



TOWNSHIP OF FERGUSON

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**Pine Grove Mills Small Area Plan Advisory Committee
Regular Meeting Agenda
Thursday, December 16, 2021
4:00 p.m.**

<https://us02web.zoom.us/j/82033558920>

I. CALL TO ORDER

II. CITIZEN'S INPUT

III. APPROVAL OF MINUTES

1. October 28, 2021 Pine Grove Mills Small Area Plan Advisory Committee Minutes

IV. SPECIAL REPORTS

1. Pine Grove Mills Transportation Mobility Study Update – Rob Watts, McCormick Taylor; Dave Modricker, Director of Public Works; and Ron Seybert, Township Engineer

V. UNFINISHED BUSINESS

1. PINE GROVE MILLS SMALL AREA PLAN IMPLEMENTATION PLAN UPDATE

10 minutes

Narrative

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 - Robb
- Community Engagement/Events - Grove
- History and Heritage - Holliday
- Public Infrastructure/Multimodal Transportation - Tomkiel
- Economic Development - Heller

Others offered to serve as “co-champions” for certain categories, as well. Chairman 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](#)

Staff Recommendation

That the Committee **discuss** the PGM SAP Implementation Plan.

VI. NEW BUSINESS

1. FERGUSON TOWNSHIP OFFICIAL MAP AMENDMENT

20 minutes

Kristina Bassett, Community Planner

Narrative

Planning & Zoning staff has been updating the Ferguson Township Official Map at the request of the Board of Supervisors. An Official Map is a planning tool that may guide the Township in its decision-making with respect to land use regulations, acquisition of property for public use, and general planning efforts. Some of the proposed amendments are in the Village of Pine Grove Mills, and should be viewed in the context of the Small Area Plan. Kristina Bassett will introduce the item and review the relevant areas for discussion by the Small Area Plan Advisory Committee. Like a Small Area Plan, an Official Map is for planning purposes and does not inherently change a property's permitted uses, dimensional constraints, public accessibility, or other features. If a property is designated for public use on an Official Map, there is a one-year suspension of the review period for subdivision and land development proposals once submitted, during which the Township may acquire the property if desired through fee simple negotiations or through the Eminent Domain process, if otherwise permitted by law. Provided with the agenda are several attachments to help facilitate the discussion, and linked below is the current Ferguson Township Official Map. It is worth noting that this is separate and distinct from the Zoning Map.

[Ferguson Township Official Map](#)

Staff Recommendation

That the Committee **discuss** the Ferguson Township Official Map Amendment

2. CECIL IRVIN PARK PHASE IA DEVELOPMENT UPDATE

20 minutes

David Pribulka, Township Manager

Narrative

Ms. Grove has requested an update on the Phase IA development plans for Cecil Irvin Park. The Township is proposing to submit a grant application to the Department of Conservation and Natural Resources' Community Conservations and Partnerships Program in 2022 for construction in 2023. Amenities in the proposed park include off-street parking, pavilion, and accessible walking path. Also discussed was the introduction of an amphitheater for community events. Ms. Grove has suggested consideration of a pétanque space, which is a French sport akin to bocce ball. An article is linked to below with a further description of the game. Provided with the agenda is the draft site plan from a previous grant application for the park's development. This item is for discussion only and no action is being requested at this time.

<http://www.westphillylocal.com/tag/petanque/>

Staff Recommendation

That the Committee ***discuss*** the Phase IA development plans for Cecil Irvin Park.

VII. OPEN DISCUSSION

VIII. STAFF REPORTS

IX. ADJOURNMENT

FERGUSON TOWNSHIP
Pine Grove Mills Small Area Plan Advisory Committee
Regular Meeting Minutes October 28, 2021 4:00 P.M.

I. ATTENDANCE

The Pine Grove Mills Small Area Plan Advisory Board held its regular meeting on Thursday, October 28, 2021 via Zoom. In attendance were:

Committee:

Matt Heller, Chair
Paul Tomkiel, Vice Chair
Liz Grove
Shannon Holliday
Laura Dininni

Staff

David Pribulka, Township Manager
Jenna Wargo, Planning & Zoning Director
Kristina Barrett, Community Planner

Others in attendance: Lisa Strickland;

II. CALL TO ORDER

The Pine Grove Mills Small Area Plan Advisory Board was called to order on Thursday October 28, 2021 at 4:00 pm.

III. CITIZENS INPUT

No Citizen's Input was heard.

IV. APPROVAL OF MINUTES

- a. August 26, 2021 Regular Meeting Minutes
- b. September 23, 2021 Regular Meeting Minutes

Mr. Heller noted that his name was spelled incorrectly in the minutes. The change will be made to correct the spelling. Motion to approve August 26, 2021 and September 23, 2021 Regular Meeting Minutes was made by Mr. Heller. Mr. Tomkiel seconded the motion. The motion carried unanimously.

