or abandoned are to remain operational at all times. Appropriate existing utilities shall remain in service until replacement/relocated utilities are operational.
- Existing above and below ground structures within the limits of new construction noted to be removed shall be razed unless noted otherwise this construction set, architectural plans and/or project specifications. This includes foundation slabs, walls, and footings.
- All demolition waste and construction debris shall be removed by the Contractor and disposed of in a state approved waste site and in accordance to all local and state codes and permit requirements.
- All utility removal, relocation, cutting, capping and/or abandonment shall be coordinated with the appropriate utility company.
- The burning of cleared material and debris shall not be allowed.
- Erosion and sedimentation control measures around areas of demolition shall be installed prior to initiation of demolition activities. Refer to plan and details for site specific information including tree protection details, if necessary.
- Asbestos or hazardous materials, if found on site, shall be removed by a licensed hazardous materials Contractor. Contractor shall notify Owner immediately if hazardous materials are encountered.
- Contractor shall protect all corner pins, monuments, property corners, and benchmarks during demolition activities. If disturbed, Contractor shall have disturbed items reset by a licensed surveyor at no additional cost to the Owner.
- Contractor shall adhere to all local, state, federal, and OSHA regulations operating demolition equipment around utilities.
- Contractor shall provide and maintain traffic control measures in accordance with the PennDOT & Township standards, and as required by local agencies working in and/or along streets, roads, highways, etc. It shall be the Contractor's responsibility to obtain approval and coordinate with local and/or state agencies regarding the need, extent, and limitations associated with installing and maintaining traffic control measures.
- Contractor shall protect at all times adjacent structures and items from damage due to demolition activities.
- Contractor shall coordinate existing facilities utility disconnects with the Owner a minimum 7 days prior to anticipated demolition of structures.
- Contractor shall refer to Construction Plans for other pertinent information where applicable.
- Contractor shall replace or repair to Owner's satisfaction all curb, utilities, sidewalks, landscaping, etc. damaged during construction that are not indicated to be removed.
- Contractor shall be responsible for all costs and work required to adjust existing and proposed utilities and appurtenances to finish grades within the limit of work.
- All paving to be removed shall be sawcut to provide a sharp clean edge. All sidewalks to be removed shall be sawcut at the nearest joint. Existing pavement shall be removed as required for new curb, walkway, or utility construction.
- Contractor shall verify the location of manholes, inlets valves, etc. Contractor shall test pit existing utilities as deemed necessary within the limits of construction to determine the exact location and depth as required. Report any discrepancies from that indicated on the plan to the architect. All existing utilities shall be retained unless marked otherwise, and appurtenances shall be adjusted to final grade. Damage to existing conditions and utilities to remain shall be repaired as required to the Owner's satisfaction at the expense of the Contractor.
- Contractor shall coordinate with utilities companies on installation, relocation or replacement of electrical, phone, gas and cable services.
- Contractor shall coordinate the relocation of the existing waterline service with SCBWA.

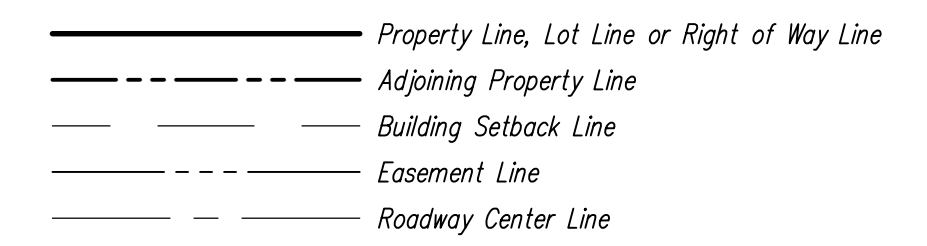
**DEMOLITION FEATURES LEGEND**



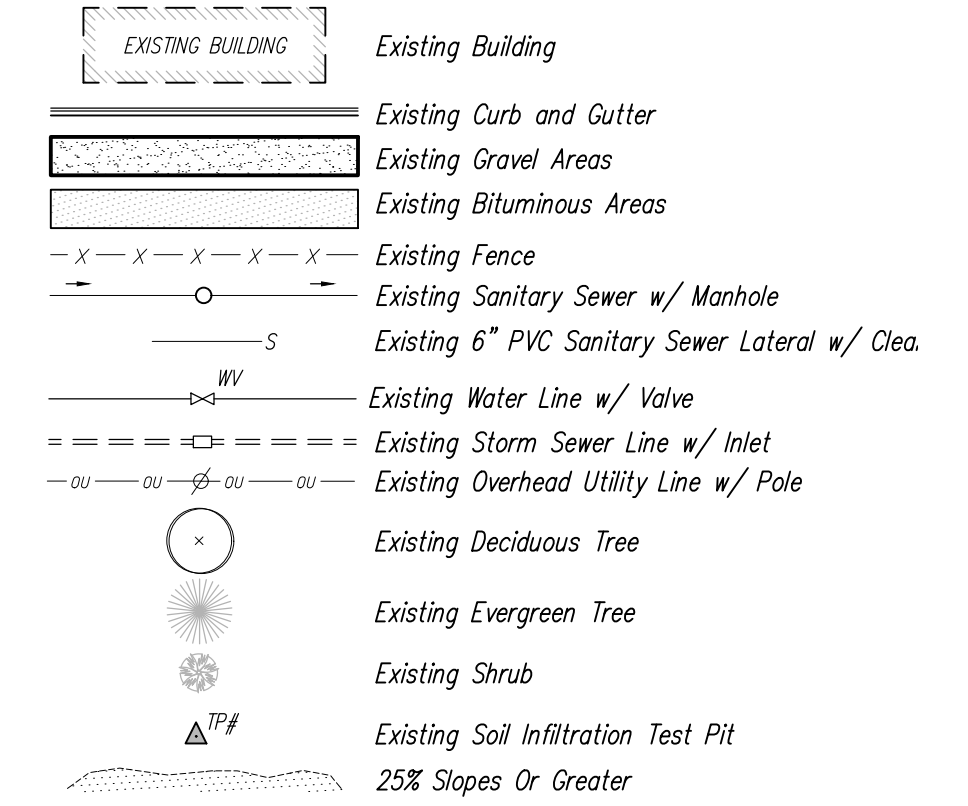
**SOILS LEGEND**



**SURVEY FEATURES LEGEND**



**EXISTING FEATURES LEGEND**

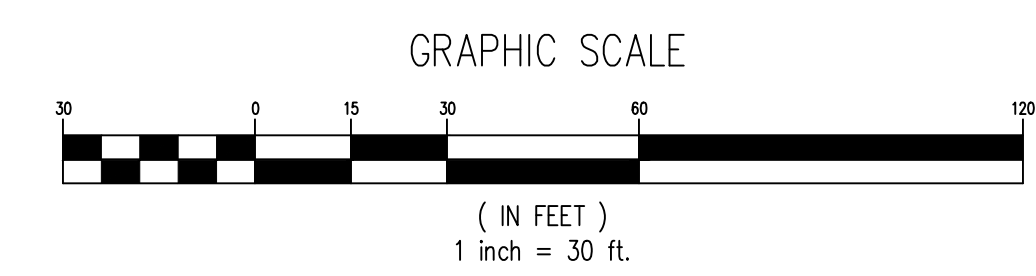
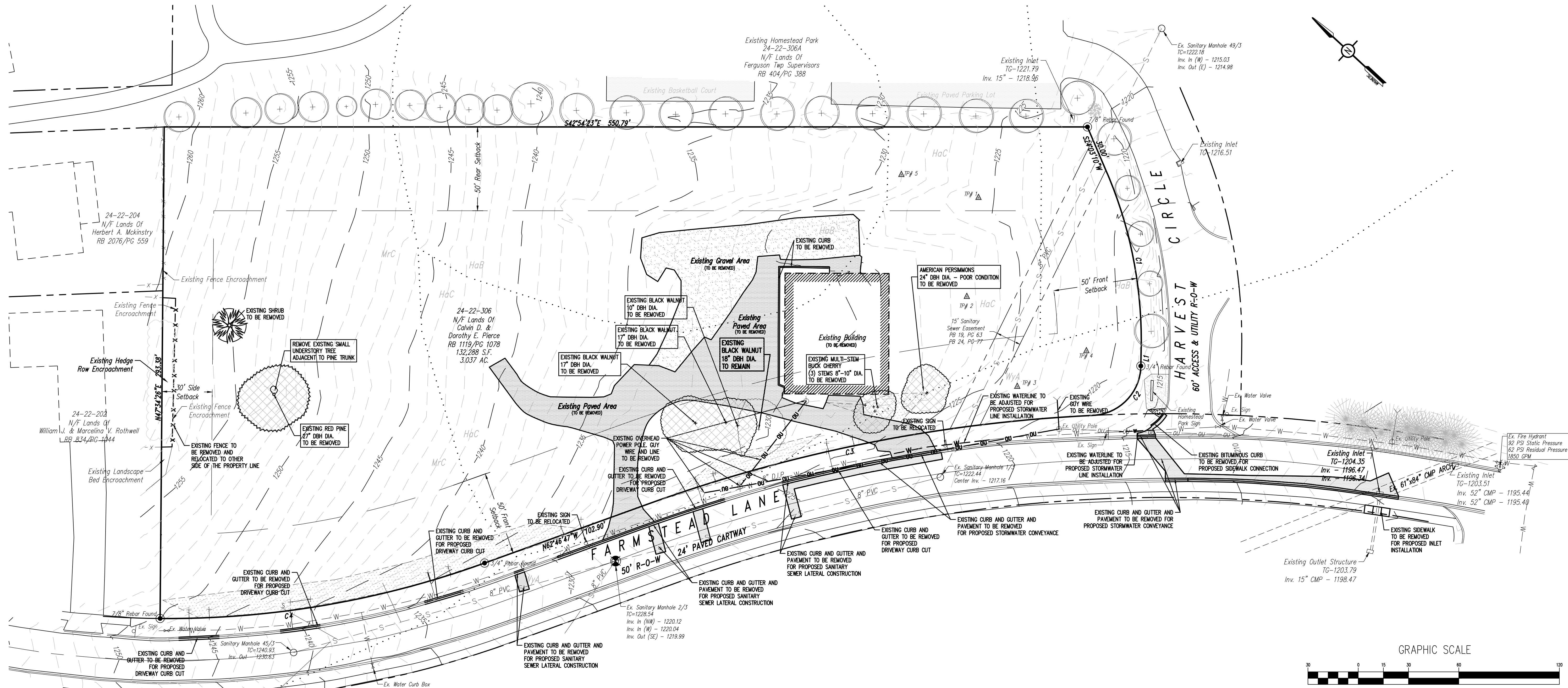


**EXISTING CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C1	106.74'	255.00'	54.16'	N 36° 02' 40" E	105.96'	23° 59' 00"
C2	45.21'	30.00'	28.14'	N 88° 47' 38" W	41.05'	86° 20' 25"
C3	272.48'	910.00'	137.27'	N 54° 12' 06" W	271.46'	17° 09' 22"
C4	197.41'	555.81'	99.76'	N 52° 36' 17" W	196.37'	20° 21' 00"

**EXISTING LINE TABLE**

LINE	DIRECTION	LENGTH
L1	S 48° 02' 10" W	11.06'



**CENTRAL PENNSYLVANIA REGION OFFICE:**  
3075 ENTERPRISE DRIVE  
SUITE 100  
STATE COLLEGE, PA 16801  
PH: 814-231-8285  
Fax: 814-232-2308

**LANCASTER REGION OFFICE:**  
3904 B ABEL DRIVE  
COLUMBIA, PA 17512  
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Designer: M.H.  
Draftsman: XXXX  
Proj Manager: MAT  
Surveyor: BRX  
Perimeter Ok:  
Book: Pg  
File: 202209-SWM-03-ELDON B FARM  
Layout: EX. CON & DEMO

3/29/22 REVISION PER TWP COMMENTS  
4/1/22  
2/9/22 REVISION PER TWP COMMENTS  
4/1/22  
12/14/21 REVISION PER TWP COMMENTS  
4/1/22  
10/19/21 PLOTTING SET  
4/1/22  
Date Description  
REVISIONS

**FARMSTEAD VIEW**

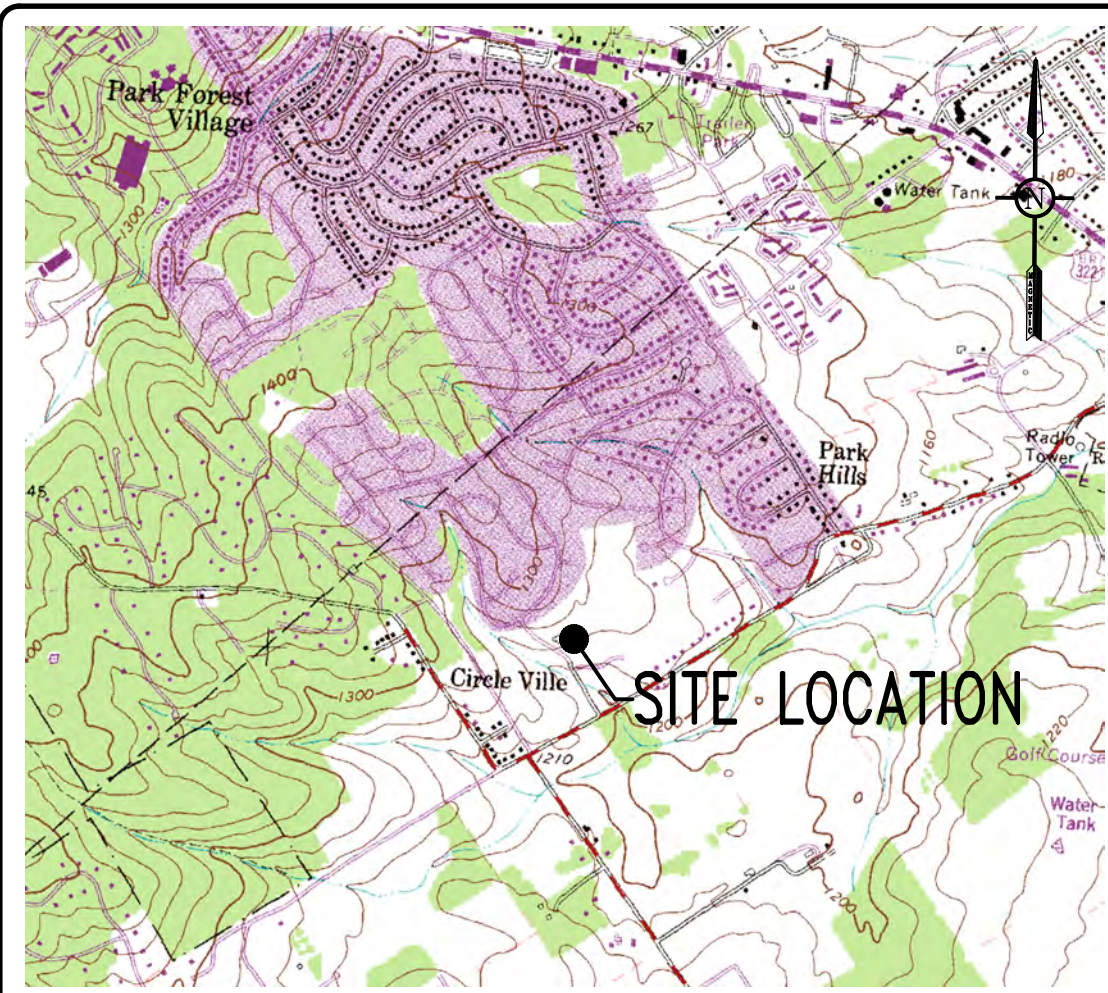
FERGUSON TOWNSHIP  
CENTRE COUNTY  
PENNSYLVANIA

**STORMWATER MANAGEMENT SITE PLAN**

**EXISTING CONDITIONS AND DEMOLITION PLAN**

PROJECT NO.  
20290  
DATE  
JULY 29, 2021  
SCALE SHEET NO.  
1" = 30' **3**





**RECYCLING AND DISPOSAL OF MATERIALS**  
 The operator shall remove from the site, recycle, or dispose of all building materials and wastes in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.141 seq., 271.1 et seq., and 287.1 et seq. The contractor shall not illegally bury, dump, or discharge any building material or wastes.

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. Any excess soil waste may only be disposed of at an approved EAS/NPDES permitted site.

**RESPONSIBILITIES FOR FILL MATERIALS**  
 The contractor is responsible to use environmental due diligence to ensure any fill material required to be imported to or exported from the site qualifies as Clean Fill.

Clean Fill is defined as: Uncontaminated, non-water soluble, non-decomposable, inert, solid material. The term includes soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. The term does not include materials placed in or on the waters of the commonwealth unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use.)

Environmental due diligence: Investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits. Analytical testing is not a required part of due diligence unless visual inspection and/or review of the post land use of the property indicates that the fill may have been subjected to a spill or release of regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with Appendix A of the Department's policy "Management of Fill".

Fill material that does not qualify as clean fill is regulated fill. Regulated fill is waste and must be managed in accordance with the Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste Management or 271 Municipal Waste Management, whichever is applicable.

**PERMANENT SEEDING MIXTURES**  
 Permanent Seeding Mix shall consist of the following:

Item	Rate
1. Seed Mixture Consisting of 50% Poa pratensis (Kentucky Bluegrass) 30% Festuca rubra (Creeping Red Fescue) 20% Lolium perenne L. (Perennial Rye)	102 lbs./acre
2. Mulch (straw)	3 tons/acre

Infiltration Basin and Detention Basin with Constructed Filter Bottom Seeding Mix (To be used on the interior side slopes outside of the Infiltration Basin and Detention Basin with Constructed Filter)

Item	Rate
1. Seed Mixture Consisting of: 20% Agrostis alba (Redtop) 20% Agrostis stolonifera (Creeping Bentgrass) 20% Elymus riparius (Riverbank Wild Rye) 20% Carex vulpinoidea (Fox Sedge) 20% Puccinellia distans (Alkali Grass)	50 lbs / acre
2. Mulch	3 tons / acre

**STORMWATER MANAGEMENT NOTES**

- All site work shall be done in accordance with the plans prepared by PennTerra Engineering, Inc., the current requirements of the governing municipality, the applicable sections of the PennDOT standard specifications for roadway construction, and all other pertinent federal and state laws.
- The Contractor shall comply with all times with applicable federal, state and local laws, provisions, and policies governing safety and health, including the federal construction safety act, as amended.
- The Contractor shall be responsible for examining the areas and conditions under which the project is to be constructed prior to the submission of a bid. Submission of a bid to be made when the Contractor has reviewed the site and is familiar with conditions and constraints of the site.
- Before excavation, all underground utilities shall be located in the field by the proper authorities. The Contractor shall notify by one call 1-800-242-1776. The location of all utilities and underground structures are approximate and may not all be shown. It is the responsibility of the Contractor to determine the existence and exact location of all utilities and underground structures.
- An as-built drawing of new utility services shall be prepared by the Contractor and submitted to the Owner upon completion of the project.
- All storm pipe shall be as noted. All joints shall be watertight.
- Once subgrade of the facility has been reached, and prior to topsoil placement, the licensed professional and responsible testing firm shall be notified to schedule infiltration testing verification of the subgrade.
- Co-permittee requirements: Contractor to complete Pennsylvania Department of Environmental Protection (D.E.P.) forms and make application to become co-permittee of the general NPDES permit prior to commencing any land disturbance. Contractor shall assume full responsibility for any fines or other measures assessed by regulatory agencies due to improper or deficient installation and / or maintenance of the temporary erosion and sedimentation control measures and post-construction stormwater measures installed. Contractor shall remain a co-permittee of the National Pollutant Discharge Elimination System (NPDES) permit until the notice of termination of the NPDES permit has been issued by the PA D.E.P.
- Notice of termination services: Contractor shall be responsible for the services for the notice of termination of the NPDES permit. This includes but is not limited to the following:
  - A licensed professional or designee on-site to observe the critical stages of construction noted in the post-construction stormwater management plan. The licensed professional or designee will be responsible for signing the required certification forms and certifying that the facilities have been built according to the approved plans, processing and recording any required forms and the as-built survey through the PA D.E.P. until the notice of termination is received.
  - Prepare an as-built topographic survey sealed by a licensed surveyor from the commonwealth of Pennsylvania of the stormwater management facilities (infiltration basin, detention basin with constructed filter and outlet structures, outlet pipes, tops of berms and spillways).
  - Provide double-ring infiltrometer tests as outlined in the December 2006 PA D.E.P. Stormwater BMP manual of the produced basin bottom (topsoil) prior to installation to certify that the topsoil meets the infiltration requirements noted on the plans.
- Contractor shall have a licensed professional submit as-built drawings/documentation (including verification of infiltration testing) of the stormwater management facilities prepared in accordance with chapter 26 of the governing municipality's code of ordinances and submitted to the governing municipality at the completion of construction as a prerequisite of issuance of occupancy permit or release of the surety bond. A narrative and photographic documentation for critical stages of construction and for the infiltration surface prior to placement of topsoil must also be submitted to the governing municipality.
- As-built infiltration testing in basins shall be performed at the top of the finished native soil layer prior to topsoil placement. This testing is in addition to the testing identified in Note 3.c. The number of infiltrometer tests performed shall be in accordance with the governing municipality's code of ordinances.

**NPDES PERMIT CO-PERMITTEE AND NOTICE OF TERMINATION NOTES:**

- The contractor shall process forms with the Local County Conservation District to become a co-permittee on the NPDES. The contractor shall remain a co-permittee until the applicant releases them from the permit.
- The Notice of Termination requires certification by a licensed professional of the stormwater facilities as noted on the Post Construction Stormwater Management Plan under the section labeled "Critical Stages of Construction".
- The licensed professional responsible for certifying the Notice of Termination (NOT) of the NPDES permit shall be selected prior to commencing earth disturbance activities on the project site. The general site contractor shall be responsible for supplying & coordinating the licensed professional.
- The licensed professional responsible for certifying the NOT shall be present for all "Critical Stages of Construction".
- A pre-construction meeting between the contractor, owner and licensed professional responsible for certifying the NOT is required to ensure all "Critical Stages of Construction" are reviewed, acknowledged and milestones established to ensure the licensed professional is present onsite during the "Critical Stages of Construction".
- The licensed professional will be required to certify and seal as-built drawings at the end of construction that the stormwater facilities have been built to the specifications on the post construction stormwater management plans and details.
- Upon completion of all earth moving activities and once site stabilization is achieved in accordance with the Erosion and Sediment Control Plan, the contractor shall then file the as-built drawings and NOT certification with the Local County Conservation District.

**CRITICAL STAGES OF CONSTRUCTION FOR PROJECTS REQUIRING A GENERAL NPDES PERMIT**  
 Critical Stages of Construction are key components of the construction sequence of the Post Construction Stormwater Management Plan and require certification and construction oversight by the licensed professional responsible for certification of the certified stormwater as-built plan and the NOT.

At least two weeks in advance of construction, the contractor shall schedule a coordination meeting with the licensed professional to review the critical stages and establish a schedule for inspections/verifications of all critical stages. At the discretion of the licensed professional, the contractor will provide photo documentation of the installation of certain items in lieu of the licensed professional being present.

The critical stages for each Post Construction Stormwater Best Management Practice are as follows:

**INFILTRATION BASINS**

- In order to ensure the basin floor is not compacted, equipment shall not be permitted to operate within the basin when the floor is less than 36" from subgrade elevation. A typical infiltration facility below excavation detail has been provided on the plans for construction. Alternatively, the contractor may develop their own plan and methods for basin excavation. The contractor must review the proposed plan/methods with the licensed professional during the coordination meeting.
- Once subgrade of the facility has been reached, and prior to topsoil placement, the licensed professional and responsible testing firm shall be notified to schedule infiltration testing verification of the subgrade.
- Infiltration testing of the final basin floor elevation to verify infiltration rates of the topsoil placed on the basin floor is required. The contractor shall coordinate infiltration testing with the licensed professional and responsible testing firm. It is recommended that the topsoil also be tested prior to placement.
- The contractor must notify the licensed professional of the installation of the outlet structure, outfall pipe and anti-seep collars prior to backfill to ensure installation has been completed in accordance with the approved plan.
- Compaction testing reports are required on the basin berm. The contractor shall coordinate compaction testing with the licensed professional and responsible testing firm.
- Berms shall be installed and compacted in conformance with the requirements of the local municipality's Stormwater Management Ordinance. If the municipality does not specify compaction requirements, then all berms shall be installed as follows:
  - Whenever berm fill material in excess of 3 feet in height is to be used, each layer of compacted fill shall be tested to determine its density per ASTM D2922 or ASTM D3017.
  - All berm lifts shall be 8" or less.
  - The density of each layer shall be 98% of a Standard Proctor Density analysis per ASTM D698.
- All proposed vegetation within the limits of construction shall be established to a 70% uniform vegetated cover prior to final notice of termination certification.
- All professional infiltration/compaction testing results shall be provided in the as-built package to the township.

**DETENTION BASINS WITH CONSTRUCTED FILTER**

- The contractor must notify the licensed professional of the installation of the outlet structure, outfall pipe, constructed sand filter underdrain and anti-seep collars prior to backfill to witness and ensure installation has been completed in accordance with the approved plan.
- Compaction testing reports are required on the basin berm. The contractor shall coordinate compaction testing with the licensed professional and responsible testing firm.
- Berms shall be installed and compacted in conformance with the requirements of the local municipality's Stormwater Management Ordinance. If the municipality does not specify compaction requirements, then all berms shall be installed as follows:
  - Whenever berm fill material in excess of 3 feet in height is to be used, each layer of compacted fill shall be tested to determine its density per ASTM D2922 or ASTM D3017.
  - All berm lifts shall be 8" or less.
  - The density of each layer shall be 98% of a Standard Proctor Density analysis per ASTM D698.
- Constructed Filter infiltration rate (topsoil infiltration rate and sand infiltration rate) shall be tested prior to and after placement to ensure the infiltration capabilities meet the design requirements noted on the Post Construction Stormwater Management Details Sheet.
- All proposed vegetation within the basin shall be established to a 70% uniform vegetated cover prior to final notice of termination certification.
- All professional infiltration/compaction testing results shall be provided in the as-built package to the township.

**GRADING DRAINAGE BREAKS**

- Upon reaching finished grade, the contractor must notify the licensed professional to verify grade breaks as shown on the Post Construction Stormwater Management Plan. All roof drainage on Lots 1, 3 and 4 must be directed to the storm drainage system (C&B to the Infiltration Basin), and all roof drainage on Lots 5 and 6 must be piped to the Infiltration Basin by means of the proposed roof drain pipe network on each lot respectively.

**NATURALLY OCCURRING GEOLOGIC FORMATIONS/SOIL CONDITIONS:**  
 There are no known naturally occurring geologic formations or soil conditions that pose the potential for pollution during construction. If a sinkhole is encountered due to karst topography, the sinkhole shall be repaired as specified on the sinkhole repair detail and/or a geotechnical engineer must be contacted for proper repair procedures.

**SOILS LEGEND**

Soil cover on the site consists of:  
 HaB - Hagerstown Silt loam, 3%-8% Slopes  
 HaC - Hagerstown Silty loam, 8%-15% Slopes  
 M/C - Morrison sandy loam, 8%-15% Slopes  
 W/A - Wyoming gravelly sandy loam rarely flooded, 0% to 5% slopes

Existing Soil Limit Line / Boundary  
 HaB Existing Soil Type

**PROPOSED FEATURES LEGEND**

- PROPOSED CONCRETE SIDEWALK
- PROPOSED CURBING & EDGE OF PAVEMENT
- PROPOSED DEPRESSED CURB
- PROPOSED FUTURE BITUMINOUS DRIVEWAY AREAS
- PROPOSED MINOR CONTOURS W/ ELEVATION (1's & 2's)
- PROPOSED MAJOR CONTOURS W/ ELEVATION (5's & 10's)
- PROPOSED 6" PVC SANITARY SEWER LATERAL W/ CLEAN OUT
- PROPOSED SINGLE UNIT DOMESTIC WATER SERVICE LATERAL W/ CURB BOX
- PROPOSED STORM SEWER W/ TYPE C INLET
- PROPOSED 8" STORM SEWER ROOF DRAIN (MIN SLOPE)
- PROPOSED RETAINING WALL
- PROPOSED GRADE BREAK/SPOT ELEVATION
- PROPOSED FLOW ARROW

**EROSION & SEDIMENTATION CONTROL LEGEND**

- LIMIT OF DISTURBANCE / NPDES BOUNDARY LINE
- RIP-RAP APRON
- 18" SILT SOCK

**EXISTING FEATURES LEGEND**

- Existing Building
- Existing Curbing & Edge of Pavement
- Existing Gravel Areas
- Existing Bituminous Areas
- Existing Fence
- Existing Sanitary Sewer w/ Manhole
- Existing 6" PVC Sanitary Sewer Lateral w/ Cle.
- Existing Water Line w/ Valve
- Existing Storm Sewer Line w/ Inlet
- Existing Overhead Utility Line w/ Pole
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrub
- Existing Soil Infiltration Test Pit

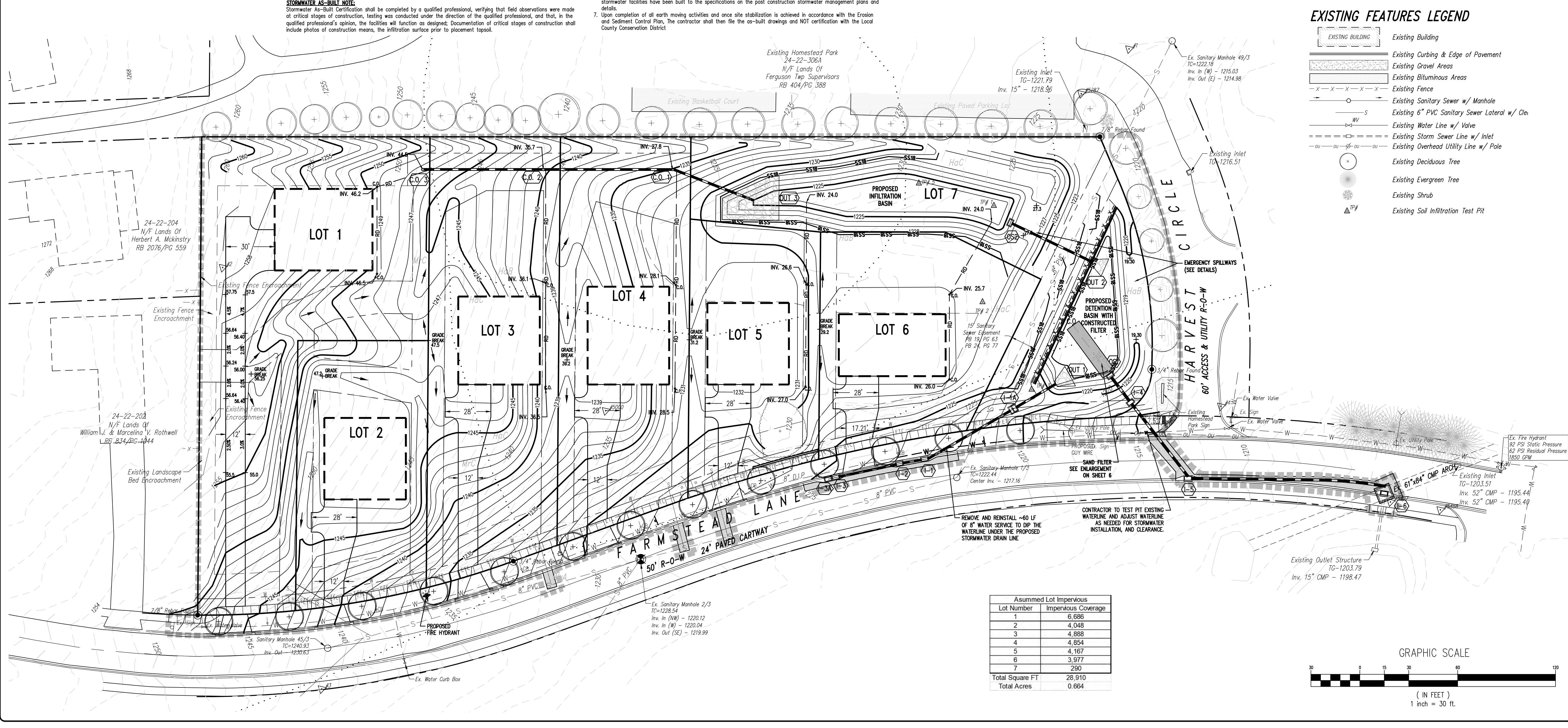
**POST CONSTRUCTION EARTHMOVING ACTIVITIES**

Notes:

- In order to avoid compaction of the infiltration basin and detention basin with constructed filter bottoms while removing sediment, special procedures shall be implemented for sediment removal within the bottoms of both basins. The final sediment removal shall be completed utilizing equipment located on the basin embankment and outside the basin bottoms (if sediment removal cannot fully be completed from the embankment, refer to the typical proposed infiltration basin and detention basin with constructed filter bottom excavation detail).

