



## CENTRE REGIONAL PLANNING AGENCY

---

2643 Gateway Drive, Suite # 4 • State College, PA 16801  
Phone: (814) 231-3050 • Fax: (814) 231-3083 • [www.crcog.net](http://www.crcog.net)

**TO:** Ferguson Township Supervisors  
Mark Kunkle, Township Manager

**FROM:** Sebastian J. De Gregorio, AICP *SD*  
Centre Regional Planning Agency (CRPA)

**DATE:** April 27, 2006

**SUBJECT:** Proposed amendments to the Township's RA Rural Agricultural  
Zoning District regulations

By this memorandum, the CRPA acknowledges receipt of the above referenced zoning ordinance amendments. These amendments have been provided to the CRPA in accordance with the provisions of the Centre Region's Agreement of Relationship with the Centre County Planning Commission relative to the requirements of the Pennsylvania Municipalities Planning Code. CRPA appreciates the opportunity to provide comment on these important amendments. The following is offered for your consideration:

1. The stability of the Regional Growth Boundary to the west and south is based on the continued strength and effectiveness of Ferguson Township's Rural Agricultural zoning. It is the model and standard for others in the Centre Region and state. That said, any amendments must be carefully constructed and well thought out so as to not negatively affect adjacent Centre Region municipalities or "water down" the Township's effective agricultural zoning.
2. Section 2 relative to Section 206 (I) amendment. The present 200-foot buffer is 50 feet *more* than the Game Commission's safety zone requirement of at least 150 feet for a hunting safety zone from residential uses/structures. It would seem then that a reduction to a 100 foot buffer would not only be *less* than and inconsistent with long standing Pa. Game Commission regulation, it could potentially be unsafe and put

Ferguson Township at a legal disadvantage in the event of injury and/or accident where this 100 foot buffer reduction would be applicable to State Game Land properties, such as the Greenbriar development. Further review by the Township's Solicitor is strongly recommended.

Finally it is CRPA's present understanding that this proposal and its language *could not* be applied retroactively to a previously rezoned RA parcel such as the PSU Whitehall Road property, potentially allowing more development. Any potential for additional units and related land development impacts were *not* originally planned, discussed or accounted for in the local, county and regional rezoning reviews and regional sewer service area discussions.

Should you have any questions regarding these comments, please contact us.

/sjd

Copies: file  
Louis Steinberg, Esq.  
Centre County Planning Office