



## 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)

**Pine Grove Mills Small Area Plan Advisory Committee  
Regular Meeting Agenda  
Thursday, January 27, 2022  
4:00 p.m.**

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

**I. CALL TO ORDER**

**II. CITIZEN'S INPUT**

**III. APPROVAL OF MINUTES**

1. December 16, 2021

**IV. ORGANIZATION**

1. 2022 WORK PLANS FOR SUB-COMMITTEE MEMBERS

**V. UNFINISHED BUSINESS**

1. CECIL IRVIN PARK UPDATE
2. FLAGS/STREETLIGHTS UPDATE
3. BLUE HOUSE BY POST OFFICE UPDATE
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. The following are the assignments for each Committee member:

- Land Use/Regulatory – J. Robb**
- Community Engagement/Events – L. Grove**
- History and Heritage – S. Holliday**
- Public Infrastructure/Multimodal Transportation – P. Tomkiel**
- Economic Development – M. Heller**
  - a. Bank Closure
  - b. Scale appropriate economic development

Others offered to serve as "co-champions" for certain categories, as well. Chair Heller created a web tracker to assist the Committee in its implementation. A link to the web tracker is provided below.

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

## VI. NEW BUSINESS

### 1. STRATEGIC PLAN SURVEY

The Board of supervisors engaged Polity to lead the Strategic Plan update for Ferguson Township. Members of the Authorities, Boards, and Commissions are invited to provide input in creating recommendations that will continue to grow and strengthen Ferguson Township. Members and residents are encouraged to take the online survey by clicking on the link provided or complete the survey included in the agenda.

Strategic Plan Public Opinion Survey: <https://www.twp.ferguson.pa.us/strategic-plan-survey>

Centrice Martin, Assistant Township Manager, is present to answer questions and discuss any input provided by Pine Grove Mills Advisory Committee.

**Staff Recommendation:** That the PGMSAP Advisory Committee members discuss and provide comments for the consultant, Polity, to review as part of their data collection process for updating the Strategic Plan. Completed surveys can be sent to [cmartin@twp.ferguson.pa.us](mailto:cmartin@twp.ferguson.pa.us) or dropped off at the Municipal Building.

### 2. REVIEW OF DRAFT OFFICIAL MAP

In October 2017, the Board of Supervisor's adopted the Township's Official Map designed to implement the goals and community vision set forth in the Centre Region Comprehensive Plan. On July 19, 2021, the Board of Supervisors discussed amendments to the Ferguson Township Official Map, specifically focused on the Musser Gap trail connecting Whitehall Road Regional Park to the Gap and Rothrock State Park. Connections to and within Pine Grove Mills were also discussed. Comments from Staff, Planning Commission and the Board of Supervisors are attached to the agenda.

**Staff Recommendation:** That the PGMSAP Committee members review, discuss and provide recommendations for connections to Pine Grove Mills that support the Pine Grove Mills Small Area Plan Implementation goals to be shown on the Official Map.

## VII. OPEN DISCUSSION

## VIII. ADJOURNMENT

**FERGUSON TOWNSHIP**  
**Pine Grove Mills Small Area Plan Advisory Committee**  
**Regular Meeting Minutes December 16, 2021 4:00 P.M.**

**I. ATTENDANCE**

The Pine Grove Mills Small Area Plan Advisory Board held its regular meeting on Thursday, December 16, 2021 via Zoom. In attendance were:

**Committee:**

Matt Heller, Chair  
Paul Tomkiel, Vice Chair  
Liz Grove  
Jordon Robb

**Staff**

David Pribulka, Township Manager  
David Modricker, Public Works Director  
Kristina Barrett, Community Planner  
Ron Seybert, Township Engineer

Others in attendance: Rob Watts, McCormick Taylor; Laura Dininni

**II. CALL TO ORDER**

The Pine Grove Mills Small Area Plan Advisory Board was called to order on Thursday December 16, 2021 at 4:01 pm.

**III. CITIZENS INPUT**

No Citizen's Input was heard.

**IV. APPROVAL OF MINUTES**

**a. October 28, 2021 Regular Meeting Minutes**

Mr. Tomkiel noted that Ms. Dininni should not be listed as a member of the committee. Motion to approve the October 28, 2021 Regular Meeting minutes was made by Mr. Tomkiel. Mr. Heller seconded the motion. Minutes are approved as amended.