Sequence:

- Once stabilization has been achieved on all disturbed areas, and a 70% uniform vegetative cover is established, all sediment shall be removed from the infiltration basin and detention basin with constructed filter in accordance with note 1 above.
- Stabilize all disturbed areas of the infiltration basin and detention basin with constructed filter with the topsoil mixture and the appropriate permanent seeding mixtures.
- Install snout in inlet 1A.
- Individual lot construction sequence shall proceed in accordance with the "Individual Lot Construction Sequence" provided on the Soil Erosion and Sedimentation Control Plans.
- Remove the silt sock located on the upslope side of the infiltration basin and detention basin with constructed filter. Remove silt sock along the detention basin with constructed filter bottom perimeter.



**PennTerra ENGINEERING INC.**  
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Designer: MLH  
 Draftsman: XXX  
 Proj/Manager: MAT  
 Surveyor: BRK  
 Perimeter Ok.  
 Book: Pg  
 File: 20220-000-04-PC1-PLAN  
 Layout: PCI

3/29/22 REVISION PER TWP COMMENTS  
 4/12/22  
 2/2/22 REVISION PER TWP COMMENTS  
 3/31/22  
 12/14/21 REVISION PER TWP COMMENTS  
 12/14/21  
 10/19/21 PAVING SET  
 10/19/21  
 Date Description  
 REVISIONS

**FARMSTEAD VIEW**

FERGUSON TOWNSHIP  
 CENTRE COUNTY  
 PENNSYLVANIA

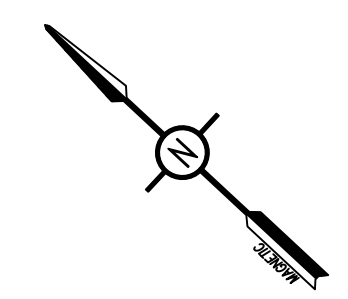
**STORMWATER MANAGEMENT SITE PLAN**

**POST CONSTRUCTION STORMWATER MANAGEMENT PLAN**

PROJECT NO.  
 20290  
 DATE  
 JULY 29, 2021  
 SCALE SHEET NO.  
 1" = 30' 4

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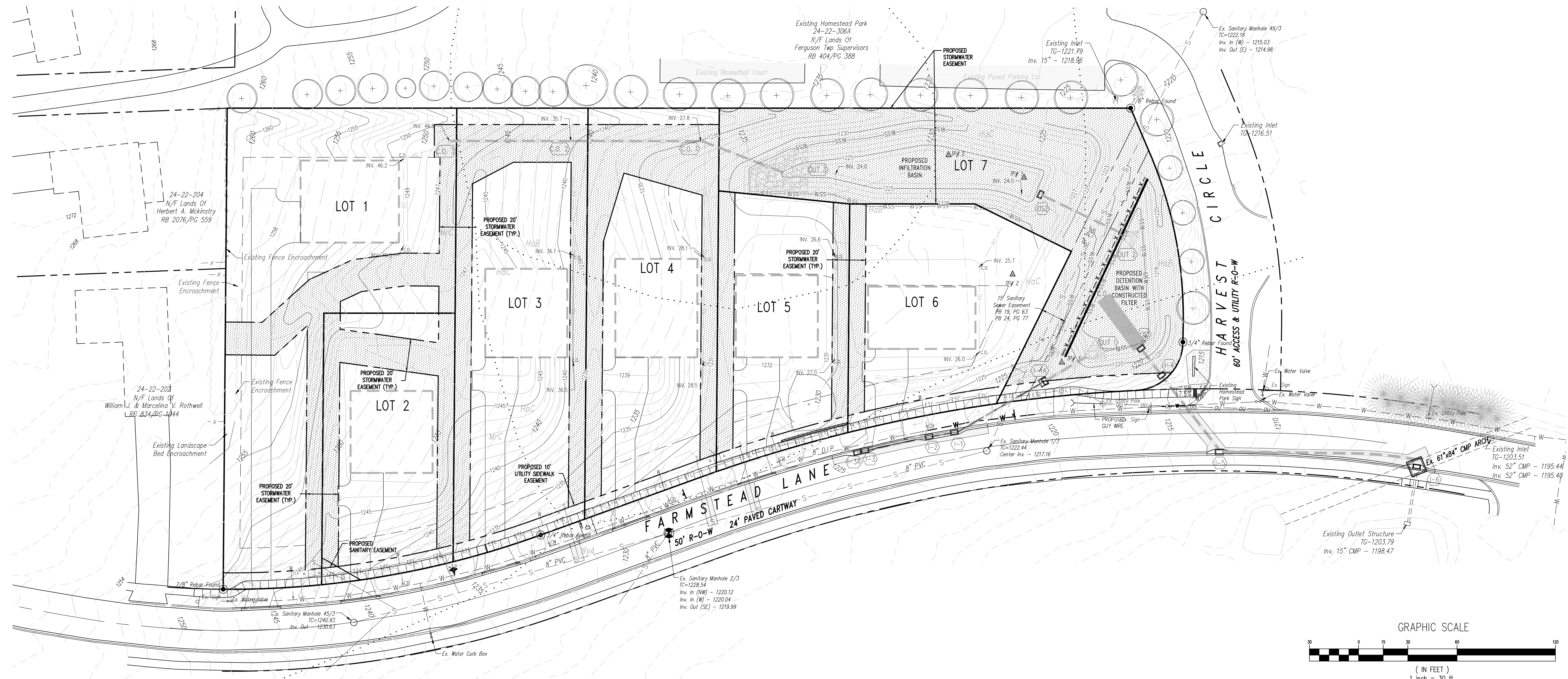


**EXISTING FEATURES LEGEND**

- Existing Building
- Existing Curbing & Edge of Pavement
- Existing Gravel Areas
- Existing Bituminous Areas
- Existing Fence
- Existing Sanitary Sewer w/ Manhole
- Existing 6" PVC Sanitary Sewer Lateral w/ Clean Out
- Existing Water Line w/ Valve
- Existing Storm Sewer Line w/ Inlet
- Existing Overhead Utility Line w/ Pole
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrub
- Existing Soil Infiltration Test Pit

**PROPOSED FEATURES LEGEND**

- PROPOSED CONCRETE SIDEWALK
- PROPOSED CURBING & EDGE OF PAVEMENT
- PROPOSED DEPRESSED CURB
- PROPOSED FUTURE BITUMINOUS DRIVEWAY AREAS
- PROPOSED MINOR CONTOURS W/ ELEVATION (1's & 2's)
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- PROPOSED 8" STORM SEWER ROOF DRAIN (MIN SLOPE)
- PROPOSED RETAINING WALL
- PROPOSED STORMWATER EASEMENT



Designer	MLH
Draftsman	MLH
Proj Manager	MAT
Surveyor	BRK
Perimeter Ok	
Book	Pg
File	2020-SM-04-PC-ESMT-PLAN
Layout	PCI

3/29/22	REVISED PER TWP COMMENTS
4/1/22	MAJOR REVISIONS
2/2/22	REVISED PER TWP COMMENTS
12/14/21	REVISED PER TWP COMMENTS
MS	
10/19/21	PRICING SET
MS	
Date	Description
	REVISIONS

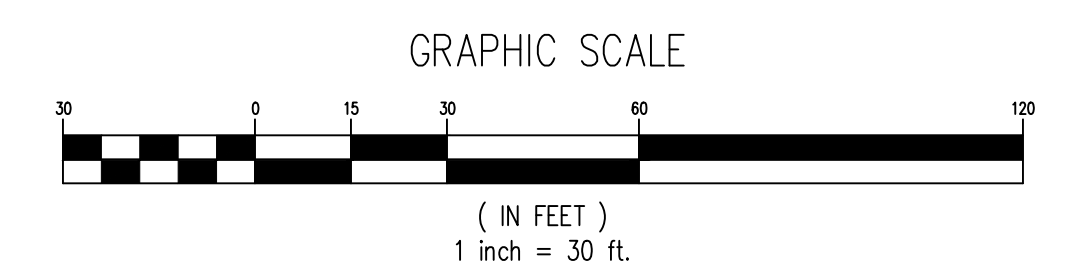
**FARMSTEAD VIEW**

FERGUSON TOWNSHIP  
CENTRE COUNTY  
PENNSYLVANIA

**STORMWATER  
MANAGEMENT SITE  
PLAN**

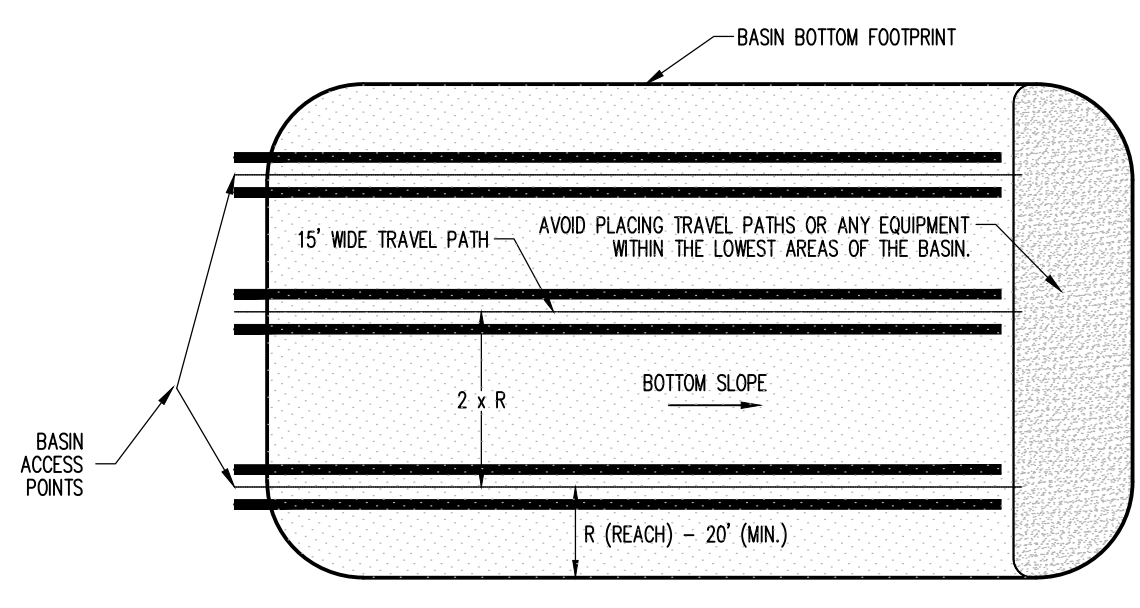
**POST  
CONSTRUCTION  
STORMWATER  
MANAGEMENT  
EASEMENT PLAN**

PROJECT NO.	20290
DATE	JULY 29, 2021
SCALE	1" = 30'
SHEET NO.	4A



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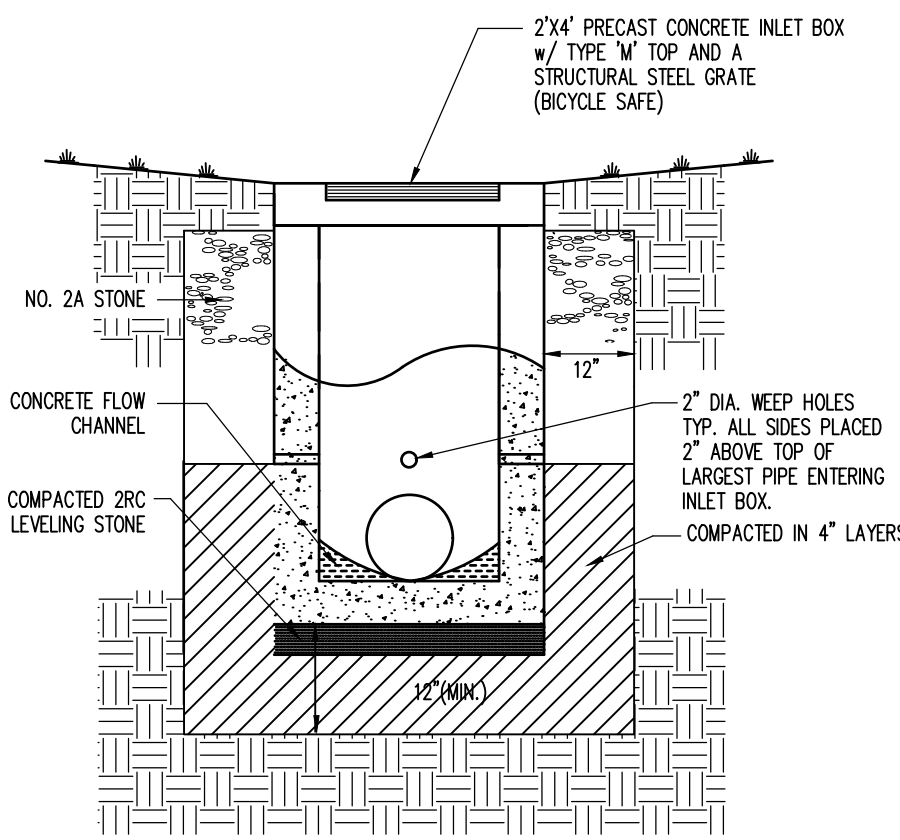




THIS DETAIL REPRESENTS A TYPICAL BASIN BOTTOM EXCAVATION TECHNIQUE. EACH BASIN VARIES WITH GEOMETRY AND OTHER VARIOUS PHYSICAL FEATURES. THE CONTRACTOR MUST DEVELOP A BASIN BOTTOM EXCAVATION PLAN AND CONSULT WITH THE SITE ENGINEER PRIOR TO COMMENCING THE BASIN BOTTOM EXCAVATION.

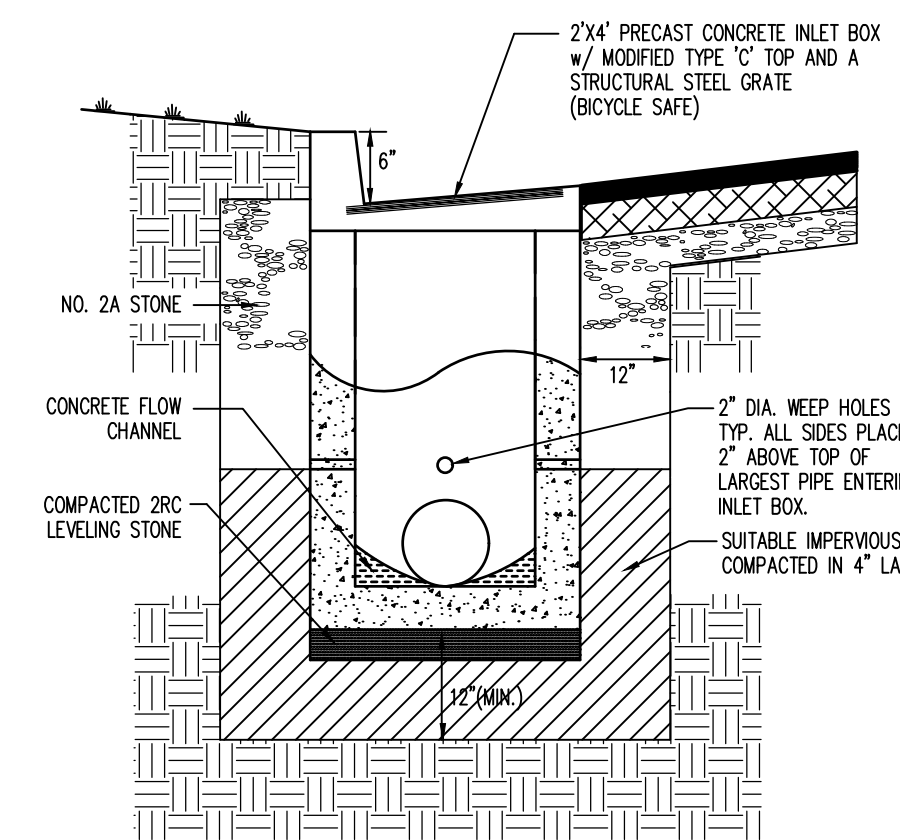
- NOTES:**
1. ALL EQUIPMENT MOBILIZATION AND MANEUVERS MUST BE LIMITED TO THE TRAVEL PATH LOCATIONS. THE CONTRACTOR SHALL LOCATE AND CLEARLY POST ALL TRAVEL PATHS IN THE FIELD.
  2. TRAVEL PATH LOCATIONS SHALL BE SELECTED BASED UPON EQUIPMENT REACH CAPABILITY AND BASIN GEOMETRY. TRAVEL PATH LOCATIONS SHOULD BE SELECTED SUCH THAT THEY PARALLEL THE LONGEST SIDE OF THE BASIN.
  3. TRAVEL PATH SPACING SHALL VARY WITH EQUIPMENT REACH CAPABILITY. REACH CAPABILITY SHOULD BE A MINIMUM OF 20 FEET.
  4. MATERIAL SHALL BE REMOVED FROM THE TRAVEL PATH LOCATIONS WORKING TOWARD THE BASIN ACCESS POINTS. ONCE MATERIAL IS REMOVED FROM EACH TRAVEL PATH LOCATION AND FINAL GRADE IS ACHIEVED, ALL EQUIPMENT SHALL BE PROHIBITED FROM THESE LOCATIONS.

**TYPICAL INFILTRATION BASIN AND DETENTION BASIN WITH CONSTRUCTED FILTER BOTTOM EXCAVATION**  
NOT TO SCALE

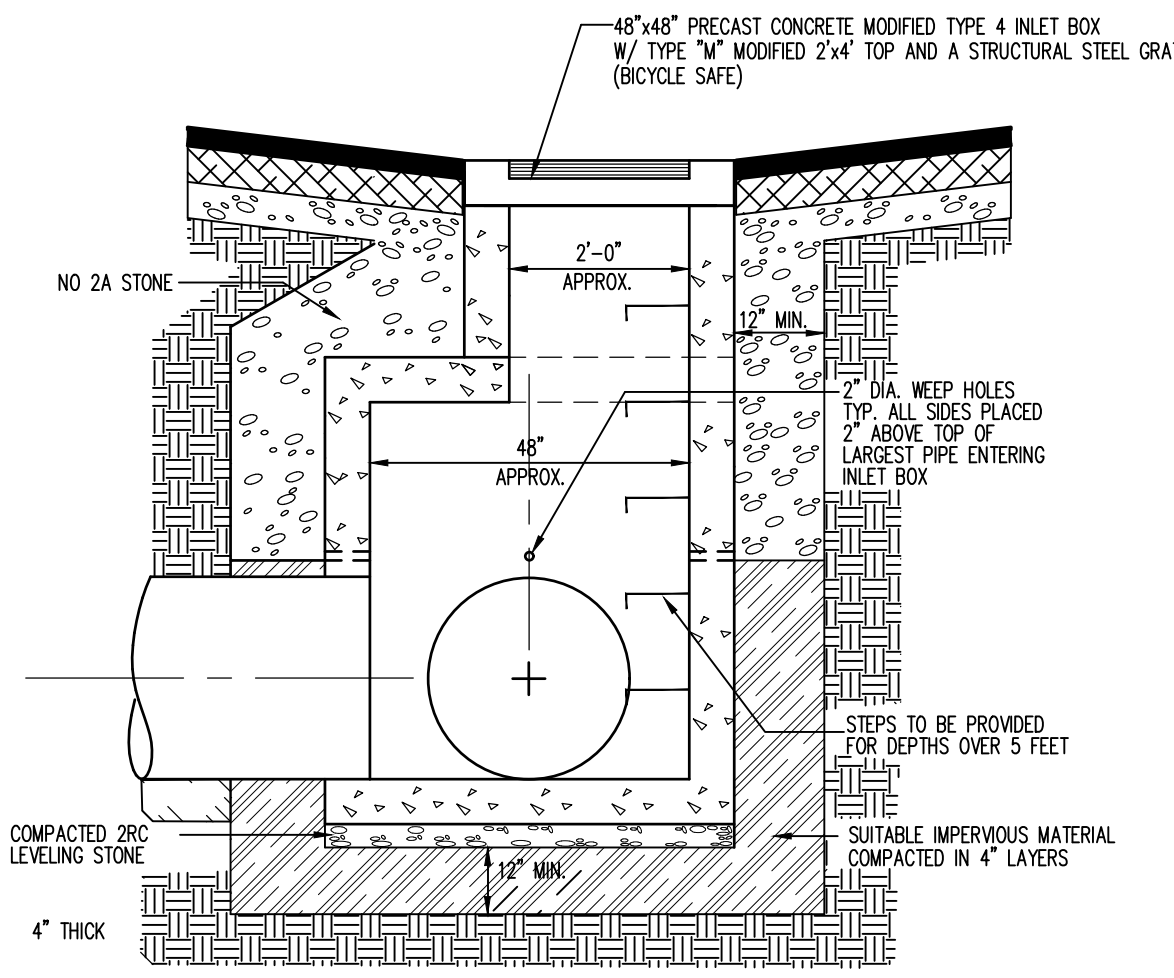


- NOTE:**
1. Any Type 'M' inlet exceeding 4' in depth is required to have steps installed.
  2. All inlets shall conform to PennDOT Standards.

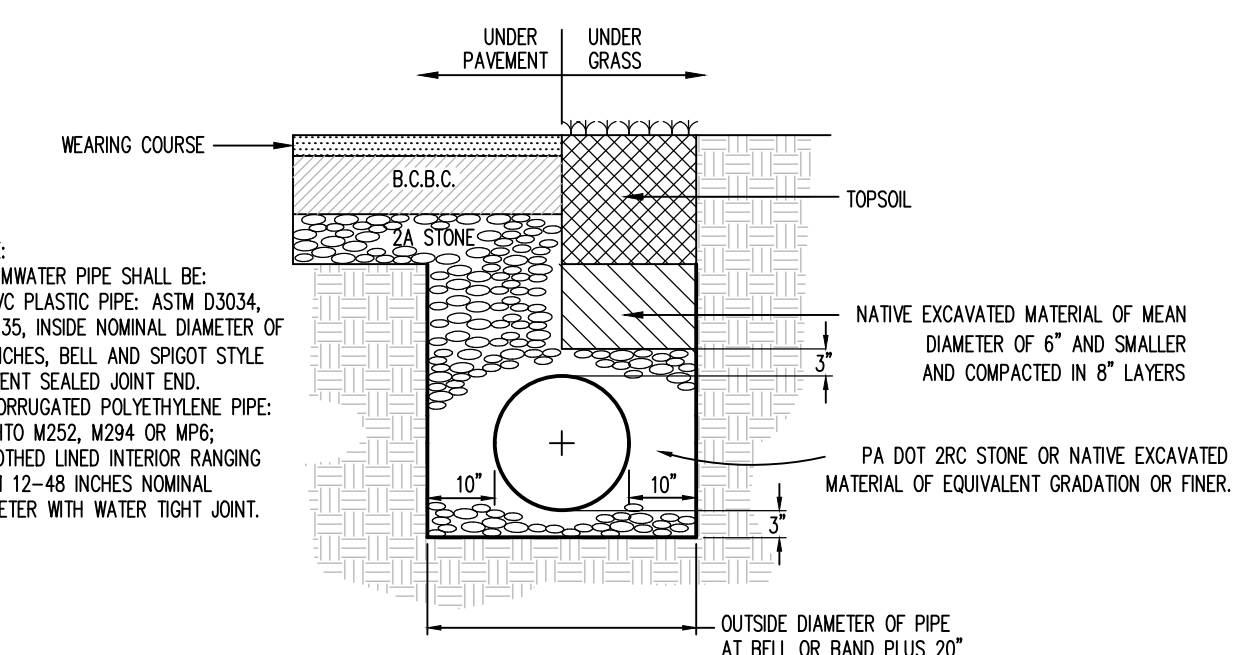
**TYPE 'M' PRECAST CONCRETE INLET**  
NOT TO SCALE



**MODIFIED TYPE 'C' PRECAST CONCRETE INLET**  
NOT TO SCALE

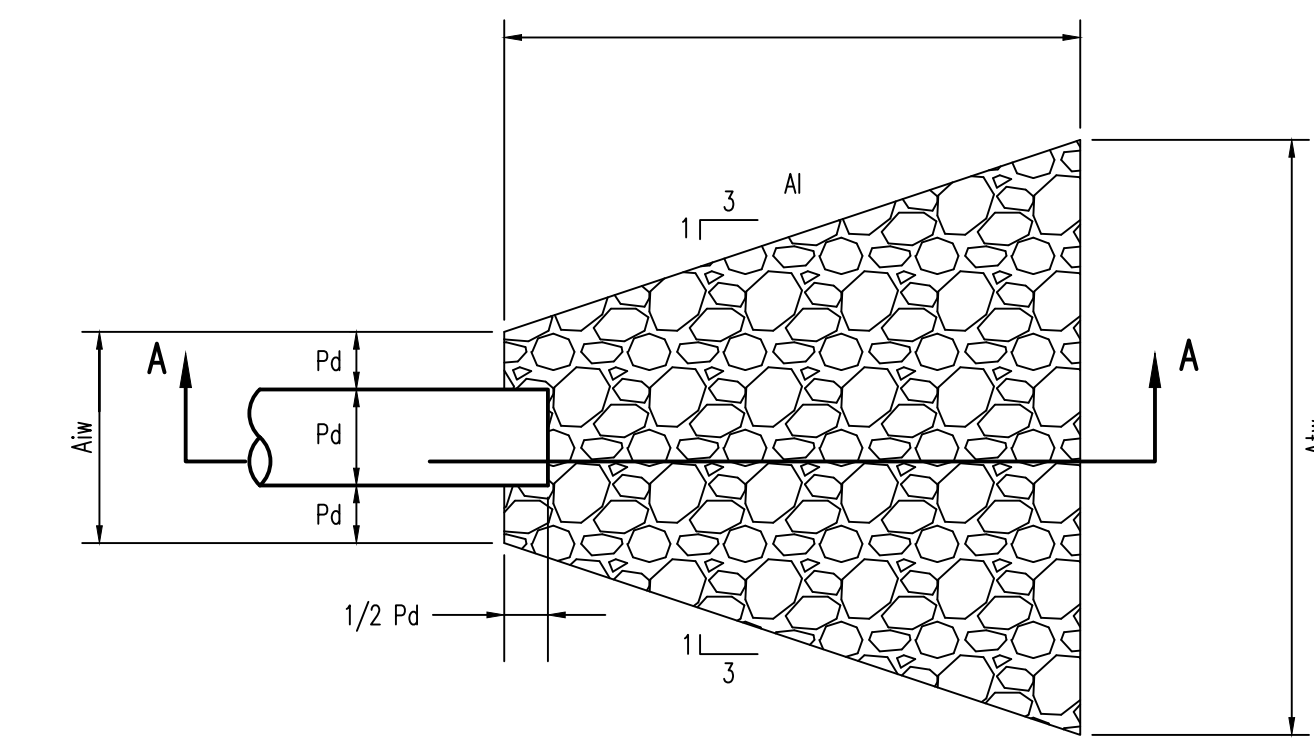


**48"X48" PENNDOT PRECAST TYPE 4 INLET W/ 24 X 48 TYPE M TOP**  
NOT TO SCALE



**STORMSEWER HDPE INSTALLATION**  
NOT TO SCALE

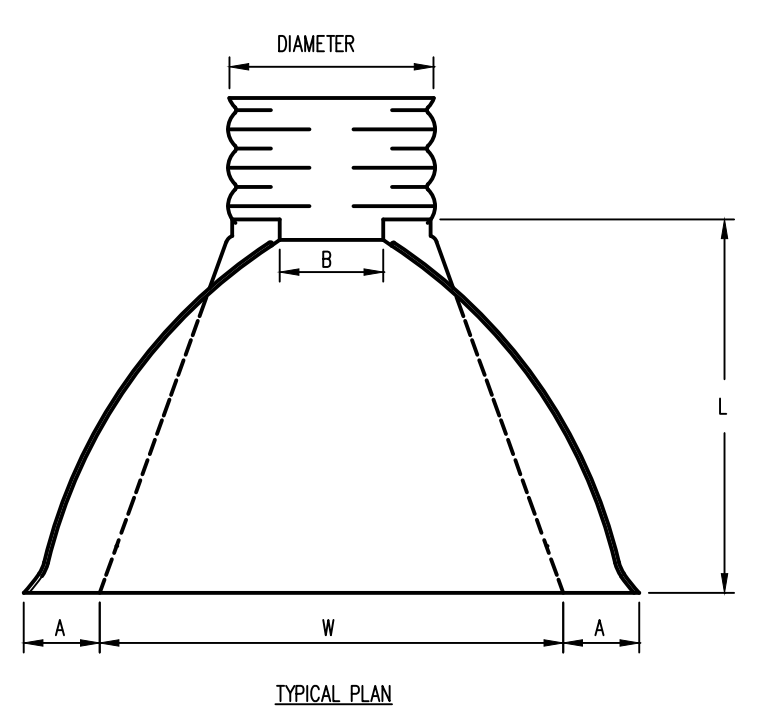
- NOTES:**
1. All stormwater pipe installation must utilize soil tight and water tight joints.



**SECTION A-A**  
**RIPRAP APRON AT PIPE OUTLET WITHOUT FLARED ENDWALL**  
NOT TO SCALE

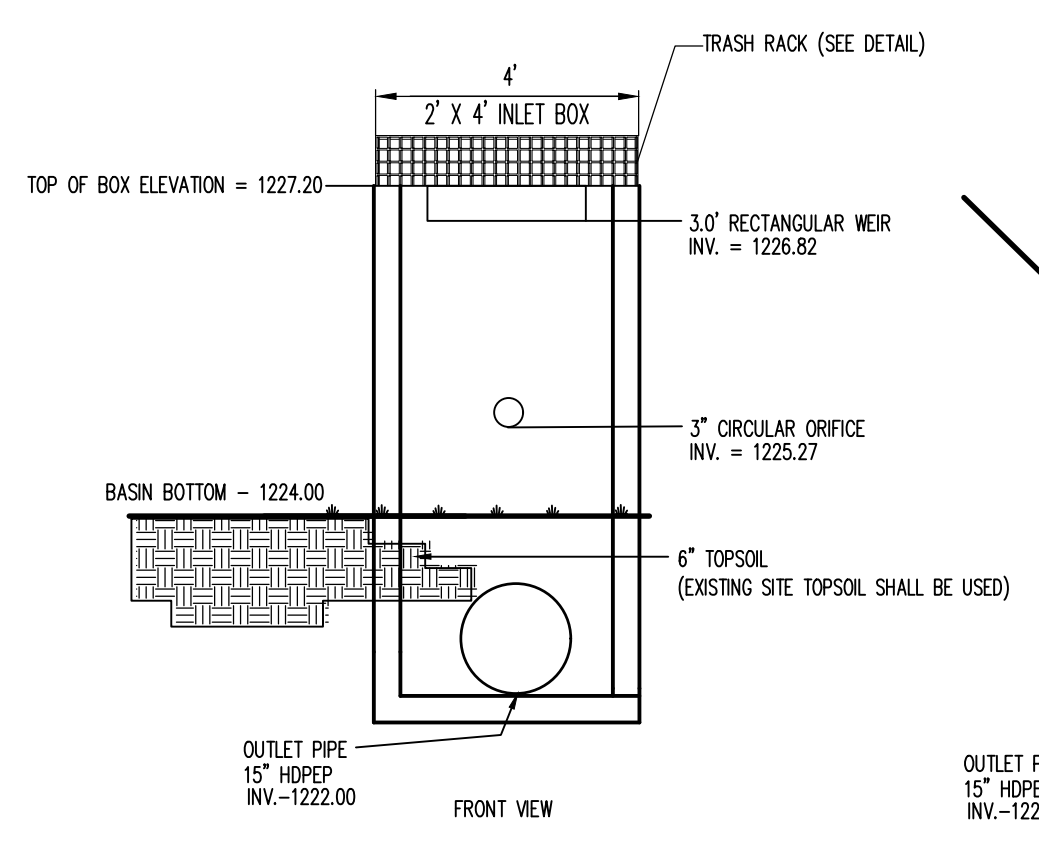
OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP		APPRON	
		SIZE (R-...)	THICK RT (IN)	INITIAL WIDTH Alw (FT)	TERMINAL WIDTH (FT)
OUT-1	15"	R-4	18"	10.00'	13.75'
OUT-2	15"	R-4	18"	8.00'	11.75'
OUT-3	15"	R-4	18"	12.00'	15.75'

- NOTES:**
1. ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
  2. ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.
  3. EXTEND RIPRAP ON BACK SIDE OF APRON TO AT LEAST 1/2 DEPTH OF PIPE ON BOTH SIDES TO PREVENT SCOUR AROUND THE PIPE.
  4. SEE PLAN VIEW FOR LAYOUT OF OUT-3 RIPRAP.

