

**FERGUSON TOWNSHIP BOARD OF SUPERVISORS**  
**Regular Meeting Agenda**  
**Wednesday, October 7, 2020, 7:00 PM**

Join Zoom Meeting:

<https://us02web.zoom.us/j/84547446606>

**Meeting ID: 845 4744 6606**

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**I. CALL TO ORDER**

**II. CITIZENS INPUT**

**III. SPECIAL REPORTS**

- a. Centre Region Parks & Recreation Authority

**IV. UNFINISHED BUSINESS**

- 1. Citizen's Right to Be Heard – Whitehall Road Stormwater Runoff
- 2. Ferguson Township Zoning Map Amendment – Authorization for Public Hearing
- 3. Ferguson Township Workforce Housing Ordinance Amendment – Authorization for Public Hearing

**V. NEW BUSINESS**

- 1. Whitehall Road Regional Park Funding Discussion

**VI. REPORTS**

- 1. COG Committee Reports
- 2. Other Regional Reports
- 3. Staff Reports

**VII. COMMUNICATIONS TO THE BOARD**

**VIII. CALENDAR ITEMS – OCTOBER**

**IX. ADJOURNMENT**



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# TOWNSHIP OF FERGUSON

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**Board of Supervisors  
Regular Meeting Agenda  
Monday, October 7, 2020  
7:00 P.M.**

**I. CALL TO ORDER**

**II. CITIZEN'S INPUT**

**III. SPECIAL REPORTS**

1. Centre Region Parks & Recreation Authority – Bill Keough

**IV. UNFINISHED BUSINESS**

- 1. CITIZEN'S RIGHT TO BE HEARD – STORMWATER RUNOFF ON WEST WHITEHALL ROAD – MR. BRUCE BENDER** 20 minutes

**Narrative**

Mr. Bender, 6315 W Whitehall Road, has approached Township staff a number of times over the past many years regarding stormwater ponding on his property. His property is located in a depression, or bowl so to speak, surrounded by high ground including other private property owners on 3 sides and W Whitehall Road to his south. Most recently, Kevin Bloom, PE, of this office conducted a field view and provided a report of his findings that is provided with tonight's agenda. In addition, during the design phase for the Whitehall Road paving project in 2019, Mr. Bender expressed his concern about stormwater. Staff reviewed various options, all of which were costly and not part of the scope of the road paving project. The matter involves upstream private property stormwater, comingled with Township road stormwater that flows downhill to his property and during certain storm events is trapped and ponds on his property. Staff met in person with Mr. Bender recently at 6315 W Whitehall Road, listened and sympathized with his concern, described alternative remedies considered by staff, and noted such problems of comingled private property stormwater exist throughout the Township and staff does not have the authority to expend approximately \$45,000 on such a project that would also require an engineering design prior to putting a project out to bid. Mr. Bender has decided to approach the Board of Supervisors and request a capital project on his behalf.

**Staff Recommendation**

That the Board of Supervisors *receive* the report from Mr. Bender and provide any comments or direction to staff regarding design and construction of a capital project.

**2. AUTHORIZATION TO ADVERTISE A PUBLIC HEARING ON AN ORDINANCE AMENDING THE FERGUSON TOWNSHIP ZONING ORDINANCE AND ZONING MAP AS SHOWN ON EXHIBIT “A”.** 30 minutes

**Narrative**

On November 18, 2019, Ferguson Township Board of Supervisors held a public hearing and amended Chapter 27, Zoning Ordinance. The next step in amending the zoning ordinance is amending the Ferguson Township Zoning Map. Amending the zoning map modifies the district boundaries in areas identified by the Board during their February 3, 2020, meeting. Zoning map amendments are a technical, non-substantive exercise that will replace the current zoning district classifications of the properties that have been identified.

The areas that have been identified during the first phase of the rewrite process are outlined in the attached Exhibit “A” and are included in a memorandum dated September 29, 2020, from the Director of Planning and Zoning, summarizing the recommendations as discussed during the September 15, 2020, Joint Special Meeting with the Board of Supervisors and the September 28, 2020, Regular Planning Commission meeting. Planning Commission recommended to the Board of Supervisors to approve the zoning map amendments as provided.