**V. SPECIAL REPORTS**

**a. TRANSPORTATION MOBILITY STUDY UPDATE – ROB WATTS, MCCORMICK TAYLOR**

Mr. Modricker introduced the topic by noting that, while the warrants for a signalized intersection were not met, other subject projects in the Mobility Study may address the safety concerns. Mr. Watts presented an update on the Pine Grove Mills Transportation Mobility Study. The presentation focused on the traffic signal warrant study analysis and results. Discussion followed focusing on the warrant analysis, intersection lighting, and pedestrian safety.

Other improvements focusing on pedestrian orientation and community gathering spaces considered as part of the Small Area Plan were reviewed by Mr. Watts. Mr. Robb noted he would like to see more aesthetic improvements and streetscape enhancements as part of this project. Mr. Heller noted that the "small town" feel of the intersection is critical to making the revitalization of Pine Grove Mills a success. An open house on the Mobility Study is tentatively scheduled for February with an exact date to be determined.

**VI. UNFINISHED BUSINESS**

**a. PINE GROVE MILLS SMALL AREA PLAN IMPLEMENTATION PLAN UPDATE**

*Land Use/Regulatory* – No updates. Mr. Robb had to leave the meeting early.

*Community Engagement/Events* – Ms. Grove reported on the Hometown Holiday Market at Pine Grove Hall. Over 200 people were in attendance. She noted that she will consider having another market in conjunction with next year's Route 45 Getaways!

*History/Heritage* – Mr. Tomkiel noted that there is an update to the Strategic Plan underway in the Township. Ms. Grove noted that the grandson of the builder of Pine Grove Hall reached out to her with some photos and perhaps some items to contribute to Pine Grove Hall. Kathy Herr, former proprietor of Old Oak Tavern, has also approached her about contributing some artifacts.

*Public Infrastructure/Multimodal Transportation* – Mr. Tomkiel reiterated the work on the presentation provided by McCormick Taylor.

*Economic Development* – Mr. Heller discussed some potential involvement of the State College Downtown Improvement District and 3 Dots.

Ms. Dininni added that the Township is updating its Recreation, Parks, and Open Space Plan, and that there is a survey open online to get community feedback on the document.

## **VII. NEW BUSINESS**

### **a. FERGUSON TOWNSHIP OFFICIAL MAP AMENDMENT – KRISTINA BASSETT**

Ms. Bassett introduced the Official Map update and its application in Pine Grove Mills. Noted was the connection of the bike path from Nixon Road to Ferguson Township Elementary School, as well as Sports Road, which is a private road that connects to Pine Grove Road. A private lot which is currently condemned is also displayed on the Official Map for future public use.

### **b. CECIL IRVIN PHASE IA DEVELOPMENT UPDATE**

Mr. Pribulka introduced the topic and updated the Committee on the status of the development of Cecil Irvin Park. Ms. Grove introduced a new game called Pétanque and suggested considering it in the development of the Phase IA of Cecil Irvin Park in 2023. Staff will consider incorporating the amenity into the scope of work considered for next year.

## **VIII. OPEN DISCUSSION**

No open discussion items were introduced.

## **IX. STAFF REPORTS**

Mr. Pribulka briefly reviewed the 2022 Operating Budget, which includes funding for multimodal streetscape improvements in Pine Grove Mills, street light upgrades, and digital radar signs for speed control. Mr. Tomkiel asked staff to consider making the signage in the school zone to alert vehicles more prominent or noticeable. The Manager will discuss with the Township Engineer.

## **X. ADJOURNMENTS**

The next meeting of the Pine Grove Mills Small Area Plan will be held on January 27, 2022 at 4:00 p.m. Having no further business to attend to, the meeting was adjourned at 6:00 p.m.

---

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



DATA-DRIVEN MUNICIPAL CONSULTANTS

## FERGUSON TOWNSHIP, CENTRE COUNTY



## RESIDENT SURVEY

Q1. What is your first name?

---

Q2. What is your last name?

---

Q3. What is your email address?

---

Q4. To begin, how long have you lived in Ferguson Township?

1. Less than 1 year \_\_\_\_\_
2. 1 to 3 years \_\_\_\_\_
3. 4 to 6 years \_\_\_\_\_
4. 7 to 10 years \_\_\_\_\_
5. 11 to 15 years \_\_\_\_\_
6. 16 to 20 years \_\_\_\_\_
7. 20 or more years \_\_\_\_\_
8. Prefer not to answer \_\_\_\_\_

Q5. How likely would you be to recommend Ferguson Township to friends or family looking to move into the area?