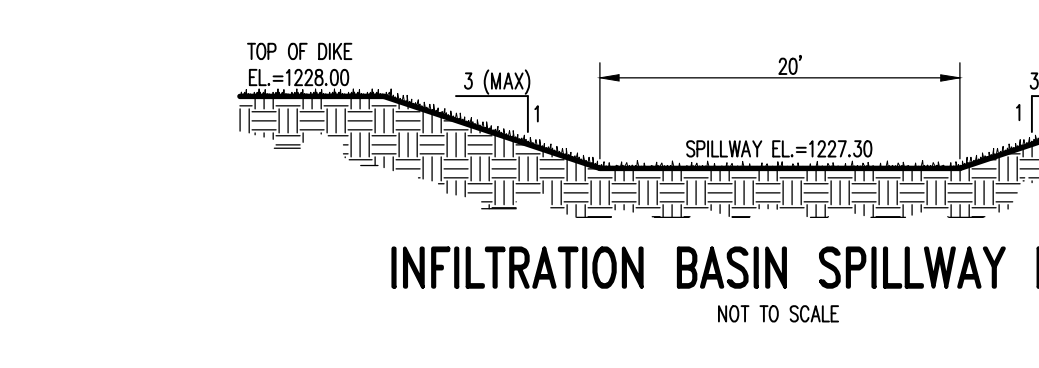


**HDPE END SECTION**  
NOT TO SCALE

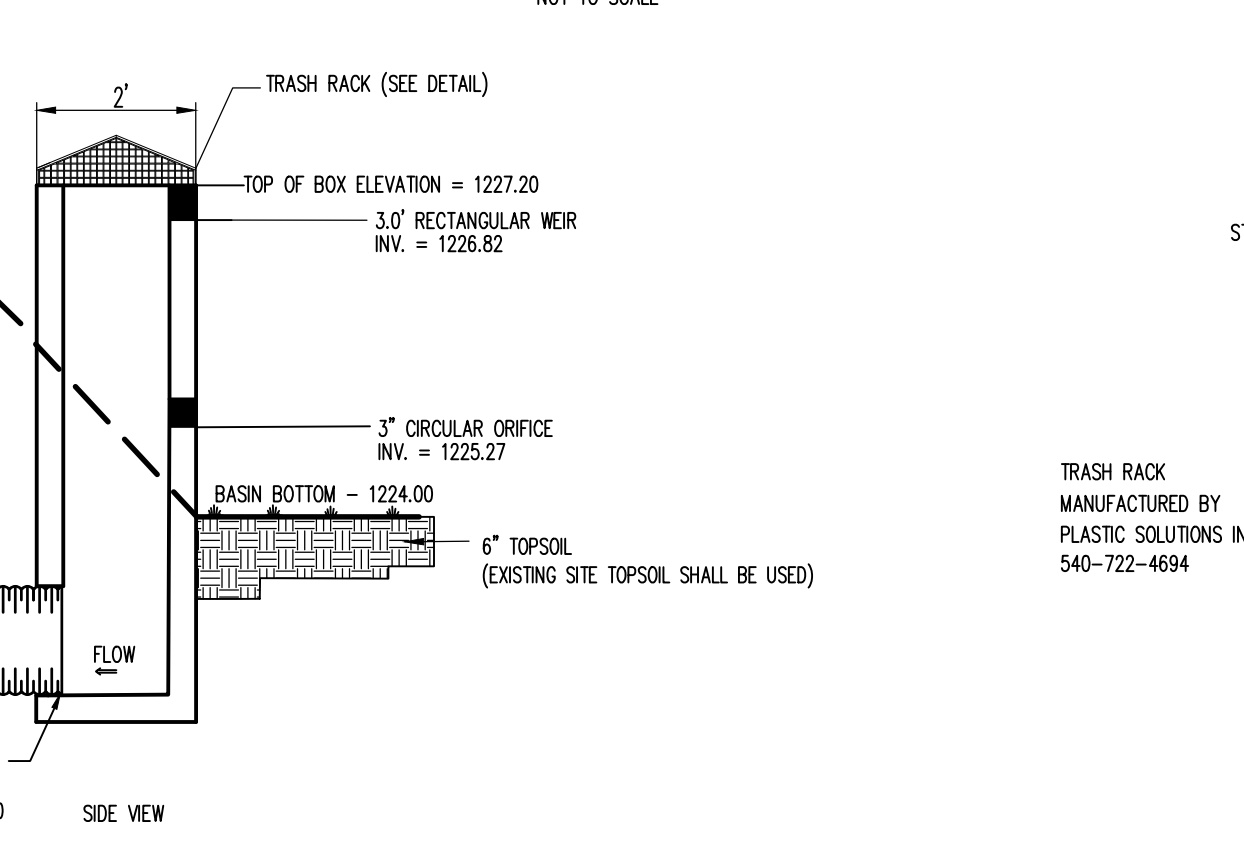
DIAM.	A (#1)	B (MAX)	H (#1)	E (1/2)	W (#2)
15"	6.5"	10"	6.5"	25"	29"



**INFILTRATION BASIN OUTLET STRUCTURE**  
NOT TO SCALE

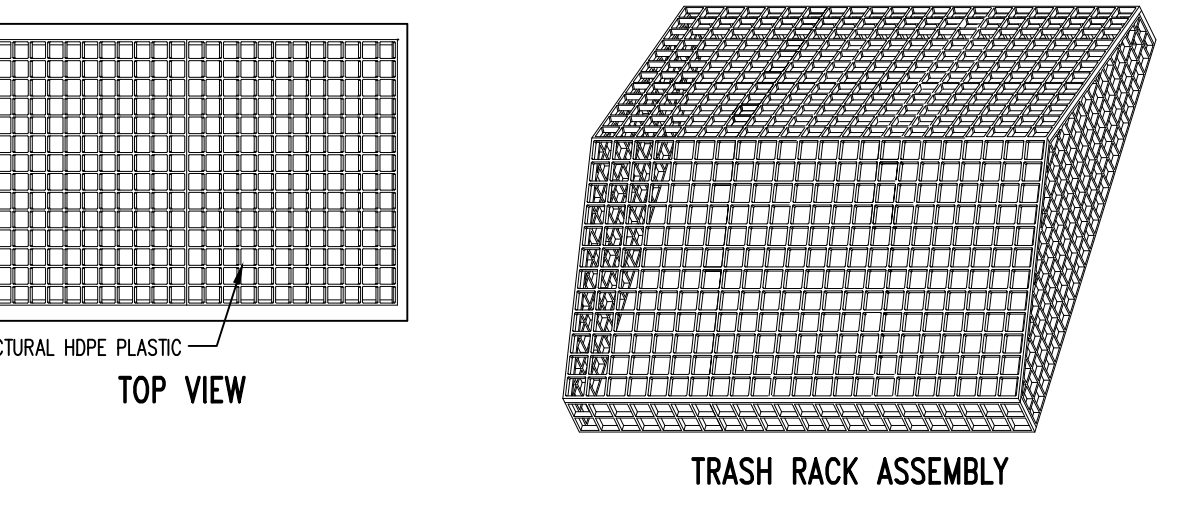


**INFILTRATION BASIN SPILLWAY DETAIL**  
NOT TO SCALE

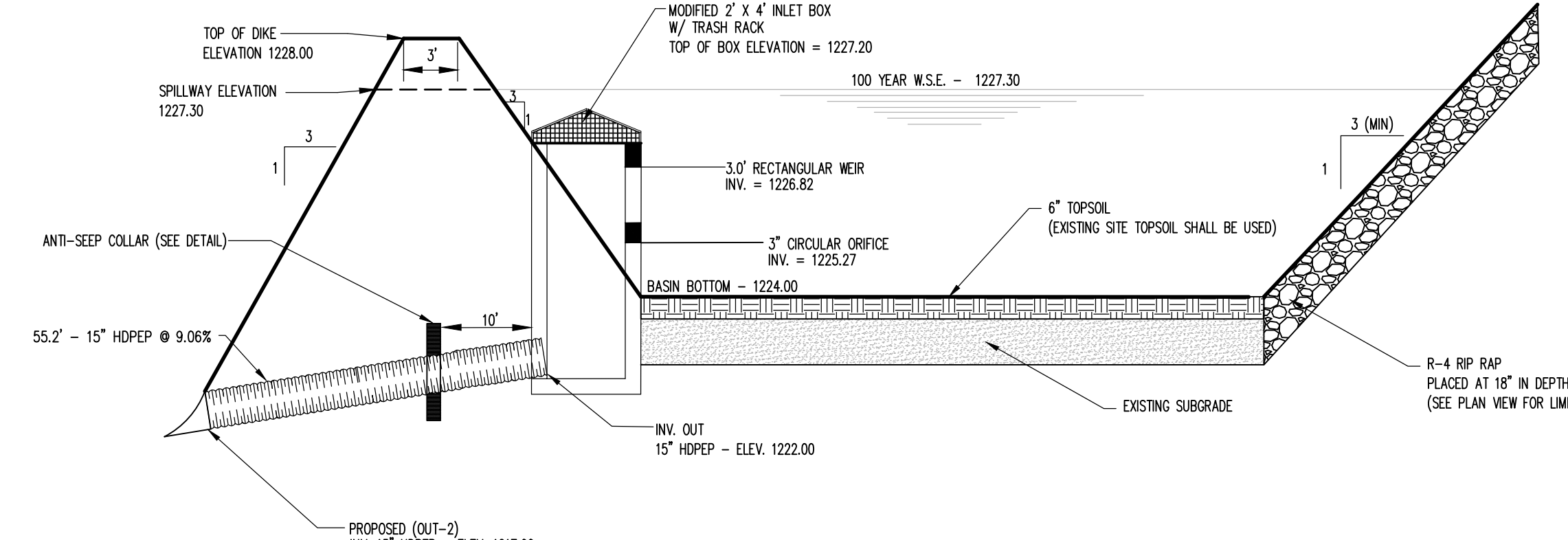


**PLASTIC TRASH RACK**  
NOT TO SCALE

- NOTES FOR PLASTIC TRASH RACK:**
1. MOUNTING HOLES ARE PROVIDED IN THE BASE OF THE PLASTIC RACK.
  2. PLASTIC RACK IS SECURED BY 5/16" ZINC PLATED ANCHOR BOLTS, FLAT WASHERS, AND NUTS DIRECTLY TO THE CONCRETE.
  3. DIMENSIONS PROVIDED BY MANUFACTURER.

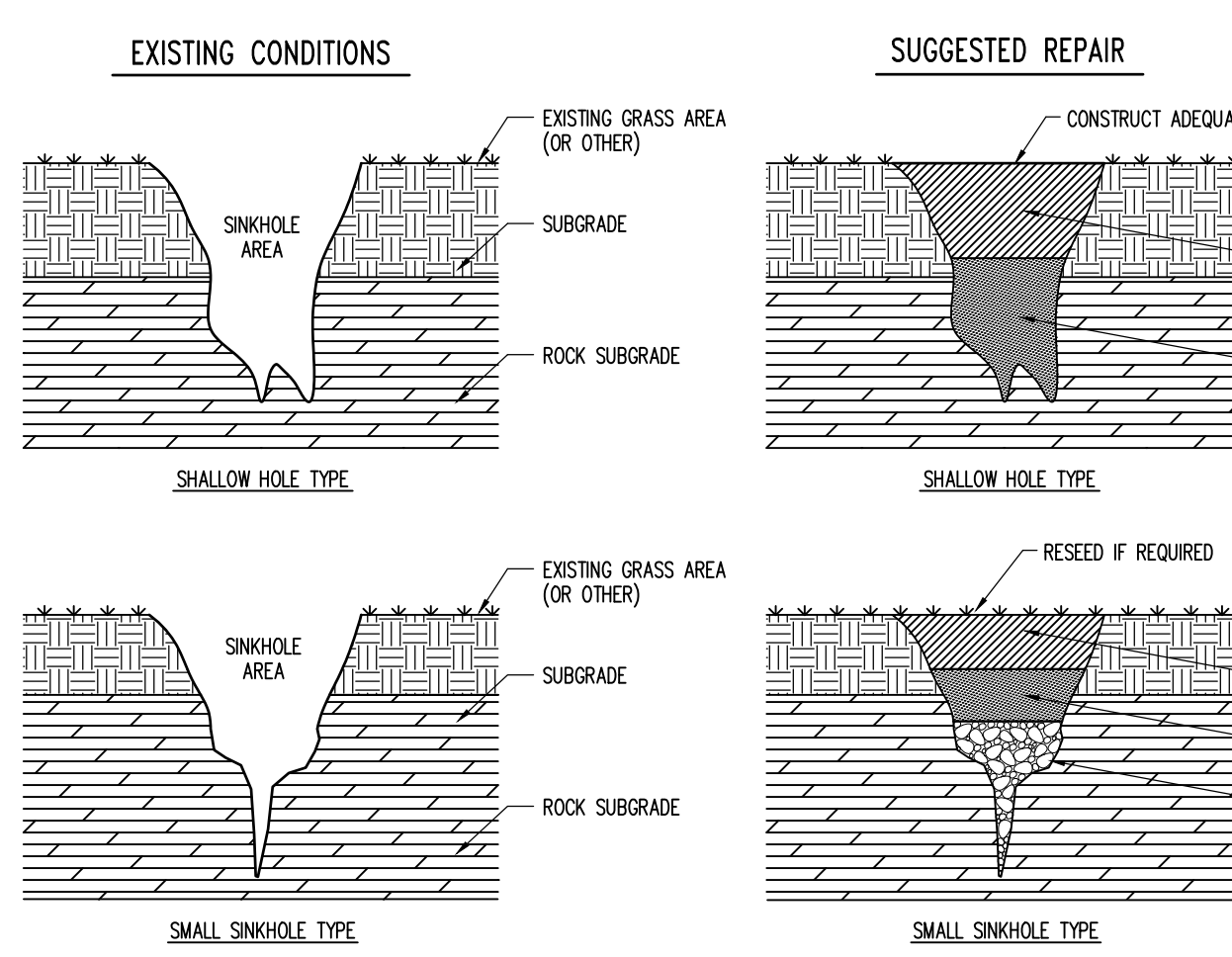


**TRASH RACK ASSEMBLY**  
NOT TO SCALE



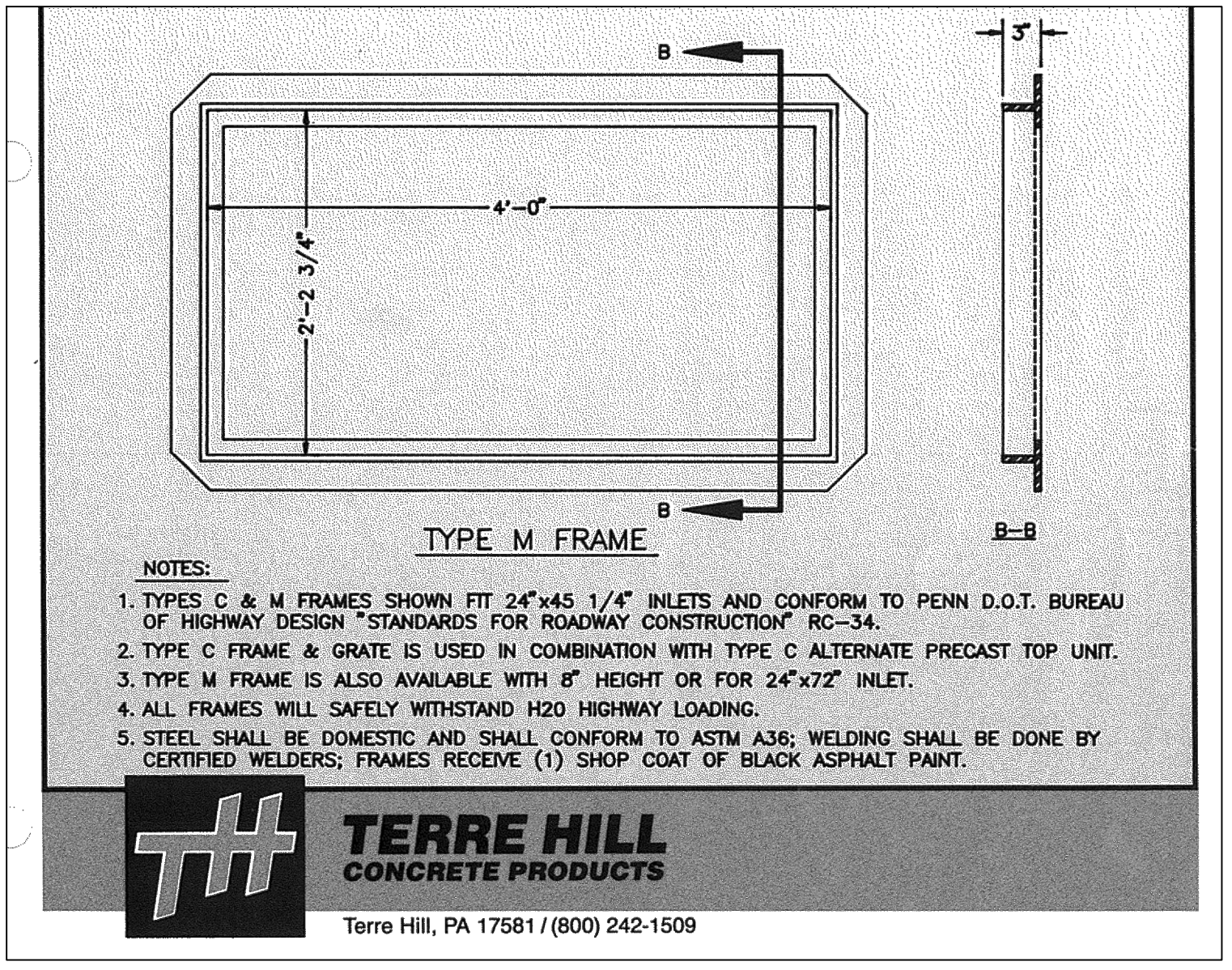
**INFILTRATION BASIN CROSS SECTION**  
NOT TO SCALE

- INFILTRATION BASIN EXCAVATION/CONSTRUCTION NOTES:**
1. THE INFILTRATION BASIN EMBANKMENT SHALL BE COMPACTED IN LAYERS USING A STANDARD PROCTOR OF 98% PER ASTM 698.
  2. COMPACTION TEST REPORTS SHALL BE KEPT ON FILE AT THE SITE AND SUBJECT TO REVIEW AT ALL TIMES WITH COPIES BEING FORWARDED TO THE MUNICIPAL ENGINEER UPON REQUEST.
  3. TEMPORARY AND PERMANENT GRASSES OR STABILIZATION MEASURES SHALL BE ESTABLISHED ON THE SIDES AND BASE OF ALL BASINS WITHIN 15 DAYS OF CONSTRUCTION.
  4. IN ORDER TO AVOID COMPACTION OF THE INFILTRATION BASIN BOTTOM, SPECIAL PROCEDURES SHALL BE IMPLEMENTED FOR EQUIPMENT OPERATIONS WITHIN THE REMAINING THREE FEET OF BASIN BOTTOM EXCAVATION. ONCE EXCAVATION OF THE BASIN BOTTOM IS BROUGHT TO WITHIN THREE FEET OF FINAL GRADE, THE FINAL EXCAVATION SHALL BE COMPLETED UTILIZING EQUIPMENT LOCATED ON THE BASIN EMBANKMENT AND OUTSIDE THE BASIN BOTTOM (IF EXCAVATION CANNOT FULLY BE COMPLETED FROM THE EMBANKMENT, REFER TO THE TYPICAL PROPOSED INFILTRATION BASIN BOTTOM EXCAVATION DETAIL).
  5. IF A SINKHOLE SHOULD APPEAR, IMMEDIATELY CONTACT A GEOTECHNICAL ENGINEER AND/OR CIVIL ENGINEER TO DETERMINE THE BEST REPAIR PROCEDURE.
  6. BOTTOM MUST NOT BE COMPACTED. THE TOPSOIL SHOULD BE EVALUATED BY A SOILS CONSULTANT TO DETERMINE SUITABILITY FOR INFILTRATION PRIOR TO AND AFTER INSTALLATION. ALL TOPSOIL SHOULD HAVE A MINIMUM INFILTRATION RATE OF 0.5 IN/HR. REFER TO THE PERMANENT SEEDING MIXTURE OF THE EROSION AND SEDIMENTATION CONTROL PLAN FOR THE APPROPRIATE SEEDING SPECIFICATIONS FOR THE BASIN.
  7. THE SIDES OF ALL BASINS SHALL BE SEEDED WITH THE PERMANENT SEEDING MIXTURE SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN.

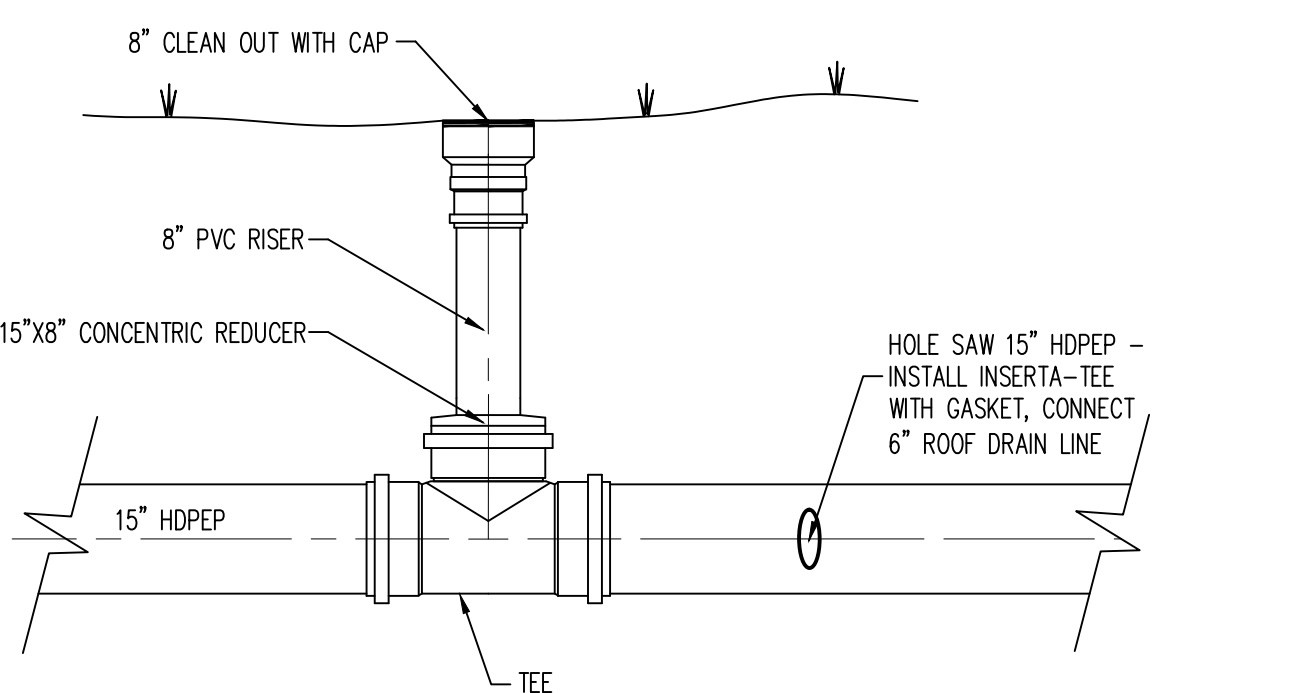


**SINKHOLE REPAIR**  
(NOT INCLUDED IN UTILITY/EARTHWORK BASE BID)

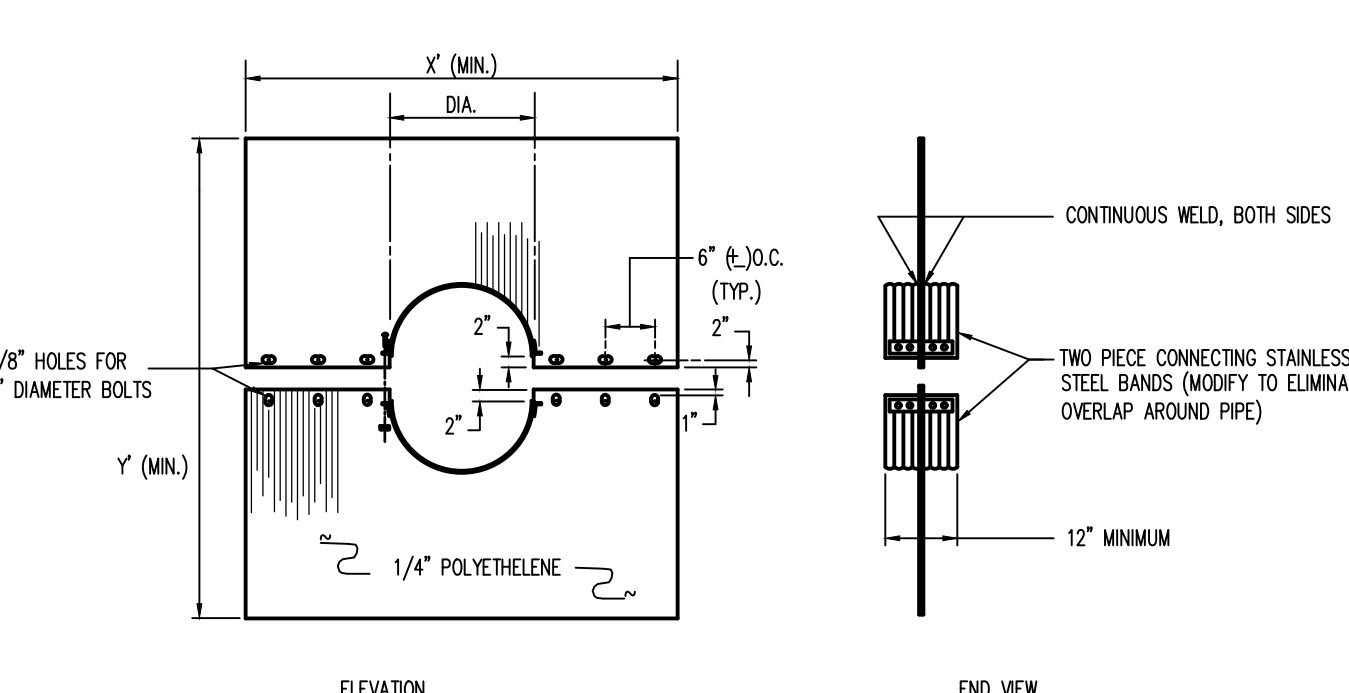
THESE DETAILS REPRESENT TYPICAL SINKHOLE SHAPES AND REPAIR TECHNIQUES. SINKHOLES VARY IN SIZE AND TYPE. THEREFORE, THE OWNER'S GEOTECHNICAL ENGINEER SHALL BE CONTACTED PRIOR TO FIELD REPAIR OF ANY SINKHOLE.



**LOW PROFILE INLET FRAME DETAIL**  
NOT TO SCALE



**CLEANOUTS (C.O. 1 - C.O. 3) IN-LINE DRAIN ASSEMBLY - ROOF DRAIN LINE CONNECTION DETAIL**  
NOT TO SCALE



**INFILTRATION BASIN ANTI-SEEP COLLAR**  
NOT TO SCALE

BASIN INFILTRATION	DIA.	X	Y	NUMBER
	1.25'	6.50'	6.50'	1

**PennTerra ENGINEERING INC.**  
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Designer: MLH  
Draftsman: XXX  
Proj Manager: MAT  
Surveyor: BRX  
Perimeter Ok.  
Book: Pg  
File: 20290-SWM-05-PC2-DETAILS  
Layout: PC2

3/29/22 REVISION PER TWP COMMENTS  
4/29/22 REVISION PER TWP COMMENTS  
5/12/24/21 REVISION PER TWP COMMENTS  
6/10/19/21 PUNCH SET  
W.D. W.D.  
Date Description  
REVISIONS

**FARMSTEAD VIEW**

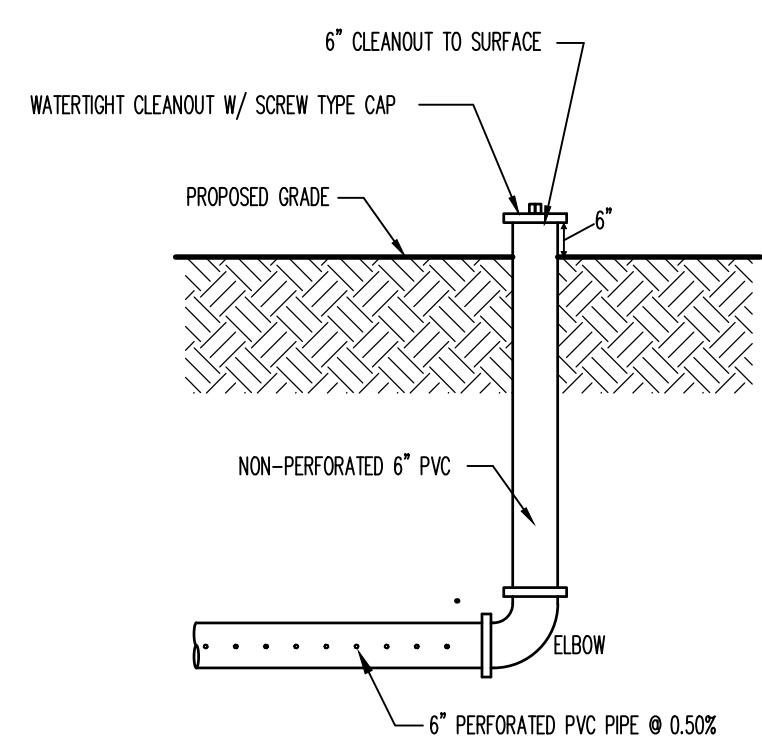
FERGUSON TOWNSHIP  
CENTRE COUNTY  
PENNSYLVANIA

**STORMWATER MANAGEMENT SITE PLAN**

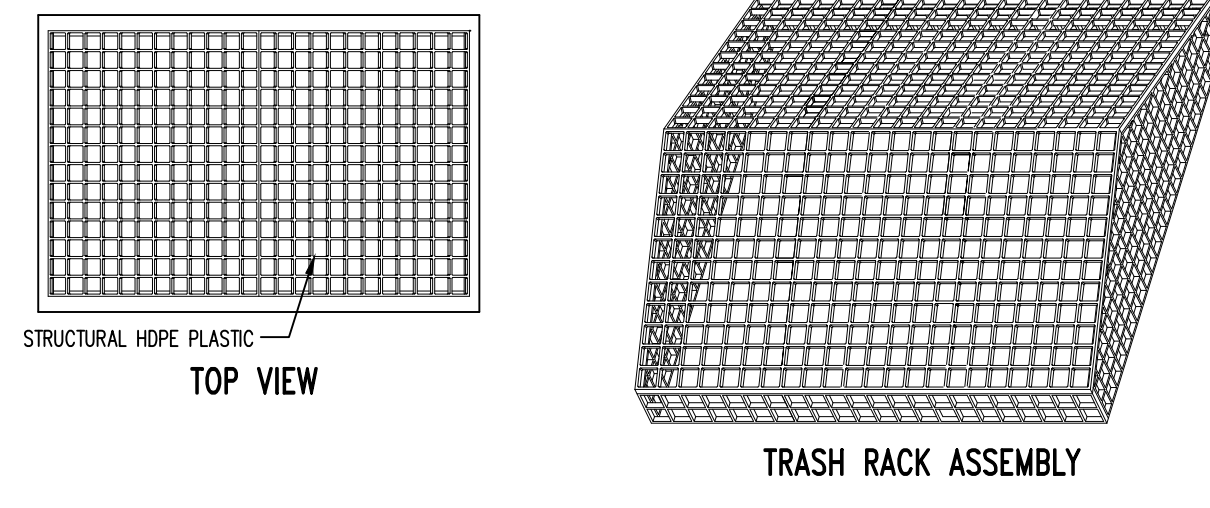
**POST CONSTRUCTION STORMWATER DETAILS**

