

## **Appendix A – Focus Group Notes**

### **Ward I – Baileyville Community Hall**

**August 4, 2016**

- What do you believe the biggest challenge the Township will face in the next five years?
  - o Growth
    - “Up vs. Out” – Allowing for higher density housing options versus large lot development and single family homes
  - o Agriculture
    - Willingness and ability to maintain the agricultural attractiveness of the township while still allowing for economic growth in agriculture and keeping ag. economically viable
    - How can the township affect the economics of agriculture?
      - Must be a partnership – zoning language must be looked at in terms of what creating an environment that fosters growth and agriculture
        - o Should not be left entirely to farmer and is not the total responsibility of the township
  - o Development
    - Much of the zoning restricts small businesses and business in general to certain areas of the township and does not permit the operation to function outside of the defined district
      - Should look at fostering small businesses and entrepreneurships in all areas of the township
      - Issue with RA parcel that had a grandfathered business in operation and once it closed, no other business was permitted on the lot unless it was the same (non-conformance issue)
    - We have businesses (barns that could be used as storage facilities, etc.) that are no longer in operation that could be used as viable operations for certain things but are not currently permitted
    - Grandfathered = inaccessible
      - Biggest obstacle to one attendee in civic life is accessibility... grandfathering uses and businesses prevent them from being brought up to ADA and modern accessibility standards
      - Universal access standards to allow for aging in place and improve sustainability of community
      - As we are developing communities - there is a corridor of commercial where businesses cannot exist outside of that area; must look at preventing urban sprawl by allowing for some of these commercial uses in other areas
  - o Affordable Housing and Accessibility

- How can you achieve accessibility while still maintaining affordability?  
Sometimes these two appear mutually exclusive
- Affordable housing continues to be a challenge in the Centre Region and not just in Ferguson Township
  - Consider taking on the issue of affordable housing at the regional level and pooling professional resources from the townships and the borough
- Consider the affordability of housing and not just affordable housing
  - Affordable housing implies a certain program; whereby affordability of housing implies a broader perspective including zoning (making certain zoning districts affordable via lot sizes, etc.)
- Question discussed of whether government should be involved in setting the market value of homes
- Accessibility – There is a gap between accessible low-income housing and accessible high-income housing that is not provided for...How can we create or foster the market that is available to middle-income individuals with different levels of abilities?
- If you were a member of the Board of Supervisors today, what one thing would you change?
  - o RA Zone – Looking at options to develop, protect and improve our environment, etc. the Rural Agricultural District is overly restrictive
  - o Zoning in general – All zoning should be reviewed to be updated to address all of the issues that have been raised here this evening
    - Many of the variances that the Zoning Hearing Board is hearing relate to floodplains, encroachments into riparian buffers, and relief from a series of state, federal, and local protections that relate to the environment
    - Land is being taken out of active and productive use due to a series of regulations based on “shaky science”
      - Township should consider studying what uses (nonconforming or otherwise) exist – Inventory nonconforming land, determine why it is nonconforming, and decide what can be done to bring it into conformity
      - Township should assess the full impact of ordinances before they are adopted
  - o Visitability and Accessibility
    - Making a home or any structure have a zero-degree entrance and restrooms and other amenities are universally accessible
  - o Growth does not appear to be targeted for the population that it should
    - Reduce the amount of student housing – farmland is lost to development and it should be made more attractive and viable to small farmers
  - o Make significant progress in resolving the conflicts between private ownership and public interests and the lack of publicly owned land

- Increase economic viability
  - Need to be mindful of smart growth – growth is important for revenue but we also must be mindful of the long-term sustainability
- What do you like about living in Ferguson Township?
  - Agricultural heritage
  - Water resources
  - Does not live in close proximity to students and high density housing
  - Roads
  - Police services and public safety
  - Good fire service
  - Good parks
- What don't you like about living in Ferguson Township?
  - Don't feel like we have community gathering spots (although we have some...including parks and Baileyville)
    - Consider more community gardens and farms
      - Coops for food production
      - Farmer's Markets
- What is your highest priority for the Township?
  - Workforce housing
  - Fostering entrepreneurship
    - Need to look at what qualifies as entrepreneurship and determine how we can foster that type of endeavor
    - Need to work on economic development and entrepreneurial development locally and not be fully reliant on the Chamber of Business and Industry – Centre County
    - Rural Residential could be a prime location for small business development
      - Note – be sure to include accessibility as a standard
- What is your vision for the township long-term (next five years)?
  - Land trust
  - Consider turning to residents before staff to come up with solutions to problems
    - Should have several resident working groups that are discussing a variety of problems and proposing solutions

- Turn issues over to staff with some direction and guidance
- o Cat control (animal control)
  - Do more public outreach and engagement on the dangers of feral cats and the importance of keeping them under control, such as promoting the program to catch, neuter, and release feral cats
- o Expand community events such as Coffee and Conversations and others