1. 0 – not likely at all \_\_\_\_\_
2. 1 \_\_\_\_\_
3. 2 \_\_\_\_\_
4. 3 \_\_\_\_\_
5. 4 \_\_\_\_\_
6. 5 - neutral \_\_\_\_\_
7. 6 \_\_\_\_\_
8. 7 \_\_\_\_\_
9. 8 \_\_\_\_\_
10. 9 \_\_\_\_\_
11. 10 – highly likely \_\_\_\_\_

Q6. Please explain why you chose your answer in Q5.

---

---

---

Q7. If you had to describe Ferguson Township to someone, what would you say?

---

---

---

Q8. If you pictured a perfect Ferguson Township five years from now, what would it look like?

---

---

---

Q9. Based on the following ***economic*** issues, please rank the following from 1-7 in terms of importance (1 being most important). If an item is not in your top 7 ranking, please leave it blank.

- Financial stability of the township\_\_\_\_\_
- Long-term economic sustainability\_\_\_\_\_
- Reduced poverty\_\_\_\_\_
- More small businesses\_\_\_\_\_
- A vibrant business community\_\_\_\_\_
- More art and cultural opportunities\_\_\_\_\_
- Preservation of farmland\_\_\_\_\_

Q10. Based on the following ***community*** issues, please rank the following from 1-6 in terms of importance (1 being most important). If an item is not in your top 6 ranking, please leave it blank.

- A prosperous community\_\_\_\_\_
- Citizen advisory boards\_\_\_\_\_
- Engaged and involved community\_\_\_\_\_
- Residents living and working in the township\_\_\_\_\_
- Access to recovery/support programs such as AA, NA\_\_\_\_\_
- Access to recreational opportunities (Trails, parks, open space)\_\_\_\_\_

Q11. Based on the following ***infrastructure*** issues, please rank the following from 1-7 in terms of importance (1 being most important). If an item is not in your top 7 ranking, please leave it blank.

- A light rail system\_\_\_\_\_
- Connectivity to Penn State University, other municipalities, residents\_\_\_\_\_
- Multi-modal transportation options\_\_\_\_\_
- Centralized town square\_\_\_\_\_
- Newly paved roads\_\_\_\_\_
- Improved traffic signals\_\_\_\_\_
- Infrastructure to improve internet speeds and/or township wide Wi-Fi access\_\_\_\_\_
- Infrastructure to improve mobile phone connectivity across carriers\_\_\_\_\_

Q12. Based on the following ***housing*** issues, please rank the following from 1-5 in terms of importance (1 being most important). If an item is not in your top 5 ranking, please leave it blank.

- Clean, well-maintained businesses and residential properties\_\_\_\_\_
- Mixed housing in neighborhoods\_\_\_\_\_
- Variety of housing types (single family, duplex, house, apartments)\_\_\_\_\_
- Well-built housing\_\_\_\_\_
- Accessible housing (for people with disabilities)\_\_\_\_\_



Q13. Based on the following ***safety*** issues, please rank the following from 1-6 in terms of importance (1 being most important). If an item is not your top 6 ranking, please leave it blank.

- Increased police force\_\_\_\_\_
- Decreased police force\_\_\_\_\_
- Increased fire and medical personnel\_\_\_\_\_
- Decreased fire and medical personnel\_\_\_\_\_
- Increased neighborhood watch programs\_\_\_\_\_
- Improved emergency communications\_\_\_\_\_

Q14. Based on the following ***environmental*** issues, please rank the following from 1-7 in terms of importance (1 being most important). If an item is not in your top 7 ranking, please leave it blank.

- Increased conserved and preserved land\_\_\_\_\_
- More support for diversified agriculture\_\_\_\_\_
- Partnership between the township and industry to promote alternative energy\_\_\_\_\_
- A government focused on carbon reduction and support of renewable energy\_\_\_\_\_
- Incentives for business adopting sustainable practices\_\_\_\_\_
- Tax rebates for energy upgrades for residential properties\_\_\_\_\_
- Tax rebates for energy upgrades for commercial properties\_\_\_\_\_

Q15. Based on the following government issues, please rank the following from 1-6 in terms of importance (1 being most important). If an item is not in your top 6, please leave it blank.