PROJECT NO. 20290  
DATE JULY 29, 2021  
SCALE N.T.S. SHEET NO. 5





**DETENTION BASIN WITH CONSTRUCTED FILTER UNDERDRAIN CLEANOUT DETAIL**  
NOT TO SCALE

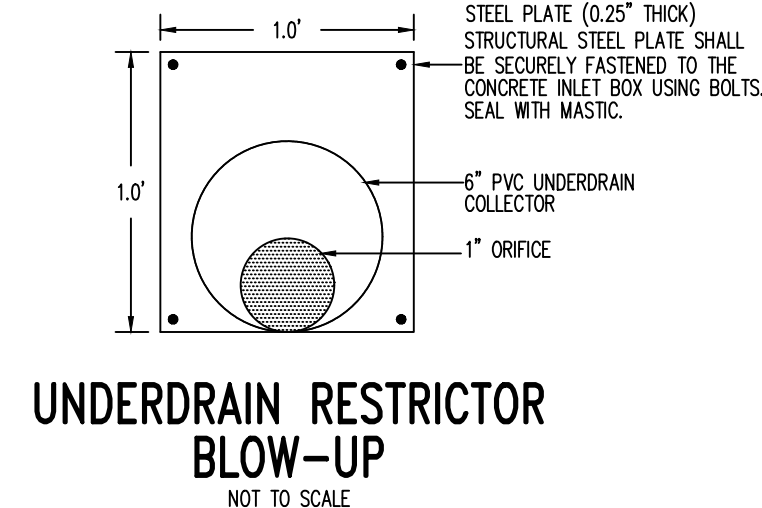


**TRASH RACK ASSEMBLY**  
**TOP OF OUTLET STRUCTURE TRASH RACK**  
NOT TO SCALE

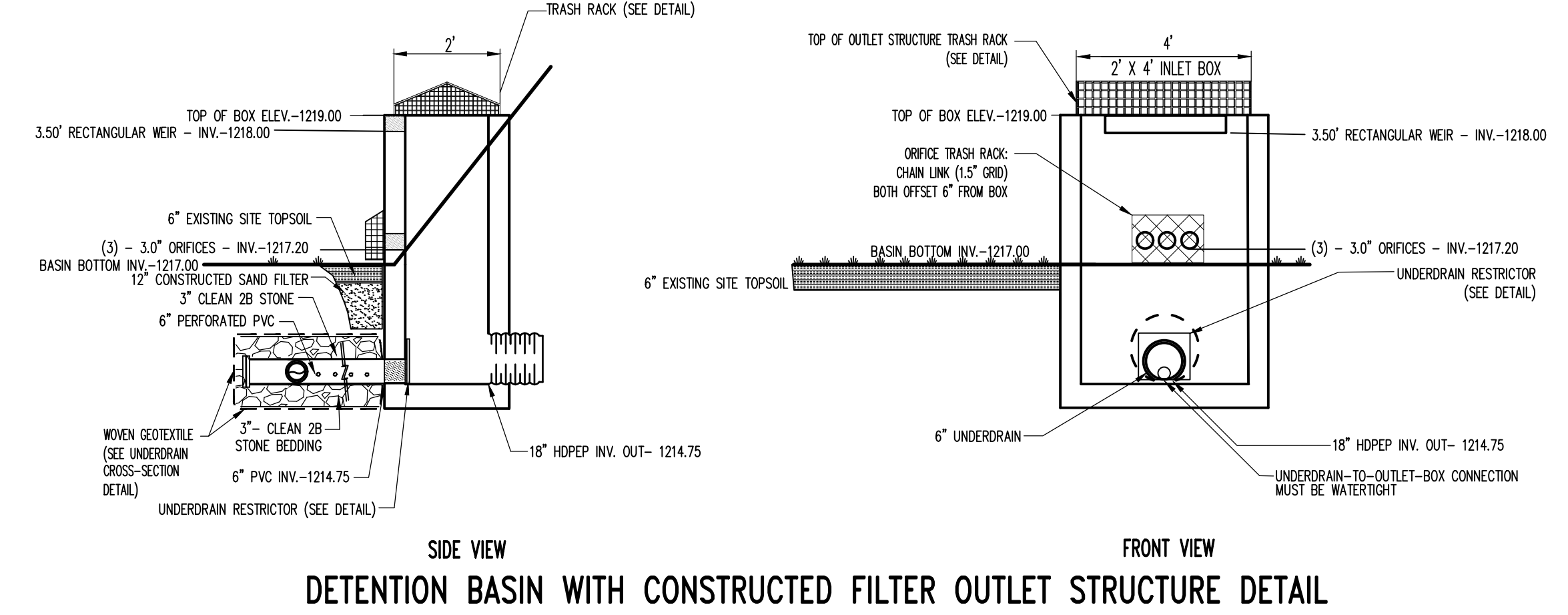
TRASH RACK MANUFACTURED BY PLASTIC SOLUTIONS INC. 540-722-4694

**NOTES FOR PLASTIC TRASH RACK:**

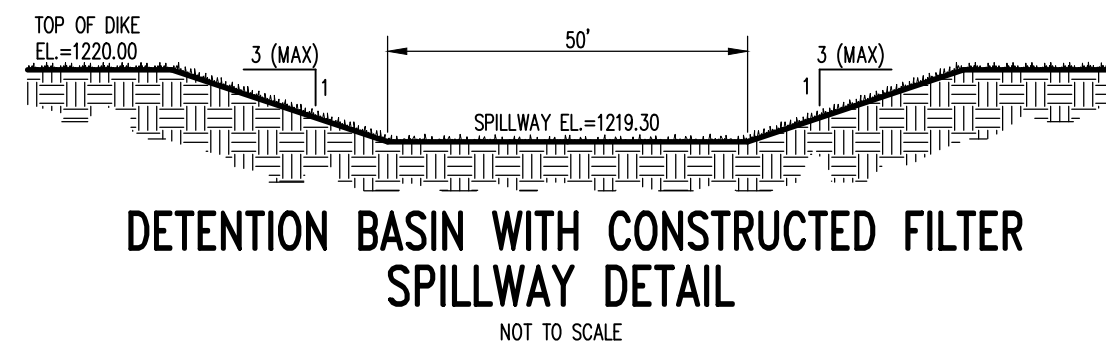
1. MOUNTING HOLES ARE PROVIDED IN THE BASE OF THE PLASTIC RACK.
2. PLASTIC RACK IS SECURED BY 5/16" ZINC PLATED ANCHOR BOLTS, FLAT WASHERS, AND NUTS DIRECTLY TO THE CONCRETE.
3. DIMENSIONS PROVIDED BY MANUFACTURER



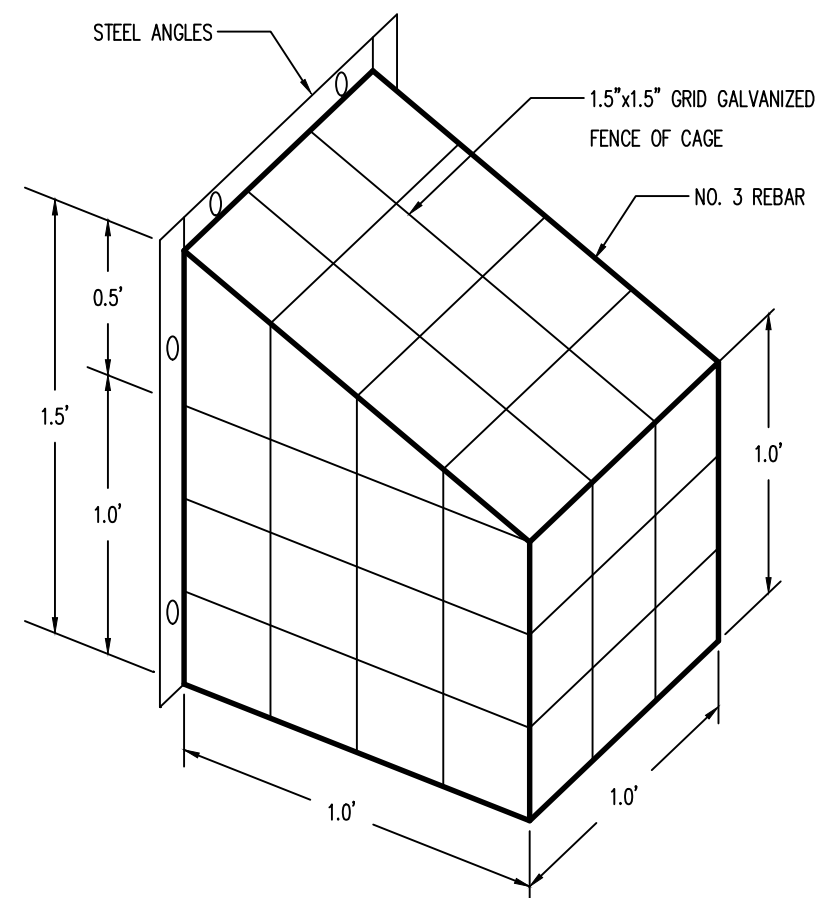
**UNDERDRAIN RESTRICTOR BLOW-UP**  
NOT TO SCALE



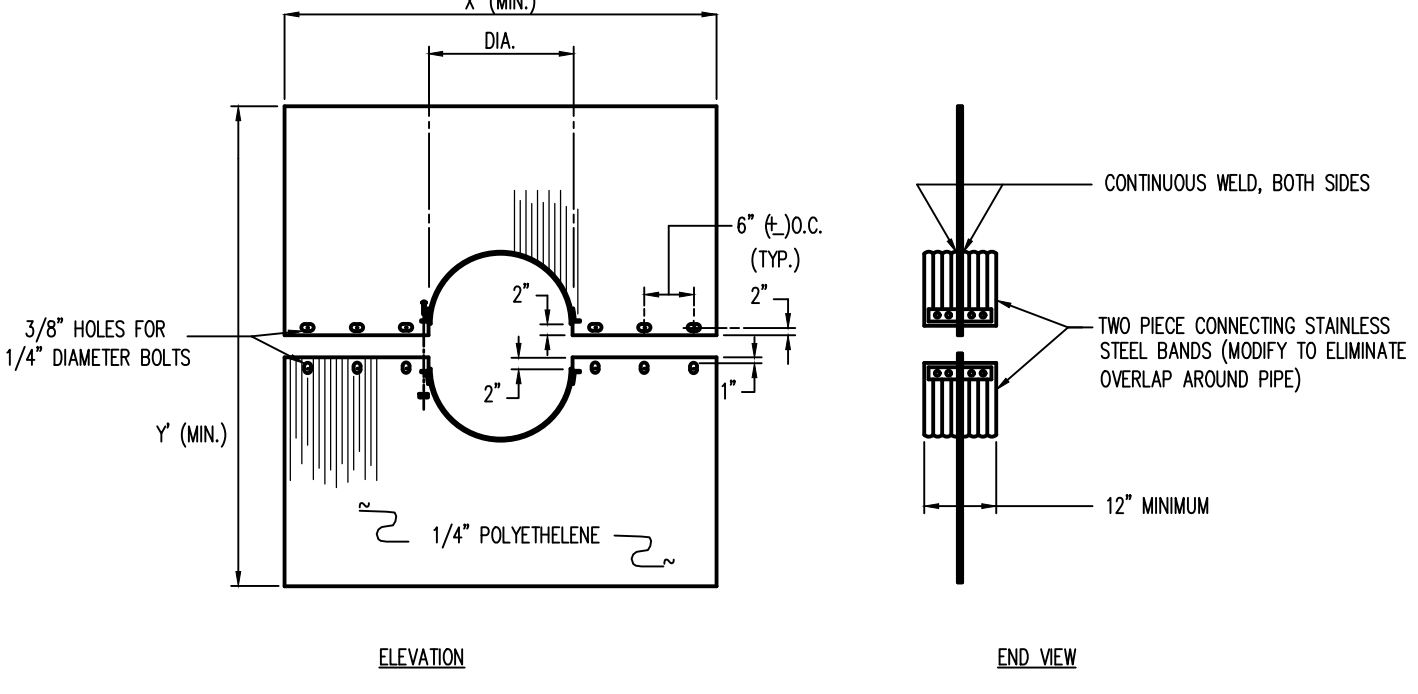
**DETENTION BASIN WITH CONSTRUCTED FILTER OUTLET STRUCTURE DETAIL**



**DETENTION BASIN WITH CONSTRUCTED FILTER SPILLWAY DETAIL**  
NOT TO SCALE

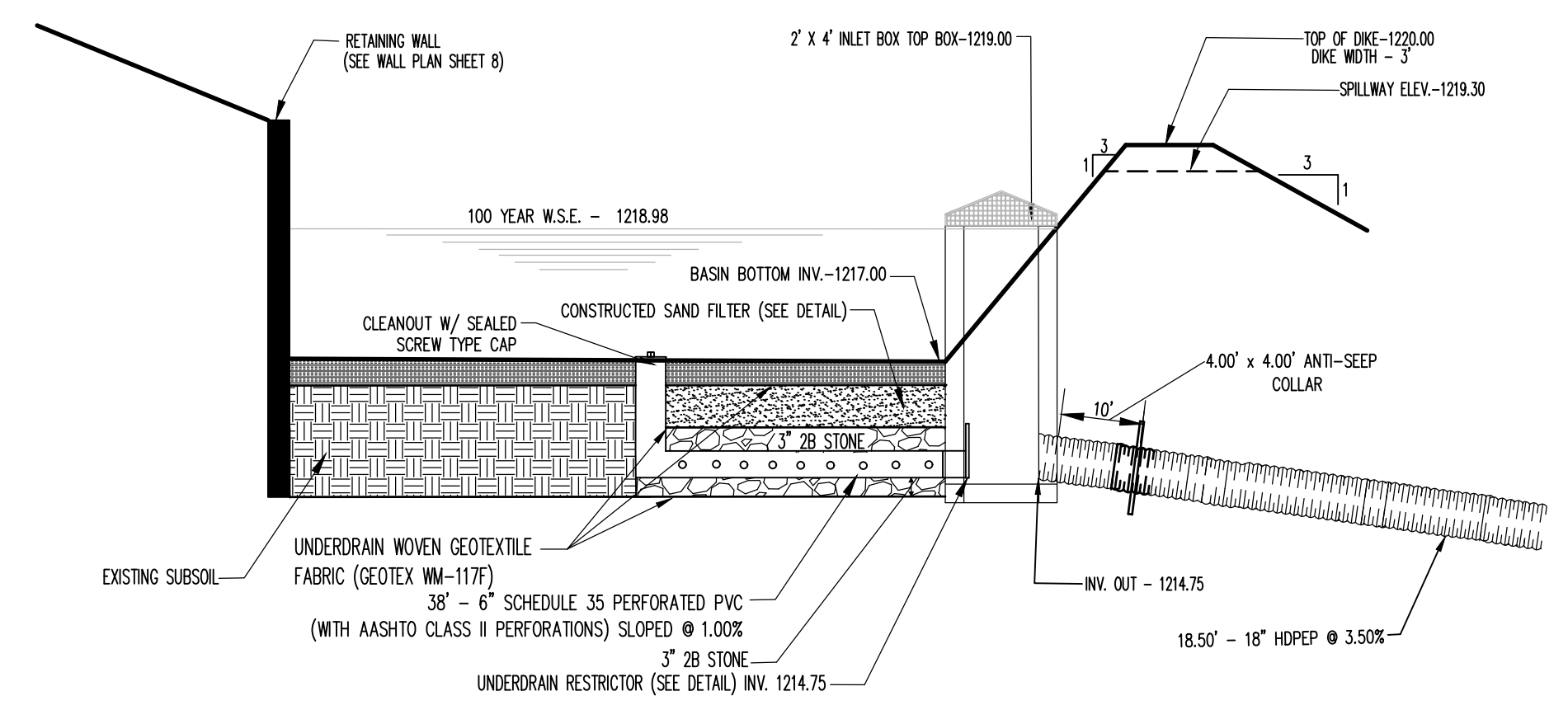


**ORIFICE TRASH RACK**  
NOT TO SCALE



**DETENTION BASIN WITH CONSTRUCTED FILTER ANTI-SEEP COLLAR**  
NOT TO SCALE

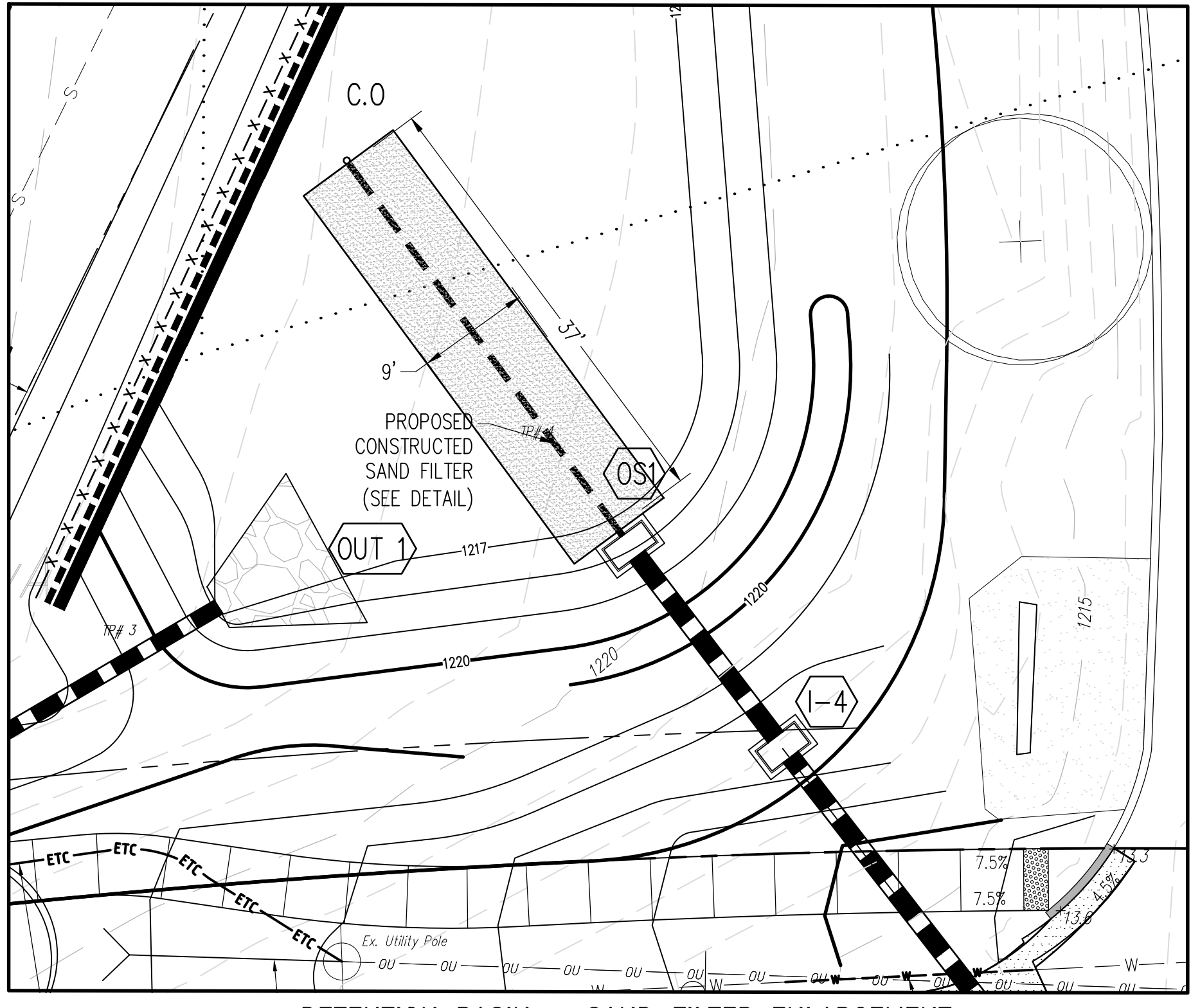
BASIN	DIA.	X	Y	NUMBER
DETENTION	1.50'	4.00'	4.00'	1



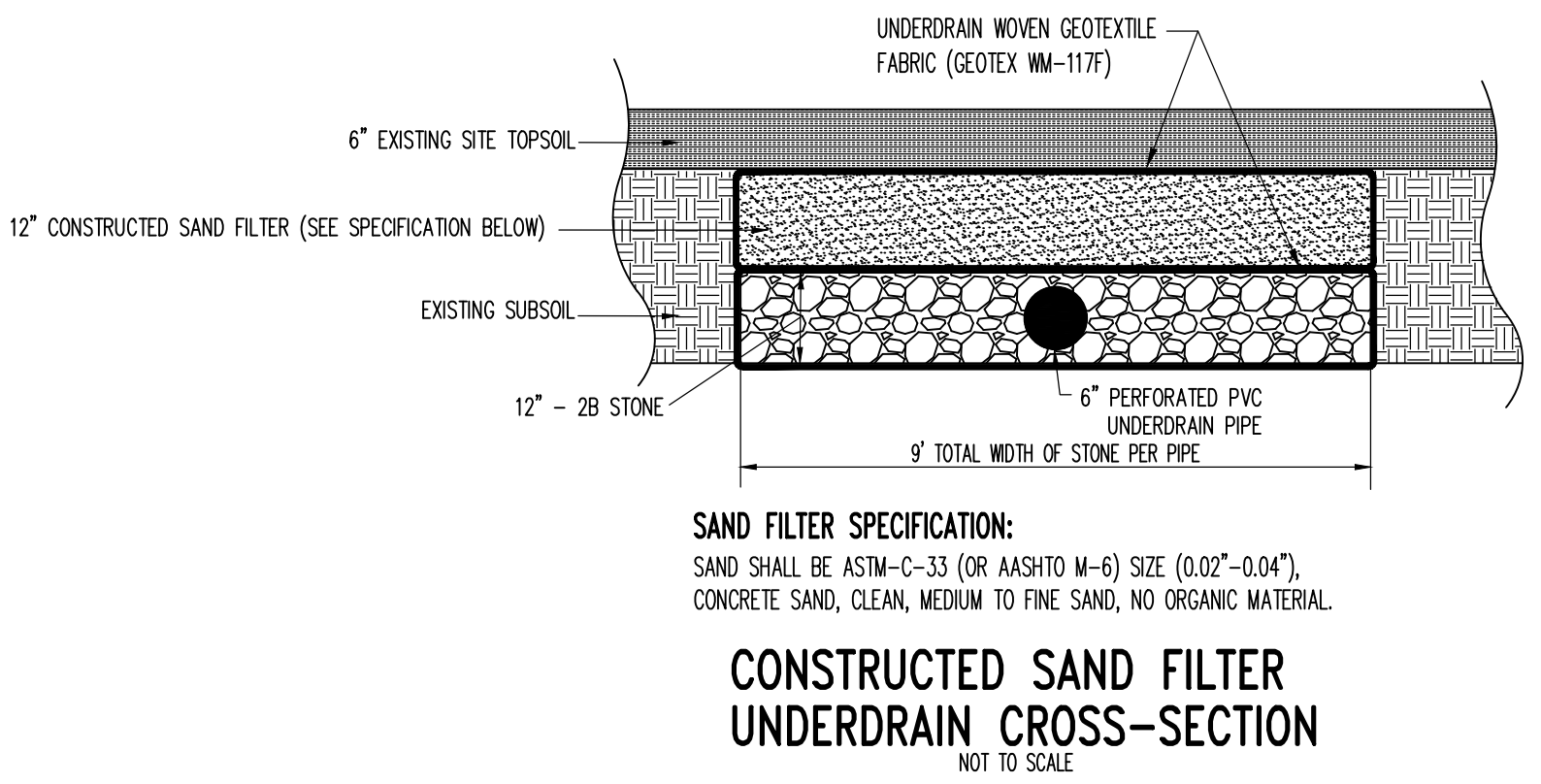
**DETENTION BASIN WITH CONSTRUCTED FILTER DETAIL**

**DETENTION BASIN WITH CONSTRUCTED FILTER EXCAVATION/CONSTRUCTION NOTES:**

1. THE DETENTION BASIN WITH CONSTRUCTED FILTER EMBANKMENT SHALL BE COMPACTED IN LAYERS USING A STANDARD PROCTOR OF 98% PER ASTM 698.
2. COMPACTION TEST REPORTS SHALL BE KEPT ON FILE AT THE SITE AND SUBJECT TO REVIEW AT ALL TIMES WITH COPIES BEING FORWARDED TO THE MUNICIPAL ENGINEER UPON REQUEST.
3. TEMPORARY AND PERMANENT GRASSES OR STABILIZATION MEASURES SHALL BE ESTABLISHED ON THE SIDES AND BASE OF ALL BASINS WITHIN 15 DAYS OF CONSTRUCTION.
4. SCARPING THE IN-PLACE SUBGRADE SOIL PRIOR TO PLACEMENT OF THE CONSTRUCTED FILTER SHALL OCCUR IN ORDER TO CREATE A BLENDED 2B STONE TO SUBSOIL INTERFACE.
5. IF A SINKHOLE SHOULD APPEAR, IMMEDIATELY CONTACT A GEOTECHNICAL ENGINEER AND/OR CIVIL ENGINEER TO DETERMINE THE BEST REPAIR PROCEDURE.
6. BOTTOM MUST NOT BE COMPACTED. THE TOPSOIL PROPOSED OVER THE CONSTRUCTED FILTER SHOULD BE EVALUATED BY A SOILS CONSULTANT TO DETERMINE SUITABILITY FOR INFILTRATION PRIOR TO AND AFTER INSTALLATION. THE TOPSOIL OVER THE CONSTRUCTED FILTER MUST HAVE A MINIMUM INFILTRATION RATE OF 0.5 IN./HR. REFER TO THE PERMANENT SEEDING MIXTURE OF THE EROSION AND SEDIMENTATION CONTROL PLAN FOR THE APPROPRIATE SEEDING SPECIFICATIONS FOR THE BASIN.
7. THE SIDES OF ALL BASINS SHALL BE SEEDING WITH THE PERMANENT SEEDING MIXTURE SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN.
8. THE TOPSOIL WITHIN THE CONSTRUCTED FILTER SHALL BE SPREAD OVER THE UNDERDRAIN SYSTEM AND DETENTION BASIN WITH CONSTRUCTED FILTER BOTTOM MUST NOT BE COMPACTED. THIS MATERIAL CAN BE SPREAD OVER THE UNDERDRAIN USING ONE OF TWO OPTIONS:
  1. THE FIRST OPTION WOULD BE TO PLACE THE TOPSOIL OVER THE UNDERDRAIN (I.E. PIPE, STONE AND GEOTEXTILE) KEEPING ALL EQUIPMENT OUTSIDE OF THE DETENTION BASIN WITH CONSTRUCTED FILTER BOTTOM AND ON THE BASIN EMBANKMENT. WITH THIS OPTION, THE PERFORATED PIPE, STONE AND GEOTEXTILE CAN BE PLACED IN ITS ENTIRETY PRIOR TO SPREADING THE TOPSOIL.
  2. IF TOPSOIL SPREADING CANNOT BE FULLY ACCOMPLISHED FROM THE BASIN EMBANKMENT, THEN THE SECOND OPTION WOULD BE TO BEGIN INSTALLING THE ENTIRE UNDERDRAIN SYSTEM (I.E. PIPE, STONE, GEOTEXTILE AND TOPSOIL) FROM WITHIN THE BASIN BOTTOM AT ONE END OF THE BASIN AND PROCEED WORKING FROM THAT END TO THE OPPOSITE END. THE TOPSOIL MUST BE SPREAD CONCURRENTLY WITH THE INSTALLATION OF PERFORATED PIPE, STONE AND GEOTEXTILE. ALL EQUIPMENT MUST BE KEPT OFF THE TOPSOIL ONCE THE TOPSOIL IS SPREAD OVER THE UNDERDRAINS.



**DETENTION BASIN - SAND FILTER ENLARGEMENT**  
SCALE: 1"=10'



**SAND FILTER SPECIFICATION:**  
SAND SHALL BE ASTM-C-33 (OR AASHTO M-6) SIZE (0.02"-0.04"), CONCRETE SAND, CLEAN, MEDIUM TO FINE SAND, NO ORGANIC MATERIAL.

**CONSTRUCTED SAND FILTER UNDERDRAIN CROSS-SECTION**  
NOT TO SCALE

**PennTerra ENGINEERING INC.**  
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Draftsman: MLH  
Proj Manager: MAT  
Surveyor: BRK  
Perimeter Ok:  
Book: Pg  
File: 20290-SWM-06-PC3-DETAILS  
Layout: PC6

Date	Description
3/29/22	REVISED PER TWP COMMENTS
4/1/22	REVISED PER TWP COMMENTS
2/2/22	REVISED PER TWP COMMENTS
12/14/21	REVISED PER TWP COMMENTS
MS	
10/19/21	PRICING SET
MS	
Date	Description

**FARMSTEAD VIEW**

FERGUSON TOWNSHIP  
CENTRE COUNTY  
PENNSYLVANIA

**STORMWATER MANAGEMENT SITE PLAN**

**POST CONSTRUCTION STORMWATER DETAILS**

PROJECT NO.	20290
DATE	JULY 29, 2021
SCALE	N.T.S
SHEET NO.	6



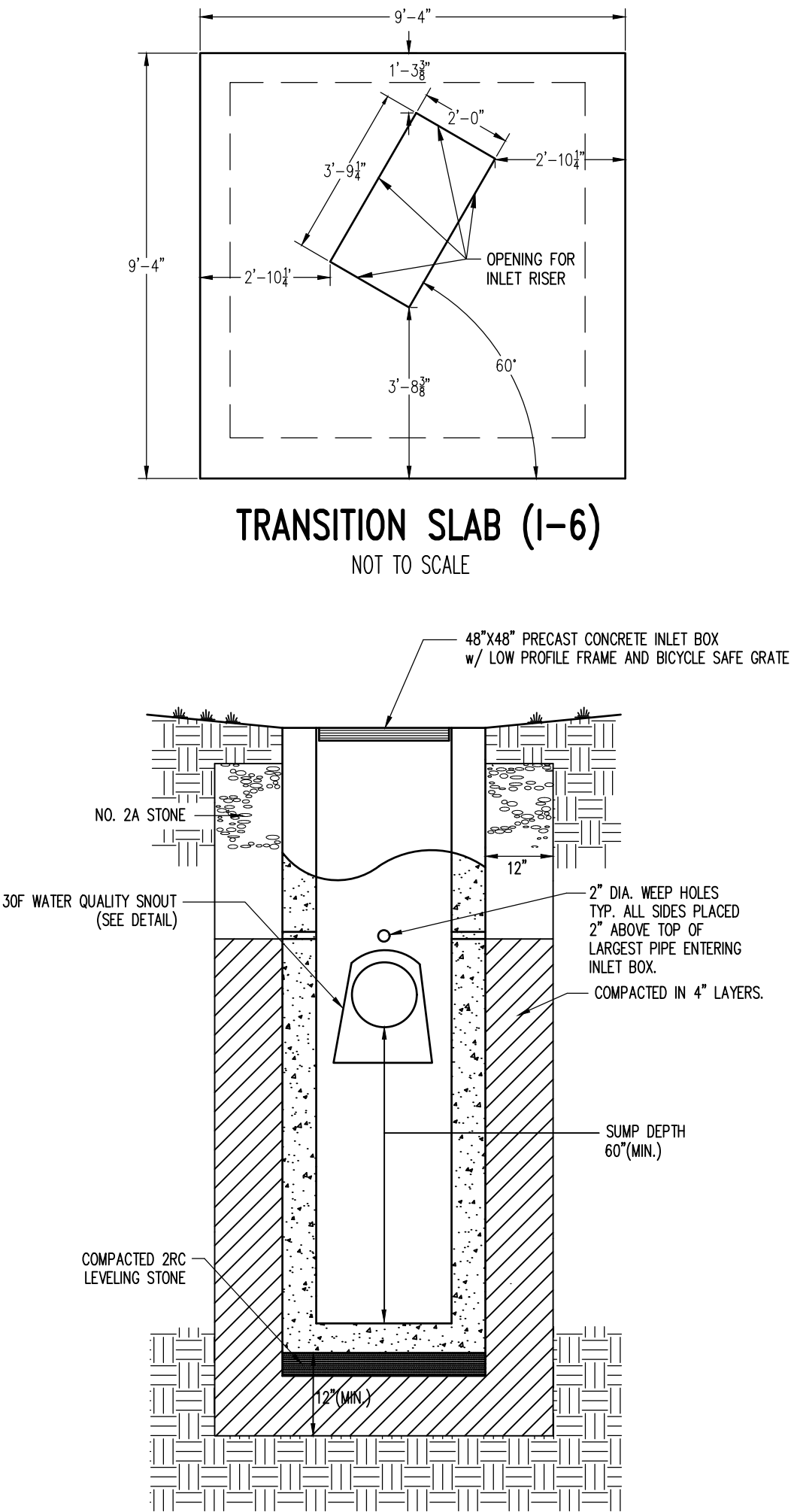
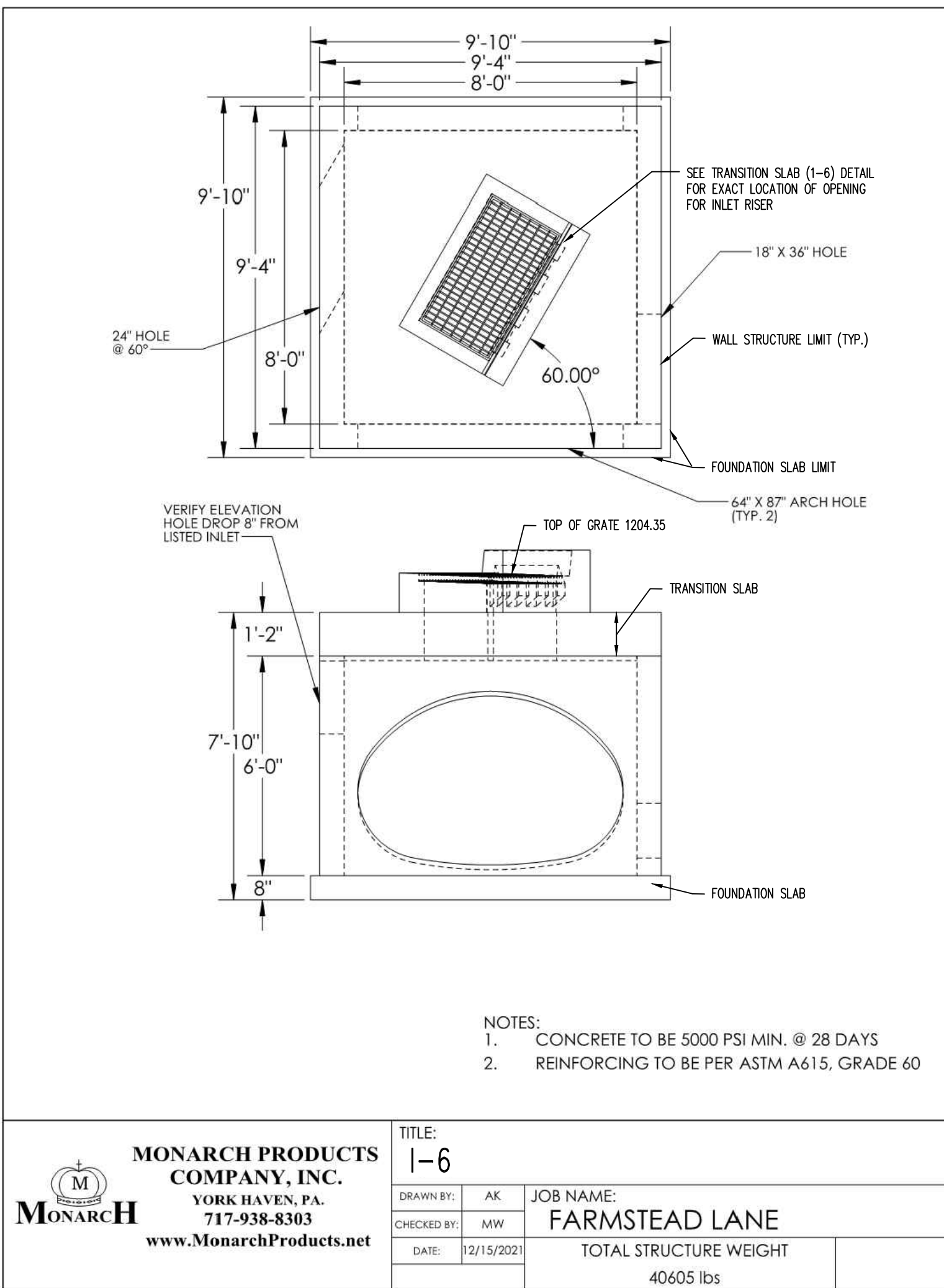
PROPOSED STORM DRAIN STRUCTURE DATA									
ID	STRUCTURE Type	TG ELEV	INVERT IN	INVERT OUT	PIPE RUN PIPE TYPE	LENGTH (FT)	SIZE (IN)	SLOPE (%)	
OUT-1	HDPEP END SECTION			1217.00					
I-1A	48" X 48" Precast PennDOT Type 4 Box Inlet w/ Low Profile Frame and Bicycle Safe Gate Bottom of Box Invert for 30F BMP Snout: 1212.65	1221.50	1218.23	I-1	I-1A TO OUT-1	HDPEP	28.4	15	2.29
I-1	24" X 48" Precast Type C Modified Inlet w/ Bicycle Safe Gate	1222.75	1219.50	I-2	I-1 TO I-1A	HDPEP	58.5	15	2.00
I-2	24" X 48" Precast Type C Modified Inlet w/ Bicycle Safe Gate	1223.35	1220.10	I-3	I-2 TO I-1	HDPEP	11.60	15	4.31
I-3	24" X 48" Precast Type C Modified Inlet w/ Bicycle Safe Gate	1224.20	1221.15	I-3A	I-3 TO I-2	HDPEP	36.20	15	2.62
I-3A	24" X 48" Precast Type C Modified Inlet w/ Bicycle Safe Gate	1224.30		1221.18	I-3A TO I-3	HDPEP	1.00	15	3.00
I-6	96" X 96" Precast PennDOT Type 8 Inlet w/ 2 x 4 Type M Top And Bicycle Safe Gate	1204.35	1196.47 1200.18 **1196.38	61" X 84" W CMP ARCH I-5 15" CMP	1196.34 61" X 84" W CMP ARCH				
I-5	24" X 48" Precast Type C Modified Inlet w/ Bicycle Safe Gate	1212.20	1208.69	I-4	I-5 TO I-6	HDPEP	119.30	18	7.05
I-4	24" X 48" Precast Type M Modified Inlet w/ Bicycle Safe Gate	1217.50	1214.10	OS-1	I-4 TO I-5	HDPEP	56.50	18	5.72
OS-1	24" X 48" Precast Type M Modified Inlet w/ Trash Rack (SEE DETAIL)	1219.00	1214.75	6" Perforated PVC Underdrain	OS-1 TO I-4	HDPEP	18.50	18	3.50
OUT-2	HDPEP END SECTION			1217.00					
OS-2	24" X 48" Precast Type M Modified Inlet w/ Trash Rack (SEE DETAIL)	1227.20		1222.00	OS-2 TO OUT-2	HDPEP	55.20	15	9.06
OUT-3	HDPEP END SECTION			1224.00					
CO1	8" INLINE DRAIN ASSEMBLY w/ solid H2O grate (SEE DETAIL)	1234.80	1227.80	CO2	CO1 TO OUT-3	HDPEP	52.30	15	7.27
CO2	8" INLINE DRAIN ASSEMBLY w/ solid H2O grate (SEE DETAIL)	1240.50	1235.70	CO3	CO2 TO CO1	HDPEP	77.90	15	10.14
CO3	8" INLINE DRAIN ASSEMBLY w/ solid H2O grate (SEE DETAIL)	1247.50		1244.50	CO3 TO CO2	HDPEP	72.50	15	12.14