## **Ward II – Ferguson Township Main Meeting Room**

**August 9, 2016**

- What do you believe is the biggest challenge the township will face in the next five years?
  - o Growth – residential growth
  - o Infrastructure – sewers, roads, etc.
  - o Rock Springs Water Company – water service in the western end of the township
  - o Consolidation of services – either with the regional municipalities or the county
  - o Retention of businesses
  - o Preservation and growth of tax base
  - o Preservation of farmland and a rich agricultural heritage
    - Need to assist in promoting the economic viability of agriculture – with zoning and other tools
    - Continuation of agricultural land preservation efforts through the purchase of conservation easements and Growing Greener
    - Preservation of forests and wooded areas is also an important issue
  - o Be cognizant of commercial growth
- What is your vision for the township in the next year?
  - o We are running out of land in Ferguson Township for the purposes of development – elected officials will be required to make some decisions about how we are going to address that shortage
    - Consider “going up” – how can we maximize development potential without creating urban sprawl?
      - There is an educational component to this, as well – residents must be made aware of this issue and what the potential solutions are
      - Concept of redevelopment could be considered – can we improve our growth potential by “going up” in certain places as opposed to sprawling out?
- What would be one thing you would change in Ferguson Township if you were a Supervisor?

- o Engaging the community – particularly with issues like redevelopment
- o Pensions – need to address financial problem...from defined benefit to defined contribution
- o Good job with public safety – maintaining safe neighborhoods and communities will be a challenge as costs go up
- o Traffic signals – with the advancements in technology, should work on improving the efficiency of signalization
- o Be attentive to the mission and vision of the taxpayers of Ferguson Township
- o General comment – Consider holding these sessions spread out throughout the year for people who are on vacation
- o Common sense regulation that allows for exceptions to the ordinance without having to go through a lot of red tape
- o Hot button issue is student housing, and how much do we need? Consider holding a regional student housing summit where all represented parties could discuss the future of student housing in the Centre Region. Does the University have to provide all of it or is the community part of the solution, as well?
- What do you really like about living in Ferguson Township?
  - o All the benefits of living in a rural community while being in close proximity to urban amenities
  - o A high degree of pride in living in Ferguson Township
  - o Small school/neighborhood school in Ferguson Elementary
  - o Small town, safe feeling when living in township
  - o Municipal services are good – trash, snowplowing, etc.
  - o Open space, bike paths – convenience to amenities
- What is the vision for the township in the next five years? Ten years?
  - o Would like to see more value-added agricultural products
    - Residents who can supplement their income in ways that are agriculturally-based
  - o Do more research on proposals for development before they come to the floor
  - o Fire suppression in the western end of the township – addressing concerns about water supply in the Rock Springs Water Company service area
- Miscellaneous – general comments
  - o Do not build narrow streets
  - o Expand community engagement – take advantage of other outlets for communication

- o Development proposal under review signs do not have a specific reference number on them or way to identify them when you call the township
- o Extend bike paths west – particularly around Ferguson Township Elementary
- o Speed limits along Route 26/45 should be reduced

### **Ward III – Quality Inn (North Atherton Street)**

**August 10, 2016**

- What do you believe is the biggest challenge the township will face in the next five years?
  - o Growth – balancing growth
    - Must balance economic growth and environmental responsibilities/sustainability
    - Sustainability – protecting residents from advance of housing (primarily student housing) and protecting the environment
    - Too much attention is paid to growing student housing stock – they do not generally add revenue
    - Set aside environmentally significant areas
    - Think strategically and long-term rather than be reactionary
      - Low-income and affordable housing
      - Balance short-term growth with long-term effects on other resources (environmental and otherwise)
  - o Storm water and water quality protection – we are in a unique area with regard to our natural resources
  - o Promote local economy without depending on big business
    - Encourage the development of local entrepreneurial efforts and agriculture
  - o Receive input from farmers and agriculture community
  - o Affordable housing – provide options for people who work in the community but cannot afford to live here and are forced to commute from Phillipsburg and Bellefonte, etc.
    - Develop housing for permanent residents
    - Provide for affordable housing and it will retain local businesses (connectivity between affordable housing and economic development)
    - Consider the impact that Penn State has on the provision (or lack thereof) of student housing on campus
  - o Work to promote industry outside of Penn State and service industries
    - Economic development is a large component of the process – what are we doing to attract new businesses?
  - o Consider creating resident committees to provide input to staff and the board on certain issues
- What is your vision for the township for the next year?

- o Stormwater – flooding on roadways due to changes in the landscape
  - Review the effectiveness of stormwater management in the township
- o Have in place a strong, robust sourcewater protection ordinance to protect our water supply
- o See Penn State properties along Whitehall Road undeveloped
- o Construct some housing that the community can afford to live in – encourage development community
- If you were an elected supervisor, what would be your highest priority?
  - o Listening to the residents
  - o Implement a vision where the community could agree on with regard to planning for housing
  - o Identify the most critical recharge areas in the township
  - o Green Infrastructure Mapping
    - Identify what the priorities are for preservation of resources and determine how to allocate resources toward their acquisition and preservation
- What makes Ferguson Township different from the other Centre Region municipalities?
  - o Its size – you have rural and urban qualities
  - o Quality of life and the protection and preservation of resources we all depend on
  - o Close to parks, bike paths, services (grocery stores, etc.), Scotia gamelands
    - Parks – playgrounds, walking paths, and gardening
  - o Quality of life – living in the rural area while still in close proximity to urban center
  - o General comment – not enough economic diversity in the population
  - o Rothrock State Forest
  - o Access to local organic farms
    - For economic development and the reduction of the carbon footprint by not relying on the importing of foods
  - o Township police and road crew
    - Great staff – plowing, public safety, road maintenance
- What don't you like about living in Ferguson Township?
  - o No long-term vision for the protection of resources such as the wellhead recharge area
  - o Supervisors seem to be more reactive than proactive

