

**FERGUSON TOWNSHIP TREE COMMISSION  
MEETING MINUTES  
MONDAY, JUNE 18, 2018  
5:30 PM**

**I. ATTENDANCE**

The Tree Commission held its public meeting on Monday, June 18, 2018 at the Ferguson Township Municipal Building. In attendance were:

**COMMISSION:**

Howard Fescemyer, Chairperson  
Darlene Chivers, Vice-Chairperson  
Jerry Learn  
Marc McDill  
Mike Jacobson

**STAFF:**

Lance King, Arborist  
David Modricker, Public Works Director  
David Pribulka, Township Manager  
Lindsay Schoch, Community Planner

Others in attendance were: Marcella Bell, Recording Secretary; and Megan Hoskins, Ferguson Township Elementary Environmental Club

**II. CALL TO ORDER**

Mr. Fescemyer called the Monday, June 18, 2018 Ferguson Township Tree Commission meeting to order at 5:32 PM.

**III. APRIL 16 AND MAY 21, 2018 MEETING MINUTES**

Mr. Learn stated that in the April 16, 2018 meeting minutes on page 2, hearty should be spelled hardy.

A motion was made by Mr. McDill and seconded by Ms. Chivers to approve the corrected April 16, 2018 meeting minutes. The motion carried unanimously.

A motion was made by Mr. Learn and seconded by Mr. Jacobson to approve the May 21, 2018 meeting minutes. The motion carried unanimously.

**IV. PINE HALL MASTER PLAN DISCUSSION**

Mr. Modricker provided an update on the Pine Hall General Master Plan. He explained that there was a joint meeting of the Board of Supervisors and the Planning Commission on June 5 to discuss the plan and provide comments to the Pine Hall developers. Mr. Modricker explained that the Pine Hall plan is the largest development that has ever been proposed in the Township. Mr. Modricker pointed out the tree corridor shown on the plan. He stated that the tree corridor is about 11 acres out of the total 150 acres. There was a lengthy discussion regarding the preservation of mature trees within the development, storm water management, open spaces, and park land.

Mr. McDill stated that some of the parking lots on the plan show a good number of trees, but there are also parking lots that have very few trees. He stated that he

doesn't believe there is much the Commission can do now, but in the future, the Commission should discuss tree requirements in parking lots. Mr. McDill suggested looking at percentages of tree canopies instead of requiring a certain number of trees per stall in a parking lot.

The Tree Commission expressed concern about the quality of the trees in the area to remain forested and noted the developer may be removing areas of high tree quality and leaving an area of lesser tree quality. The arborist is to visit the site and render an opinion on the quality of the forest trees shown on the plan to remain. It has yet to be determined if the Township will accept this forest area as parkland as much of the area will be disturbed for stormwater basins, or require parkland fee in lieu.

The Tree Commission provided the following comments regarding the Pine Hall plan:

- Within the tree corridor, the developer should remove the invasive species, but also have a management plan to keep the invasive species under control.
- The developer should plant within the infiltration basins that do not have to be lined.
- The developer should consider increasing the density of trees in parking areas as this will make the development a better place to live.

Mr. Pribulka stated that the Pine Hall developers have not officially submitted their general master plan since the results of the Traffic Impact Study are not final. Once the general master plan is submitted, the 90-day clock will start for the Board to review, comment, hold a public hearing, and take action on the plan. Once the plan is approved, the developers will have terms and conditions that will need to be met before breaking ground.

## **V. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) AND ZONING ORDINANCE UPDATE**

Mr. King stated that there may not be enough time to include tree preservation in the rewrite of the SALDO and Zoning Ordinance. He would like the Tree Commission to consider writing a separate tree preservation ordinance to be added into either the Zoning Ordinance or the SALDO at a later date. Mr. Pribulka agreed and stated that the Zoning Ordinance may be a more suitable place for the preservation of tree mass rather than the SALDO. He explained that incentives for the developer are a better way to approach preserving the tree canopy. Mr. Pribulka stated that the Tree Commission can consider writing an ordinance that would live in the Zoning Ordinance within district regulations that could apply to all or some of the Zoning Districts.