**\*\*ALL INDIVIDUAL LOT ROOF DRAINS CONNECTING TO THE MAIN COLLECTOR LINE SHALL BE 8" PVC SCH 35 PIPE SET AT A MINIMUM 0.50% SLOPE AND 2' OF COVER. INDIVIDUAL ROOF DRAIN LINES MUST CONNECT DIRECTLY DOWNSLOPE OF THE NEAREST CLEANOUT SHOWN ON THE PLAN.**

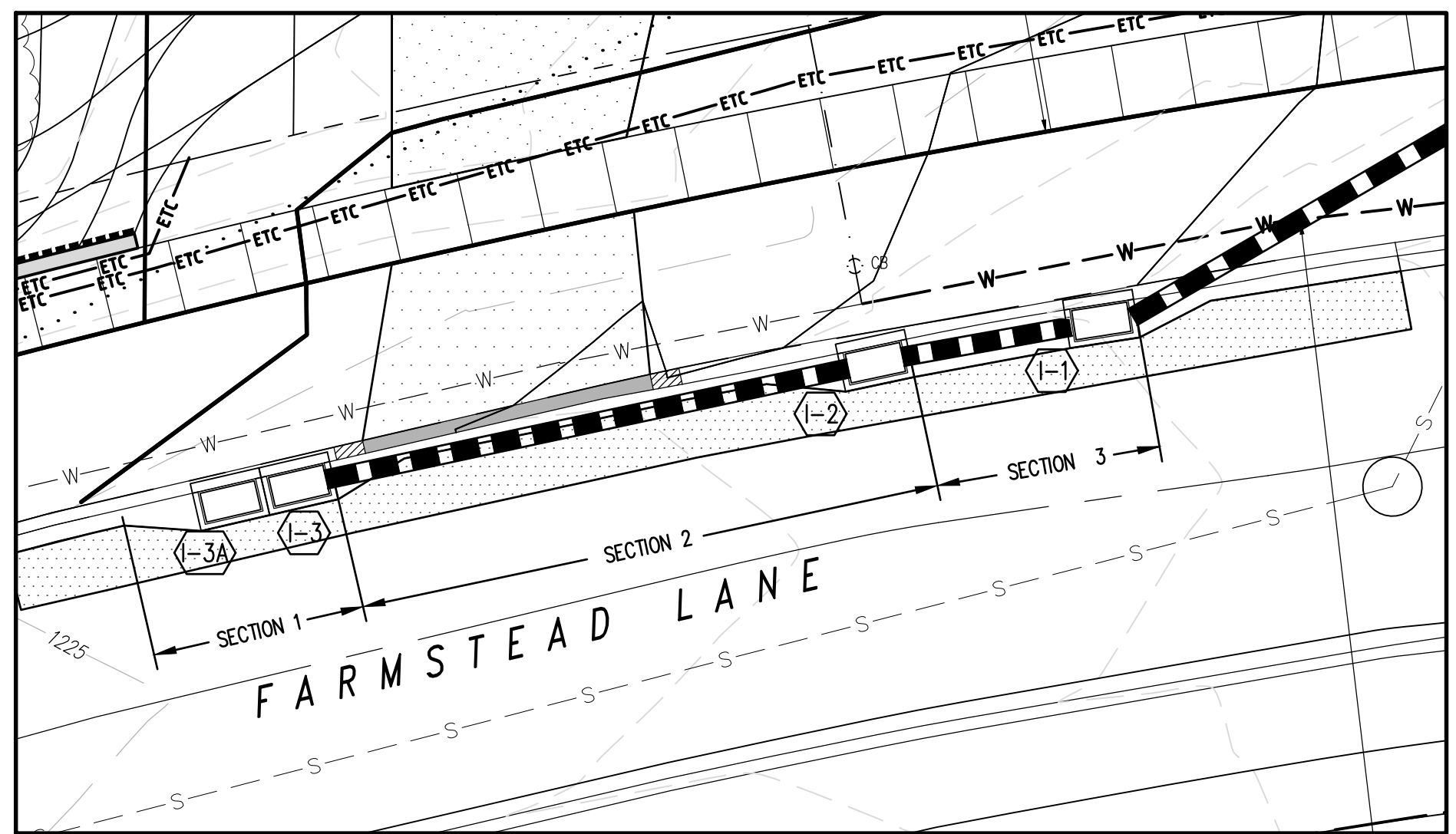
**ADDITIONAL ROOF DRAINS MAY BE NEEDED TO CONVEY THE ROOF AREAS FROM THE FRONT OF THE HOUSES TO THE REAR OF THE HOUSES. (LOTS 1, 3, 4, 5 AND 6)**

**\*\*EXISTING INVERT UNKNOWN AND NOT ACCESSABLE (TEST DIG AND FIELD VERIFY PRIOR TO ORDERING PROPOSED INLET I-6) - SEE NOTE #2 ON INLET I-6 DETAIL.**

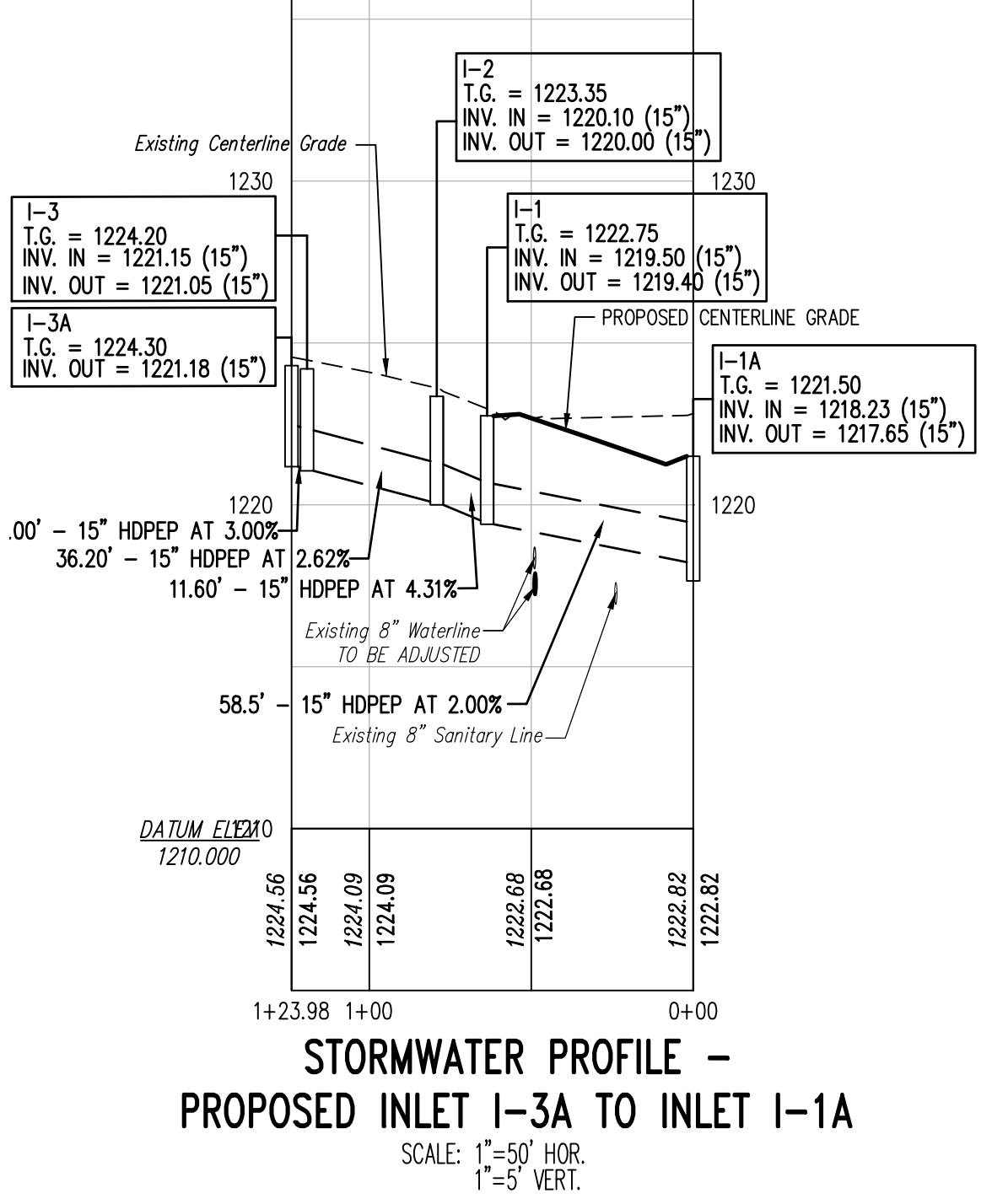
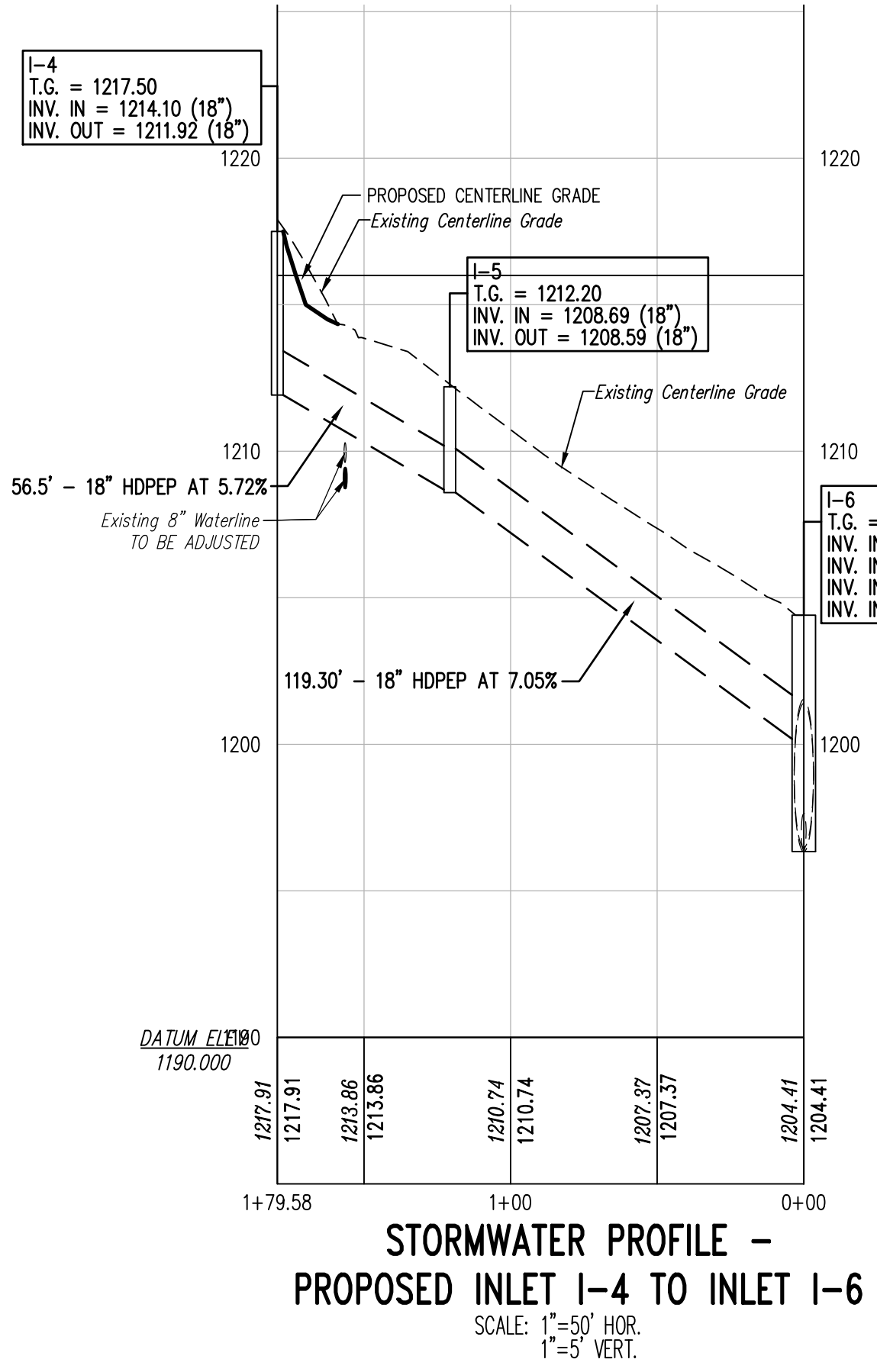
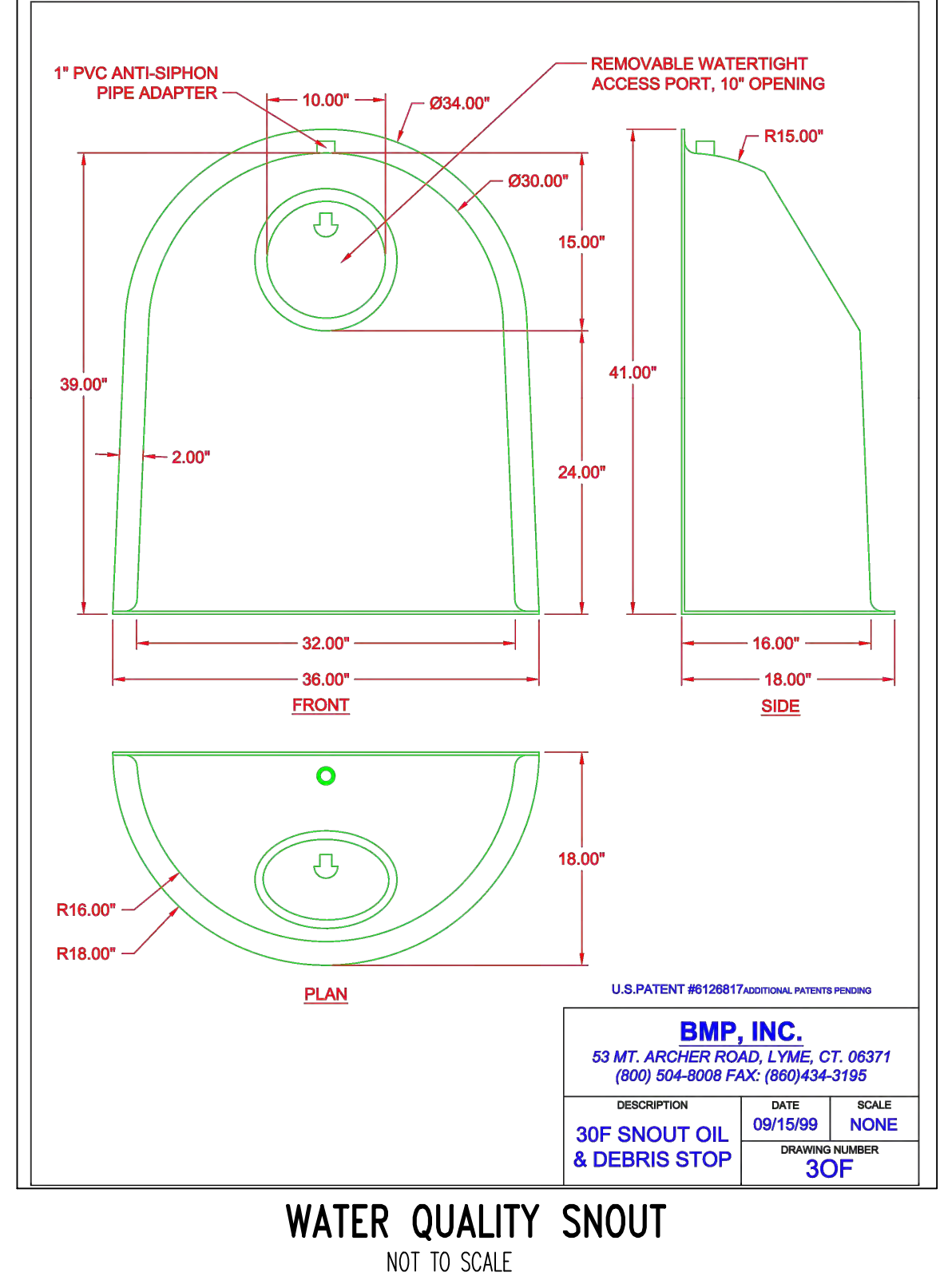
**ANY STRUCTURE ACCESS REQUIREMENTS (STEPS, ETC.) SHALL BE ILLUSTRATED ON SHOP DRAWINGS SUBMITTED FOR REVIEW BY THE TOWNSHIP ENGINEER.**



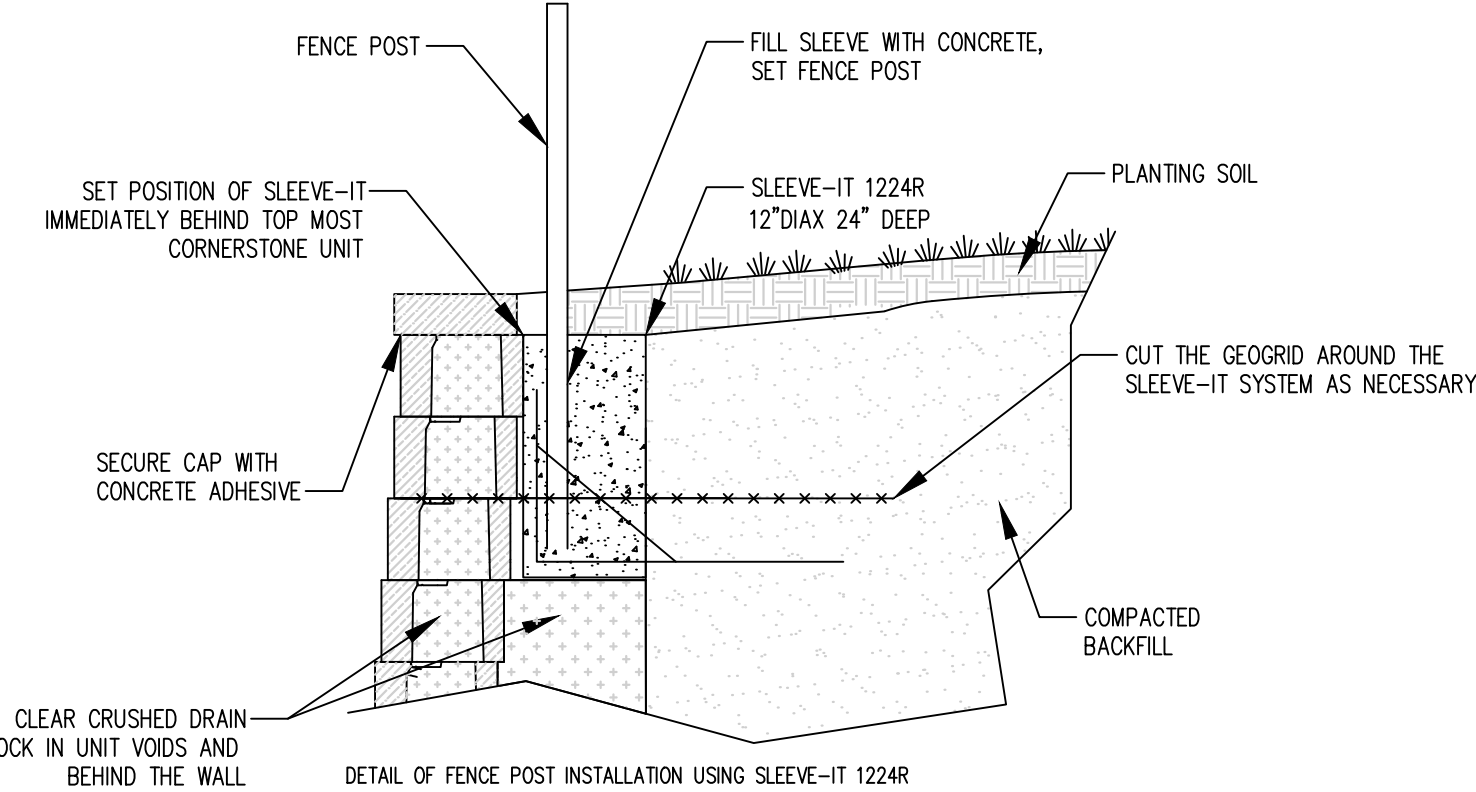
- Any Type 'M' inlet exceeding 4' in depth is required to have steps installed.
- All inlets shall conform to PennDOT Standards.



- FARMSTEAD LANE INLET DESIGN PARAMETERS (I-1, I-2, I-3 & I-3A):**
- PROPOSED INLETS (I-1, I-2, I-3 & I-3A) AND THE PROPOSED GUTTER PAN SHALL BE INSTALLED TO MATCH THE EXISTING ROAD CROSS SLOPE AND LONGITUDINAL SLOPE ALONG THE GUTTER PAN ON FARMSTEAD LANE PER THE FERGUSON TOWNSHIP STANDARDS.
  - MATCHING EXISTING ROAD CROSS SLOPE OF FARMSTEAD LANE PROPOSES A STANDARD LOCAL DEPRESSION OF THE INLET GRATE OF 0.5".
  - SECTION 1 (SEE PLAN VIEW ABOVE FOR LOCATION) HAS AN EXISTING ROAD CROSS SLOPE OF 2.80% AND A LONGITUDINAL SLOPE OF 2.50%.
  - SECTION 2 (SEE PLAN VIEW ABOVE FOR LOCATION) HAS AN EXISTING ROAD CROSS SLOPE OF 2.00% AND A LONGITUDINAL SLOPE OF 2.00%.
  - SECTION 3 (SEE PLAN VIEW ABOVE FOR LOCATION) HAS AN EXISTING ROAD CROSS SLOPE OF 2.50% AND A LONGITUDINAL SLOPE OF 3.20%.





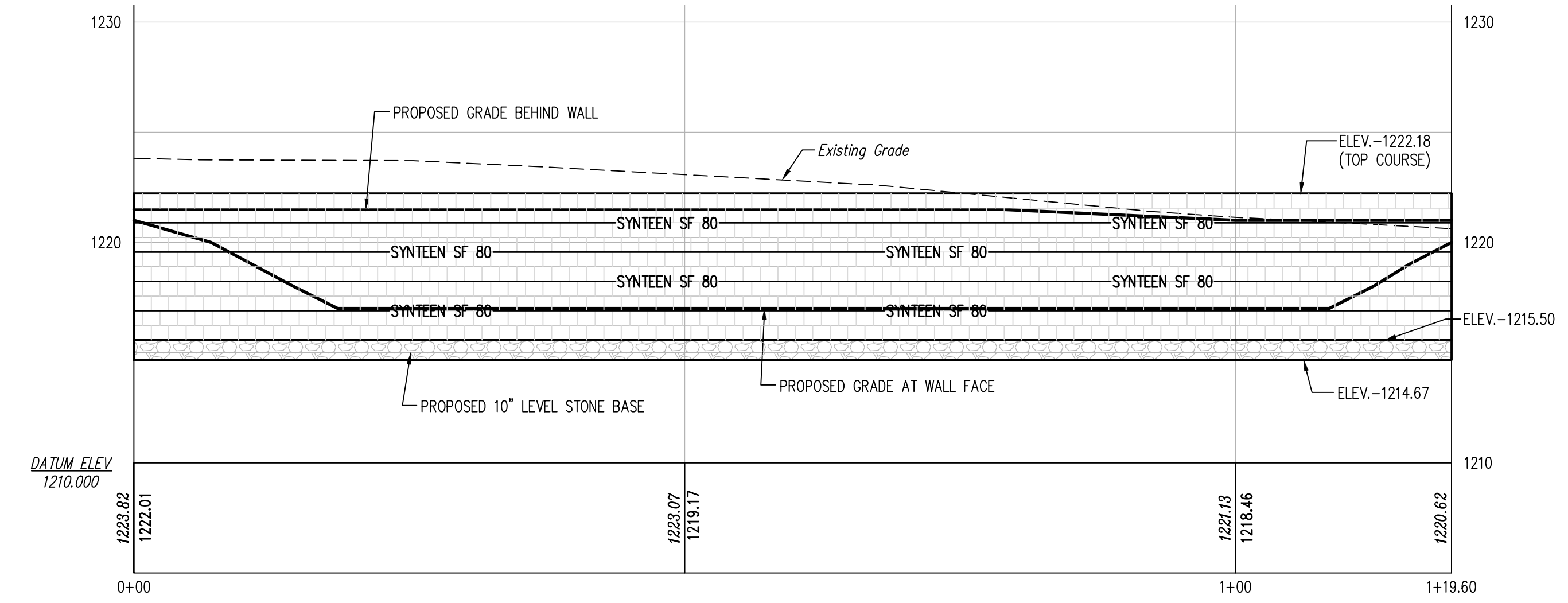


DETAIL OF FENCE POST INSTALLATION USING SLEEVE-IT 1224R

NOTE: FENCING SYSTEMS APPROVED FOR USE WITH SLEEVE-IT 1224R ARE LIMITED TO THE FOLLOWING HEIGHTS: CHAIN LINK - UP TO 8 FT, PRIVACY - UP TO 6 FT (WOODEN, PVC, METAL), POST SIZE 4\"/>