- Use of state legislation to address and make new policies\_\_\_\_\_
- Regionalization of essential services\_\_\_\_\_
- Scientifically informed decision making\_\_\_\_\_
- Transparency of government deliberations\_\_\_\_\_
- Increased community representation\_\_\_\_\_
- Visibility of government officials within the community\_\_\_\_\_

Q16. What, if anything, other than the previous questions answered that you feel the Township should address?

---

---

---

Q17. What would you like to see more of in Ferguson Township?

---

---

---

Q18. What would you like to see less of in Ferguson Township?

---

---

---

Q19. Ferguson Township is appealing to young families

1. Completely agree \_\_\_\_\_
2. Somewhat agree \_\_\_\_\_
3. Neither agree nor disagree \_\_\_\_\_
4. Somewhat disagree \_\_\_\_\_
5. Completely disagree \_\_\_\_\_

Q20. Ferguson Township is appealing to families with teenage children

1. Completely agree \_\_\_\_\_
2. Somewhat agree \_\_\_\_\_
3. Neither agree nor disagree \_\_\_\_\_
4. Somewhat disagree \_\_\_\_\_
5. Completely disagree \_\_\_\_\_

Q21. Ferguson Township is appealing to young families

1. Completely agree \_\_\_\_\_
2. Somewhat agree \_\_\_\_\_
3. Neither agree nor disagree \_\_\_\_\_
4. Somewhat disagree \_\_\_\_\_
5. Completely disagree \_\_\_\_\_

Q22. Ferguson Township is a good place to retire

1. Completely agree \_\_\_\_\_
2. Somewhat agree \_\_\_\_\_
3. Neither agree nor disagree \_\_\_\_\_
4. Somewhat disagree \_\_\_\_\_
5. Completely disagree \_\_\_\_\_

Q23. Ferguson Township has a variety of employment opportunities

1. Completely agree \_\_\_\_\_
2. Somewhat agree \_\_\_\_\_
3. Neither agree nor disagree \_\_\_\_\_
4. Somewhat disagree \_\_\_\_\_
5. Completely disagree \_\_\_\_\_

Q24. Ferguson Township is appealing to empty nesters

1. Completely agree \_\_\_\_\_
2. Somewhat agree \_\_\_\_\_
3. Neither agree nor disagree \_\_\_\_\_
4. Somewhat disagree \_\_\_\_\_
5. Completely disagree \_\_\_\_\_

Q25. Ferguson Township has adequate activities for children

1. Completely agree \_\_\_\_\_
2. Somewhat agree \_\_\_\_\_
3. Neither agree nor disagree \_\_\_\_\_
4. Somewhat disagree \_\_\_\_\_
5. Completely disagree \_\_\_\_\_

Q26. Taxes in Ferguson Township are reasonable

1. Completely agree \_\_\_\_\_
2. Somewhat agree \_\_\_\_\_
3. Neither agree nor disagree \_\_\_\_\_
4. Somewhat disagree \_\_\_\_\_
5. Completely disagree \_\_\_\_\_

Q27. I feel that the services provided to me are a good public value.

1. Completely agree \_\_\_\_\_
2. Somewhat agree \_\_\_\_\_
3. Neither agree nor disagree \_\_\_\_\_
4. Somewhat disagree \_\_\_\_\_
5. Completely disagree \_\_\_\_\_

Q28. Ferguson Township welcomes families of various ethnic and cultural backgrounds

1. Completely agree \_\_\_\_\_
2. Somewhat agree \_\_\_\_\_
3. Neither agree nor disagree \_\_\_\_\_
4. Somewhat disagree \_\_\_\_\_
5. Completely disagree \_\_\_\_\_

Q29. Ferguson Township has a low crime rate

1. Completely agree \_\_\_\_\_
2. Somewhat agree \_\_\_\_\_
3. Neither agree nor disagree \_\_\_\_\_
4. Somewhat disagree \_\_\_\_\_
5. Completely disagree \_\_\_\_\_

Q30. The current housing market is strong

1. Completely agree \_\_\_\_\_
2. Somewhat agree \_\_\_\_\_
3. Neither agree nor disagree \_\_\_\_\_
4. Somewhat disagree \_\_\_\_\_
5. Completely disagree \_\_\_\_\_

Q31. There are pet friendly activities in Ferguson Township

1. Completely agree \_\_\_\_\_
2. Somewhat agree \_\_\_\_\_
3. Neither agree nor disagree \_\_\_\_\_
4. Somewhat disagree \_\_\_\_\_
5. Completely disagree \_\_\_\_\_

Q32. I feel safe in Ferguson Township

1. Completely agree \_\_\_\_\_
2. Somewhat agree \_\_\_\_\_
3. Neither agree nor disagree \_\_\_\_\_
4. Somewhat disagree \_\_\_\_\_
5. Completely disagree \_\_\_\_\_

Q33. Which of the following best describes your age?

