

**FERGUSON TOWNSHIP**  
PGM Small Area Plan Advisory Board Meeting  
September 24, 2020  
4:00 P.M.

**ATTENDANCE**

Committee: Matt Heller, Chairman; Paul Tomkiel, Vice Chairman; Liz Grove;  
Jordan Robb; Shannon Holliday  
Staff: David Pribulka, Township Manager; Jenna Wargo, Director of Planning & Zoning;  
Kristina Aneckstein, Community Planner  
Other Attendees:  
Karen Gasper, Resident; Lisa Strickland, Board Member

**I. CALL TO ORDER**

The meeting was called to order at 4:00 p.m.

Mr. Pribulka introduced the logistical items associated with Pine SAP Board Meeting.

**II. CITIZEN'S INPUT**

Ms. Gasper introduced herself as a resident of Hillside Farm Estates interested in the rezoning item.

**III. REVIEW OF POLICIES AND PROCEDURES FOR THE CONDUCTING OF PUBLIC MEETINGS**

Mr. Pribulka reviewed the attached agenda items relative to the conducting of agency business utilizing Township email accounts and other media. This included review of the Pennsylvania Sunshine Act; the Right-to-Know Law; and Township email and social media policies. No questions were asked by the Advisory Board.

**IV. PGM REZONING PROPOSAL AND ESTABLISHMENT OF A PGM OVERLAY DISTRICT**

- Ms. Wargo introduced the rezoning requests for Pine Grove Mills including the application submitted by Mr. Armen Sahakian for the remaining undeveloped area of the Hillside Farm Estates Subdivision; the Pine Grove Mills Overlay District; and the rezoning of the parcel at the base of Pine Grove Mountain from Rural Residential to Forest/Gamelands.
  - a. Mr. Robb requested to learn more about how the overlay district would impact the Village District and how the outlying areas could better support the Village District.
  - b. Ms. Gasper provided a history of the development and the initial rezoning request. She expressed concern about the access to the proposed development. She is also concerned about the increased density that is proposed by the rezoning request.
  - c. Mr. Robb noted that the overlay district may address some of the interest in bringing economic development and commercial zoning to the Village and that residents need to keep an open mind about increased density where appropriate so that businesses and development can be inspired to locate there.
  - d. The PGM SAP Advisory Board elected to proceed with reviewing the request of Mr. Sahakian with respect to the overlay district alone, but that the Board is not interested in increasing the intensity or density of the zoning districts in the periphery of Mr. Sahakian's request.
- Ms. Wargo introduced the discussion of the Pine Grove Mills Overlay District and outlined the differences between the underlying zoning and an overlay.

- a. Mr. Robb expressed an interest in linking the text of the Small Area Plan with a conceptual rendering of the Village Corridor. This will be presented with the 2021 Operating Budget if it should be contracted out or the work can be performed in-house.
  - b. The Committee discussed the differences between an underlying zoning amendment and an overlay district.
  - c. Pastor Paul suggested that while the Board is looking at an overlay district, a consideration should be given to expanding the Village District Boundary to make more sense geographically with respect to the boundaries of the Village, itself.
  - d. The Board discussed focusing on the parking limitations in the Village District outside the consideration of the overlay district.
  - e. Staff will prepare a draft proposal for consideration that may involve in-house or contracting out of the services to prepare a master plan for the district and present back to the Pine SAP Board for review and consent.
- Ms. Wargo introduced the topic of rezoning RR to FG.

A motion was made by Pastor Tomkiel to support rezoning from Rural Residential to Forest Gamelands. Mr. Heller seconded the motion. The motion passed 5-0.

**V. DISCUSSION OF BANNERS AND SIGNAGE IN PINE GROVE MILLS TO ENCOURAGE MASKING AND ADHERENCE TO PUBLIC SAFETY PROTOCOL TO SLOW THE TRANSMISSION OF COVID-19**

Mr. Pribulka introduced the ornamental banners proposed for masking in State College. The Advisory Board supported this idea.

A motion was made by Mr. Heller to endorse the placement of the banners. Mr. Robb seconded the motion. The motion passed 5-0.

**VI. OPEN DISCUSSION/STAFF REPORTS**

Mr. Pribulka reviewed the report including the upcoming 2021 Operating Budget.

Open Discussion

Mr. Robb noted that a town in western PA reminded him that the improvements to the main street and revitalization can make an area much more attractive and desirable for residents and businesses.

**VII. ADJOURNMENT**

With no further business for the Advisory Board, Mr. Robb motioned to adjourn the meeting. The meeting adjourned at 6:11 p.m.

Respectfully submitted,

David Pribulka, Township Manager