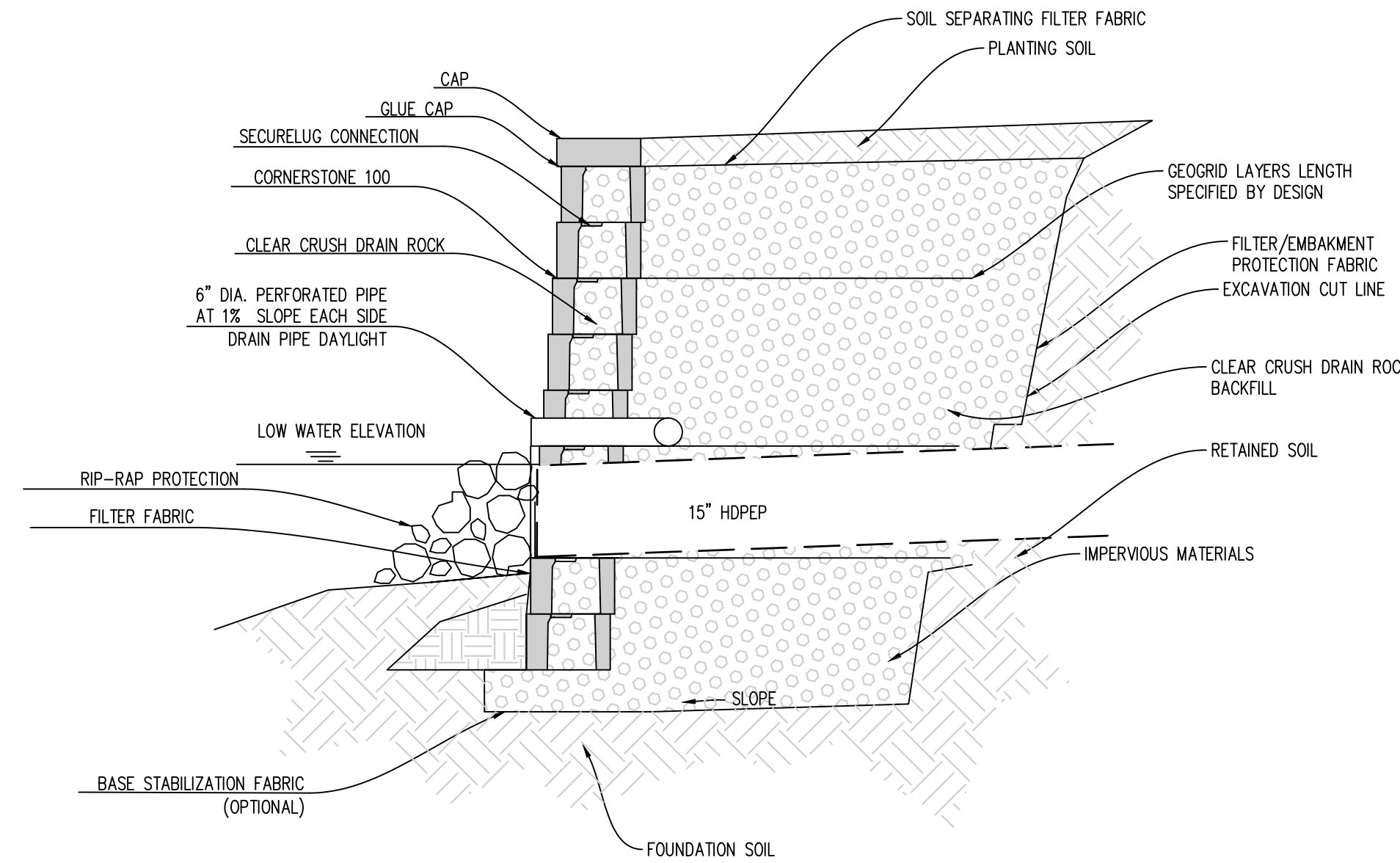
FOR MORE INFORMATION ON SLEEVE-IT CONTACT STRATA SYSTEMS

**CORNERSTONE 100 - SLEEVE IT**  
NOT TO SCALE

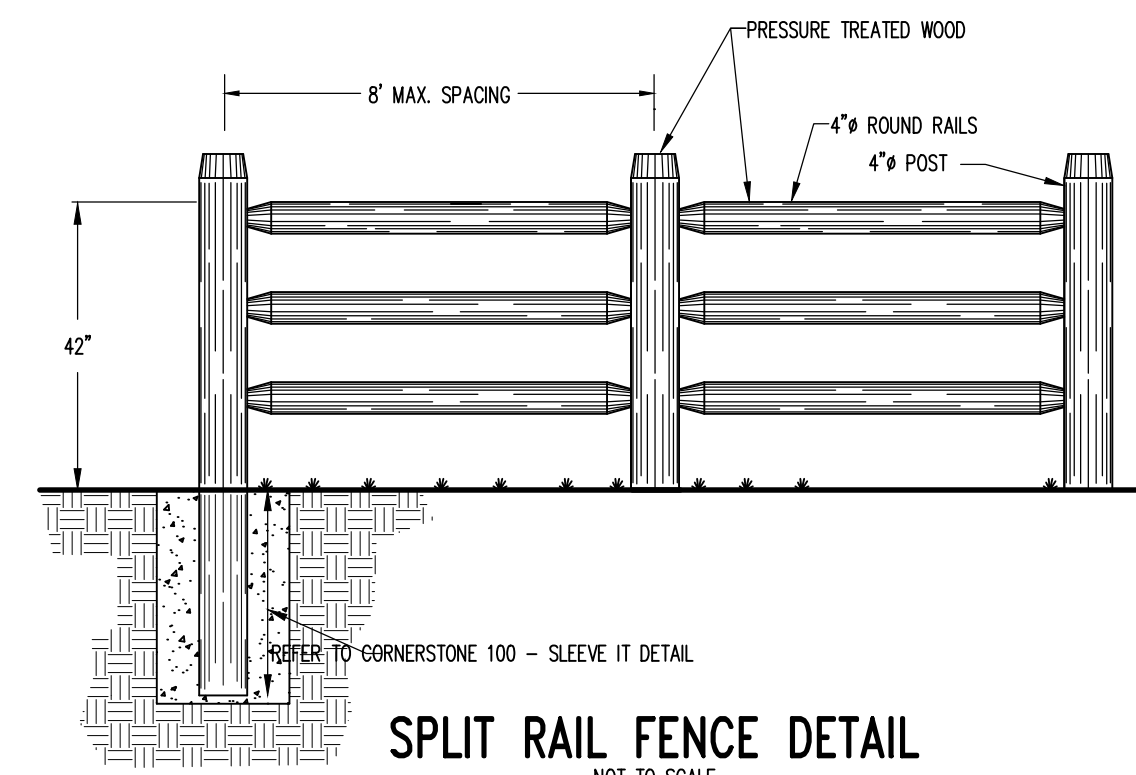


PROFILE VIEW

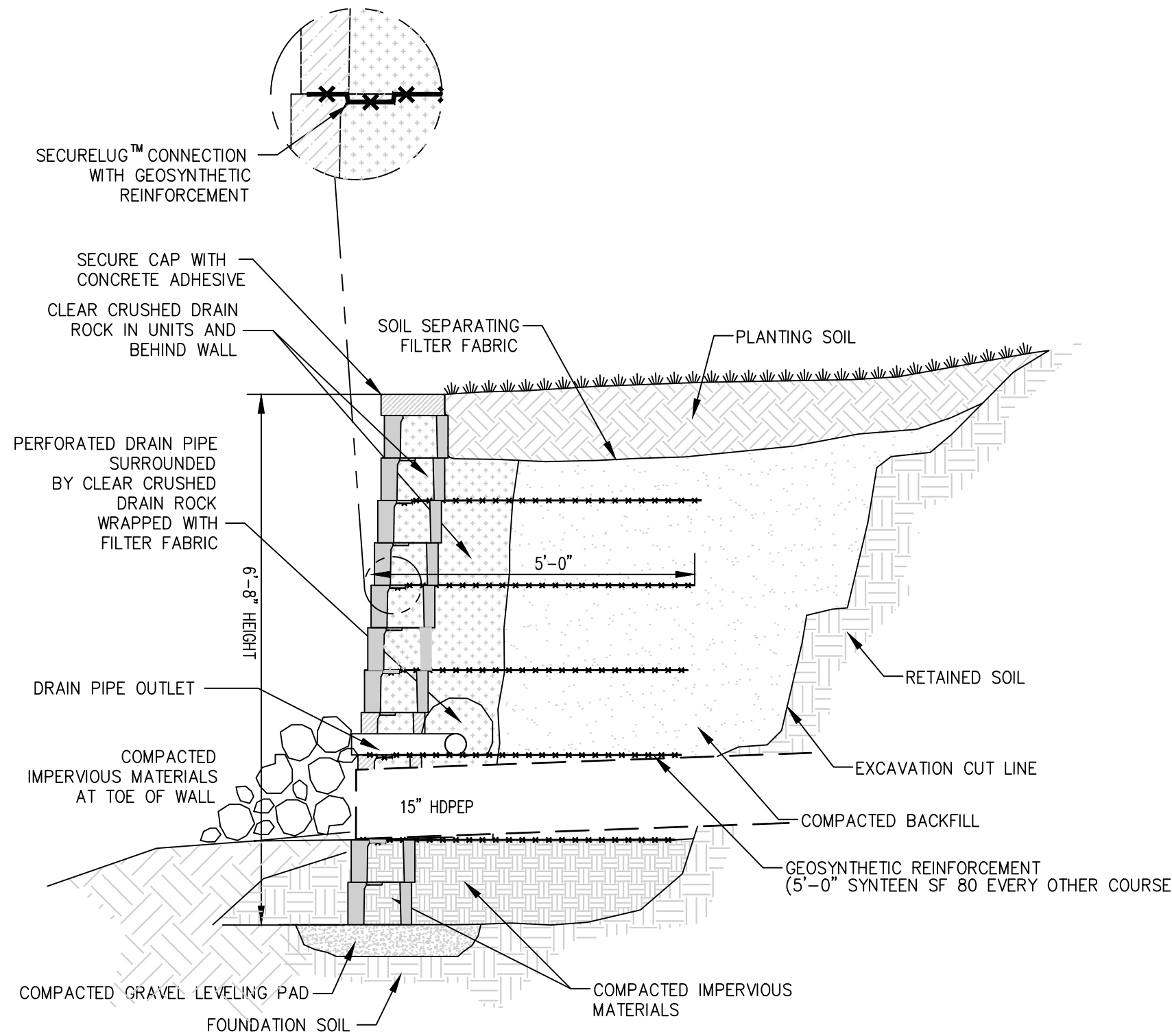
SCALE: 1\"/>



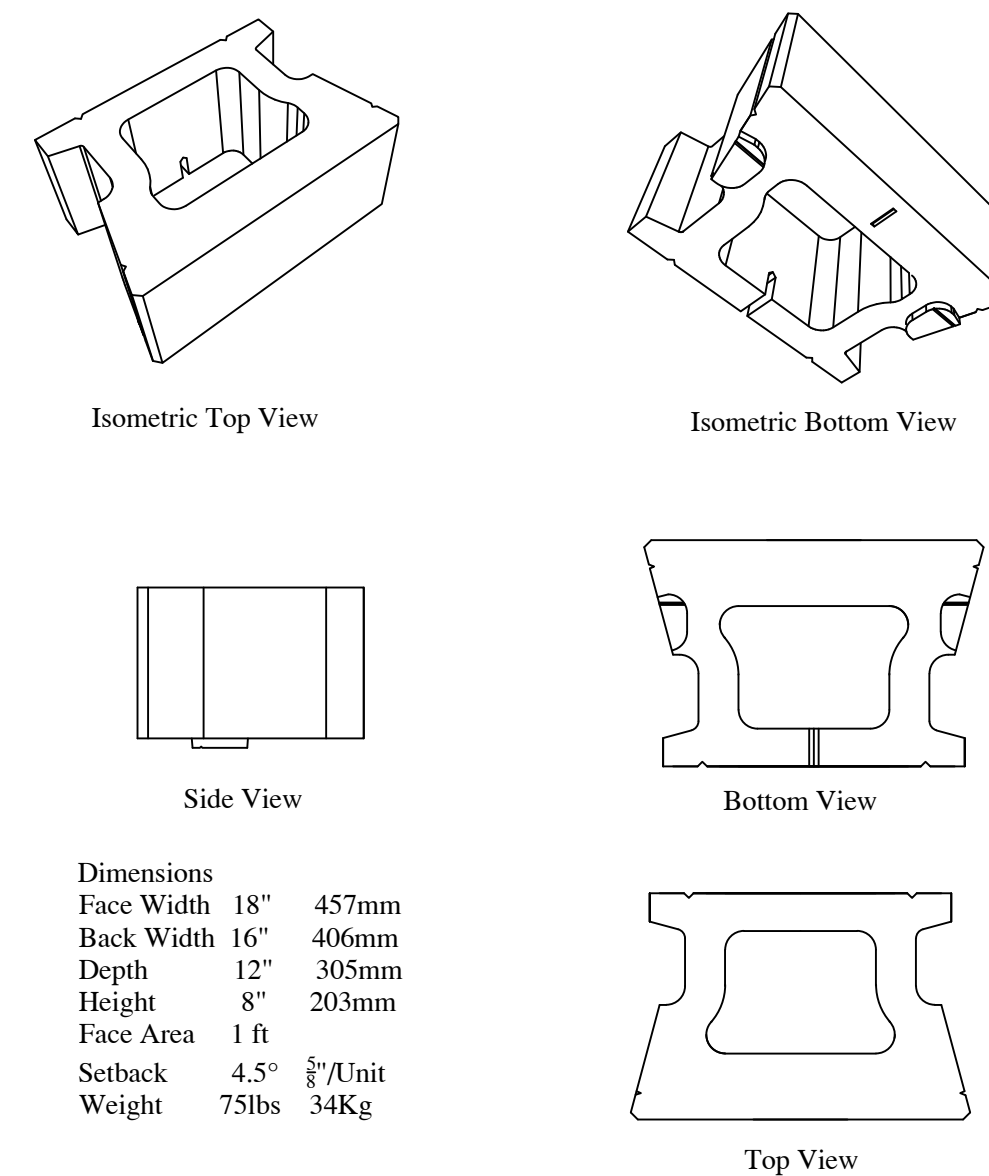
**CORNERSTONE 100 - WATER APPLICATION 1**  
NOT TO SCALE



**SPLIT RAIL FENCE DETAIL**  
NOT TO SCALE



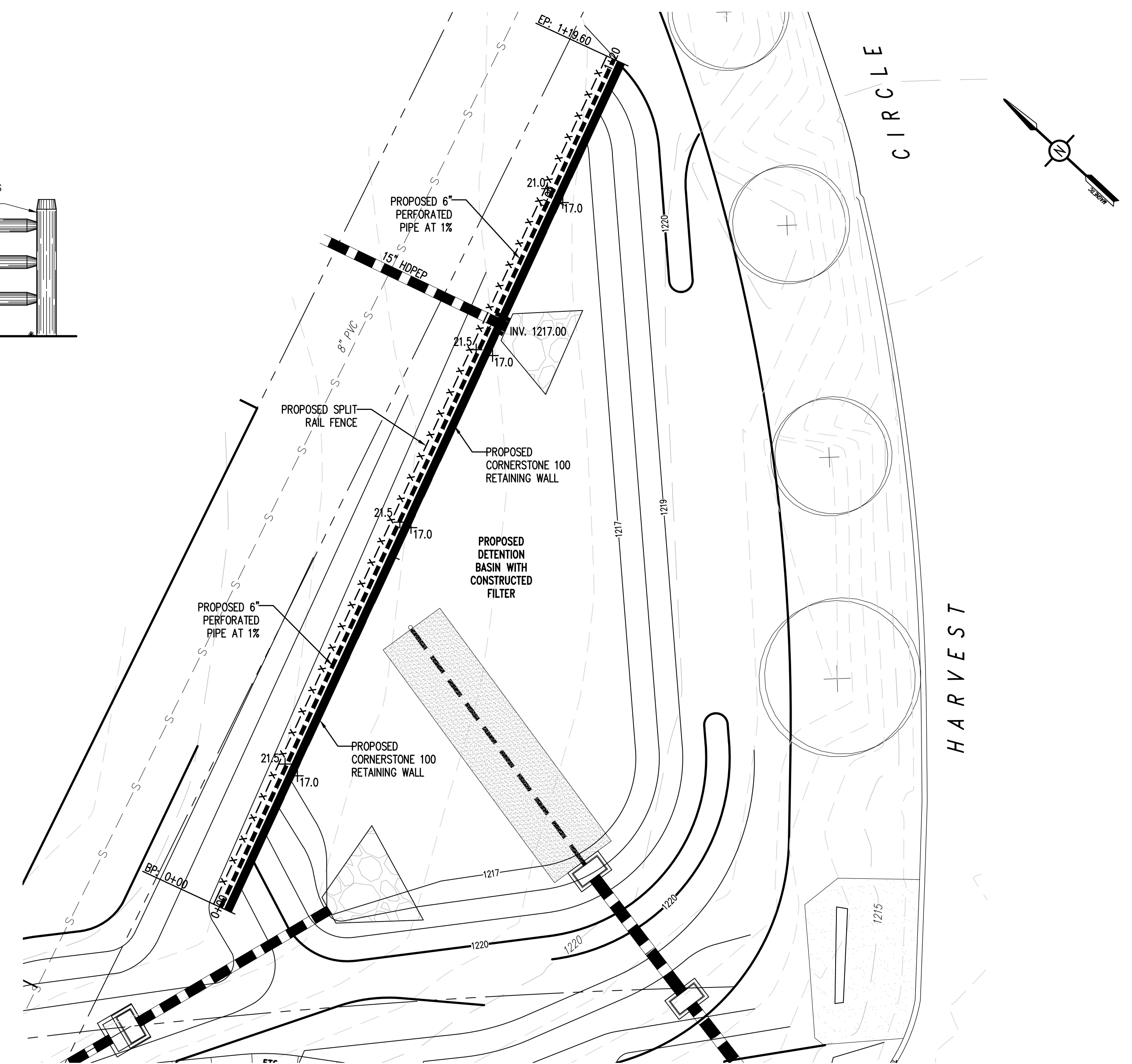
**CORNERSTONE 100 - GEOGRID REINFORCED**  
NOT TO SCALE



**CORNERSTONE 100 - STRAIGHT FACE**  
NOT TO SCALE

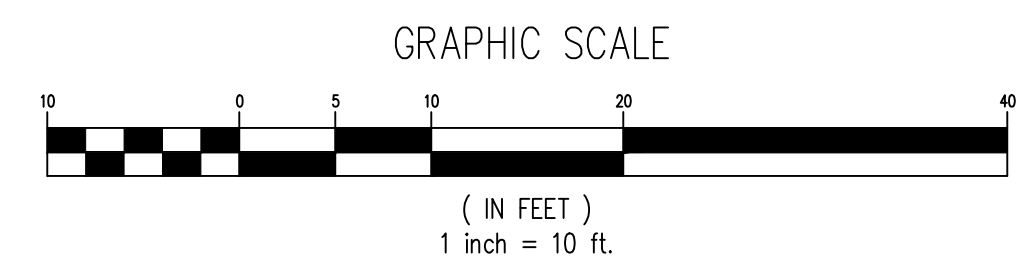
Dimensions

Face Width	18"	457mm
Back Width	16"	406mm
Depth	12"	305mm
Height	8"	203mm
Face Area	1 ft <sup>2</sup>	
Setback	4.5"	114mm/Unit
Weight	75lbs	34Kg



PLAN VIEW

SCALE: 1\"/>



Designer	MLH
Draftsman	MLH
Proj Manager	MAT
Surveyor	BRK
Perimeter Ok	
Book	Pg
File	2020-08-28-PCS-WALL-DETAILS
Layout	DETAILS

3/29/22	REVISED PER TWP COMMENTS
4/15/22	REVISED PER TWP COMMENTS
2/9/22	REVISED PER TWP COMMENTS
12/14/21	REVISED PER TWP COMMENTS
10/19/21	PRICING SET
Date	Description
	REVISIONS

**FARMSTEAD VIEW**

FERGUSON TOWNSHIP  
CENTRE COUNTY  
PENNSYLVANIA

**STORMWATER  
MANAGEMENT SITE  
PLAN**

**POST CONSTRUCTION  
STORMWATER  
MANAGEMENT -  
PROPOSED DETENTION  
BASIN WITH  
CONSTRUCTED FILTER  
- WALL DETAILS**

PROJECT NO.	20290
DATE	JULY 29, 2021
SCALE	AS SHOWN
SHEET NO.	8



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

Submittal Date: \_\_\_\_\_

*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**

**Nittany Dental Associates**

Name

**2601 Gateway Dr. #250      State College, PA      16801**

Street Address

City

Zip

**814-238-0088**

Phone Number

**Property/Plan Information**

**Nittany Dental Office Minor Land Development Plan**

Plan Name

**19129**

**04-12-2022**

Plan Number

Plan Date

**2591 Park Center Blvd, State College, PA 16801**

**24-465-,001-,0000-**

Project Location

Parcel Number

**B&H West College Investments LLC**

Name of Property Owner(s)

**325 Glengarry Ln      State College, PA      16801**

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:

A modification is requested to have this plan

**reviewed as a Minor Land Development Plan.**

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





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

State any proposed alternative(s) to the requirement:

The modification request to have this plan reviewed as a Minor Land Development Plan is based on conversations with Township Staff and per the April 11th Township Planning Commission meeting discussion.

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

The modification request to have this plan reviewed as a Minor Land Development Plan is based on conversations with Township Staff and per the April 11th Township Planning Commission meeting discussion.

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

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

Signature John Gapp

4-12-2022  
Date

**-For Office Use Only-**

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

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

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

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



- Notes:**
- General Site Information:
    - Equitable Owner: Omega Financial Corporation, 356 Walker Drive, State College, PA 16801
    - Owner of Record: Penn Central National Bank (Effective October, 2001 Penn Central National Bank was dissolved and is now under and part of Omega Financial Corporation)
    - Record Book/Page: 89 2602 Pg. 878
    - Lot Parcel Number: 24-465-1
    - Lands are currently zoned: Light Industry, Research and Development (I0)
    - Existing Use: Vacant Lot
    - Proposed Use: Bank and Professional Offices
    - Site Size: 2,273 Ac, 99,025 SF.
    - Street Address: 2891 Park Center Boulevard
    - This lot is located in the Centre County District.
  - Parking Requirements:
 

Requirement	Proposed	Future Total
Total gross square ft.	5,124	19,374
Required Parking @ 1 space per 250 SF:	21	78
Provided Parking:	44	78
Required Loading Zone Spaces:	1	2
Provided Loading Zone Spaces:	2	2
Required Handicap Spaces:	2	4
Provided Handicap Spaces:	2	4
  - General Utility and Act 287 Information: PA One Call Serial No. 04050374
    - Sewer: University Area Joint Authority, 1576 Spring Valley Road, State College, Pa. 16801 (Ph. 814-238-5361)
    - Water: State College Borough Water Authority, 1201 West Branch Road, State College, Pa. 16801 (Ph. 814-238-4768)
    - Gas: Columbia Gas of Pennsylvania, 2333 Gordon Industrial Drive, State College, Pa. 16801 (Ph. 814-278-5640)
    - Electric: Allegheny Power Co., 2800 East College Avenue, State College, Pa. 16801 (Ph. 814-231-3300)
    - Telephone: Verizon, 124 South Allen Street, State College, Pa. 16801 (Ph. 814-231-6511)
    - Cable TV: Adelphi Cable, 1155 Banner Pike, State College, Pa. 16801 (Ph. 814-238-5262)
    - Township Roads: Ferguson Township Supervisors, 3147 Research Drive, State College, Pa. 16801 (Ph. 814-238-4605)
  - Contours shown are taken from survey data collected in the field.
  - Benchmark: Top Coring of borings (U&S-26, at intersection of Park Center Boulevard and Gateway Drive Ext.-1217-45)
  - This site is comprised of the following soil types: No. 10d, 10b, 9d3
  - A Sidewalk Easement Agreement is recorded in R.B. 1740, Page 1023.
  - For additional information, refer to:
    - "Memorandum to Stormwater Management Report", prepared by PennTerra Engineering, Inc., dated May 28, 2004.
    - "Stormwater Management Plan", prepared by PennTerra Engineering, Inc., dated May 27, 2003.
    - "Soil Erosion and Sedimentation Control Plan", prepared by PennTerra Engineering, Inc., dated May 27, 2003.

- The date of application for a Zoning Permit is May 28, 2004.
- Maximum building height = 45'. Proposed building height = 30'.
- Building Setbacks:
  - Front Yard setback - 50'
  - Rear Yard setback - 50'
  - Side Yard setback - 25'
- Parking Setback: 50' on S.R. 0026
- Lot Coverage: (Maximum Allowable Building Coverage = 30% / Maximum Allowable Impervious Coverage = 60%)
 

a. Existing Site Impervious Area	0,000 SF	00.00%
b. Proposed Building Area	5,124 SF	5.17%
c. Proposed Driveway/Parking/Park Area	38,813 SF	39.32%
d. Total Site Impervious Area	44,037 SF	44.47%
e. Future Building Area	7,125 SF	7.20%
f. Future Parking Area	6,176 SF	6.13%
g. Future Impervious Area	57,283 SF	57.80%
- No-Build drawings of the stormwater facilities will be prepared in accordance with the Ferguson Township Stormwater Management Ordinance, upon completion of project construction as required.
- All utilities shown are approximate. Contractor to contact PA One Call and servicing utility company prior to any construction operations.
- Contractor to verify building dimensions and all utility entry/exit locations on Architectural drawings prior to any construction operations.
- A conditional area hearing was held by the Ferguson Township Supervisors on July 7, 2003 and the conditional use for development on Nolin soils was approved on August 18, 2003. Where Nolin soils are encountered within the proposed building footprint, they shall be removed and replaced with a suitable structural fill as recommended per the site geotechnical report prepared by CMT Laboratories dated August 11, 2003, and reviewed by Biscayne Associates on August 13, 2003. The Township shall be provided a hold harmless agreement for permitting construction in Nolin soils.
- Drainage Bank may propose a right in/right out driveway connection with Bristol Avenue when improvements are made to Bristol Avenue. This future driveway connection will require submission to and approval by Ferguson Township.
- The future building expansion will require submission of a land development plan to and approval by Ferguson Township.
- This Record Plan conforms with the Plan receiving final approval by the Ferguson Township Board of Supervisors on August 2, 2004. All improvements are or will be installed in accordance with such Plan in a manner and time as specified therein.
- A traffic count and analysis at the signalized intersection of SR 26 and Bristol Avenue will be conducted by the Owner to determine required traffic signal adjustments to meet existing day conditions.

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIR.	CHORD	DELTA
C1	11.45	15.00	6.02	S20°15'46"E	11.17	47°43'02"
C2	250.58	443.06	128.74	S12°14'45"E	247.25	37°43'15"
C3	21.53	15.00	13.10	S09°41'39"W	19.73	87°14'39"
C4	169.44	330.89	83.43	S02°52'20"W	168.72	181°7'32"
C5	182.69	633.54	92.01	S02°42'24"W	182.04	181°2'54"
C6	69.10	44.60	43.99	N02°41'22"W	62.22	89°59'06"

**STORMWATER FACILITIES MAINTENANCE PROGRAM**

- All stormwater management facilities on Bristol Lot #1 not contained in a Ferguson Township Right-of-Way shall be owned and maintained by the lot owner and Ferguson Township shall be held harmless for these facilities. Ferguson Township shall have the understanding that it reserves the property to inspect the stormwater facilities. The facilities that will require maintenance on the lot, roof drains, storm sewer pipes, valves and detention basin. All stormwater facilities should be inspected monthly or after any runoff-producing event and maintained as follows:
- The proposed and existing inlet systems and storm sewer pipe inlets and outlets shall be cleaned of all debris, litter, and other deleterious material.
  - The roof drain connection pipes shall be cleaned of all debris, litter, and other deleterious material.
  - The rip-rap aprons at the outlets of the pipes need to be inspected to ensure proper erosion protection. If erosion occurs, additional rip-rap should be added.
  - The stormwater connection pipes shall be cleaned of debris, vegetation maintained to a height of six inches, and if any erosion is present the area to be backfilled with topsoil and seeded with a permanent material.
  - The detention basin shall be cleaned of debris, vegetation maintained to a height of six inches, and if any erosion is present the area to be backfilled with topsoil and seeded with a permanent material.

**Owners Certification**

On this the 2nd day of December 2004, the undersigned owners personally appeared before me and certified that they were the owners of the properties shown on this plan and acknowledge the same to be their act and plan and design, the same to be recorded as such according to the law.

*Paul Rosensteel* Owner  
Paul Rosensteel

Witness my hand and seal, this date: 2nd December 2004

COMMUNWEALTH OF PENNSYLVANIA  
Manda E. Munn, Notary Public  
Ferguson Twp., Centre County  
An Commission Expires May 31, 2008

**Minor Revision Approval #1**

I, Manda E. Munn, have reviewed the proposed revisions to 2891 Park Center Blvd, Lot 1, and have found them to be minor in nature and hereby approve the proposed revisions on 12-07-05

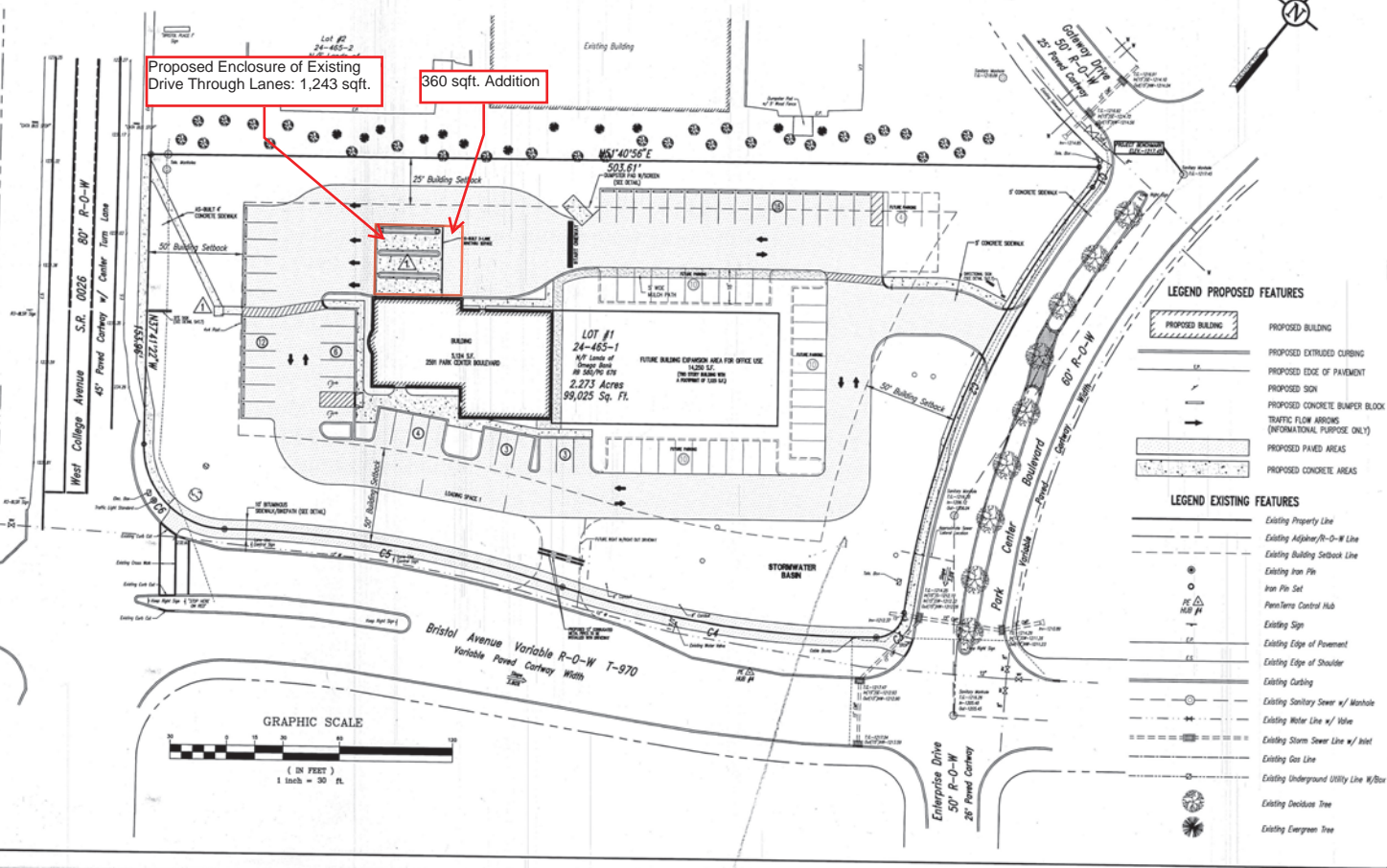
This Minor Alteration Plan supersedes the plan approved by the Ferguson Township Board of Supervisors entitled "Omega Bank, Bristol Park, Lot 1, Record Plan" and recorded in Centre County in Post Book 71, Page 174, on September 16, 2004.

**MINOR REVISION:**

△ = REVISED SIDEWALK TO MEET A.D.A. REQUIREMENTS & REVISED THE SIZE AND LOCATION OF THE COVERED DRIVE-THRU SERVICE AREA

**Minor Alteration Calculations:**

- There is no increase in building coverage.
- There is no increase in impervious coverage.
- There is no increase in parking requirements.
- There are no revisions to the Stormwater Management Controls.
- Motor Vehicle Access has not been revised.
- Revision to the location of drive-thru, as noted.
- The Landscaping Plan has not been changed.



**PennTerra ENGINEERING INC.**  
3075 ENTERPRISE DRIVE  
STATE COLLEGE, PA 16801  
Ph: 814-231-8285  
Fax: 814-231-2306  
WWW.PENNTERRA.COM

COPYRIGHT 2004 BY THE ENGINEER  
ALL RIGHTS RESERVED

Designer: MSK  
Draftsman: MSK/248  
Project Manager: SWB  
Surveyor: SLD  
Permittee: DL  
Book: 283 Pg. 66-70  
Date: 11/17/05 File No. 04067.P101/04063-289-wed.dwg

11/17/05 MINOR REVISION PLAN # 1  
07/20/04 per Township comments JAB  
Date: REVISIONS

Nittany Dental Office Minor Alteration Plan

FERGUSON TOWNSHIP CENTRE COUNTY PENNSYLVANIA

RECORD PLAN TAX PARCEL 24-465-1

Project Number 19129  
March 18, 2022  
SHEET NO. 11



ORDINANCE NO. 1076

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 ATTACHED HERETO AS EXHIBIT "A", 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 5C01, GENERAL REGULATIONS, SECTION 5C02, BICYCLE PARKING REGULATIONS, AND ESTABLISHING SECTION 516, LANDSCAPING AS ATTACHED HERETO AS EXHIBIT "B"; CHAPTER 27, ZONING; SECTION 205.1, RURAL AGRICULTURAL (RA) DISTRICT QUICK AS ATTACHED HERETO AS EXHIBIT "C", SECTION 205.3, AGRICULTURAL RESEARCH (AR) DISTRICT QUICK AS ATTACHED HERETO AS EXHIBIT "D", AMENDING SECTION 209, YARD REQUIREMENTS, SECTION 302, PLANNED RESIDENTIAL DEVELOPMENT (PRD), 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, REPEALING SECTION 707, LANDSCAPING, AMENDING 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, SECTION 905, OCCUPANCY PERMITS, AND SECTION 1102, DEFINITIONS AS ATTACHED HERETO AS EXHIBIT "E" MADE PART OF THIS ORDINANCE.

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

**Section 1**—Chapter 16, Parks and Recreation Ordinance is hereby amended by removing the stricken text and adding the underlined text as attached hereto as Exhibit "A".

**Section 2**—Chapter 22, Subdivision and Land Development Ordinance is hereby amended by removing the stricken text and adding the underlined text as attached hereto as Exhibit "B".

**Section 3**—Chapter 27, Zoning Ordinance, Section 205.1, Rural Agricultural (RA) District Quick is hereby repealed and replaced attached hereto as Exhibit "C".

**Section 4**—Chapter 27, Zoning, Section 205.3, Agricultural Research (AR) District Quick is hereby repealed and replaced attached hereto as Exhibit "D".

**Section 5**—Chapter 27, Zoning Ordinance is hereby amended by removing the stricken text and adding the underlined text as attached hereto as Exhibit "E".

**Section 6**—The forgoing Section 1, Section, 2, Section 3, Section 4, and Section 5 shall be effective immediately upon the date of the enactment of this ordinance.

**ORDAINED and ENACTED** this 15<sup>th</sup> day of March, 2022.

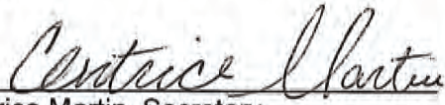


**TOWNSHIP OF FERGUSON**

By:   
Laura Dininni, Chair  
Board of Supervisors

[SEAL]

ATTEST:

By:   
Centrice Martin, Secretary

1. 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.
2. Payment of all application and escrow fees.

