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## TOWNSHIP OF FERGUSON

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**Pine Grove Mills Small Area Plan Advisory Committee  
Regular Meeting Minutes  
Thursday, May 26, 2022  
4:00 p.m.**

**Zoom Link:** <https://us02web.zoom.us/j/82033558920>

### **I. CALL TO ORDER**

The Pine Grove Mills Small Area Plan Advisory Committee held its Regular Meeting on Thursday, May 26, 2022, via Zoom. In attendance were:

**Committee:** Matt Heller, Chair; Paul Tomkiel, Vice Chair; Liz Grove; Jordon Robb; Shannon Holliday

**Staff:** Jenna Wargo, Director of Planning and Zoning; Kristina Bassett, Community Planner; Liza Ruhf, Planning and Zoning Administrative Assistant

Mr. Heller called the meeting to order at 4:01 p.m.

### **II. CITIZEN'S INPUT**

No citizen's input was heard.

### **III. APPROVAL OF MINUTES**

Mr. Tomkiel moved that the Advisory Committee approve the March 24, 2022, Regular Meeting Minutes. Ms. Grove seconded the motion.

### **IV. UNFINISHED BUSINESS**

#### **1. REVIEW OF THE DRAFT OF PINE GROVE MILLS SMALL AREA PLAN "CALL TO ACTION" POSTCARD/MAILER**

Ms. Bassett shared that Ms. Wargo had created the logo and showed the group for review. Ms. Grove discussed ways in which to use the postcards and that they would be useful to advertise the committee. Ms. Bassett stated that she was unsure as to Ms. Wargo's vision, but that they could be event specific.

#### **2. PINE GROVE MILLS SMALL AREA PLAN IMPLEMENTATION UPDATE**

*The Committee divided up the Action Steps described in the Small Area Plan based on general categories. As a reminder, the responsibility of each "champion" is to oversee their respective categories and ensure the Action Steps are prioritized and implemented in accordance with the goals described in the plan document. The following are the assignments for each Committee member:*

### **Land Use/Regulatory/Recreation – J. Robb**

- Mr. Robb discussed the Village District Boundary and the request from Mr. A. Zahakian, as Mr. Zahakian would be developing new property in the Village and wanted to incorporate the potential for a home business in each residence. They questioned what that would entail as far as zoning. Mr. Robb would explore the idea further with Ferguson Township, including the extent of the expansion of the Village District and the possibility of adding an overlay zone.
- Mr. Tomkiel expressed his concern regarding residents who might be opposed to the idea and the need to promote the benefits of such to the Village. They discussed addressing common concerns with the language in the potential future zoning and presenting it to the community at a public meeting before it would get to the development stage.
- Ms. Wargo pointed out that a Home Occupation Ordinance already existed. Mr. Robb suggested that the district could be extended first and then the potential for property use for home business addressed. Ms. Wargo also pointed out that an overlay would be more restrictive.
- Mr. Heller enquired about the path to discuss plans with the Board of Supervisors and get it on the agenda. Ms. Wargo discussed what their intent would be and if it would involve the district boundary, then they would want to meet with the Planning Commission. Ms. Wargo continued that Planning and Zoning handled Pine Grove Mills Advisory Committee and Planning Commission, so it might be better to let the Board know that they would be requesting a joint meeting. Mr. Robb asked to add the creation of a list of topics for such a meeting to the Agenda of the Pine Grove Mills Advisory Committee. Ms. Wargo would add it to the Agenda as a continued item.

### **Community Engagement/Events – L. Grove**

- Ms. Grove reported that Hops and Hymns at Pine Grove Hall would occur on the fourth Sunday of each month.
- Ms. Grove reported that they had received a grant from Happy Valley Adventures in the amount of Two Thousand (\$2000) Dollars approximately for three (3) poles and footers for banners to go across the road.
- Mr. Heller provided a count of the lampposts in the Village; there were thirty-nine (39) lampposts, including those at the church, 11 having extensions for banners, which left 28 without. Eleven (11) were along Pine Grove Road and ten (10) were along Nixon Road. Themes for flags could be the seasons, with Farmers Market representing summer. Mr. Heller discussed placing flags on half of the lampposts on Nixon and all of those on Pine Grove, so that would be sixteen (16) spots.
- Ms. Bassett reported that she would follow up with Ms. Wargo regarding pricing for banners.

### **History and Heritage – S. Holliday**

- Ms. Holliday reported that everything was going well and she had nothing to add.
- Ms. Holliday reported that Ms. Zeigler had not touched base with her and that she could reach out to her.
- Mr. Heller informed the Committee about a group of historians in Bellefonte who offered historical walking tours and perhaps Ms. Holliday could contact them to see if they might be interested in coming to Pine Grove Mills to discuss the history/uniqueness of the area. Ms. Grove reported that the name of the group was Local Historia.

### **Public Infrastructure/Multimodal Transportation – P. Tomkiel**

- Mr. Tomkiel reported that he had not received the updated file for the Mobility Study from the consultant Mr. Watts.
- Ms. Bassett reported that they had met and that they had discussed items regarding mobility and had ranked them; one item that they had insisted upon had been parking, in addition to

the blinking light intersection and roundabouts. The larger roundabout would be prohibitive due to cost. Ms. Bassett would send out the link to the Board Meeting.

- Mr. Tomkiel discussed putting solar energy for the community on the next agenda. He also reported that he had not heard back from Black Bear Fiber.

#### **Economic Development – M. Heller**

- Mr. Heller reported that he had not heard anything regarding the bank property, but would continue to enquire.
- Mr. Heller discussed the mural and restrictions concerning size. Ms. Wargo reported that murals fell under the sign ordinance and that if one would be larger than the permitted three hundred (300) square feet, it might just need a permit, as long as it would meet the other requirements pertaining to text, not being used for commercial advertising, and persisting for a minimum of two (2) years. Ms. Wargo reported that they would need to discuss such with Mr. Ressler, the Zoning Administrator, regarding the process if it were over the three hundred (300) square feet. Ms. Wargo suggested that they call for artists and take applications. Mr. Robb stated that they needed to develop a call for artists! Mr. Heller would reach out to Joanie, so that she might join the next meeting.

*Follow the link below to access the web tracker:*

[Pine Grove Mills Small Area Plan Action Steps Tracker](#)

#### **V. NEW BUSINESS**

No new business was introduced.

#### **VI. OPEN DISCUSSION**

- Mr. Tomkiel reported that he had informed the Terraced Streetscape District that he was an elected/appointed person in the Township.
- Mr. Heller announced that there would be a picnic for the ABCs on June 2, 2022, at Tudek Park.
- Mr. Tomkiel announced that the Farmers Market would be in 2 weeks on June 9, 2022.
- Mr. Robb reported that he had participated in Shaver's Creek bird walk and they had counted fifty-two (52) bird species in Pine Grove Mills!

#### **VII. ADJOURNMENT**

Mr. Robb moved to adjourn the Pine Grove Mills Small Area Plan Advisory Committee Regular Meeting. Ms. Grove seconded the motion at 6:03 p.m.

RESPECTFULLY SUBMITTED,



Liz Grove, Secretary

Pine Grove Mills Small Area Plan Advisory Committee