- o Rezoning RA land along Whitehall Road to R-4
- What is your vision for the township in the next five years? Ten years?
  - o Protection of environmental resources, water recharge areas, etc.
  - o Community-based movement toward renewable energy sources
    - Sustainability in terms of energy
  - o Municipal provision of services such as fiber Internet and energy
    - Municipal energy authority or some way of production of electricity through renewables
  - o Increasing economic growth via sustainable capitalism
    - Work with the University to improve the quality of life for both the township and the University
  - o Investment in affordable housing for residents who are working in the community and paying taxes
  - o Discourage unattractive types of development and encourage development that is valued
  - o Private roads in Pine Grove Mills that are falling apart – Is there anything the township can do to improve these private alleys?

## **Appendix B – Strategic Plan Survey Executive Summary**

### Introduction

On July 5, 2016, the Ferguson Township Board of Supervisors authorized the Township Manager to enter into a contract with Peter S. Marshall & Associates to update the 2014 Ferguson Township Strategic Plan. As part of the preparation to update the plan, Township staff and Mr. Marshall have set up a series of focus groups to obtain public input from each of the three voting wards in the township.

In addition, staff created a short survey to solicit additional feedback. The survey was opened on June 27<sup>th</sup> and closed on July 22<sup>nd</sup>. The goal of the survey was to provide the Board with as much public input as possible leading up to the strategic planning process, and to provide guidance to the Board on the priorities that residents have identified for the township in the coming years.

### Methodology

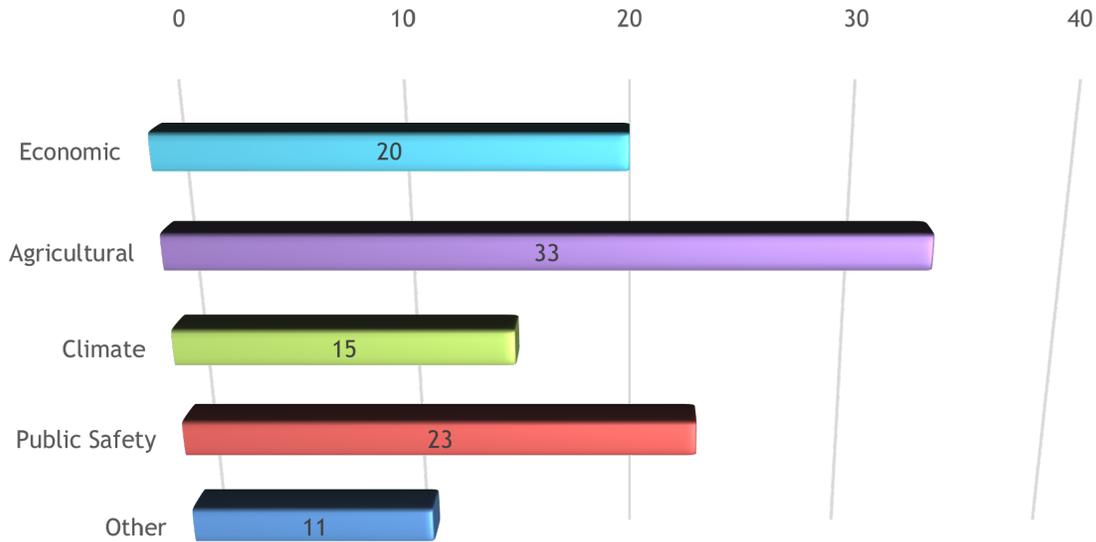
The survey generated consisted of five multiple choice questions and one “comment” box that allowed respondents to provide additional feedback on what they would like the township to consider in a Strategic Plan update. Each multiple choice question included an “other” option that would further prompt participants to provide a response that was not included in the menu of options.

The survey was offered to all visitors to the township website via a scrolling “ticker” at the top of the webpage. The instrument was created by township staff using SurveyMonkey. It is important to note that convenience sampling was employed to obtain responses to the survey, and there can be no scientific conclusions of validity or reliability made from this sampling method or survey design. The SurveyMonkey instrument does attempt to control for repeat responses using Internet cookies; however, there is no reasonable guarantee that there were not multiple responses from a single participant.