**Amendment to Section 22-306, "Minor Subdivision, and Minor Alteration Plan, and Minor Land Development Plan."**

**Section 22-306 of the Ferguson Township Subdivision and Land Development Ordinance is hereby amended by removing the stricken text and adding the underlined text as follows:**

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

A. Recommendations and Approvals.

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

2. Minor Alteration Plan.

- 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 §22-516. 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.~~

~~D. No 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.~~

### 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.

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

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

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

**Amendment to Section 22-401, "Preliminary Plan Contents and Review."**





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## TOWNSHIP OF FERGUSON

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

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TO: Ferguson Township Board of Supervisors  
FROM: Ryan T. Scanlan, E.I.T., Assistant Township Engineer  
DATE: April 6, 2022  
SUBJECT: **AWARD OF 2021-C4 Harold Drive Improvements**

Bids were opened publicly for Contract 2021-C4 Harold Drive Improvements at 2:00 pm on Tuesday, April 5, 2022 and read aloud both in person and via Zoom. The bid was advertised in the Centre Daily Times on March 22, 2022.

Four (4) bids were received as follows:

Mid-State Paving and Excavation	\$80,520.50
Cottle's Asphalt Maintenance	\$87,439.35
Glenn O. Hawbaker	\$89,648.25
HRI	\$97,536.00

Attached is a copy of the bid tabulation. The Engineers estimate for this contract is \$93,547.29. The budget included \$123,000.00 to complete work.

I recommend that the Board of Supervisors award the contract to Mid-State Paving and Excavation for a total of \$80,520.50 per their bid.

Attachments: 2021-C4 Bid Tabulation

Copy: C. Martin (via email)  
D. Modricker (via email)  
R. Seybert (via email)  
2021-C4 Correspondence

**2021-C4 Harold Drive Road Improvement**  
**Bid Tab**

ITEM No. UNIT	DESCRIPTION	QTY	ENGINEERS ESTIMATE		Mid-State Paving		Cottle's Asphalt Maintenance		Glenn O. hawbaker		HRI	
			UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
0203 0001 CY	CLASS 1 EXCAVATION	196	\$44.44	\$8,710.76	\$51.70	\$10,133.20	\$50.00	\$9,800.00	\$57.00	\$11,172.00	\$37.00	\$7,252.00
0203 0003 CY	CLASS 1A EXCAVATION	20	\$122.44	\$2,448.88	\$116.50	\$2,330.00	\$145.00	\$2,900.00	\$160.00	\$3,200.00	\$62.00	\$1,240.00
0204 0150 CY	CLASS 4 EXCAVATION	14	\$46.31	\$648.29	\$125.00	\$1,750.00	\$90.00	\$1,260.00	\$66.00	\$924.00	\$40.00	\$560.00
0313 0324 SY	SUPERPAVE ASPHALT MIXTURE DESIGN, BASE COURSE, PG 64S-22, < 0.3 MILLION ESALS, 25.0 MM MIX, 5" DEPTH	467	\$41.04	\$19,165.68	\$26.75	\$12,492.25	\$29.40	\$13,729.80	\$28.00	\$13,076.00	\$46.00	\$21,482.00
0350 0106 SY	SUBBASE, 6" DEPTH (NO. 2A)	467	\$15.45	\$7,217.39	\$12.55	\$5,860.85	\$16.10	\$7,518.70	\$16.00	\$7,472.00	\$13.00	\$6,071.00
0413 0195 SY	SUPERPAVE ASPHALT MIXTURE DESIGN, WEARING COURSE, PG 64S-22, < 0.3 MILLION ESALS, 9.5 MM MIX, 1 1/2" DEPTH, SRL-L	650	\$13.86	\$9,006.94	\$14.40	\$9,360.00	\$12.70	\$8,255.00	\$12.00	\$7,800.00	\$16.00	\$10,400.00
0413 1019 TON	SUPERPAVE ASPHALT MIXTURE DESIGN, WEARING COURSE (SCRATCH), PG 64S-22, < 0.3 MILLION ESALS, 9.5 MM MIX, SRL-L	5	\$356.92	\$1,784.59	\$200.00	\$1,000.00	\$268.00	\$1,340.00	\$305.00	\$1,525.00	\$300.00	\$1,500.00
0460 0001 SY	ASPHALT TACK COAT	825	\$0.54	\$445.50	\$1.70	\$1,402.50	\$2.25	\$1,856.25	\$0.25	\$206.25	\$0.20	\$165.00
0601 0352 LF	15" THERMOPLASTIC PIPE, GROUP III, 8'-2" FILL	37	\$266.13	\$9,846.66	\$62.70	\$2,319.90	\$78.20	\$2,893.40	\$130.00	\$4,810.00	\$105.00	\$3,885.00
0605 2781 EA	TYPE M FRAME AND BICYCLE SAFE GRATE	1	\$1,749.60	\$1,749.60	\$725.00	\$725.00	\$1,119.00	\$1,119.00	\$3,000.00	\$3,000.00	\$1,650.00	\$1,650.00
0605 2850 EA	STANDARD INLET BOX <=10'	1	\$4,158.54	\$4,158.54	\$1,980.00	\$1,980.00	\$2,241.00	\$2,241.00	\$3,000.00	\$3,000.00	\$3,600.00	\$3,600.00
0608 0001 LS	MOBILIZATION	1	\$6,930.00	\$6,930.00	\$15,250.00	\$15,250.00	\$10,035.00	\$10,035.00	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00
4610 1000 LF	4" PIPE UNDERDRAIN, TYPE II BACKFILL	263	\$10.20	\$2,682.60	\$15.80	\$4,155.40	\$10.90	\$2,866.70	\$38.00	\$9,994.00	\$25.00	\$6,575.00
0616 1251 EA	THERMOPLASTIC END SECTION FOR 15" PIPE	1	\$439.56	\$439.56	\$485.00	\$485.00	\$580.00	\$580.00	\$340.00	\$340.00	\$875.00	\$875.00
0686 0002 LS	CONSTRUCTION SURVEYING, TYPE B	1	\$6,139.00	\$6,139.00	\$3,760.00	\$3,760.00	\$6,555.00	\$6,555.00	\$2,500.00	\$2,500.00	\$1,500.00	\$1,500.00
0703 0025 CY	NO. 57 COARSE AGGREGATE	36	\$94.48	\$3,401.22	\$55.15	\$1,985.40	\$46.20	\$1,663.20	\$32.00	\$1,152.00	\$72.00	\$2,592.00
0802 0001 CY	TOPSOIL FURNISHED AND PLACED	5	\$152.61	\$763.03	\$165.00	\$825.00	\$508.00	\$2,540.00	\$135.00	\$675.00	\$345.00	\$1,725.00
0806 0100 SY	TEMPORARY ULTRA-SHORT-TERM, ROLLED EROSION CONTROL PRODUCT, TYPE 1A	28	\$5.44	\$152.37	\$6.00	\$168.00	\$7.10	\$198.80	\$19.00	\$532.00	\$13.00	\$364.00
4850 0021 SY	ROCK, CLASS R-3 (MODIFIED)	2	\$139.10	\$278.19	\$185.00	\$370.00	\$248.50	\$497.00	\$500.00	\$1,000.00	\$365.00	\$730.00
0860 0000 EA	INLET FILTER BAG FOR TYPE M INLET	1	\$361.58	\$361.58	\$170.00	\$170.00	\$238.50	\$238.50	\$250.00	\$250.00	\$210.00	\$210.00
0901 0001 LS	MAINTENANCE AND PROTECTION OF TRAFFIC DURING CONSTRUCTION	1	\$3,310.00	\$3,310.00	\$1,500.00	\$1,500.00	\$2,500.00	\$2,500.00	\$1,500.00	\$1,500.00	\$2,100.00	\$2,100.00
9000 0001 SY	SEEDING, SOIL SUPPLEMENTS AND MULCHING	28	\$5.11	\$143.05	\$10.50	\$294.00	\$10.60	\$296.80	\$20.00	\$560.00	\$100.00	\$2,800.00
9000 0002 SY	DRIVEWAY RESTORATION	20	\$160.00	\$3,200.00	\$71.00	\$1,420.00	\$249.50	\$4,990.00	\$150.00	\$3,000.00	\$200.00	\$4,000.00
9000 0003 SY	SWALE GRADING	28	\$20.14	\$563.85	\$28.00	\$784.00	\$55.90	\$1,565.20	\$70.00	\$1,960.00	\$45.00	\$1,260.00
<b>PROJECT TOTAL</b>				<b>\$93,547.29</b>		<b>\$80,520.50</b>		<b>\$87,439.35</b>		<b>\$89,648.25</b>		<b>\$97,536.00</b>
<b>Budget</b>				<b>\$123,000.00</b>								



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## TOWNSHIP OF FERGUSON

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

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TO: Ferguson Township Board of Supervisors

FROM: David Modricker, P.E., Public Works Director  
Ryan T. Scanlan, E.I.T., Assistant Township Engineer

DATE: April 13, 2022

SUBJECT: **AWARD OF 2022-C1 STREET IMPROVEMENT PROJECT – IN TOWN**

Bids were opened publicly for Contract 2022-C1 Street Improvement Projects-In Town at 2:00 pm on Tuesday, April 12, 2022 and read aloud. The roads included in this contract are sections of W. Aaron Drive, N. Allen Street, Circleville Road, Park Crest Lane, Research Drive, and Sleepy Hollow Drive.

The bid opening was attended by Allix Gresock of HRI and David Modricker, Ron Seybert, Summer Brown, and Ryan Scanlan from Ferguson Township. The bid was advertised in the Centre Daily Times on March 24, 2022 and the invitation to bid was sent to seven (7) qualified contractors.

Three (3) bids were received as follows:

Glenn O. Hawbaker, Inc.	\$793,174.25
HRI, Inc.	\$996,734.00
New Enterprise Stone & Lime Co., Inc.	\$1,155,898.25

Attached is a copy of the bid tabulation. The Engineers estimate for this contract is \$1,017,844.54. The budget included \$1,039,000 to complete this work.

I recommend that the Board of Supervisors award the contract to Glenn O. Hawbaker, Inc. for a total of \$793,174.25 per their bid.

Attachments: 2022-C1 Bid Tabulation

Copy: C. Martin (via email)  
D. Modricker (via email)  
R. Seybert (via email)  
2022-C1 Contract folder



**Project: 2022-C1 Street Improvement Projects - In Town  
Bid Tabulation**

ITEM No. UNIT	DESCRIPTION	TOTAL QTYS	ENGINEERS ESTIMATE		GLENN O. HAWBAKER		HRI		NESL	
			UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL
0203 0001 CY	CLASS 1 EXCAVATION	280	\$44.94	\$12,584.32	\$35.00	\$9,800.00	\$26.00	\$7,280.00	\$57.80	\$16,184.00
0203 0003 CY	CLASS 1A EXCAVATION (BASE REPAIR UNDERCUTTING)	73	\$106.00	\$7,738.00	\$55.00	\$4,015.00	\$225.00	\$16,425.00	\$254.55	\$18,582.15
0203 0004 CY	CLASS 1B EXCAVATION (BASE REPAIR)	695	\$25.44	\$17,680.80	\$70.00	\$48,650.00	\$94.00	\$65,330.00	\$103.05	\$71,619.75
0204 0150 CY	CLASS 4 EXCAVATION	62	\$47.28	\$2,931.57	\$35.00	\$2,170.00	\$24.50	\$1,519.00	\$176.70	\$10,955.40
0212 0016 SY	GEOTEXTILE, CLASS 4, TYPE C	378	\$9.47	\$3,580.40	\$7.00	\$2,646.00	\$4.25	\$1,606.50	\$14.10	\$5,329.80
4313 0324 SY	SUPERPAVE ASPHALT MIXTURE DESIGN, BASE COURSE, PG 64S-22, < 0.3 MILLION ESALS, 25 MM MIX (5" DEPTH) (MODIFIED)	1171	\$42.03	\$49,218.25	\$28.00	\$32,788.00	\$37.65	\$44,088.15	\$43.25	\$50,645.75
4313 0424 SY	SUPERPAVE ASPHALT MIXTURE DESIGN, BASE COURSE, PG 64S-22, 0.3 TO < 3 MILLION ESALS, 25 MM MIX (5" DEPTH) (MODIFIED)	523	\$54.33	\$28,412.53	\$28.00	\$14,644.00	\$54.00	\$28,242.00	\$44.40	\$23,221.20
4313 0524 SY	SUPERPAVE ASPHALT MIXTURE DESIGN, BASE COURSE, PG 64S-22, 3 TO < 10 MILLION ESALS, 25 MM MIX, 5" DEPTH (MODIFIED)	470	\$44.61	\$20,965.25	\$28.00	\$13,160.00	\$42.00	\$19,740.00	\$47.00	\$22,090.00
4350 0106 SY	SUBBASE 6" DEPTH (NO. 2A) (BASE REPAIR) (MODIFIED)	2164	\$14.89	\$32,216.98	\$17.00	\$36,788.00	\$29.50	\$63,838.00	\$17.05	\$36,896.20
4350 0121 TON	SUBBASE (NO.2A) (MODIFIED)	101	\$53.00	\$5,353.00	\$78.00	\$7,878.00	\$123.00	\$12,423.00	\$128.75	\$13,003.75
4413 0195 SY	SUPERPAVE ASPHALT MIXTURE DESIGN, WEARING COURSE, PG 64S-22, < 0.3 MILLION ESALS, 9.5MM MIX, 1 1/2" DEPTH, SRL-L (MODIFIED)	24507	\$8.95	\$219,337.65	\$7.00	\$171,549.00	\$7.85	\$192,379.95	\$8.85	\$216,886.95
4413 0247 SY	SUPERPAVE ASPHALT MIXTURE DESIGN, WEARING COURSE, PG 64S-22, 0.3 TO < 3 MILLION ESALS, 9.5MM MIX, 1 1/2" DEPTH, SRL-M (MODIFIED)	5122	\$10.97	\$56,184.54	\$7.50	\$38,415.00	\$9.75	\$49,939.50	\$10.90	\$55,829.80
4413 0300 SY	SUPERPAVE ASPHALT MIXTURE DESIGN, WEARING COURSE, PG 64S-22, 3.0 TO <10 MILLION ESALS, 9.5MM MIX, 1 1/2" DEPTH, SRL-M (MODIFIED)	7906	\$8.48	\$67,068.02	\$7.50	\$59,295.00	\$8.15	\$64,433.90	\$9.50	\$75,107.00
4413 1019 TON	SUPERPAVE ASPHALT MIXTURE DESIGN, WEARING COURSE (SCRATCH), PG 64S-22, < 0.3 MILLION ESALS, 9.5MM MIX, SRL-L (MODIFIED)	676	\$104.99	\$70,971.93	\$85.00	\$57,460.00	\$109.00	\$73,684.00	\$120.10	\$81,187.60
4413 1023 TON	SUPERPAVE ASPHALT MIXTURE DESIGN, WEARING COURSE (SCRATCH), PG 64S-22, 0.3 TO <3 MILLION ESALS, 9.5MM MIX, SRL-M (MODIFIED)	142	\$136.76	\$19,420.54	\$110.00	\$15,620.00	\$119.00	\$16,898.00	\$152.25	\$21,619.50
4413 1028 TON	SUPERPAVE ASPHALT MIXTURE DESIGN, WEARING COURSE (SCRATCH), PG 64S-22, 3 TO <10 MILLION ESALS, 9.5MM MIX, SRL-M (MODIFIED)	218	\$107.07	\$23,341.22	\$93.00	\$20,274.00	\$99.00	\$21,582.00	\$126.75	\$27,631.50

ITEM No. UNIT	DESCRIPTION	TOTAL QTYS	UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL
4413 6035 SY	SUPERPAVE ASPHALT MIXTURE DESIGN, BINDER COURSE, PG 64S-22, < 0.3 MILLION ESALS, 19.0 MM MIX, 2 1/2" DEPTH	2237	\$30.00	\$67,110.00	\$13.00	\$29,081.00	\$14.50	\$32,436.50	\$15.00	\$33,555.00
0460 0001 SY	ASPHALT TACK COAT	79398	\$0.10	\$7,939.80	\$0.15	\$11,909.70	\$0.20	\$15,879.60	\$0.20	\$15,879.60
0491 0013 SY	MILLING OF BITUMINOUS PAVEMENT SURFACE, 2" DEPTH, MILLED MATERIAL RETAINED BY CONTRACTOR	34511	\$3.52	\$121,370.63	\$3.15	\$108,709.65	\$4.00	\$138,044.00	\$3.90	\$134,592.90
0601 0353 LF	18" THERMOPLASTIC PIPE, GROUP III, 8'-2" FILL	51	\$74.20	\$3,784.20	\$155.00	\$7,905.00	\$165.00	\$8,415.00	\$154.10	\$7,859.10
0601 0357 LF	30" THERMOPLASTIC PIPE, GROUP III, 8'-2" FILL	41	\$147.57	\$6,050.50	\$280.00	\$11,480.00	\$245.00	\$10,045.00	\$242.95	\$9,960.95
4605 2713 EA	TYPE C CONCRETE TOP UNIT USING EXISTING GRATE (MODIFIED)	2	\$1,561.13	\$3,122.26	\$2,300.00	\$4,600.00	\$1,050.00	\$2,100.00	\$2,728.90	\$5,457.80
4605 2733 EA	TYPE M CONCRETE TOP UNIT USING EXISTING GRATE (MODIFIED)	1	\$1,500.00	\$1,500.00	\$2,300.00	\$2,300.00	\$975.00	\$975.00	\$3,911.60	\$3,911.60
0608 0001 LS	MOBILIZATION	1	\$39,484.00	\$39,484.00	\$12,500.00	\$12,500.00	\$24,000.50	\$24,000.50	\$41,905.75	\$41,905.75
4630 0031 LF	PLAIN CEMENT CONCRETE CURB, 6" HEIGHT (MODIFIED)	20	\$79.50	\$1,590.00	\$125.00	\$2,500.00	\$220.00	\$4,400.00	\$144.45	\$2,889.00
4633 0200 LF	PLAIN CONCRETE MOUNTABLE CURB, TYPE A (MODIFIED)	140	\$123.60	\$17,303.44	\$78.00	\$10,920.00	\$120.00	\$16,800.00	\$96.30	\$13,482.00
4641 0005 LF	PLAIN CEMENT CONCRETE CURB GUTTER (MODIFIED)	140	\$147.75	\$20,685.48	\$145.00	\$20,300.00	\$130.00	\$18,200.00	\$96.30	\$13,482.00
0802 0001 CY	TOPSOIL FURNISHED AND PLACED	32	\$160.79	\$5,145.19	\$125.00	\$4,000.00	\$250.00	\$8,000.00	\$95.70	\$3,062.40
0806 0100 SY	TEMPORARY ULTRA-SHORT-TERM, ROLLED EROSION CONTROL PRODUCT, TYPE 1A	329	\$5.00	\$1,645.00	\$5.00	\$1,645.00	\$4.25	\$1,398.25	\$10.50	\$3,454.50
0860 0001 EA	INLET FILTER BAG FOR TYPE M INLET	1	\$150.00	\$150.00	\$160.00	\$160.00	\$200.00	\$200.00	\$232.40	\$232.40
0860 0002 EA	INLET FILTER BAG FOR TYPE C INLET	43	\$146.69	\$6,307.50	\$160.00	\$6,880.00	\$200.00	\$8,600.00	\$221.90	\$9,541.70
0901 0001 LS	MAINTENANCE AND PROTECTION OF TRAFFIC DURING CONSTRUCTION	1	\$41,697.00	\$41,697.00	\$500.00	\$500.00	\$8,500.00	\$8,500.00	\$60,147.00	\$60,147.00
0962 1000 LF	4" WHITE WATERBORNE PAVEMENT MARKINGS	10315	\$0.54	\$5,576.29	\$0.35	\$3,610.25	\$0.30	\$3,094.50	\$0.35	\$3,610.25
0962 1001 LF	6" WHITE WATERBORNE PAVEMENT MARKINGS	266	\$0.42	\$112.78	\$0.50	\$133.00	\$0.45	\$119.70	\$0.40	\$106.40

ITEM No. UNIT	DESCRIPTION	TOTAL QTYS	UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL
0962 1004 LF	24 WHITE WATERBORN PAVEMENT MARKING	143	\$5.62	\$803.37	\$6.50	\$929.50	\$6.25	\$893.75	\$12.05	\$1,723.15
0962 1005 LF	4" YELLOW WATERBORNE PAVEMENT MARKINGS	1449	\$1.11	\$1,612.74	\$0.35	\$507.15	\$0.30	\$434.70	\$0.35	\$507.15
0962 1061 EA	WHITE WATERBORNE PAVEMENT LEGEND, "RIGHT ARROW", 12'-0" X 3'-0"	3	\$275.60	\$826.80	\$85.00	\$255.00	\$78.00	\$234.00	\$180.55	\$541.65
0962 1062 EA	WHITE WATERBORNE PAVEMENT LEGEND, "LEFT ARROW", 12'-0" X 3'-0"	1	\$275.60	\$275.60	\$85.00	\$85.00	\$78.00	\$78.00	\$180.55	\$180.55
0962 1064 EA	WHITE WATERBORNE PAVEMENT LEGEND, "THRU AND LEFT ARROW", 20'-0" X 3'-7"	2	\$477.00	\$954.00	\$115.00	\$230.00	\$105.00	\$210.00	\$330.95	\$661.90
9000 0001 SY	SEEDING, SOIL SUPPLEMENTS, AND MULCHING	398	\$23.15	\$9,212.17	\$6.50	\$2,587.00	\$5.50	\$2,189.00	\$30.10	\$11,979.80
9000 0002 SY	DRIVEWAY RESTORATION, 2" DEPTH (ASPHALT)	155	\$120.33	\$18,650.89	\$71.00	\$11,005.00	\$62.00	\$9,610.00	\$160.15	\$24,823.25
9000 0003 SF	ROADSIDE GRADING	329	\$7.17	\$2,358.90	\$10.00	\$3,290.00	\$7.50	\$2,467.50	\$16.90	\$5,560.10

**TOTAL \$1,022,273.54**  
**BUDGET \$1,039,000.00**

**\$793,174.25**  
**\$996,734.00**  
**\$1,155,898.25**



## NOTICE TO PUBLIC OWNER

As a bidder on this Project, Glenn O. Hawbaker, Inc. ("Hawbaker") hereby provides this Notice to Public Owner to the extent it may be required by the contract documents and/or Pennsylvania law. This notice is submitted to satisfy any requirements in, *inter alia*, the Contractor Integrity Provisions which may or may not apply.

On August 3, 2021, following an investigation by the Pennsylvania Office of Attorney General ("OAG") on the fringe benefit practices followed by Hawbaker, Hawbaker pled no contest to four charges in order relating to the period 2015-2018 to avoid protracted litigation which could have jeopardized the livelihoods of our dedicated employees. Hawbaker did *not* plead guilty. The past fringe benefit practices challenged by the OAG were based upon advice provided by Hawbaker's former attorneys. Hawbaker has always intended to properly pay all of its employees and continues to believe that it followed all requirements regarding fringe benefits. Through the years, both state and federal regulators extensively reviewed Hawbaker's Prevailing Wage Act and Davis Bacon Act practices on various projects and did not find any wrongdoing. Nevertheless, PennDOT issued a Rule to Show Cause of a potential debarment to Hawbaker on September 7, 2021. However, by Order dated October 1, 2021, the PA Commonwealth Court stayed PennDOT's debarment proceeding pending further order by the Court. The Court subsequently issued a Preliminary Injunction against PennDOT on January 19, 2022 which temporarily enjoined PennDOT from continuing with debarment proceedings. As of the date of this bid submission, the Injunction is still in place.

This Notice is being provided to you to the extent it is required under certain public contracting requirements and contracting provisions, and to the extent it impacts Hawbaker's ability to make certifications. As noted above, no charges have been brought against any officers, directors, associates, partners or individual owners of Hawbaker. Further, the *nolo contendere* plea cannot be used in any subsequent civil or administrative proceeding as evidence of the commission of a crime, violation of any law, or to demonstrate that the conduct with which the company was charged occurred.

Should Hawbaker be the low bidder on this Project, Hawbaker is a responsible bidder and stands ready to perform the Project.

Respectfully submitted,

By *Daniel R. Hawbaker*  
Daniel R. Hawbaker, President

3/2/22



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## TOWNSHIP OF FERGUSON

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

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TO: Ferguson Township Board of Supervisors  
FROM: David Modricker, P.E., Public Works Director  
Ryan T. Scanlan, E.I.T., Assistant Township Engineer  
DATE: April 13, 2022  
SUBJECT: **AWARD OF 2022-C8, Pavement Marking Contract**

Bids were opened publicly for Contract 2022-C8 Pavement Markings at 2:00 pm on Tuesday, March 8, 2022 and read aloud both in person and via Zoom. The bid was advertised in the Centre Daily Times on February 22, 2022.

One (1) bid was received as follows:

Alpha Space Control Co., Inc.	\$429,077.29
	\$198,877.12 (Ferguson only)

The total bid amount includes work for neighboring municipalities that have chosen to piggyback on this contract. Ferguson Township's share of the contract is \$198,877.12 (which includes eradication required prior to microsurfacing roads with pavement markings). The Township budgeted \$130,000 for pavement markings in account 35.433.610 and \$51,758.70 for eradication prior to microsurfacing from account 35.438..

Ferguson Township's share is above the approved budget, as there was a significant increase in unit prices compared to previous years. The engineering section has provided a recommendation for painting certain roads on even and odd calendar years, and other roads every year as shown on the attached figure. This recommendation is based on using the Federal standards, Manual of Uniform Traffic Control Devices (MUTCD), and PennDOT standards, Publication 212, for determining pavement marking frequency for roads within Ferguson Township. The even, odd, and/or every year requirements being provided to the Board is to bring the pavement marking contract within budget and help reduce the total contract price in future years.

As in past years, in an attempt to get additional bids, the advertisement for bids was sent to 21 contractors who are qualified to perform this type of work. Alpha Space Control has performed this contract in past years and has worked well with the Township. Attached is a copy of the bid tabulation and cost share summary for all participating municipalities.

I recommend the Board of Supervisors award the contract to Alpha Space Control Co., Inc. in the amount of \$429,077.29, and implement the proposed even-odd year painting

2022-C8 Pavement Markings  
Recommendation for Contract Award  
Page 2 of 2

interval for a total of \$135,803.83 for Ferguson Township. The reduction of quantities will be provided to Alpha Space Control using the required purchase order.

Attachments: 2022-C8 Pavement Marking Bid Tabulation  
Even/Odd/Every Painting Plan Figure

Copy: C. Martin (via email)  
D. Modricker (via email)  
Participating Municipalities (via email)  
2022-C8 Contracts



**CONTRACT 2022-C8 PAVEMENT MARKINGS**

BID TAB

NO.	ITEM	UNIT	QTY	TOTAL - ENGR EST.		ALPHA SPACE		FERGUSON TWP		BENNER TWP		COLLEGE TWP	
				Est. Cost	COST	UNIT PRICE	COST	QTY	COST	QTY	COST	QTY	COST
1	4" YELLOW LONG LINE	LF	1,386,320	\$0.0642	\$89,001.74	\$0.0850	\$117,837.20	433,142	\$36,817.07	180,000	\$15,300.00	97,080	\$8,251.80
2	4" or 6" WHITE LONG LINE	LF	907,714	\$0.0642	\$58,275.24	\$0.0850	\$77,155.69	365,767	\$31,090.20	61,000	\$5,185.00	64,188	\$5,455.98
3	6" YELLOW BIKE PATH LINE	LF	2,626	\$0.0642	\$168.59	\$0.1500	\$393.90	2,626	\$393.90		\$0.00		\$0.00
4	36" WHITE (CROSS WALK / HATCHING)	LF	31	\$4.04	\$125.11	\$4.50	\$139.50	0	\$0.00	0	\$0.00	0	\$0.00
5	24" WHITE (STOP / CROSS WALK / HATCHING)	LF	12,572	\$2.51	\$31,612.29	\$3.00	\$37,716.00	5,386	\$16,158.00	450	\$1,350.00	2,835	\$8,505.00
6	24" YELLOW (HATCHING)	LF	1,502	\$2.51	\$3,776.78	\$3.00	\$4,506.00	682	\$2,046.00		\$0.00		\$0.00
7	18" WHITE HATCHING (BIKE CROSSING)	LF	0	\$2.41	\$0.00	\$2.85	\$0.00	0	\$0.00		\$0.00		\$0.00
8	12" WHITE (VASCAR / HATCH)	LF	2,736	\$2.30	\$6,294.17	\$2.75	\$7,524.00	2,036	\$5,599.00		\$0.00		\$0.00
9	8" WHITE CROSS WALK	LF	9,274	\$2.09	\$19,350.20	\$2.60	\$24,112.40	8,418	\$21,886.80		\$0.00		\$0.00
10	6" WHITE CROSSWALK	LF	10,211	\$1.98	\$20,212.67	\$1.95	\$19,911.45	0	\$0.00	450	\$877.50	6,125	\$11,943.75
11	4" WHITE PARKING STALL	LF	3,383	\$0.32	\$1,085.94	\$0.15	\$507.45	3,383	\$507.45		\$0.00		\$0.00
12	SINGLE ARROW	EA	1,024	\$0.32	\$328.70	\$60.00	\$61,440.00	422	\$25,320.00	25	\$1,500.00	180	\$10,800.00
13	COMBINATION ARROW	EA	74	\$0.32	\$23.75	\$110.00	\$8,140.00	9	\$990.00	4	\$440.00	34	\$3,740.00
14	"ONLY" LEGEND	EA	37	\$80.25	\$2,969.25	\$65.00	\$2,405.00	4	\$260.00	2	\$130.00		\$0.00
15	"STOP" LEGEND	EA	22	\$80.25	\$1,765.50	\$65.00	\$1,430.00	4	\$260.00		\$0.00		\$0.00
16	"AHEAD" LEGEND	EA	6	\$101.65	\$609.90	\$100.00	\$600.00	4	\$400.00		\$0.00		\$0.00
17	"BIKE" LEGEND	EA	6	\$80.25	\$481.50	\$65.00	\$390.00	2	\$130.00		\$0.00		\$0.00
18	"PED" LEGEND	EA	2	\$80.25	\$160.50	\$55.00	\$110.00	2	\$110.00		\$0.00		\$0.00
19	"X-ING" LEGEND	EA	24	\$80.25	\$1,926.00	\$65.00	\$1,560.00	23	\$1,495.00		\$0.00		\$0.00
20	"R X R" CROSSBUCK LEGEND	EA	12	\$187.25	\$2,247.00	\$195.00	\$2,340.00	0	\$0.00	2	\$390.00		\$0.00
21	"SLOW"	EA	10	\$80.25	\$802.50	\$65.00	\$650.00	8	\$520.00		\$0.00		\$0.00
22	LARGE CURVE ARROW	EA	6	\$90.95	\$545.70	\$80.00	\$480.00	6	\$480.00		\$0.00		\$0.00
23	BIKE SYMBOL	EA	37	\$53.50	\$1,979.50	\$35.00	\$1,295.00	18	\$630.00		\$0.00		\$0.00
24	WRONG WAY ARROW	EA	2	\$80.25	\$160.50	\$55.00	\$110.00	2	\$110.00		\$0.00		\$0.00
25	LANE MERGE ARROW	EA	0	\$107.00	\$0.00	\$0.00	\$0.00	0	\$0.00		\$0.00		\$0.00
26	12"x18" YIELD TRIANGLES	EA	78	\$2.68	\$208.65	\$5.00	\$390.00	78	\$390.00		\$0.00		\$0.00
27	"+" INTERSECTION SYMBOL (12"x6")	EA	4	\$53.50	\$214.00	\$50.00	\$200.00	4	\$200.00		\$0.00		\$0.00
28	"XX MPH" LEGENG (8')	EA	0	\$80.25	\$0.00	\$0.00	\$0.00	0	\$0.00		\$0.00		\$0.00
29	PAVEMENT MARKING REMOVAL	SF	37,199	\$1.25	\$46,498.75	\$1.30	\$48,358.70	37,199	\$48,358.70		\$0.00		\$0.00
30	PAVEMENT MARKING REMOVAL (SHARK TEETH)	EA	18	\$25.00	\$450.00	\$10.00	\$180.00	18	\$180.00		\$0.00		\$0.00
31	PAVEMENT MARKING REMOVAL ("STOP")	EA	1	\$115.00	\$115.00	\$120.00	\$120.00	1	\$120.00		\$0.00		\$0.00
32	PAVEMENT MARKING REMOVAL ("AHEAD")	EA	1	\$115.00	\$115.00	\$125.00	\$125.00	1	\$125.00		\$0.00		\$0.00
33	PAVEMENT MARKING REMOVAL (BIKE LEGEND)	EA	6	\$115.00	\$690.00	\$75.00	\$450.00	6	\$450.00		\$0.00		\$0.00
34	PAVEMENT MARKING REMOVAL ("XING")	EA	6	\$115.00	\$690.00	\$125.00	\$750.00	6	\$750.00		\$0.00		\$0.00
35	PAVEMENT MARKING REMOVAL (RIGHT ARROW)	EA	5	\$115.00	\$575.00	\$100.00	\$500.00	5	\$500.00		\$0.00		\$0.00
36	PAVEMENT MARKING REMOVAL (LEFT ARROW)	EA	7	\$115.00	\$805.00	\$100.00	\$700.00	7	\$700.00		\$0.00		\$0.00
37	PAVEMENT MARKING REMOVAL (SHARROWS)	EA	23	\$115.00	\$2,645.00	\$25.00	\$575.00	23	\$575.00		\$0.00		\$0.00
38	SCHOOL SLOW	EA	13	\$80.25	\$1,043.25	\$150.00	\$1,950.00	0	\$0.00		\$0.00		\$0.00
39	HC SYMBOLS	EA	5	\$29.43	\$147.13	\$35.00	\$175.00	5	\$175.00		\$0.00		\$0.00
40	SHARROWS	EA	23	\$53.50	\$1,230.50	\$50.00	\$1,150.00	23	\$1,150.00		\$0.00		\$0.00
41	SPEED HUMPS (12"x50')	EA	16	\$107.00	\$1,712.00	\$150.00	\$2,400.00	0	\$0.00		\$0.00		\$0.00
42	"NO PARKING BUS LANE"	EA	3	\$150.00	\$450.00	\$100.00	\$300.00	0	\$0.00		\$0.00		\$0.00
<b>TOTAL AMOUNT</b>					\$301,492.32		\$429,077.29		\$198,877.12		\$25,172.50		\$48,696.53