*Recommended Motion: That the Board of Supervisors authorize advertisement of a public hearing on an ordinance amending the Ferguson Township Zoning Ordinance and Zoning Map for Monday, November 16, 2020.*

**Staff Recommendation**

That the Board of Supervisors **authorize** advertisement of the public hearing.

**3. AUTHORIZATION TO ADVERTISE A PUBLIC HEARING ON AN ORDINANCE AMENDING CHAPTER 27, ZONING; PART 7, SUPPLEMENTAL REGULATIONS; SECTION 716, WORKFORCE HOUSING BY REPEALING IT AND REPLACING IT IN ITS ENTIRETY.** 30 minutes

**Narrative**

On September 1, 2020, and September 16, 2020, two Joint Special Meetings were held with the Planning Commission to review and discuss the draft Workforce Housing Ordinance amendment. Included with the agenda is the updated draft Workforce Housing Ordinance based on comments received during the joint special meetings.

This ordinance would be applicable to the following developments within the Traditional Town Development (TTD) or Terraced Streetscape (TS) Zoning Districts:

- Ten or more residential dwelling units;
- Renovation of a multi-family dwelling that increases the number of residential units from the number of units in the original structure;
- Conversion of an existing residential structure regardless of dwelling type to a multi-family dwelling that results in ten or more residential dwelling units; and
- Conversion of a nonresidential property to a residential property that results in ten or more residential dwelling units.

It expands upon the legacy workforce program by allowing for rentals or owner-occupied units; and provides workforce housing units to be built on-site, built off-site, and/or paid through fee-in-lieu.

Planning Commission reviewed this draft at the September 28, 2020, regular meeting and recommended that the draft Workforce Housing Ordinance not be approved.

The memorandum dated September 29, 2020, from the Director of Planning & Zoning summarizes the updated draft based on the discussions from the September 16, 2020, Joint Special Meeting.

Staff reviewed the Terraced Streetscape (TS) Zoning District and the Traditional Town Development (TTD) Zoning District and is recommending that Chapter 27, Zoning; Part 3, Residential Planned Development and Mixed Use; Section 204, Terraced Streetscape (TS) District be amended by amending and adding the following to §27-304.C.2 Building Height Incentives to read:

*c. If a building is complying with §27-716, Workforce Housing, the by right maximum height of 55 feet may be increased to accommodate bonus market rate units, not to exceed 75 feet.*

*Recommended Motion: That the Board of Supervisors authorize advertisement of a public hearing on an ordinance amending the Ferguson Township Workforce Housing Ordinance by repealing it and replacing it in its entirety for Monday, November 16, 2020.*

**Staff Recommendation**

That the Board of Supervisors **authorize** advertisement of the public hearing.

**V. NEW BUSINESS**

**1. WHITEHALL ROAD REGIONAL PARK FUNDING DISCUSSION**

45 minutes

**Narrative**

At the COG General Forum meeting on Tuesday, September 29<sup>th</sup>, the attached Comment Guide was forwarded to member municipalities for review and response. Responses are due back to the COG Executive Director by Wednesday, October 14<sup>th</sup> to be considered at the October 20<sup>th</sup> meeting of the COG Executive Committee. Also provided with the agenda is a copy of the slides presented on September 29<sup>th</sup> to the COG General Forum.

*Recommended Motion: That the Board of Supervisors direct the Township Manager to forward its responses to the Whitehall Road Regional Park Comment Guide to the COG Executive Director by Wednesday, October 14<sup>th</sup>.*

**Staff Recommendation**

That the Board of Supervisors **review and discuss** the funding of Whitehall Road Regional Park.

**VI. STAFF AND COMMITTEE REPORTS**

**VIII. COMMUNICATIONS TO THE BOARD**

**IX. CALENDAR ITEMS – OCTOBER**

**X. ADJOURNMENT**