### Results

As noted above, the survey remained open from June 27<sup>th</sup> through July 22<sup>nd</sup>. During that time, 66 participants responded to the survey. Given that there are more than 18,000 residents in the township (N ≈ 18,310), this sample is far too small to make any inferences about the overall population, even if the sampling method and instrument were scientifically valid. However, when compared to prior participation rates on previous non-scientific surveys employed by the township in the past, this survey had the largest response rate to date. There were some commonalities both in the available responses and the “other” comments provided. The following is a brief analysis of each item:

**1. What do you envision will be the biggest challenge facing the Township in the next five years? Select all that apply. (n = 66)**

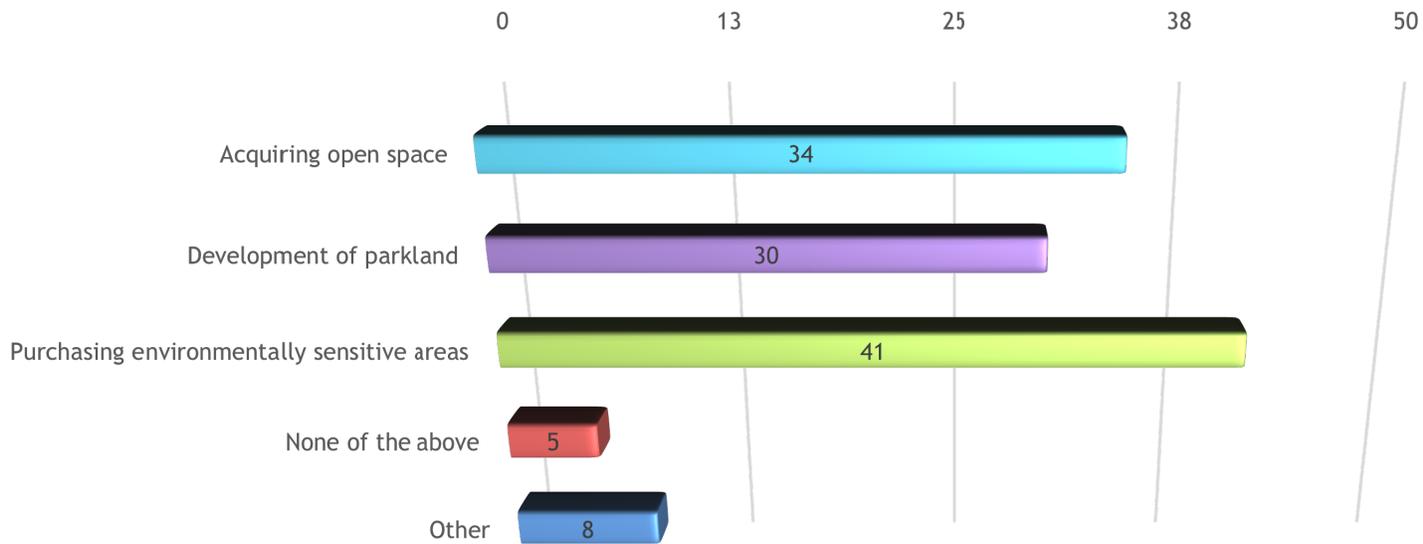


Preservation of farmland (agricultural) was viewed as the largest challenge facing the township in the next five years by respondents, with 33 of those participating selecting this item. This was followed by maintaining a safe community (public safety) and the creation of new economic development and employment opportunity (economic). A comparatively small number of respondents (n = 15) viewed pollution, climate change, and extreme weather events (climate) as an immediate challenge.

The commonalities observed in the “other” comments included land use and development issues. Comments such as, “too many developments,” and “urban sprawl” appeared in four of the responses. Additionally, affordable housing and preserving and protecting the township’s water supply each appeared twice in the comments section.

Given that the overwhelming majority of participants selected preservation of farmland in their response to this item, and additional comments further reinforced the desire to limit development and urban sprawl, it can be reasonably inferred that respondents to this issue were most concerned about development and land use in the near future.

**2. How do you believe the Township should invest your tax dollars in conservation and sustainability? Select all that apply. (n = 66)**