**CONTRACT 2022-C8 PAVEMENT MARKINGS**

BID TAB

NO.	ITEM	UNIT	QTY	TOTAL - ENGR EST.		ALPHA SPACE		HALFMOON TWP		HARRIS TWP		HUSTON TWP	
				Est. Cost	COST	UNIT PRICE	COST	QTY	COST	QTY	COST	QTY	COST
1	4" YELLOW LONG LINE	LF	1,386,320	\$0.0642	\$89,001.74	\$0.0850	\$117,837.20	65,000	\$5,525.00	9,000	\$765.00	20,064	\$1,705.44
2	4" or 6" WHITE LONG LINE	LF	907,714	\$0.0642	\$58,275.24	\$0.0850	\$77,155.69	800	\$68.00	30,000	\$2,550.00	20,064	\$1,705.44
3	6" YELLOW BIKE PATH LINE	LF	2,626	\$0.0642	\$168.59	\$0.1500	\$393.90		\$0.00		\$0.00		\$0.00
4	36" WHITE (CROSS WALK / HATCHING)	LF	31	\$4.04	\$125.11	\$4.50	\$139.50	0	\$0.00	31	\$139.50	0	\$0.00
5	24" WHITE (STOP / CROSS WALK / HATCHING)	LF	12,572	\$2.51	\$31,612.29	\$3.00	\$37,716.00	90	\$270.00	1,200	\$3,600.00		\$0.00
6	24" YELLOW (HATCHING)	LF	1,502	\$2.51	\$3,776.78	\$3.00	\$4,506.00		\$0.00		\$0.00		\$0.00
7	18" WHITE HATCHING (BIKE CROSSING)	LF	0	\$2.41	\$0.00	\$2.85	\$0.00		\$0.00		\$0.00		\$0.00
8	12" WHITE (VASCAR / HATCH)	LF	2,736	\$2.30	\$6,294.17	\$2.75	\$7,524.00		\$0.00	700	\$1,925.00		\$0.00
9	8" WHITE CROSS WALK	LF	9,274	\$2.09	\$19,350.20	\$2.60	\$24,112.40		\$0.00	750	\$1,950.00		\$0.00
10	6" WHITE CROSSWALK	LF	10,211	\$1.98	\$20,212.67	\$1.95	\$19,911.45		\$0.00	1,100	\$2,145.00		\$0.00
11	4" WHITE PARKING STALL	LF	3,383	\$0.32	\$1,085.94	\$0.15	\$507.45		\$0.00		\$0.00		\$0.00
12	SINGLE ARROW	EA	1,024	\$0.32	\$328.70	\$60.00	\$61,440.00		\$0.00	52	\$3,120.00		\$0.00
13	COMBINATION ARROW	EA	74	\$0.32	\$23.75	\$110.00	\$8,140.00		\$0.00	2	\$220.00		\$0.00
14	"ONLY" LEGEND	EA	37	\$80.25	\$2,969.25	\$65.00	\$2,405.00		\$0.00		\$0.00		\$0.00
15	"STOP" LEGEND	EA	22	\$80.25	\$1,765.50	\$65.00	\$1,430.00		\$0.00	4	\$260.00	3	\$195.00
16	"AHEAD" LEGEND	EA	6	\$101.65	\$609.90	\$100.00	\$600.00		\$0.00		\$0.00		\$0.00
17	"BIKE" LEGEND	EA	6	\$80.25	\$481.50	\$65.00	\$390.00		\$0.00		\$0.00		\$0.00
18	"PED" LEGEND	EA	2	\$80.25	\$160.50	\$55.00	\$110.00		\$0.00		\$0.00		\$0.00
19	"X-ING" LEGEND	EA	24	\$80.25	\$1,926.00	\$65.00	\$1,560.00		\$0.00		\$0.00		\$0.00
20	"R X R" CROSSBUCK LEGEND	EA	12	\$187.25	\$2,247.00	\$195.00	\$2,340.00		\$0.00		\$0.00	2	\$390.00
21	"SLOW"	EA	10	\$80.25	\$802.50	\$65.00	\$650.00		\$0.00		\$0.00		\$0.00
22	LARGE CURVE ARROW	EA	6	\$90.95	\$545.70	\$80.00	\$480.00		\$0.00		\$0.00		\$0.00
23	BIKE SYMBOL	EA	37	\$53.50	\$1,979.50	\$35.00	\$1,295.00		\$0.00	2	\$70.00		\$0.00
24	WRONG WAY ARROW	EA	2	\$80.25	\$160.50	\$55.00	\$110.00		\$0.00		\$0.00		\$0.00
25	LANE MERGE ARROW	EA	0	\$107.00	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
26	12"X18" YIELD TRIANGLES	EA	78	\$2.68	\$208.65	\$5.00	\$390.00		\$0.00		\$0.00		\$0.00
27	"+" INTERSECTION SYMBOL (12"X6")	EA	4	\$53.50	\$214.00	\$50.00	\$200.00		\$0.00		\$0.00		\$0.00
28	"XX MPH" LEGENG (8')	EA	0	\$80.25	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
29	PAVEMENT MARKING REMOVAL	SF	37,199	\$1.25	\$46,498.75	\$1.30	\$48,358.70		\$0.00		\$0.00		\$0.00
30	PAVEMENT MARKING REMOVAL (SHARK TEETH)	EA	18	\$25.00	\$450.00	\$10.00	\$180.00		\$0.00		\$0.00		\$0.00
31	PAVEMENT MARKING REMOVAL ("STOP")	EA	1	\$115.00	\$115.00	\$120.00	\$120.00		\$0.00		\$0.00		\$0.00
32	PAVEMENT MARKING REMOVAL ("AHEAD")	EA	1	\$115.00	\$115.00	\$125.00	\$125.00		\$0.00		\$0.00		\$0.00
33	PAVEMENT MARKING REMOVAL (BIKE LEGEND)	EA	6	\$115.00	\$690.00	\$75.00	\$450.00		\$0.00		\$0.00		\$0.00
34	PAVEMENT MARKING REMOVAL ("XING")	EA	6	\$115.00	\$690.00	\$125.00	\$750.00		\$0.00		\$0.00		\$0.00
35	PAVEMENT MARKING REMOVAL (RIGHT ARROW)	EA	5	\$115.00	\$575.00	\$100.00	\$500.00		\$0.00		\$0.00		\$0.00
36	PAVEMENT MARKING REMOVAL (LEFT ARROW)	EA	7	\$115.00	\$805.00	\$100.00	\$700.00		\$0.00		\$0.00		\$0.00
37	PAVEMENT MARKING REMOVAL (SHARROWS)	EA	23	\$115.00	\$2,645.00	\$25.00	\$575.00		\$0.00		\$0.00		\$0.00
38	SCHOOL SLOW	EA	13	\$80.25	\$1,043.25	\$150.00	\$1,950.00		\$0.00		\$0.00		\$0.00
39	HC SYMBOLS	EA	5	\$29.43	\$147.13	\$35.00	\$175.00		\$0.00		\$0.00		\$0.00
40	SHARROWS	EA	23	\$53.50	\$1,230.50	\$50.00	\$1,150.00		\$0.00		\$0.00		\$0.00
41	SPEED HUMPS (12"x50')	EA	16	\$107.00	\$1,712.00	\$150.00	\$2,400.00		\$0.00		\$0.00		\$0.00
42	"NO PARKING BUS LANE"	EA	3	\$150.00	\$450.00	\$100.00	\$300.00		\$0.00		\$0.00		\$0.00
<b>TOTAL AMOUNT</b>					\$301,492.32		\$429,077.29		\$5,863.00		\$16,744.50		\$3,995.88

**CONTRACT 2022-C8 PAVEMENT MARKINGS**

BID TAB

NO.	ITEM	UNIT	QTY	TOTAL - ENGR EST.		ALPHA SPACE		MARION TWP		PATTON TWP		SPRING TWP	
				Est. Cost	COST	UNIT PRICE	COST	QTY	COST	QTY	COST	QTY	COST
1	4" YELLOW LONG LINE	LF	1,386,320	\$0.0642	\$89,001.74	\$0.0850	\$117,837.20	21,120	\$1,795.20	184,220	\$15,658.70	220,685	\$18,758.23
2	4" or 6" WHITE LONG LINE	LF	907,714	\$0.0642	\$58,275.24	\$0.0850	\$77,155.69		\$0.00	148,980	\$12,663.30	189,735	\$16,127.48
3	6" YELLOW BIKE PATH LINE	LF	2,626	\$0.0642	\$168.59	\$0.1500	\$393.90		\$0.00		\$0.00		\$0.00
4	36" WHITE (CROSS WALK / HATCHING)	LF	31	\$4.04	\$125.11	\$4.50	\$139.50		\$0.00	0	\$0.00	0	\$0.00
5	24" WHITE (STOP / CROSS WALK / HATCHING)	LF	12,572	\$2.51	\$31,612.29	\$3.00	\$37,716.00		\$0.00	1,681	\$5,043.00	760	\$2,280.00
6	24" YELLOW (HATCHING)	LF	1,502	\$2.51	\$3,776.78	\$3.00	\$4,506.00		\$0.00	820	\$2,460.00		\$0.00
7	18" WHITE HATCHING (BIKE CROSSING)	LF	0	\$2.41	\$0.00	\$2.85	\$0.00		\$0.00		\$0.00		\$0.00
8	12" WHITE (VASCAR / HATCH)	LF	2,736	\$2.30	\$6,294.17	\$2.75	\$7,524.00		\$0.00		\$0.00		\$0.00
9	8" WHITE CROSS WALK	LF	9,274	\$2.09	\$19,350.20	\$2.60	\$24,112.40		\$0.00		\$0.00	106	\$275.60
10	6" WHITE CROSSWALK	LF	10,211	\$1.98	\$20,212.67	\$1.95	\$19,911.45		\$0.00	1,911	\$3,726.45	625	\$1,218.75
11	4" WHITE PARKING STALL	LF	3,383	\$0.32	\$1,085.94	\$0.15	\$507.45		\$0.00		\$0.00		\$0.00
12	SINGLE ARROW	EA	1,024	\$0.32	\$328.70	\$60.00	\$61,440.00		\$0.00	95	\$5,700.00	45	\$2,700.00
13	COMBINATION ARROW	EA	74	\$0.32	\$23.75	\$110.00	\$8,140.00		\$0.00	16	\$1,760.00		\$0.00
14	"ONLY" LEGEND	EA	37	\$80.25	\$2,969.25	\$65.00	\$2,405.00		\$0.00	4	\$260.00		\$0.00
15	"STOP" LEGEND	EA	22	\$80.25	\$1,765.50	\$65.00	\$1,430.00		\$0.00		\$0.00		\$0.00
16	"AHEAD" LEGEND	EA	6	\$101.65	\$609.90	\$100.00	\$600.00		\$0.00		\$0.00		\$0.00
17	"BIKE" LEGEND	EA	6	\$80.25	\$481.50	\$65.00	\$390.00		\$0.00		\$0.00		\$0.00
18	"PED" LEGEND	EA	2	\$80.25	\$160.50	\$55.00	\$110.00		\$0.00		\$0.00		\$0.00
19	"X-ING" LEGEND	EA	24	\$80.25	\$1,926.00	\$65.00	\$1,560.00		\$0.00		\$0.00		\$0.00
20	"R X R" CROSSBUCK LEGEND	EA	12	\$187.25	\$2,247.00	\$195.00	\$2,340.00		\$0.00		\$0.00	8	\$1,560.00
21	"SLOW"	EA	10	\$80.25	\$802.50	\$65.00	\$650.00		\$0.00		\$0.00	2	\$130.00
22	LARGE CURVE ARROW	EA	6	\$90.95	\$545.70	\$80.00	\$480.00		\$0.00		\$0.00		\$0.00
23	BIKE SYMBOL	EA	37	\$53.50	\$1,979.50	\$35.00	\$1,295.00		\$0.00	17	\$595.00		\$0.00
24	WRONG WAY ARROW	EA	2	\$80.25	\$160.50	\$55.00	\$110.00		\$0.00		\$0.00		\$0.00
25	LANE MERGE ARROW	EA	0	\$107.00	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
26	12"x18" YIELD TRIANGLES	EA	78	\$2.68	\$208.65	\$5.00	\$390.00		\$0.00		\$0.00		\$0.00
27	"+" INTERSECTION SYMBOL (12"x6")	EA	4	\$53.50	\$214.00	\$50.00	\$200.00		\$0.00		\$0.00		\$0.00
28	"XX MPH" LEGENG (8')	EA	0	\$80.25	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
29	PAVEMENT MARKING REMOVAL	SF	37,199	\$1.25	\$46,498.75	\$1.30	\$48,358.70		\$0.00		\$0.00		\$0.00
30	PAVEMENT MARKING REMOVAL (SHARK TEETH)	EA	18	\$25.00	\$450.00	\$10.00	\$180.00		\$0.00		\$0.00		\$0.00
31	PAVEMENT MARKING REMOVAL ("STOP")	EA	1	\$115.00	\$115.00	\$120.00	\$120.00		\$0.00		\$0.00		\$0.00
32	PAVEMENT MARKING REMOVAL ("AHEAD")	EA	1	\$115.00	\$115.00	\$125.00	\$125.00		\$0.00		\$0.00		\$0.00
33	PAVEMENT MARKING REMOVAL (BIKE LEGEND)	EA	6	\$115.00	\$690.00	\$75.00	\$450.00		\$0.00		\$0.00		\$0.00
34	PAVEMENT MARKING REMOVAL ("XING")	EA	6	\$115.00	\$690.00	\$125.00	\$750.00		\$0.00		\$0.00		\$0.00
35	PAVEMENT MARKING REMOVAL (RIGHT ARROW)	EA	5	\$115.00	\$575.00	\$100.00	\$500.00		\$0.00		\$0.00		\$0.00
36	PAVEMENT MARKING REMOVAL (LEFT ARROW)	EA	7	\$115.00	\$805.00	\$100.00	\$700.00		\$0.00		\$0.00		\$0.00
37	PAVEMENT MARKING REMOVAL (SHARROWS)	EA	23	\$115.00	\$2,645.00	\$25.00	\$575.00		\$0.00		\$0.00		\$0.00
38	SCHOOL SLOW	EA	13	\$80.25	\$1,043.25	\$150.00	\$1,950.00		\$0.00		\$0.00	2	\$300.00
39	HC SYMBOLS	EA	5	\$29.43	\$147.13	\$35.00	\$175.00		\$0.00		\$0.00		\$0.00
40	SHARROWS	EA	23	\$53.50	\$1,230.50	\$50.00	\$1,150.00		\$0.00		\$0.00		\$0.00
41	SPEED HUMPS (12"x50')	EA	16	\$107.00	\$1,712.00	\$150.00	\$2,400.00		\$0.00		\$0.00		\$0.00
42	"NO PARKING BUS LANE"	EA	3	\$150.00	\$450.00	\$100.00	\$300.00		\$0.00		\$0.00		\$0.00
<b>TOTAL AMOUNT</b>					\$301,492.32		\$429,077.29		\$1,795.20		\$47,866.45		\$43,350.05



**CONTRACT 2022-C8 PAVEMENT MARKINGS**

BID TAB

NO.	ITEM	UNIT	QTY	TOTAL - ENGR EST.		ALPHA SPACE		SC BORO		UNION TWP		UNIONVILLE BORO	
				Est. Cost	COST	UNIT PRICE	COST	QTY	COST	QTY	COST	QTY	COST
1	4" YELLOW LONG LINE	LF	1,386,320	\$0.0642	\$89,001.74	\$0.0850	\$117,837.20	91,000	\$7,735.00	22,598	\$1,920.86	2,180	\$185.30
2	4" or 6" WHITE LONG LINE	LF	907,714	\$0.0642	\$58,275.24	\$0.0850	\$77,155.69	25,000	\$2,125.00		\$0.00	2,180	\$185.30
3	6" YELLOW BIKE PATH LINE	LF	2,626	\$0.0642	\$168.59	\$0.1500	\$393.90		\$0.00		\$0.00		\$0.00
4	36" WHITE (CROSS WALK / HATCHING)	LF	31	\$4.04	\$125.11	\$4.50	\$139.50	0	\$0.00	0	\$0.00	0	\$0.00
5	24" WHITE (STOP / CROSS WALK / HATCHING)	LF	12,572	\$2.51	\$31,612.29	\$3.00	\$37,716.00		\$0.00		\$0.00		\$0.00
6	24" YELLOW (HATCHING)	LF	1,502	\$2.51	\$3,776.78	\$3.00	\$4,506.00		\$0.00		\$0.00		\$0.00
7	18" WHITE HATCHING (BIKE CROSSING)	LF	0	\$2.41	\$0.00	\$2.85	\$0.00		\$0.00		\$0.00		\$0.00
8	12" WHITE (VASCAR / HATCH)	LF	2,736	\$2.30	\$6,294.17	\$2.75	\$7,524.00		\$0.00		\$0.00		\$0.00
9	8" WHITE CROSS WALK	LF	9,274	\$2.09	\$19,350.20	\$2.60	\$24,112.40		\$0.00		\$0.00		\$0.00
10	6" WHITE CROSSWALK	LF	10,211	\$1.98	\$20,212.67	\$1.95	\$19,911.45		\$0.00		\$0.00		\$0.00
11	4" WHITE PARKING STALL	LF	3,383	\$0.32	\$1,085.94	\$0.15	\$507.45		\$0.00		\$0.00		\$0.00
12	SINGLE ARROW	EA	1,024	\$0.32	\$328.70	\$60.00	\$61,440.00	179	\$10,740.00		\$0.00		\$0.00
13	COMBINATION ARROW	EA	74	\$0.32	\$23.75	\$110.00	\$8,140.00	9	\$990.00		\$0.00		\$0.00
14	"ONLY" LEGEND	EA	37	\$80.25	\$2,969.25	\$65.00	\$2,405.00	27	\$1,755.00		\$0.00		\$0.00
15	"STOP" LEGEND	EA	22	\$80.25	\$1,765.50	\$65.00	\$1,430.00	11	\$715.00		\$0.00		\$0.00
16	"AHEAD" LEGEND	EA	6	\$101.65	\$609.90	\$100.00	\$600.00	2	\$200.00		\$0.00		\$0.00
17	"BIKE" LEGEND	EA	6	\$80.25	\$481.50	\$65.00	\$390.00	4	\$260.00		\$0.00		\$0.00
18	"PED" LEGEND	EA	2	\$80.25	\$160.50	\$55.00	\$110.00		\$0.00		\$0.00		\$0.00
19	"X-ING" LEGEND	EA	24	\$80.25	\$1,926.00	\$65.00	\$1,560.00	1	\$65.00		\$0.00		\$0.00
20	"R X R" CROSSBUCK LEGEND	EA	12	\$187.25	\$2,247.00	\$195.00	\$2,340.00		\$0.00		\$0.00		\$0.00
21	"SLOW"	EA	10	\$80.25	\$802.50	\$65.00	\$650.00		\$0.00		\$0.00		\$0.00
22	LARGE CURVE ARROW	EA	6	\$90.95	\$545.70	\$80.00	\$480.00		\$0.00		\$0.00		\$0.00
23	BIKE SYMBOL	EA	37	\$53.50	\$1,979.50	\$35.00	\$1,295.00		\$0.00		\$0.00		\$0.00
24	WRONG WAY ARROW	EA	2	\$80.25	\$160.50	\$55.00	\$110.00		\$0.00		\$0.00		\$0.00
25	LANE MERGE ARROW	EA	0	\$107.00	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
26	12"x18" YIELD TRIANGLES	EA	78	\$2.68	\$208.65	\$5.00	\$390.00		\$0.00		\$0.00		\$0.00
27	"+" INTERSECTION SYMBOL (12"x6")	EA	4	\$53.50	\$214.00	\$50.00	\$200.00		\$0.00		\$0.00		\$0.00
28	"XX MPH" LEGENG (8')	EA	0	\$80.25	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00
29	PAVEMENT MARKING REMOVAL	SF	37,199	\$1.25	\$46,498.75	\$1.30	\$48,358.70		\$0.00		\$0.00		\$0.00
30	PAVEMENT MARKING REMOVAL (SHARK TEETH)	EA	18	\$25.00	\$450.00	\$10.00	\$180.00		\$0.00		\$0.00		\$0.00
31	PAVEMENT MARKING REMOVAL ("STOP")	EA	1	\$115.00	\$115.00	\$120.00	\$120.00		\$0.00		\$0.00		\$0.00
32	PAVEMENT MARKING REMOVAL ("AHEAD")	EA	1	\$115.00	\$115.00	\$125.00	\$125.00		\$0.00		\$0.00		\$0.00
33	PAVEMENT MARKING REMOVAL (BIKE LEGEND)	EA	6	\$115.00	\$690.00	\$75.00	\$450.00		\$0.00		\$0.00		\$0.00
34	PAVEMENT MARKING REMOVAL ("XING")	EA	6	\$115.00	\$690.00	\$125.00	\$750.00		\$0.00		\$0.00		\$0.00
35	PAVEMENT MARKING REMOVAL (RIGHT ARROW)	EA	5	\$115.00	\$575.00	\$100.00	\$500.00		\$0.00		\$0.00		\$0.00
36	PAVEMENT MARKING REMOVAL (LEFT ARROW)	EA	7	\$115.00	\$805.00	\$100.00	\$700.00		\$0.00		\$0.00		\$0.00
37	PAVEMENT MARKING REMOVAL (SHARROWS)	EA	23	\$115.00	\$2,645.00	\$25.00	\$575.00		\$0.00		\$0.00		\$0.00
38	SCHOOL SLOW	EA	13	\$80.25	\$1,043.25	\$150.00	\$1,950.00	11	\$1,650.00		\$0.00		\$0.00
39	HC SYMBOLS	EA	5	\$29.43	\$147.13	\$35.00	\$175.00		\$0.00		\$0.00		\$0.00
40	SHARROWS	EA	23	\$53.50	\$1,230.50	\$50.00	\$1,150.00		\$0.00		\$0.00		\$0.00
41	SPEED HUMPS (12"x50')	EA	16	\$107.00	\$1,712.00	\$150.00	\$2,400.00	16	\$2,400.00		\$0.00		\$0.00
42	"NO PARKING BUS LANE"	EA	3	\$150.00	\$450.00	\$100.00	\$300.00	3	\$300.00		\$0.00		\$0.00
<b>TOTAL AMOUNT</b>					\$301,492.32		\$429,077.29		\$28,935.00		\$1,920.86		\$370.60









## 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: David Modricker, P.E., Public Works Director  
Ryan T. Scanlan, E.I.T., Assistant Township Engineer

DATE: April 13, 2022

SUBJECT: **AWARD OF 2022-C2 STREET IMPROVEMENT PROJECT – WEST END**

Bids were opened publicly for Contract 2022-C2 Street Improvement Projects-West End at 2:00 pm on Tuesday, April 12, 2022 and read aloud. The roads included in this contract are Marengo Road, Oak Glenn Road, and sections of W. Whitehall Road and Old Gatesburg Road.

The bid opening was attended by Allix Gresock of HRI and David Modricker, Ron Seybert, Summer Brown, and Ryan Scanlan from Ferguson Township. The bid was advertised in the Centre Daily Times on March 24, 2022 and the invitation to bid was sent to seven (7) qualified contractors.

Three (3) bids were received as follows:

<u>Contractor</u>	<u>Base Bid</u>	<u>Alternate Bid</u>	<u>Total</u>
Glenn O. Hawbaker	\$883,294.20	\$219,513.25	\$1,102,807.45
HRI, Inc.	\$962,764.90	\$219,721.10	\$1,182,486.00
New Enterprise Stone & Lime	\$1,227,187.70	\$308,060.15	\$1,535,247.85

Attached is a copy of the bid tabulation. The Engineers estimate for this contract is \$1,135,881.96 (Base = \$921,077.09, Alternate = \$214,804.88). The budget included \$1,233,000 to complete this work.

I recommend that the Board of Supervisors award the (Base and Alternate quantities) contract to Glenn O. Hawbaker, Inc. for a total of \$1,135,881.96 per their bid.

Attachments: 2022-C2 Bid Tabulation

Copy: C. Martin (via email)  
D. Modricker (via email)  
R. Seybert (via email)  
2022-C2 Contract folder



		BASE BID										ALT BID							
		ENGINEER ESTIMATE		GLENN O. HAWBAKER		HRI		NESL				ENGINEER ESTIMATE		GLENN O. HAWBAKER		HRI		NESL	
0605 2850 EA	STANDARD INLET BOX <-H=10'	2	\$4,005.95	\$8,011.90	\$2,050.00	\$4,100.00	\$3,100.00	\$6,200.00	\$6,718.00	\$13,436.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0606 0050 SET	GRADE ADJUSTMENT OF EXISTING INLETS	3	\$1,590.00	\$4,770.00	\$950.00	\$2,850.00	\$1,200.00	\$3,600.00	\$1,698.25	\$5,094.75	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0608 0001 LS	MOBILIZATION	1	\$35,426.00	\$35,426.00	\$11,500.00	\$11,500.00	\$21,000.50	\$21,000.50	\$32,614.70	\$32,614.70	1	\$8,261.73	\$8,261.73	\$6,000.00	\$6,000.00	\$1,500.00	\$1,500.00	\$3,350.05	\$3,350.05
0620 0525 EA	OFFSET BRACKETS	89	\$25.00	\$2,225.00	\$85.00	\$7,565.00	\$160.00	\$14,240.00	\$118.95	\$10,586.55	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0660 0022 LF	MILLED CENTERLINE RUMBLE STRIPS TYPE 2	14,180	\$1.04	\$14,817.36	\$1.00	\$14,180.00	\$0.75	\$10,635.00	\$1.05	\$14,889.00	5,984	\$1.04	\$6,252.97	\$2.00	\$11,968.00	\$0.70	\$4,188.80	\$1.50	\$8,976.00
0686 0030 LS	CONSTRUCTION SURVEYING, TYPE B	1	\$7,602.42	\$7,602.42	\$0.50	\$3,801.00	\$3,500.00	\$3,500.00	\$0.85	\$6,461.70	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0802 0001 CY	TOPSOIL FURNISHED AND PLACED	283	\$160.79	\$45,502.77	\$83.00	\$23,489.00	\$130.00	\$36,790.00	\$94.55	\$26,757.65	69	\$160.79	\$11,094.31	\$105.00	\$7,245.00	\$130.00	\$8,970.00	\$99.65	\$6,875.85
0860 0001 EA	INLET FILTER BAG FOR TYPE M INLET	8	\$146.69	\$1,173.49	\$160.00	\$1,280.00	\$300.00	\$2,400.00	\$229.65	\$1,837.20	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0860 0002 EA	INLET FILTER BAG FOR TYPE C INLET	12	\$146.69	\$1,760.23	\$160.00	\$1,920.00	\$300.00	\$3,600.00	\$365.95	\$4,391.40	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0901 0001 LS	MAINTENANCE AND PROTECTION OF TRAFFIC DURING CONSTRUCTION	1	\$34,063.46	\$34,063.46	\$500.00	\$500.00	\$8,000.00	\$8,000.00	\$56,604.15	\$56,604.15	1	\$7,943.97	\$7,943.97	\$550.00	\$550.00	\$500.00	\$500.00	\$8,947.50	\$8,947.50
0962 1001 LF	6" WHITE WATERBORNE PAVEMENT MARKINGS	195	\$0.42	\$82.68	\$1.00	\$195.00	\$1.00	\$195.00	\$1.15	\$224.25	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0962 1002 LF	8" WHITE WATERBORNE PAVEMENT MARKINGS	155	\$1.04	\$161.97	\$2.25	\$348.75	\$2.15	\$333.25	\$2.45	\$379.75	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0962 1004 LF	24 WHITE WATERBORNE PAVEMENT MARKING	25	\$5.62	\$140.45	\$16.00	\$400.00	\$15.50	\$387.50	\$17.85	\$446.25	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0962 1005 LF	4" YELLOW WATERBORNE PAVEMENT MARKINGS	390	\$1.11	\$434.07	\$1.00	\$390.00	\$0.95	\$370.50	\$1.05	\$409.50	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0962 1062 EA	WHITE WATERBORNE PAVEMENT LEGEND, "LEFT ARROW", 12'-0" X 3'-0"	3	\$275.60	\$826.80	\$160.00	\$480.00	\$155.00	\$465.00	\$178.40	\$535.20	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9000 0001 SY	SEEDING, SOIL SUPPLEMENTS, AND MULCHING	6,301	\$4.92	\$31,009.54	\$2.75	\$17,327.75	\$2.85	\$17,957.85	\$11.90	\$74,981.90	1,643	\$4.92	\$8,085.81	\$3.00	\$4,929.00	\$2.85	\$4,682.55	\$18.80	\$30,888.40
9000 0002 SY	DRIVEWAY RESTORATION, 2" DEPTH (ASPHALT)	706	\$30.00	\$21,180.00	\$60.00	\$42,360.00	\$62.00	\$43,772.00	\$50.10	\$35,370.60	332	\$30.00	\$9,960.00	\$60.00	\$19,920.00	\$62.00	\$20,584.00	\$56.90	\$18,890.80
9000 0003 EA	RESET MAILBOX	21	\$250.00	\$5,250.00	\$245.00	\$5,145.00	\$405.00	\$8,505.00	\$599.70	\$12,593.70	13	\$250.00	\$3,250.00	\$245.00	\$3,185.00	\$405.00	\$5,265.00	\$510.45	\$6,635.85
9000 0004 SY	ROADSIDE GRADING	303	\$7.17	\$2,172.48	\$25.00	\$7,575.00	\$8.00	\$2,424.00	\$20.45	\$6,196.35	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			\$921,077.09		\$883,294.20		\$962,764.90		\$1,227,187.70			\$214,804.88		\$219,513.25		\$219,721.10		\$308,060.15	

CONTRACTOR	BASE	ALT	TOTAL
ENGINEERS EST.	\$921,077.09	\$214,804.88	\$1,135,881.96
GOH	\$883,294.20	\$219,513.25	\$1,102,807.45
HRI	\$962,764.90	\$219,721.10	\$1,182,486.00
NESL	\$1,227,187.70	\$308,060.15	\$1,535,247.85



## NOTICE TO PUBLIC OWNER

As a bidder on this Project, Glenn O. Hawbaker, Inc. ("Hawbaker") hereby provides this Notice to Public Owner to the extent it may be required by the contract documents and/or Pennsylvania law. This notice is submitted to satisfy any requirements in, *inter alia*, the Contractor Integrity Provisions which may or may not apply.

On August 3, 2021, following an investigation by the Pennsylvania Office of Attorney General ("OAG") on the fringe benefit practices followed by Hawbaker, Hawbaker pled no contest to four charges in order relating to the period 2015-2018 to avoid protracted litigation which could have jeopardized the livelihoods of our dedicated employees. Hawbaker did *not* plead guilty. The past fringe benefit practices challenged by the OAG were based upon advice provided by Hawbaker's former attorneys. Hawbaker has always intended to properly pay all of its employees and continues to believe that it followed all requirements regarding fringe benefits. Through the years, both state and federal regulators extensively reviewed Hawbaker's Prevailing Wage Act and Davis Bacon Act practices on various projects and did not find any wrongdoing. Nevertheless, PennDOT issued a Rule to Show Cause of a potential debarment to Hawbaker on September 7, 2021. However, by Order dated October 1, 2021, the PA Commonwealth Court stayed PennDOT's debarment proceeding pending further order by the Court. The Court subsequently issued a Preliminary Injunction against PennDOT on January 19, 2022 which temporarily enjoined PennDOT from continuing with debarment proceedings. As of the date of this bid submission, the Injunction is still in place.

This Notice is being provided to you to the extent it is required under certain public contracting requirements and contracting provisions, and to the extent it impacts Hawbaker's ability to make certifications. As noted above, no charges have been brought against any officers, directors, associates, partners or individual owners of Hawbaker. Further, the *nolo contendere* plea cannot be used in any subsequent civil or administrative proceeding as evidence of the commission of a crime, violation of any law, or to demonstrate that the conduct with which the company was charged occurred.

Should Hawbaker be the low bidder on this Project, Hawbaker is a responsible bidder and stands ready to perform the Project.

Respectfully submitted,

By *Daniel R. Hawbaker*  
Daniel R. Hawbaker, President

3/2/22