1. Under 18 \_\_\_\_\_
2. 18 – 24 \_\_\_\_\_
3. 25 – 34 \_\_\_\_\_
4. 35 – 44 \_\_\_\_\_
5. 45 – 54 \_\_\_\_\_
6. 55 – 64 \_\_\_\_\_
7. 65+ \_\_\_\_\_
8. Prefer not to answer \_\_\_\_\_

Q34. Which of the following best describes your gender?

1. Male \_\_\_\_\_
2. Female \_\_\_\_\_
3. Non-Binary \_\_\_\_\_
4. Prefer not to answer \_\_\_\_\_
5. Other \_\_\_\_\_

Q35. Which of the following best describes your current employment status?

1. Employed Full-Time \_\_\_\_\_
2. Employed Part-Time \_\_\_\_\_
3. Student \_\_\_\_\_
4. Retired \_\_\_\_\_
5. Stay at home parent \_\_\_\_\_
6. Unemployed but seeking work \_\_\_\_\_
7. Unemployed but not seeking work \_\_\_\_\_
8. Other \_\_\_\_\_

Q36. Do you have any children in the household under the age of 18?

1. Yes \_\_\_\_\_
2. No \_\_\_\_\_
3. Prefer not to answer \_\_\_\_\_

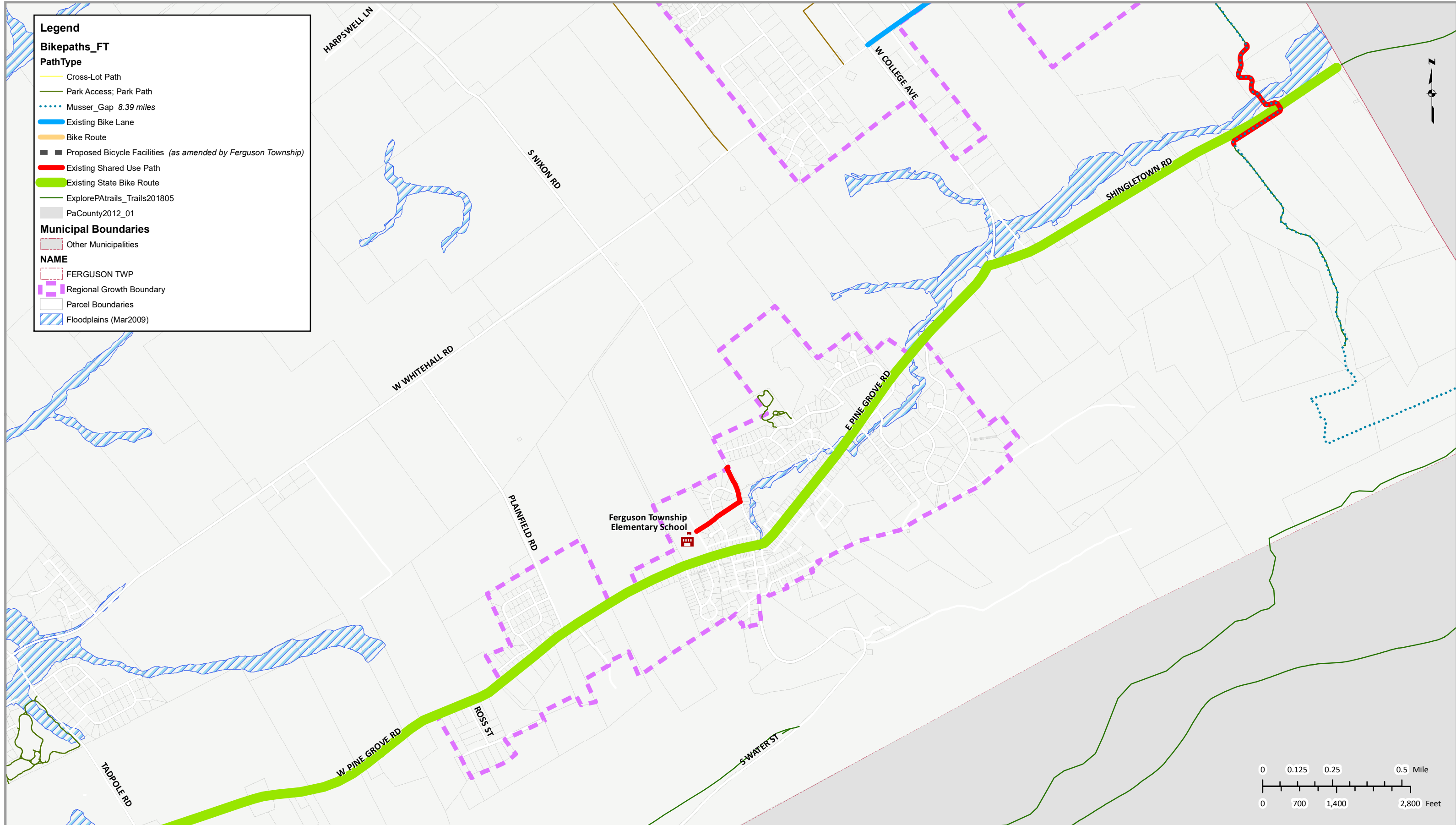
Q37. Which of the following best describes your race?