Mr. King stated that he met with Mr. William Elmendorf, PHD, Ibberson Chair in Urban and Community Forestry, Mrs. Schoch, Mr. Stolas, and Mr. Pribulka to discuss the kinds of regulations and restrictions that can be included in a tree preservation ordinance. They also discussed the legality of certain regulations and



restrictions. During the meeting, Mr. Elmendorf explained that he sees most tree preservation standards placed into SALDOs. This type of tree preservation would exclude homeowners, however, he explained that you almost have to tie it to the Zoning Ordinance because of the enforcement factor.

Mr. McDill would like to see an inventory of how other PA municipalities provide incentives for canopy coverage. There was a discussion regarding how to preserve tree masses in the Township. The Tree Commission would like to have future discussions regarding the preservation and increase of tree canopy percentages for different areas of the Township. The Tree Commission would like to attend a Board of Supervisors meeting to request that the Board consider funding a tree canopy inventory for the Township.

#### **VI. ROOT/SIDEWALK/DRIVEWAY CONFLICTS**

Mr. Fascemeyer provided a history of this item from a prior meeting. He explained that a resident came to the last Tree Commission meeting with a complaint that a street tree has ruined her driveway throughout the years of her living there. She removed the sprouts that came up through her driveway, however, her driveway looks like puzzle pieces due to the street tree roots. At one point, root barriers were placed along the side of the tree roots, however, apparently the roots grew under the barrier and came up through her driveway.

The Tree Commission members had a lengthy discussion regarding solutions to this problem. The main concern is setting a precedence. The Tree Commission is concerned that if they allow her to remove the street tree, other residents will want to do the same thing, resulting in many street trees being removed. Another suggestion was to cut the roots of the tree when she puts in her new driveway, however, that solution might kill the tree and if it does not then the tree roots might grow back in a few years. Mr. McDill suggested that the roots be cut and then the Township could subsidize the cost of installing a concrete driveway since tree roots don't damage concrete as much as they would an asphalt driveway. Mr. Learn would like to see this resolved instead of doing nothing since the street tree in question was improperly planted based on current tree placement guidelines.

There was a consensus from the Tree Commission to look at her driveway during the July tour and make a decision at the August meeting.

Before the next item, Ms. Megan Hoskins gave the Tree Commission and Mr. King a thank you card for their involvement with the Township's 2018 Arbor Day. Mr. King stated that he has been meeting with the master gardener's club to prepare the pollinator plot at Songbird Sanctuary. At this point, the cardboard and mulch has been laid in the pollinator area to mitigate weed growth. He will also meet with US Wildlife and Fishery and Ms. Hoskins to discuss the future of the pollinator plot.

**VII. 2018 STREET TREE PRUNING**

Mr. King reported the following neighborhoods and streets to be scheduled for the 2018 street tree pruning:

- Park Center Boulevard
- Lois Lane
- Banyon Drive
- older sections of the Saybrook development (cul-de-sacs)

Mr. King stated that he will review the budget and possibly find other areas that have trees to be pruned.

**VIII. ARBORIST REPORT**

Mr. King stated that he has been pruning vegetation for stop signs and sight distance issues. He's had quite a few calls regarding pear fire blight this year on West Pine Grove Road. He went on to state that he's also had a lot of calls regarding anthracnose on chestnut oak.

**IX. COMMUNICATIONS TO COMMISSION MEMBERS**

Mr. Fascemyer provided an article to the Commission that was published in the Centre County Gazette regarding the seedlings for students program.

Mr. Learn stated that a resident of Pine Grove Mills contacted him regarding a tree along Route 45 that is about half dead. Mr. Learn stated that the tree is a sassafras tree and is in the PennDOT right-of-way. He explained that the resident would like to know what her options are since it is a hazard and PennDOT is not timely regarding tree removals in the right-of-way. Mr. King stated that the resident should contact PennDOT regarding the removal of the tree.

With no further business, the June 18, 2018 Tree Commission regular meeting was adjourned at 8:11 PM.

RESPECTFULLY SUBMITTED,

A handwritten signature in black ink, appearing to read "David Modricker", with a long horizontal flourish extending to the right.

David Modricker, Director of Public Works  
For the Tree Commission