



TOWNSHIP OF FERGUSON

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**Pine Grove Mills Small Area Plan Advisory Committee
Regular Meeting Agenda
Thursday, July 28, 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. May 26, 2022, Regular Meeting

IV. UNFINISHED BUSINESS

1. REVIEW OF THE DRAFT PINE GROVE MILLS SMALL AREA PLAN "CALL TO ACTION" POSTCARD/MAILER

Staff has completed some examples for the PGMSAP "Call to Action" postcard that the Committee requested to be used in its marketing strategy. Provided with the agenda are a couple of 'eye catching' ideas for review by the Committee.

Staff Recommendation: That the PGMSAP review and comment on the drafts provided.

2. VILLAGE DISTRICT BOUNDARY DISCUSSION

Zoning is a tool a community may utilize to regulate the use of land and the location and intensity of development. It is initiated by the adoption of a zoning ordinance designed to protect public health, safety, and welfare and to guide growth. A zoning ordinance consists of two parts—the written ordinance and a map of the various zoning districts.

The text of the zoning ordinance contains community development objectives and necessary technical provisions to regulate the use of land and structures. The text also contains written provisions for bulk, height, area, setback, density, and other standards. The zoning map delineates the boundaries of the specific districts or zones created by the ordinance.

After meeting with Mr. Robb and Mr. Heller, staff reviewed the process the committee should utilize for potentially amending the Village Zoning District. Included in the agenda are maps of the existing zoning districts in and around Pine Grove Mills, as well as the Township's Quick Views for the Rural Residential, Village, and Single-Family Residential zoning districts. Staff has included sections of the Zoning Ordinance that regulates Home Occupations and No-Impact Home-Based Businesses.

Staff is prepared to provide a brief review of permitted uses, existing boundaries and answer any questions the Committee may have. The Committee is being asked to review current use regulations and boundaries and identify if there are any amendments that the Committee would like to recommend to the Planning Commission.

Staff Recommendation: That the Pine Grove Mills Small Area Plan Advisory Committee review the provided materials and discuss potential amendments that will support the implementation of the Pine Grove Mills Small Area Plan.

3. 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 and work program. The following are the categories for each Committee member:

Land Use/Regulatory/Recreation – J. Robb
Community Engagement/Events – L. Grove
History and Heritage – S. Holliday
Public Infrastructure/Multimodal Transportation – P. Tomkiel

Economic Development – M. Heller

Follow the link below to access the web tracker.

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

4. Route 45 Getaways! Update

Liz Grove, Community Engagement/Events

V. NEW BUSINESS

1. SPOTTED LANTERN FLY AWARENESS CAMPAIGN

Paul Tomkiel, Public Infrastructure/Multimodal Transportation

2. LETTER OF SUPPORT

a. PA SENATE BILL 919

Paul Tomkiel, Public Infrastructure/Multimodal Transportation

b. PA HOUSE BILL 1555

Paul Tomkiel, Public Infrastructure/Multimodal Transportation

3. WELCOME LETTER TO KISH BANK

Paul Tomkiel, Public Infrastructure/Multimodal Transportation

VI. Staff Update

1. MFA Requirements for Township ABC Members

VII. OPEN DISCUSSION

VIII. ADJOURNMENT



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**Pine Grove Mills Small Area Plan Advisory Committee
Regular Meeting Minutes
Thursday, May 26, 2022
4:00 p.m.**

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

I. CALL TO ORDER

The Pine Grove Mills Small Area Plan Advisory Committee held its Regular Meeting on Thursday, May 26, 2022, via Zoom. In attendance were:

Committee: Matt Heller, Chair; Paul Tomkiel, Vice Chair; Liz Grove; Jordon Robb; Shannon Holliday

Staff: Jenna Wargo, Director of Planning and Zoning; Kristina Bassett, Community Planner; Liza Ruhf, Planning and Zoning Administrative Assistant

Mr. Heller called the meeting to order at 4:01 p.m.