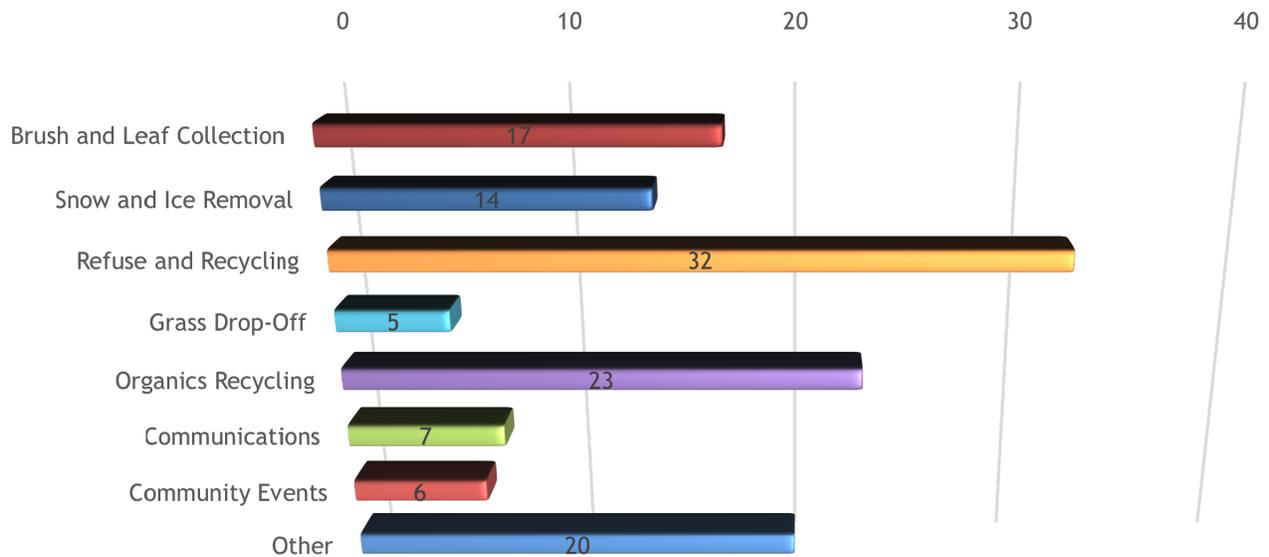


Responses to this item slightly favored purchasing environmentally sensitive areas such as groundwater recharge areas, developing riparian buffers and implementing measures to protect them (n = 41). However, there was nearly equal interest in the township acquiring open space and preserving it from development; and developing parkland for active and passive recreational use. Very few (n = 5) responded that they did not agree with any of the options offered.

Somewhat surprisingly, there were not identifiable trends in the “other” responses (see Appendix for full response list). One respondent indicated the township should use zoning for conservation, rather than purchase certain areas. Another suggested that the township involves stakeholders to identify “key sustainability indicators” before moving forward with initiatives. Other responses suggested community farming, acquiring sensitive areas for passive recreation only, and approaching this issue regionally rather than locally.

Consistent with the 2011 Community Survey, responses to this survey indicated support for the township to acquire open space and sensitive areas for the purposes of recreation, conservation, and sustainability. Opinions differed slightly in the approach they favored the township take to acquire this space.

**3. What services does the Township provide that you would like to see us improve upon? Select all that apply. (n = 62)**

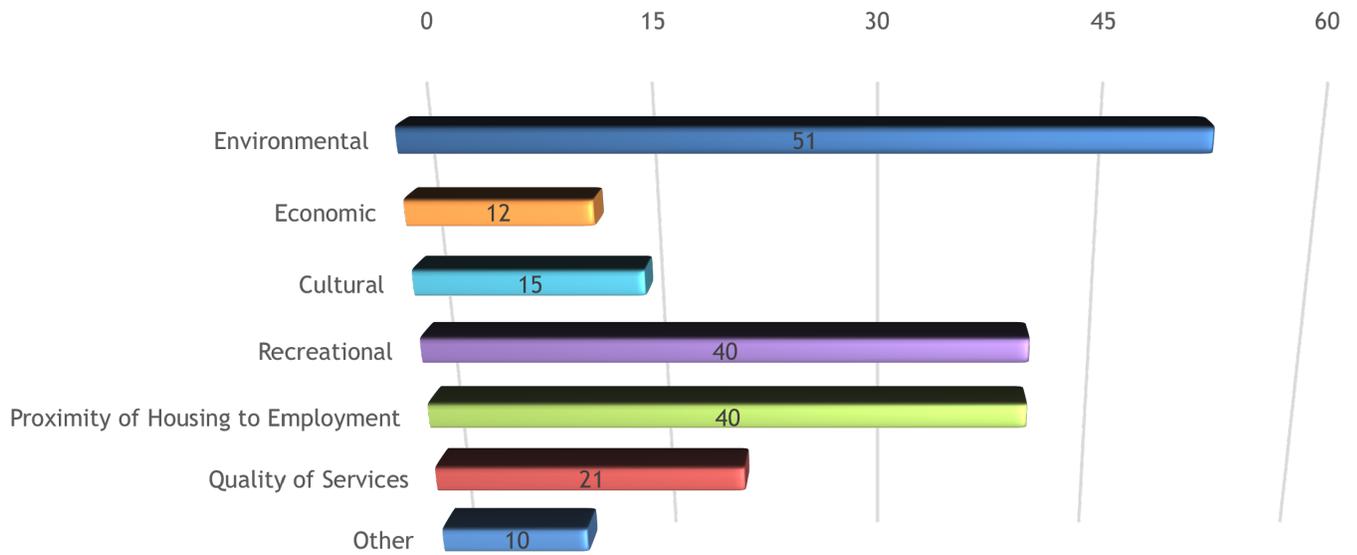


Participants responded that refuse and recycling collection, including organics recycling, were the top services they would like to see improved upon in the township. After that, brush and leaf collection (n = 17) and snow and ice removal (n = 14) were the top responses.

This item included the largest number of “other” responses on the survey (n = 20), and there were several patterns identified among them. Several of the comments indicated that respondents were “pleased with the services offered.” Another trend observed was related to code enforcement. While one respondent indicated that code restrictions were “unreasonable,” others suggested that the township ought to do more to enforce code violations, citing homes in Park Forest and Park Hills as not being well-maintained.

Finally, an overwhelming number of responses expanded on the desire to improve refuse and recycling collection services in the township. Several respondents would like to see the expansion of recycling collection to include all plastics, or for the township to offer a plastic recycling drop-off site. There were also several responses indicating that the township should collect compostable garbage and yard waste, or provide funding or tax credits for home composting.