V. SPECIAL REPORTS – NONE

VI. UNFINISHED BUSINESS

a. TRANSPORTATION MOBILITY STUDY OPEN HOUSE DISCUSSION

Mr. Tomkiel provided a brief overview of the public meeting on the Pine Grove Mills Transportation Mobility Study. The Committee discussed the traffic signal warrant study that the intersection of Pine Grove Road and Water Street. Different traffic calming measures were evaluated and alternative methodologies were explored for signal warrant analyses.

b. PINE GROVE MILLS SMALL AREA PLAN IMPLEMENTATION PLAN UPDATE

Ms. Grove asked for items to post to the Pine Grove Mills social media account. Additionally, she reported about the pop-up markets taking place at Pine Grove Hall. The next will be a holiday market on December 5th from noon to 4:00. The Committee discussed the development of Phase IIA of Cecil Irvin Park and how it helps to advance the objectives of the Small Area Plan. Specifically, the conversation focused on the construction of an amphitheater and different design alternatives. Grant

opportunities were discussed including the Department of Conservation and Natural Resources Community Conservation Partnerships Program and the Happy Valley Adventure Bureau. Mr. Pribulka will schedule a joint meeting with the Ferguson Township Parks and Recreation Committee in January to discuss a scope of work for a grant application and some potential design ideas for an amphitheater. The Committee also discussed incorporating history and heritage into the parkland development.

Mr. Tomkiel reviewed the Transportation Mobility Study in Pine Grove Mills. He encouraged those attending to

VII. OPEN DISCUSSION

Ms. Holliday inquired about whether the Committee would be interested in getting involved in an “Our Town” segment from WPSU. The Committee supported moving forward.

VIII. STAFF REPORTS

The Township Manager provided a verbal report on a meeting that was had with Mr. Jack Rupp where historic photos of the Village were shared. Also, the Manager briefly reported on the budget process and its relevance to Pine Grove Mills.