II. CITIZEN'S INPUT

No citizen's input was heard.

III. APPROVAL OF MINUTES

Mr. Tomkiel moved that the Advisory Committee approve the March 24, 2022, Regular Meeting Minutes. Ms. Grove seconded the motion.

IV. UNFINISHED BUSINESS

1. REVIEW OF THE DRAFT OF PINE GROVE MILLS SMALL AREA PLAN "CALL TO ACTION" POSTCARD/MAILER

Ms. Bassett shared that Ms. Wargo had created the logo and showed the group for review. Ms. Grove discussed ways in which to use the postcards and that they would be useful to advertise the committee. Ms. Bassett stated that she was unsure as to Ms. Wargo's vision, but that they could be event specific.

2. 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/Recreation – J. Robb

- Mr. Robb discussed the Village District Boundary and the request from Mr. A. Zahakian, as Mr. Zahakian would be developing new property in the Village and wanted to incorporate the potential for a home business in each residence. They questioned what that would entail as far as zoning. Mr. Robb would explore the idea further with Ferguson Township, including the extent of the expansion of the Village District and the possibility of adding an overlay zone.
- Mr. Tomkiel expressed his concern regarding residents who might be opposed to the idea and the need to promote the benefits of such to the Village. They discussed addressing common concerns with the language in the potential future zoning and presenting it to the community at a public meeting before it would get to the development stage.
- Ms. Wargo pointed out that a Home Occupation Ordinance already existed. Mr. Robb suggested that the district could be extended first and then the potential for property use for home business addressed. Ms. Wargo also pointed out that an overlay would be more restrictive.
- Mr. Heller enquired about the path to discuss plans with the Board of Supervisors and get it on the agenda. Ms. Wargo discussed what their intent would be and if it would involve the district boundary, then they would want to meet with the Planning Commission. Ms. Wargo continued that Planning and Zoning handled Pine Grove Mills Advisory Committee and Planning Commission, so it might be better to let the Board know that they would be requesting a joint meeting. Mr. Robb asked to add the creation of a list of topics for such a meeting to the Agenda of the Pine Grove Mills Advisory Committee. Ms. Wargo would add it to the Agenda as a continued item.

Community Engagement/Events – L. Grove

- Ms. Grove reported that Hops and Hymns at Pine Grove Hall would occur on the fourth Sunday of each month.
- Ms. Grove reported that they had received a grant from Happy Valley Adventures in the amount of Two Thousand (\$2000) Dollars approximately for three (3) poles and footers for banners to go across the road.
- Mr. Heller provided a count of the lampposts in the Village; there were thirty-nine (39) lampposts, including those at the church, 11 having extensions for banners, which left 28 without. Eleven (11) were along Pine Grove Road and ten (10) were along Nixon Road. Themes for flags could be the seasons, with Farmers Market representing summer. Mr. Heller discussed placing flags on half of the lampposts on Nixon and all of those on Pine Grove, so that would be sixteen (16) spots.
- Ms. Bassett reported that she would follow up with Ms. Wargo regarding pricing for banners.

History and Heritage – S. Holliday

- Ms. Holliday reported that everything was going well and she had nothing to add.
- Ms. Holliday reported that Ms. Zeigler had not touched base with her and that she could reach out to her.
- Mr. Heller informed the Committee about a group of historians in Bellefonte who offered historical walking tours and perhaps Ms. Holliday could contact them to see if they might be interested in coming to Pine Grove Mills to discuss the history/uniqueness of the area. Ms. Grove reported that the name of the group was Local Historia.

Public Infrastructure/Multimodal Transportation – P. Tomkiel

- Mr. Tomkiel reported that he had not received the updated file for the Mobility Study from the consultant Mr. Watts.
- Ms. Bassett reported that they had met and that they had discussed items regarding mobility and had ranked them; one item that they had insisted upon had been parking, in addition to

the blinking light intersection and roundabouts. The larger roundabout would be prohibitive due to cost. Ms. Bassett would send out the link to the Board Meeting.