**4. What do you like most about living in Ferguson Township? Choose all that apply. (n = 66)**

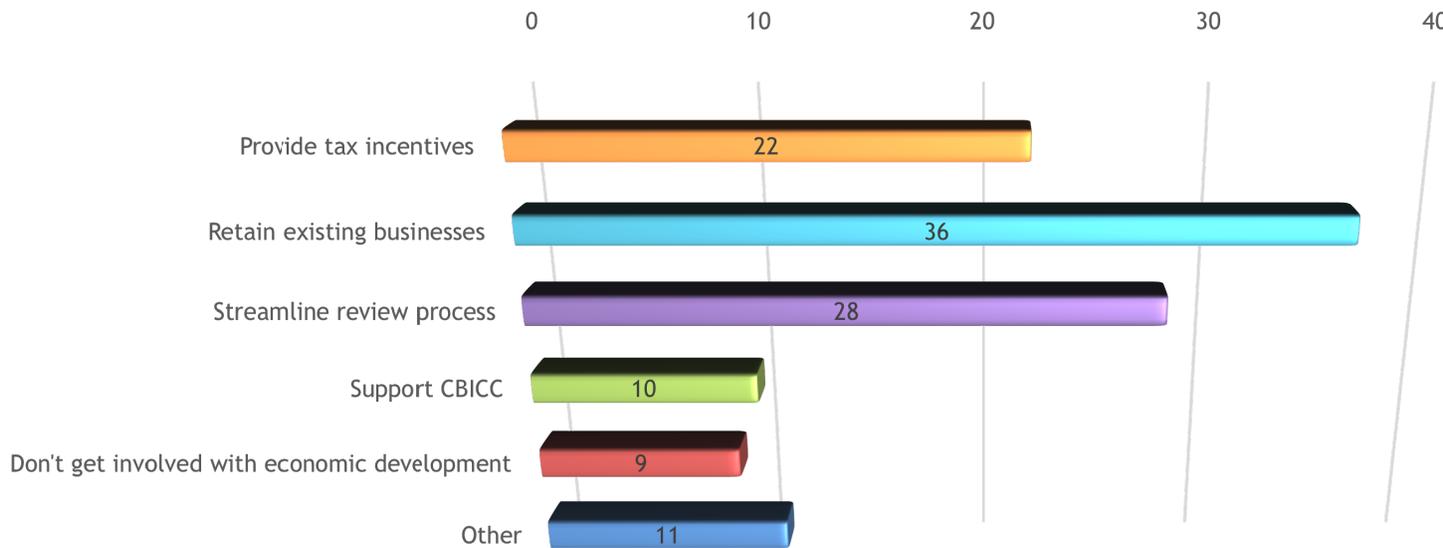


Not surprisingly, over fifty respondents indicated that they like the environmental qualities most about living in the township (aesthetic beauty, clean air and water, local agriculture). This is consistent with themes from the 2011 Community Survey, and other feedback from the community that has been obtained through a variety of media and engagement events. Recreation (n = 40) and proximity of housing to places of employment (n = 40) tied for second on this item.

Economic (n = 12) and cultural (n = 15) qualities received the lowest scores on this item. Respondents to this survey did not indicate that the availability of well-paying jobs and variety of opportunities were among reasons they liked to live in the township. Similarly, respondents did not rank special events, community spirit, and friendly people (cultural) highly on their list of qualities they like about the township. This may be indicative of areas to improve upon in order to make these qualities more attractive to residents living in the township.

“Other” trends that were identified on this item include safety and open space, or not being overly-developed. Additional responses included “affordable housing,” “schools,” and that “township officials are approachable and friendly.”

**5. How do you think the Township should promote economic development? Select all that apply. (n = 62)**



Focus on retaining existing businesses (n = 36) and streamlining the development review process for entrepreneurs and small businesses looking to grow (n = 28) were selected most frequently on this item. Additionally, 22 respondents indicated the township should consider providing tax incentives to businesses located within the township to promote economic development. Comparatively, there was relatively little interest in supporting, financially or otherwise, the Chamber of Business and Industry – Centre County (n = 10) or for the township divorcing itself from economic development, entirely (n = 9).

Trends in the “other” comments relative to this item centered mostly around reducing restrictions and regulations on businesses, making it “easier for businesses to comply with zoning,” and supporting new businesses by providing assistance in finding grants, loans, advisory counsel, and other resources. Other respondents suggested that the township should “maintain affordable housing,” and “focus on retaining existing revenue and increase opportunities for innovative small businesses.”

It is apparent from responses to this item that participants in the study are supportive of township efforts to retain existing businesses as part of its overall economic development strategy. Furthermore, an overwhelming trend observed in responses to this item include a desire for township officials to reduce restrictions placed on businesses through prohibitive zoning and land development requirements that make it difficult for businesses to grow and succeed.

**6. Please use the space below to provide any additional feedback you would like the Township to consider in its Strategic Plan update. (n = 23)**

There were many responses to this item, but not many trends that were observable within them. One recurring theme that appeared in several responses related to development. Specifically, that respondents to the survey were interested in the preservation of agricultural land and open space, and

restricting further development. Again, this is a common attitude from many of the responses to township surveys and other avenues to solicit resident feedback.

Other comments appearing under this item include making the Terraced Streetscape District more attractive to development, revitalizing Pine Grove Mills, and installing more street lighting in residential districts. A complete list of the comments can be found in Appendix A.