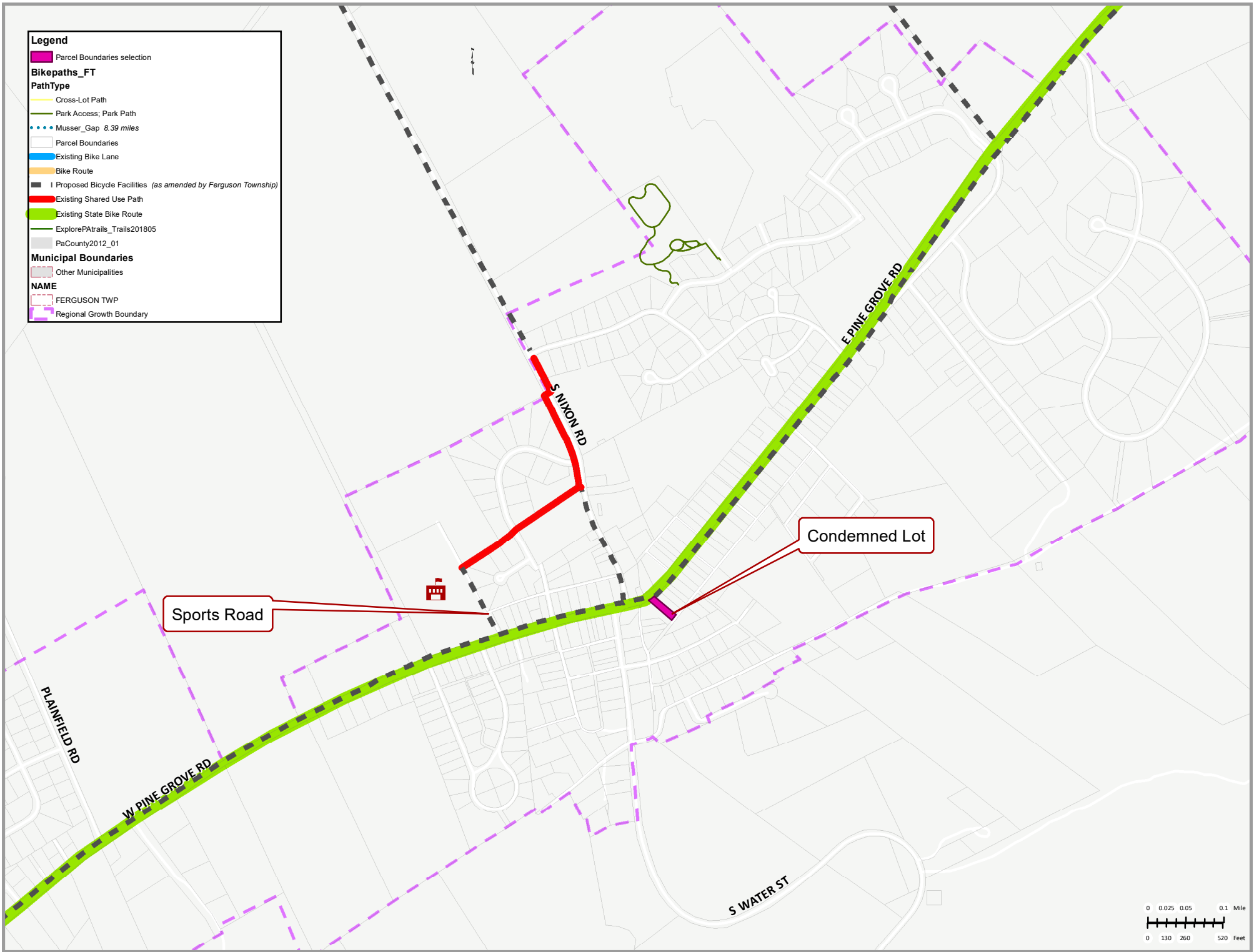
IX. ADJOURNMENTS

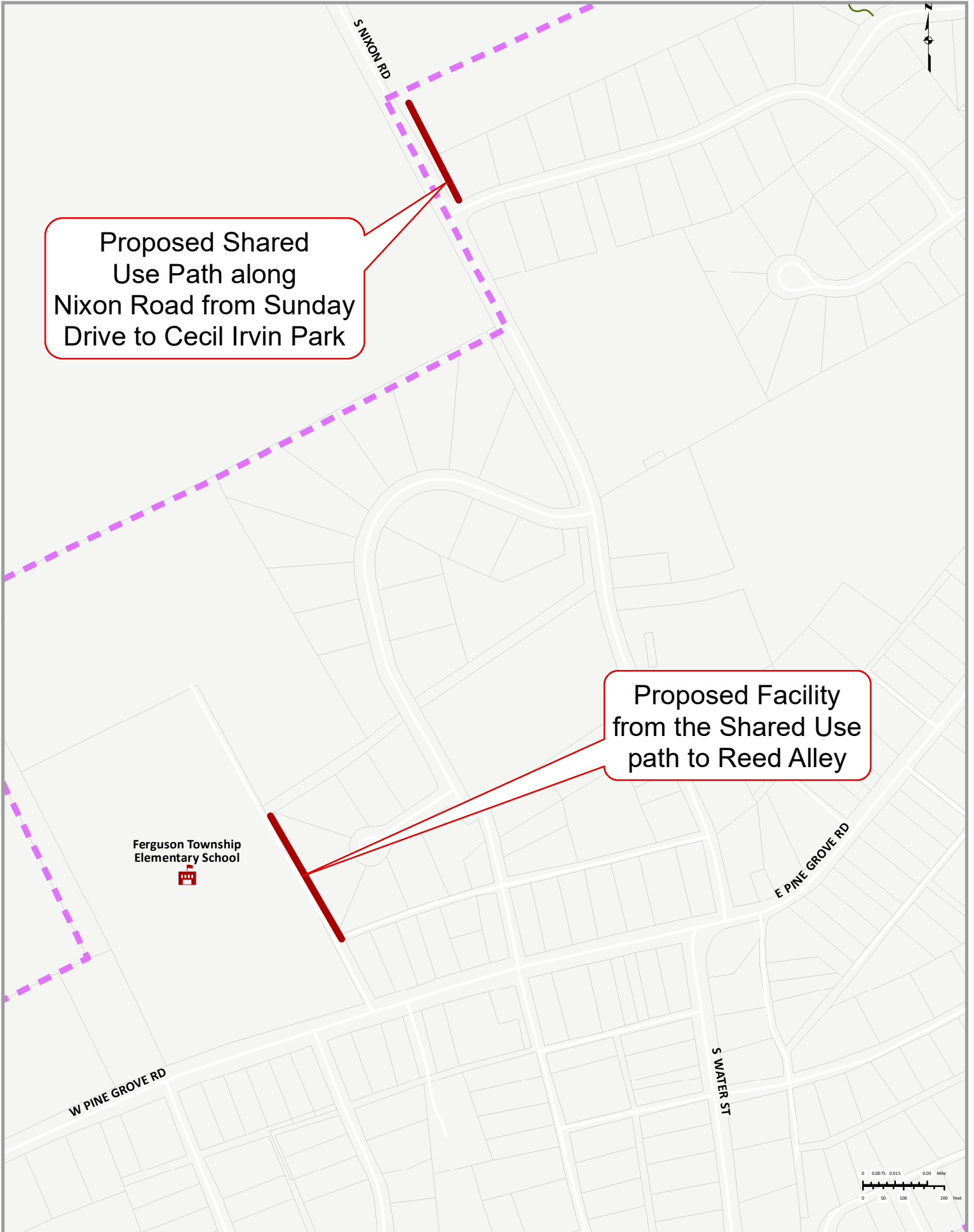
Having no further business to attend to, the meeting was adjourned at 6:00 p.m.