- Mr. Tomkiel discussed putting solar energy for the community on the next agenda. He also reported that he had not heard back from Black Bear Fiber.

Economic Development – M. Heller

- Mr. Heller reported that he had not heard anything regarding the bank property, but would continue to enquire.
- Mr. Heller discussed the mural and restrictions concerning size. Ms. Wargo reported that murals fell under the sign ordinance and that if one would be larger than the permitted three hundred (300) square feet, it might just need a permit, as long as it would meet the other requirements pertaining to text, not being used for commercial advertising, and persisting for a minimum of two (2) years. Ms. Wargo reported that they would need to discuss such with Mr. Ressler, the Zoning Administrator, regarding the process if it were over the three hundred (300) square feet. Ms. Wargo suggested that they call for artists and take applications. Mr. Robb stated that they needed to develop a call for artists! Mr. Heller would reach out to **Joanie**, so that she might join the next meeting.

Follow the link below to access the web tracker:

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

V. NEW BUSINESS

No new business was introduced.

VI. OPEN DISCUSSION

- Mr. Tomkiel reported that he had informed the Terraced Streetscape District that he was an elected/appointed person in the Township.
- Mr. Heller announced that there would be a picnic for the ABCs on June 2, 2022, at Tudek Park.
- Mr. Tomkiel announced that the Farmers Market would be in 2 weeks on June 9, 2022.
- Mr. Robb reported that he had participated in Shaver's Creek bird walk and they had counted fifty-two (52) bird species in Pine Grove Mills!

VII. ADJOURNMENT

Mr. Robb moved to adjourn the Pine Grove Mills Small Area Plan Advisory Committee Regular Meeting. **Ms. Grove** seconded the motion at 6:03 p.m.

An idea is formed
in our **head** and
comes from the
heart. Each of
us can make a
difference, and
together we can do
great things.

This is the Pine
Grove Mills Advisory
Committee.



**When
ideas
collide,
good
things
happen.**



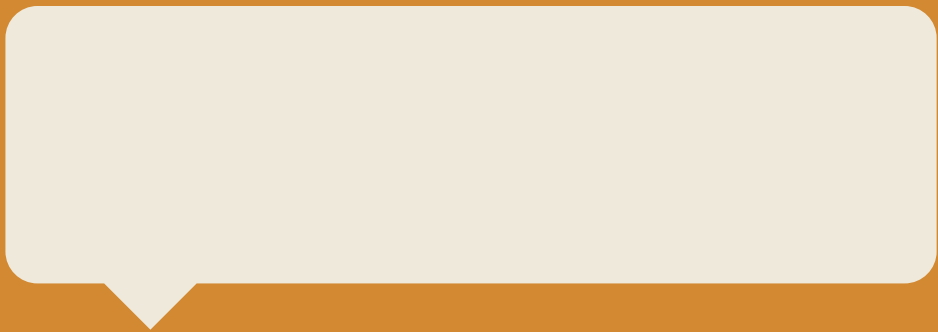


**proud of our past.
planning for our future.**

<https://www.twp.ferguson.pa.us/PineSAP>



I want



in Pine Grove Mills.



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Pine Grove Mills Advisory Committee



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SPEAK
UP PGM



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SPEAK UP

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ZONING

27 Attachment 11

Township of Ferguson

[Amended by Ord. No. 11/16/2020]