### Conclusion

The results of the survey were very positive. Several respondents indicated that they are pleased with the direction the township is heading, the approachability of township officials and staff, and overall satisfaction with the services provided. Consistent with other community feedback received from the 2011 Community Survey and other community engagement initiatives, respondents valued the rural character of the township, and supported efforts of the Board to preserve and maintain its agricultural heritage. Other recurring themes from the survey include a desire to limit development and sprawl expand refuse and recycling collection to include organics, all plastics, and compost; preserving the township's water supply; and removing regulatory barriers to economic development by streamlining the review process and amending the zoning and land development ordinances.

It is worth noting again that the methodology and survey design employed in this instrument are not conducive to drawing scientifically valid conclusions that can be generalized within any confidence interval to an entire population. The Board is encouraged to absorb this feedback as part of its overall strategy of public engagement relative to the Strategic Plan update. As part of that strategy, this survey does provide some useful insight into the values the community holds in high regard. Incorporating this feedback into the conducting of the focus groups and other worksessions is encouraged to aid the Board in determining the goals, objectives, and action steps that most nearly align with the priorities of the township's residents.

### **Appendix C – “Other” Comments from Strategic Plan Survey**

1. What do you envision will be the biggest challenge facing the Township in the next five years? Select all that apply.

- Ability of senior homeowners to afford staying
- Overpopulation and over-building – too many developments

- Economic and residential development that does not overextend our resources on key sustainability indicators
- Keeping our water safe
- Too much high density housing
- Urban sprawl and over-development of apartment housing
- Land use planning – infill of isolated open land with the [Regional Growth Boundary]
- Preserving our supply of clean water
- Affordable housing
- Township finances

2. How do you believe the Township should invest your tax dollars in conservation and sustainability? Select all that apply.

- Do not build a grocery store on The Landings development property
- Determine, through a stakeholder process, key sustainability indicators we all agree upon moving forward. (As opposed to just the options you choose to list in this survey.) Protect groundwater recharge areas first and foremost... as this is not something you can reclaim once lost. With the mild drought we are having now, clean water will be our biggest necessity come an extended drought. Second, provide SAFE biking paths and lanes that allow for seamless commuting.
- Maintaining open space and other exempt areas such as parks, right of ways, and stormwater structures to the same standards and ordinances residents and landowners are held to
- I think that zoning should be the primary way of curbing rampant development; I don't believe it is necessary to purchase open space in order to preserve it.
- I would strongly consider long-term leases of such land rather than purchas[ing]. I would rather see a Centre Region approach to this issue rather than a township-by-township approach. A significant amount of our area's sensitive land areas cross township boundaries and require a broader brush approach.
- Purchasing of sensitive areas for passive recreation only
- Community farming
- None of the above because the township should not own land. These objectives can be met with easements and grants.

3. What services does the Township provide that you would like to see us improve upon? Select all that apply.

- Old school communications...door hangers, flyers on windshields, and flyers on railings
- Funds for home composting – Either a small tax credit or basic funds for increasing composting to reduce overall CO2 outputs
- Township already doing a good job on above

- Pick up yard waste – garden waste
- We are desperate for street lights. They ensure safety in a community. I've lived here for 10+ years...no street lights.
- Enforcement of code violations
- Tree maintenance – too many trees are dying
- I am pleased with the services offered.
- Code enforcement – many homes especially in Park Forest and Park Hills are getting older and are not being well-maintained, making the neighborhood look undesirable in sections.
- People should be encouraged/rewarded for limiting the amount of trash they throw out; people are allowed too many bags of trash; the reduced use rate is way out of proportion (not much of a discount); should charge by the bag
- I am quite happy with the services the Township provides with their continued tweaking as time goes by.
- Codes office – dealing with them is a nightmare. I hesitate to recommend friends move to Ferguson because of how unreasonable they are.
- Collect compostable garbage in compostable bags. Expand curbside recycling options.
- Plastic (yogurt, etc.) recycling drop-offs
- Hazardous, chemical and drug recycling
- Would love compost bins like the Borough has and the ability to recycle bags and misc plastics
- Mutlimodal transportation
- I would like to be able to put misc plastics in our recycling pickup
- Collection of all plastics for recycling
- I would like to see plastic recycling expanded to include all plastics

4. What do you like most about living in Ferguson Township? Choose all that apply.

- BEST police force, SPACE between houses and pieces of land
- Some of these questions do not depend on the scale of our township alone and some are very relative, so they do not make sense as decent survey questions. Regardless, the thing I like most about our township is how quiet it is and how our properties continue to hold value.
- Safety
- Affordable housing
- I moved here to be away from the city and every year, I see more and more, of the types of things I wanted to move away from - such as high density housing, empty stores, and drugs/ crime

- Not overly-developed
- Township officials are approachable and friendly
- Safety
- Schools
- No big box stores like other nearby townships; distance from wild student areas