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

Legend

- Parcel Boundaries selection
- Bikepaths_FT**
- PathType**
- Cross-Lot Path
- Park Access; Park Path
- Musser_Gap 8.39 miles
- Parcel Boundaries
- Existing Bike Lane
- Bike Route
- Proposed Bicycle Facilities (as amended by Ferguson Township)
- Existing Shared Use Path
- Existing State Bike Route
- ExplorePAtrails_Trails201805
- PaCounty2012_01
- Municipal Boundaries**
- Other Municipalities
- NAME**
- FERGUSON TWP
- Regional Growth Boundary





Proposed Shared Use Path along Nixon Road from Sunday Drive to Cecil Irvin Park

Proposed Facility from the Shared Use path to Reed Alley

Ferguson Township Elementary School

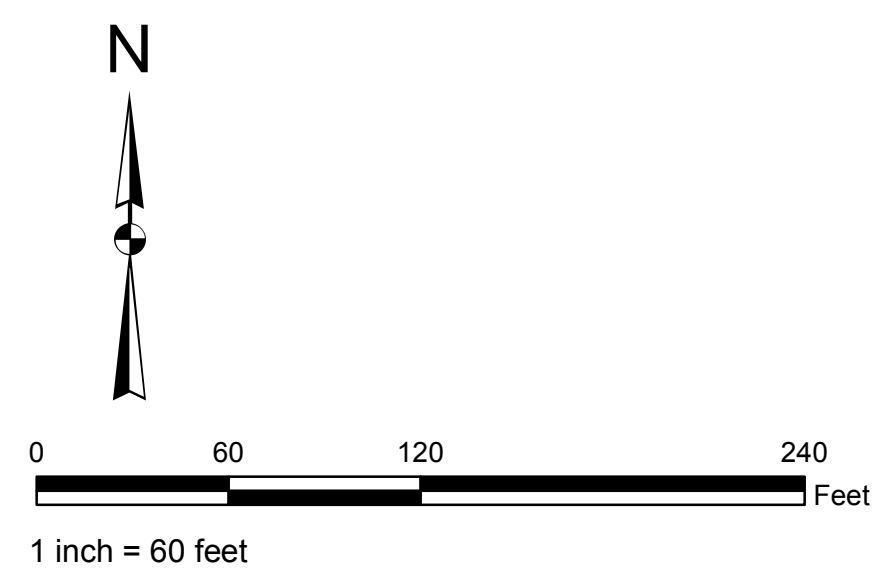
Project Location

Pine Grove Mills

LEGEND

- PROPOSED**
- PROPOSED BITUMINOUS DRIVEWAY
 - PROPOSED CONCRETE CIRCLE
 - PROPOSED CONCRETE EDGING
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED GRASS AREA
 - PROPOSED GRIT PATH/WALKWAY
 - PROPOSED LANDSCAPING
 - PROPOSED PAVILLION
 - PROPOSED PERMIABLE SURFACE/PARKING
 - PROPOSED TREES
- EXISTING**
- EXISTING CONCRETE WALKWAY
 - EXISTING GRASS AREA
 - EXISTING PERGULA
 - EXISTING PLAYGROUND (MULCH)
 - EXISTING BIKE PATH
 - EXISTING TRASH RECEPTACLE
 - EXISTING WATERLINES
 - EXISTING SANITARY
 - EXISTING STORMWATER PIPES
 - EXISTING STORMWATER STRUCTURE
 - EXISTING NEIGHBORHOOD SIDEWALKS
 - EXISTING TREES
- CONTOURS**
- MINOR (2')
 - MAJOR (10')
- SOIL CLASSIFICATION**

NOTE:
 TOPOGRAPHIC DATA WAS OBTAINED FROM LIDAR DATA
 PROPOSED AND FUTURE DATA IS BASED ON THE WESTFIELD/HILLSIDE FARM ESTATES PARK MASTER SITE DEVELOPMENT PLAN PREPARED BY HRG, INC. DATED MARCH 12, 2013
 TOTAL PARK ACREAGE: 17.2 AC.
 TOTAL PROJECT ACREAGE: 4.16 AC.



CECIL IRVIN PARK PHASE 2

SITE DEVELOPMENT PLAN
 FERGUSON TOWNSHIP
 CENTRE COUNTY, PENNSYLVANIA

APPLICANT: FERGUSON TOWNSHIP