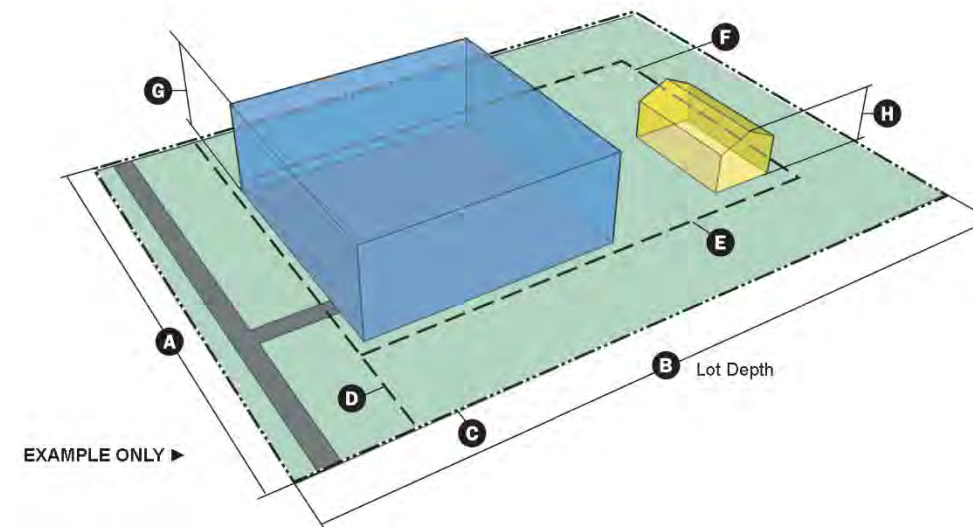
§ 27-205.11 – District – Village (V)

AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Community Gardens	P
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
1	Park and Outdoor Recreational Facilities, Community, Public	P
2	Single-Family Detached Dwellings	P
3	Single-Family Attached Dwellings	P
3	Single-Family Semi-Detached Dwellings	P
3	Two-Family Dwellings	P
3	Personal Care Homes, Small	P
3	Group Homes	P
4	Automobile Service Stations and Garages	P
4	Business, Professional and Financial Offices	P
4	Child/Day Care Centers	P
4	Cideries	P
4	Clinics and Medical and Dental Offices	P
4	Convenience Food Stores	C
4	Eating and Drinking Establishments, Sit-Down	P
4	Eating and Drinking Establishments, Takeout	P
4	Grocery Stores	P
4	Health and Athletic Clubs	P
4	Laundromats	P
4	Micro-Distillery/Brewery (Beverage Production Facilities)	P
4	Personal Service Establishments	P
4	Retail Establishments, General	P
4	Studios for Instruction in Music, Performing Arts and Visual Media	P
4	Wineries	P
5	Emergency Services	P
5	Essential Services – Type 1	P
5	Places of Assembly, Neighborhood	P
5	Places of Assembly, Community	P

Use	ACCESSORY USES				
	Area and Bulk Categories				
	1	2	3	4	5
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P	P
Bed and Breakfast (1-3 rooms)		P			
Bed and Breakfasts (10 rooms max.)		C			
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P	P
Community Garden	P	P	P	P	P
Family Child-Care Homes		P	C		
Food Trucks	P	P	P	P	P
General Storage to include Boat and RVs					P
Home-Based Business, No-Impact		P	P		
Home Occupation – Type 1		P	P		C
Raising of Chickens			P		

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	3	4	5	
Minimum	Lot Size	1 acre	7,500 sf	4,250 sf per unit	7,500 sf	n/a	
	Lot Width	at Building Setback Line	75 feet	50 feet	50 feet	25 feet	60 feet
		at Street Line	75 feet	50 feet	50 feet	25 feet	60 feet
	Setback	Front Yard, for Principal Use on Local/Collector Street	50 feet	0 feet	0 feet	0 feet	50 feet
		Front Yard, for Principal Use on Arterial Street	50 feet	0 feet	0 feet	0 feet	50 feet
		Side Yard, for Principal Use	30 feet	3 feet	3 feet	3 feet	75 feet
		Rear Yard, for Principal Use	50 feet	20 feet	20 feet	20 feet	50 feet
		Accessory Structure (All Sides)	20 feet	5 feet	5 feet	5 feet	20 feet
Maximum	Height	Principal Structure	40 feet	40 feet	40 feet	40 feet	40 feet
		Accessory Structure	24 feet	24 feet	24 feet	24 feet	24 feet
	Coverage	Building	n/a	45%	45%	45%	30%
Impervious Surface		30%	75%	75%	75%	50%	

