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## TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801

Telephone: 814-238-4651 • Fax: 814-238-3454

[www.twp.ferguson.pa.us](http://www.twp.ferguson.pa.us)

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**Pine Grove Mills Small Area Plan Advisory Committee  
Regular Meeting Minutes  
Thursday, August 25, 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 a regular meeting on Thursday, August 25, 2022, via Zoom. In attendance were:

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

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

**Citizens:** Laura Dininni

Mr. Heller called the meeting to order at 4:04 p.m.

### II. CITIZEN'S INPUT

No citizen's input was heard.

### III. APPROVAL OF MINUTES

Ms. Grove moved that the Advisory Committee approve the July 28, 2022, Regular Meeting Minutes. Mr. Tomkiel seconded the motion.

### IV. UNFINISHED BUSINESS

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

Ms. Wargo stated that they were focusing on the back side of the postcard so that it could be mailed easily. It could be redesigned to leave some open space, perhaps having a QR code and a URL. Ms. Wargo stated then it could be printed.

Mr. Tomkiel moved that the Advisory Committee approve the design of the Pine Grove Mills Small Area Plan postcard, contingent on said revision and Ms. Grove's review. Ms. Holliday seconded the motion.

## 2. REVIEW OF DRAFT LETTERS OF SUPPORT

### a. PA SENATE BILL 919

Mr. Tomkiel reported that pending legislation, it was illegal to have community solar farms. This Bill sought to remedy such and the Committee wanted the Board of Supervisors to sign in support of the Bill.

Mr. Heller moved that the Advisory Committee present Senate Bill 919 to the Board of Supervisors for support. Ms. Grove seconded the motion.

### b. PA HOUSE BILL 1555

Mr. Tomkiel stated that Bill 1555 was similar to Bill 919, the differences being the technical language and it being a House bill.

Mr. Heller moved that the Advisory Committee present House Bill 1555 to the Board of Supervisors for support. Ms. Holliday seconded the motion.

## 3. REVIEW OF WELCOME LETTER TO KISH BANK

Mr. Tomkiel reported that he had written a letter from the Committee to the Bank expressing gratitude and their shared goals. Mr. Heller suggested that the letter be hand delivered, as it would provide an opportunity to introduce themselves. Ms. Grove and Mr. Tomkiel volunteered to deliver the letter.

Ms. Holliday moved that the Advisory Committee accept the letter to Kish Bank that Mr. Tomkiel had drafted. Ms. Grove seconded the motion.

## 4. 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 and work program. The following are the categories for each Committee member:*

### **Land Use/Regulatory/Recreation**

- Mr. Robb had nothing additional to report.

### **Community Engagement/Events**

- Ms. Grove reported that the Happy Valley Adventure Bureau would be hosting the Mid-Atlantic Tourism Alliance Media Marketplace, an opportunity for PR professionals and travel journalists to discuss story ideas and tour the Happy Valley destination. Ms. Grove would share the story of Pine Grove Mills and the village with them. Ms. Grove also reported that she had been contacted by the granddaughter of the man who had built Pine Grove Hall to share with her that her grandfather had had fifteen (15) intact instruments that had been donated to a museum and they had restored and played them with the agreement that if they went out of business, they would be returned to Pine Grove Hall. The granddaughter had brought them to Ms. Grove! Ms. Grove discussed the need for creating a museum or similar for Pine Grove Mills so that people could donate such items. She also suggested having a conversation with the students from the Penn State School of Music to gauge any interest. Ms. Grove stated that she had been given one (1) year to figure out where to put the instruments and she would keep the Committee updated and put it on the Agenda in the future. Mr. Tomkiel would reach out

to individuals who might have storage space and Mr. Heller would reach out to other communities with similar artifacts in museums.

#### **History and Heritage**

- Ms. Holliday reported that she was in the process of meeting people and having conversations still. She would provide her new contact information to those in the group to share with anyone they might encounter who would have any relevant information.

#### **Public Infrastructure/Multimodal Transportation**

- Mr. Tomkiel reported that he had no updates.

#### **Economic Development**

- Mr. Heller reported that he and Mr. Robb had had a conversation with Township staff regarding the expansion of the village district. Mr. Robb reported that they were looking at potential changes to zoning to support the small area plan, including making simple changes to accommodate a more diverse and denser population, perhaps ones that would allow multifamily dwellings, attached dwelling units, etc. Ms. Bassett shared the current map of the village district and the area proposed as the new district; it would be extending the natural boundary and would add more density and housing to Pine Grove Mills. Ms. Wargo informed the group that the Township had a workforce housing ordinance and that if they wanted to rezone, they would need to address such. Mr. Heller discussed the education that might need to occur for current residents; perhaps they could start with a brochure and/or an open forum. Mr. Robb mentioned a picnic that would be held on September 17 at Greenwood State Park and they could share the information with friends and family. Ms. Grove suggested putting the information on the postcards.

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

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

### **5. CECIL IRVIN PARK MASTER PLAN UPDATE**

Ms. Wargo stated that all of the information from the Public Works Department was on the Agenda.

*Ferguson Township Public Works Department is working on developing a change to the phasing of improvements to meet grant application funding based on the community input received in 2021. This has been an iterative process to match funding/project costs with the desired improvements. Public Works expects to restart working on this in September after this year's capital projects are finished.*

### **6. PARKING SPACE STRIPING UPDATE**

Ms. Wargo stated that all of the information from the Public Works Department was on the Agenda. The road was a PennDOT road so it had additional requirements. Mr. Tomkiel was grateful that it was a high priority.

*This project is included in Public Works' project list and is anticipated to be completed in 2023.*

### **7. SIDEWALK GRANT UPDATE**

Ms. Wargo stated that all of the information from the Public Works Department was on the Agenda. Mr. Robb enquired about parking on Water Street. Ms. Bassett reported that they had

looked at parking when they had walked around, but they might need space for the sidewalk and it might depend on the right of way.

*The kickoff meeting was held. Public Works will prepare the RFP for Engineering Services. The RFP has to meet PennDOT procurement process requirements. Once the RFP is on the street and Letters of Interest submitted, Public Works will choose their top responses and ask for cost proposals. There is a hard deadline of August 21, 2023, for the bid deadline. Public Works is anticipating construction in 2024.*

#### **V. STAFF UPDATE**

Ms. Wargo reported that she had attended the Tree Commission for information regarding the spotted lantern fly. She reported that they would have it as a topic in their newsletter in September. They had acknowledged that it was an issue.

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

Ms. Grove requested an update on the banner project. Ms. Wargo stated that the design of the flags could be started and as far as the banner across the road, they would need an analysis study completed by engineering, which might use all of the grant money. The goal was to establish footers and the infrastructure to hold the banners.

Mr. Tomkiel reported that the Pine Grove Mills farmer's market harvest festival would be on September 29<sup>th</sup>.

#### **VII. ADJOURNMENT**

Mr. Heller moved to adjourn the Pine Grove Mills Small Area Plan Advisory Committee Regular Meeting. Mr. Tomkiel seconded the motion. The meeting was adjourned at 5:48 p.m.

RESPECTFULLY SUBMITTED,



Liz Grove, Secretary  
Pine Grove Mills Small Area Plan Advisory Committee