1. White/Caucasian \_\_\_\_\_
2. Black/African-American \_\_\_\_\_
3. Asian \_\_\_\_\_
4. Hispanic \_\_\_\_\_
5. Pacific Islander \_\_\_\_\_
6. Two or more races \_\_\_\_\_
7. Prefer not to answer \_\_\_\_\_
8. Other \_\_\_\_\_



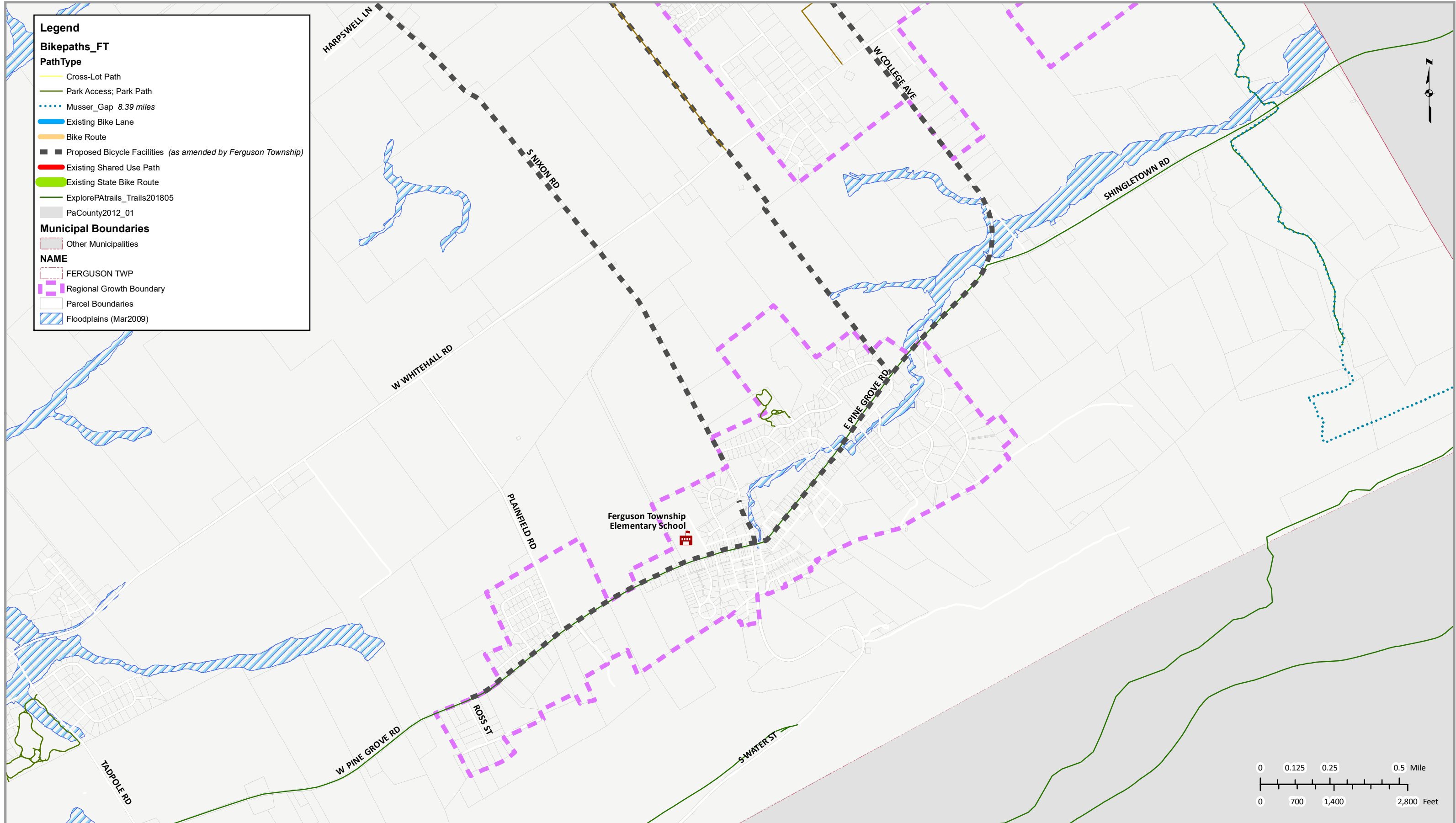
# OFFICIAL MAP PGM Discussion

## Existing Bike Facilities





# OFFICIAL MAP PGM Discussion Proposed Bike Facilities







# OFFICIAL MAP DRAFT

- Landmarks**
- ★ Ferguson Township Municipal Building
  - 🏫 Ferguson Township Elementary School
  - 🏛️ Historic Site (per National Register of Historic Places)

- Proposed Facilities**
- Proposed Roads
  - Proposed Bicycle Facilities\*
  - 🚒 Future Fire Station
  - 🌳 Proposed Parkland
  - 🟢 Proposed Township Land Acquisition

- Existing Municipal Facilities**
- 💧 Wells
  - 🚶 Musser Gap Greenway & Trail
  - 🛣️ Streets
  - 🚶 Sidewalks
  - 🚲 Existing Bike Lane
  - 🚲 Local Bike Route
  - 🚲 Existing Shared Use Path
  - 🚲 Existing State Bike Route
  - 🏠 Township-Owned Property
  - 🌳 Parks

- Boundary Lines & Natural Features**
- 🟡 Regional Growth Boundary
  - 🏠 Parcels
  - 📏 Municipal Boundaries
  - 🌊 Floodplains

- Parcels Included in PACE Agricultural Easements**  
(Centre County's Purchase of Agricultural Conservation Easement [PACE] Program)
- 🌳 Halfmoon OSPP
  - 🟡 Pending Purchase
  - 💧 ClearWater
  - 🟢 Purchased

\* Per the Centre Regional Planning Agency (CRPA) Regional Bike Plan, as amended May 23, 2016. Proposed Bicycle Facilities are shown as amended by Ferguson Township on 7/25/2017.

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL MAP OF THE TOWNSHIP OF FERGUSON REFERRED TO IN SECTION \_\_\_ OF ORDINANCE \_\_\_ OF THE TOWNSHIP OF FERGUSON, CENTRE