5. How do you think the Township should promote economic development? Select all that apply.

- What is the purpose of economic development? Is it to increase tax revenue? We are, for the most part, where people live who work for Penn State and surrounding services. So, it's really better to ask what you mean by development and what are the ends to such development goals? If it is, in the end, a means for increasing tax revenue for the twp, then focus on retaining existing revenue and increase opportunities for innovative small businesses. As well, do whatever you can to make sure some aspect of Harner farms still has a storefront... it will be a crucial aspect of our twp's quaintness moving forward.
- Don't know enough about it to respond
- Make it easier for small business...small food businesses to rent space and provide services
- Get rid of silly codes and regulations that inhibit business and building
- Develop ordinances to keep nuisance businesses (bars, paycheck advance stores, etc.) from developing
- Save farmland
- Make it easier for businesses to comply with zoning
- Help maintain affordable housing where people can afford to reside in the township
- Focus on a balanced community of residents and businesses
- Allow restaurants on Science Park Road that everyone can enjoy – not just people who work in that building
- Support, as in someone who could help find grants, loans, and a resource to find advisory counsel for a new business

6. Please use the space below to provide any additional feedback you would like the Township to consider in its Strategic Plan update.

- Since the Borough has limited the number of people in weekend rentals, my street has become a parking lot for the party house. 20+ people, tents and noise are constant annoyances. I think weekend rentals should be regulated as well as annual rentals. Most of the people renting on weekends, live on the street and are considerate of their neighbors. I don't think weekend rentals should be eliminated, just limited to the size of the house. Also, Westerly Parkway is used as a speed zone. College Avenue has stop lights. Westerly Parkway has nothing to slow drivers down. Many people tell me they use Westerly Parkway because they don't have to slow down. I have cars passing me, tailgating, blowing the horn at me because I am going 30 in a 25 zone. There are six schools that are close or on the

street. There used to be a stop sign at Corl Street. Could one be put in, or some way to slow drivers down?

- Focus on the aesthetics -- we are here because we love country, not development! Stay small and listen to what the property owners want.
- Allow for a good grocery store to be built. We waste too much CO2 driving all the way to Patton twp. Keep polluting industries to a very minimum and emphasize any sort of health care facilities.
- There is a large branch of a tree on Gatesburg Rd that is hanging over the road. This should be cut down and removed. Last week a tree near this one fell on the wires. This one is much larger and is just an accident waiting to kill a motorist when it falls.
- Keep taxes in mind when making plans, Ferguson Township already has nearly (or maybe the) highest tax rate in area.
- PLEASE provide residential communities with street lighting.
- Do more to get rid of ailing and dead trees along the streets of the township.
- No more student housing. Stop people from renting out their homes for the weekend - like State College did! It is not safe, and it causes congestion and noise.
- It would be great if the township could do something to improve "downtown" Pine Grove Mills. It has the potential to be something more akin to Lemont and Boalsburg. So doing something to encourage businesses like the Naked Egg Cafe would be great.
- Please work to preserve farmland and open space.
- The aesthetics of huge new houses on tiny acreage is an eyesore. I am sad to see farmland used in this manner.
- Planning Commission needs to be an integral part of the Strategic Plan process as they are the first line of official review beyond the staff. Planning Commission needs to be on the same page as Supervisors when it comes to strategic planning for the Township.
- Don't put apartments next to single family homes, add a buffer whether it be duplex or townhouse or much open space
- The two largest pieces should be Environmental Improvement and Economic Development. These are the two areas the township needs to work on the most for the future. It already has services that take care of everything else.
- Restrict further housing, condo, apt. developments. Save agricultural land. Stop school buses from driving 45 in 25 zone when road has no sidewalks--school won't stop it. Tell snow plows not to block driveway on cul-de-sac but push snow into circle instead. Save farmland.
- Businesses need to follow the same rules without "special" provisions.
- Thank you for your excellent management of our township!
- Would love to see the area on Bristol near the landings be developed in a way that allows surrounding neighborhoods to have a "walking neighborhood" feeling. Grocery store, cafe with outdoor seating, ice cream, small businesses, etc. I think it would make this area even

more appealing. Also, the Haymarket playground could use some updating as many parts of it are sharp and rusty.

- This will sound hypocritical, but although I live in the Landings housing development on what used to be open space (the old air depot), I love that I am literally in walking distance of farms and feel sad whenever farmland and open space becomes zoned for development. (Past: wheat fields by Stonebridge bike path -> Cobblecreek; future: Harner Farm acreage on sale -> what, icky cookie-cutter townhouses? \*shudder\* As far as what's already zoned for mixed, in the Landings section of Bristol Ave. still undeveloped, I'd love to see the board approve development for things we Ferguson denizens would love to have close by for \*us\*: a "corner" grocery store in walking distance saving a 10-mile car roundtrip to Wegmans (years ago, Bob Poole called the Landings and Stonebridge residents to a meeting and proposed a mini-Wegmans there), a handy pharmacy, a coffee shop. The area already has enough dentists, car places, gas stations.
- Preserving the rural character of our township is important, even for those who don't live in the outlying rural areas. Sustainability and conservation are for future generations as well as current residents. Adding organics recycling to our services would be a step toward helping people develop habits that will carry forward.
- We need to address changes in the Streetscape district so that it becomes a viable option for developers. This is a main artery into State College & it has become very depressing to drive thru. It should be vibrating with new businesses which is essential to our tax base & also the area residents.
- Great place to live. Township services should be commended. Keep up the good work!
- I would find it a great shame if the Harner farm were to end up as a housing development or business strip. It would make an awesome community/municipal garden.