

FERGUSON TOWNSHIP
PGM Small Area Plan Advisory Board Meeting
November 19, 2020
4:00 P.M.

I. ATTENDANCE

The Pine Grove Mills Small Area Plan Advisory Board held its regular meeting on Thursday, November 19, 2020, via Zoom. In attendance were:

Committee:

Matt Heller, Chairman
Paul Tomkiel, Vice Chairman
Liz Grove
Matt Heller

Staff:

David Pribulka, Township Manager
Jenna Wargo, Director of Planning & Zoning
David Modricker, Director of Public Works
Lance King, Township Arborist

Others in attendance: Liz Lose, Centre County Office of Planning and Community Development; Laura Dininni, Board Member; Michael & Jeanette Lehmier; Mel Westerman.

II. CALL TO ORDER

The meeting was called to order at 4:04 p.m.

III. CITIZEN'S INPUT

Mr. Westerman asked about receiving agendas in advance of the meeting in the future. Mr. Lehmier inquired about the street light project in Pine Grove Mills and whether we could consider some additional dark sky concerns when we replace the fixtures in the Village. Ms. Dininni commented on the importance of Dark Sky initiatives.

IV. APPROVAL OF MINUTES

Mr. Heller moved to approve the October 22, 2020, minutes. Mr. Tomkiel seconded the motion. The motion carried 3 to 0.

V. PRESENTATIONS AND SPECIAL REPORTS

a. Spotted Lanternfly Presentation – Lance King, Township Arborist

Mr. King presented on the spotted lanternfly and the threats the insect poses on Centre County and Ferguson Township as well as treatment and mitigation techniques. Mr. Tomkiel asked how the Township is being proactive in removing Tree of Heaven. Mr. King advised that we are limited in our regulatory authority to require its removal on private properties. Mr. Modricker responded that Clearwater Conservancy used to be involved in removal of invasive trees and species. The presentation will be made available on the website and to the Advisory Board.

b. Historic Property Registrar – Liz Lose, Senior Planner, Centre Planning Office

Ms. Lose introduced the internship project currently underway to update the inventories of the Pine Grove Mills historic places. 114 properties have been examined by the intern. The inventory is approximately 50% complete as the deed research has been especially difficult. Mr. Westerman inquired about whether Ms. Lose is familiar with the historic inventory that has been completed. Ms. Lose responded she is. Ms. Grove offered her assistance in filling in some of the gaps with the resources she has available. Ms. Dininni offered to connect Ms. Lose with some additional resources, as well.

VI. UNFINISHED BUSINESS

a. A CONTINUED DISCUSSION ON ESTABLISHMENT OF A PINE GROVE MILLS OVERLAY DISTRICT

Subcommittee Meeting on Action Items in the Small Area Plan. Mr. Heller advised that the subcommittee to review the action items in the Small Area Plan did not meet. Mr. Heller reviewed some initial analysis that he completed and addressed citizen's comments. Mr. Pribulka reviewed the subcommittee's tasks. Mr. Westerman commented that he and his neighbors would like the Board to consider amending their zoning district boundary to Village from R1 – Single Family Residential. Ms. Dininni suggested some considerations for the Board to keep in mind when reviewing a request for a zoning map amendment. Mr. Heller inquired about the possibility of engaging a land use consultant to assist in this effort. Messrs. Tomkiel and Heller will continue to the review the action steps and categorize them based on whether they belong in a zoning map amendment; overlay district; or underlying zoning amendment and meet with staff to review. Once completed, it will be presented back to the Advisory Board for review and comment.

VII. NEW BUSINESS

a. Pine Grove Mills Street Light Project

Mr. Modricker introduced the current project underway to convert the ornamental street lights in Pine Grove Mills to LED and install cutoffs and meters on each for the Township to assume responsibility for them entirely. The presentation showed schematics of the proposed new luminaires and the project limits. Ms. Dininni noted that she is concerned about color of LED lighting. The committee discussed the project and timing.

VIII. STAFF REPORTS

- a. Manager's Report.** Mr. Pribulka reported briefly on the Pennsylvania Liquor Control Board hearing on noise exemptions in Ferguson Township for licensed establishments and the cancellation of the December meeting.
- b. Planning & Zoning Report.** Ms. Wargo reviewed the zoning map amendments that were adopted by the Board of Supervisors on November 16th.

IX. OPEN DISCUSSION

Mr. Modricker suggested giving an update on the street light project during the February and March meeting.

X. ADJOURNMENT

Having no further business to attend to, the November 19, 2020, meeting of the Pine Grove Mills Small Area Plan was adjourned at 5:43 p.m.

RESPECTFULLY SUBMITTED,

SECRETARY
FOR THE PINE GROVE MILLS SMALL AREA PLAN
ADVISORY BOARD