

**PINE GROVE MILLS SMALL AREA PLAN ADVISORY BOARD  
MEETING MINUTES  
THURSDAY, OCTOBER 22, 2020  
4:00 P.M.**

**I. ATTENDANCE**

The Pine Grove Mills Small Area Plan Advisory Board held its regular meeting on Thursday, October 22, 2020, via Zoom. In attendance were:

**Committee:**

Matthew Heller - Chairperson  
Jordan Robb  
Liz Grove  
Pastor Paul Tomkiel  
Shannon Holliday

**Staff:**

David Pribulka, Township Manager  
Summer Brown, Recording Secretary  
Jeffrey Ressler, Township Zoning Administrator  
Kristina Aneckstein, Township Community Planner

Others in attendance: Laura Dininni, Ferguson Township Resident/BOS member; Melvin Westerman, Ferguson Township Resident.

**II. CALL TO ORDER**

Mr. Matthew Heller called the Thursday, October 22, 2020 Pine Grove Mills Small Area Plan Advisory Board meeting to order at 4:02 pm. Mr. David Pribulka went over procedures for ZOOM virtual meetings.

**III. CITIZEN'S INPUT**

None.

**IV. APPROVAL OF MINUTES**

Mr. Heller entertained a motion to approve the September 24, 2020 minutes. Pastor Paul Tomkiel made a motion to approve, Ms. Liz Grove seconded the motion and the motion passed unanimously.

**V. PRESENTATIONS AND SPECIAL REPORTS**

None.

**VI. UNFINISHED BUSINESS**

**1. A CONTINUED DISCUSSION ON THE ESTABLISHMENT OF A PINE GROVE MILLS OVERLAY DISTRICT**

Mr. Heller stated that Mr. Pribulka has an overlay district presentation and turned the meeting over. Mr. Pribulka stated that the first item to figure out is a process for land use in the Pine Grove Mills area. Mr. Pribulka noted that Mr. Jeffrey Ressler, Township Zoning Administrator and Ms. Kristina Aneckstein, Township Community Planner are present to answer any questions the Board may have. Mr. Pribulka gave the Board some background information on overlay districts. Mr. Pribulka went over what an overlay district is and how they are used, how overlay zoning works, and what overlay districts **can't** do. Mr. Pribulka also displayed key discussion points for the Board. Mr. Pribulka stated that this may be a multi-step process and the Board will need to identify a strategy, create subcommittees to look at zoning, and engage other stake holders.

Mr. Jordan Robb stated that there are a lot of big things such as a street study that the Board would like to accomplish to get answers. Without the study the Board doesn't know what a solution would look like or if it can be addressed within an overlay district. Mr. Robb feels there still needs to be more research done before a decision can be executed.

Pastor Paul Tomkiel stated that he felt that the spirit of conversations has been wanting to have a more liberal/less regulations for more ability in the small area plan. He feels the overlay district sounds conflicting with those conversations. Pastor Paul did agree that somethings would fit in the overlay district. Pastor Paul stated that he feels the things the Board has discussed can be

done with making changes to the underlying zoning. The Board discussed incentivizing zoning to help with commercial business in the area. Mr. Pribulka stated that the overlay district isn't going to implement all action steps in the Small Area Plan. However, there are action step components that would be improved with the establishment of an overlay district or change in underlying zoning. Mr. Heller stated that he feels some key points fall into either the overlay district or underlying zoning. Mr. Heller and Mr. Ressler discussed sign ordinances in the overlay district and normal zoning. Mr. Pribulka stated that staff has engaged McCormick Taylor to do a mobility/transportation study to get a better conception as to where the traffic related/pedestrian/transit issues are. However, this was sidelined due to the pandemic and won't be done this year as numbers are down in the area. Mr. Pribulka agreed that some of these items can't be decided as there is no data.

Mr. Heller suggested going through the top ten action items to see what fits in with the overlay district or underlying zoning. Mr. Heller noted that the Implementation program was made prior to the Board being assembled. The Board went through the top ten action items to see whether they would work with the overlay district or a change in underlying zoning. Mr. Pribulka suggested the Board make a subcommittee to go over the items as an alternative. Mr. Heller agreed, Mr. Heller and Pastor Paul both volunteered to be a part of this subcommittee.

Ms. Dininni asked about the decorative lighting, as a member of the Board of Supervisors she would like to have a light warmth check. The BOS has discussed the warmth level of the lighting, Ms. Dininni stated that LEDS can be very white/blue and they are looking for a warmer color. Mr. Pribulka stated that the Township is currently waiting on approval from PennDOT, as they have different standards. The Township is angling toward similar lights like the ones that can be found on Corl Street and West College Ave. Mr. Pribulka stated that he can share renderings of the lights with the Board before they are purchased. Mr. Heller agreed and stated he would like to add this as an agenda item for the November meeting if possible.

## **VII. NEW BUSINESS**

### **1. ESTABLISHMENT OF BYLAWS AND RULES OF PROCEDURE FO THE PINE GROVE MILLS SMALL AREA PLAN ADVISORY BOARD**

Mr. Pribulka stated that since this is a standing Committee and there needs to be bylaws and rules of procedure put in place. Mr. Pribulka went over the bylaws and rules of procedure he drafted. Mr. Heller opened discussion up to Board members and they discussed. It was decided to change the motion rule so that a second motion is not needed to pass a decision.

## **VIII. STAFF REPORTS**

### **1. MANGERS REPORT**

Mr. Pribulka stated that BOS approved a resolution to petition the Liquor Control Board for Township wide for noise restrictions. The Township would substitute their regulations with the Township noise ordinance instead.

### **2. PLANNING AND ZONING REPORT**

Mr. Ressler stated that there is nothing new to report. The Board discussed the recent changes to the zoning ordinance and Ms. Kristina Aneckstein updated the Board on the zoning map amendments.

## **IX. OPEN DISCUSSION**

Mr. Robb stated that he has an invasive tree species in his yard known as the Tree of Haven. This tree is a preferred habitat for the invasive Spotted Lantern Fly. Mr. Robb stated that this tree is very prevalent in Pine Grove Mills. Mr. Robb stated that he would be interested in having the Board meet

with the Tree Commission or Township Arborist to discuss. The Board decided to invite the Township Arborist, Lance King to a meeting. The Board also discussed a comment that was made by a Deepwood Drive resident on the light pollution. Ms. Liz Grove stated that she would like to add Pine Grove Mills business owners to the agenda for the next meeting.

**X. ADJOURNMENT**

Mr. Heller made a motion to adjourn the Thursday, October 22, 2020 meeting at 6:00 pm.

RESPECTFULLY SUBMITTED,

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SECRETARY  
FOR THE PINE GROVE MILLS SMALL AREA PLAN ADVISORY BOARD