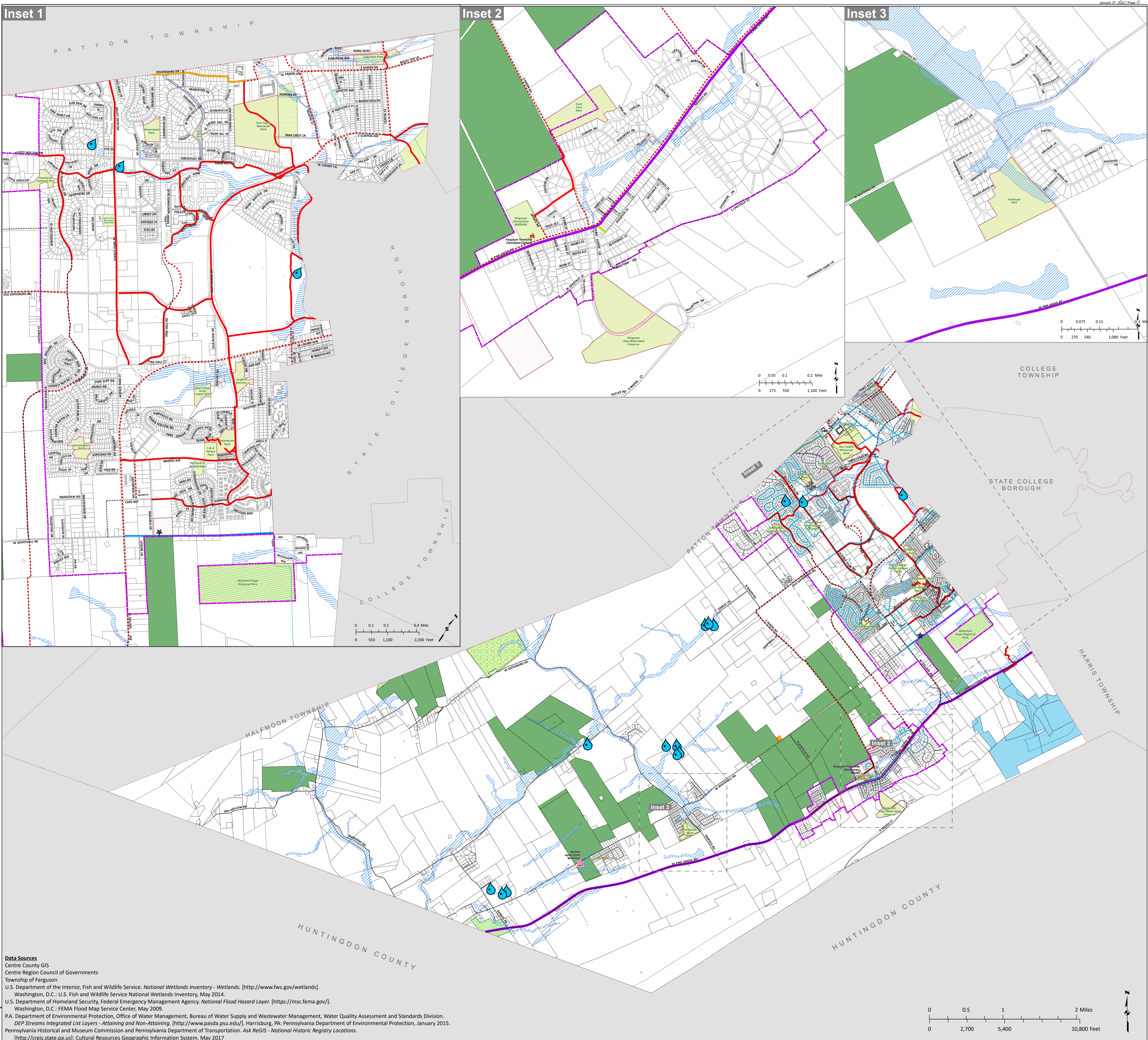
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

BOARD OF SUPERVISORS \_\_\_\_\_ DATE \_\_\_\_\_

TOWNSHIP MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

Map Date: 7/26/2017

Ferguson Township Municipal Building  
3147 Research Drive · State College, PA · 16801  
(814) 238-4651 · www.twp.ferguson.pa.us



**Data Sources**  
 Centre County GIS  
 Centre Region Council of Governments  
 Township of Ferguson  
 U.S. Department of the Interior, Fish and Wildlife Service. *National Wetlands Inventory - Wetlands*. [http://www.fws.gov/wetlands]. Washington, D.C.: U.S. Fish and Wildlife Service National Wetlands Inventory, May 2014.  
 U.S. Department of Homeland Security, Federal Emergency Management Agency. *National Flood Hazard Layer*. [https://msc.fema.gov/]. Washington, D.C.: FEMA Flood Map Service Center, May 2009.  
 PA. Department of Environmental Protection, Office of Water Management, Bureau of Water Supply and Wastewater Management, Water Quality Assessment and Standards Division. *DEP Streams Integrated List Layers - Attaining and Non-Attaining*. [http://www.pasda.psu.edu/]. Harrisburg, PA: Pennsylvania Department of Environmental Protection, January 2015.  
 Pennsylvania Historical and Museum Commission and Pennsylvania Department of Transportation. *Ask ReGIS - National Historic Registry Locations*. [http://crgis.state.pa.us]: Cultural Resources Geographic Information System, May 2017