- AREA AND BULK CATEGORIES:**
- 1 – conservation and recreation activities
 - 2 – single-family detached dwellings
 - 3 – other residential uses
 - 4 – commercial uses
 - 5 – institutional and governmental uses



P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception

ZONING

27 Attachment 5

Township of Ferguson

[Amended by Ord. No. 11/16/2020]

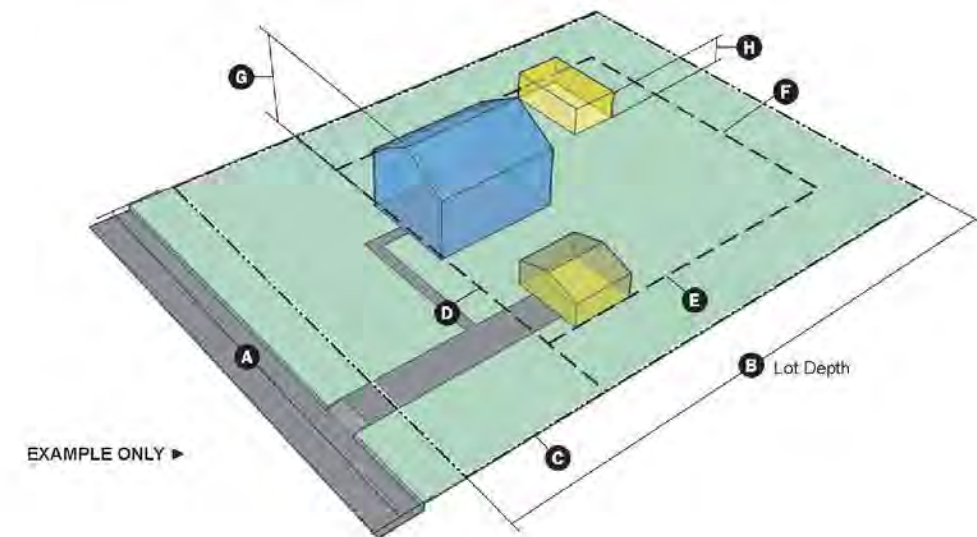
§ 27-205.5 – District – Single Family Residential (R1)

AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
2	Single-Family Detached Dwellings	P
3	Group Homes	P
3	Model Homes	C
4	Community Garden	P
4	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
4	Park and Outdoor Recreational Facilities, Community, Public	P
4	Places of Assembly, Community	P
4	Schools, Public or Private	C
5	Emergency Services	P
5	Essential Services – Type 1	P

Use	ACCESSORY USES				
	Area and Bulk Categories				
	1	2	3	4	5
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P	P
Bed and Breakfast (1-3 rooms)	P				
Building- and Ground-Mounted Solar Systems	P	P	P	P	P
Building- and Ground-Mounted Wind Systems	C	C	C	C	C
Community Garden	P	P	P	P	P
Family Child-Care Homes		P			
Farm Markets	P			P	
Group Child-Care Homes		C			
Home-Based Business, No-Impact (including Farm-Based Business, No Impact)		P			
Home Occupation – Type 1		P			
Short-Term Rentals		P			
Raising of Chickens		P			
Tutoring		P		P	

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	3	4	5	
Minimum	Lot Size	10 ac	10,000 sf	1 ac	2 ac	n/a	
	Lot Width	at Building Setback Line	300 ft	80 ft	100 ft	100 ft	100 ft
		at Street Line	300 ft	50 ft	75 ft	100 ft	75 ft
	Setback	Front Yard, for Principal Use on Local/Collector Street	50 ft	25 ft	25 ft	50 ft	50 ft
		Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	50 ft	50 ft
		Side Yard, for Principal Use	100 ft	10 ft	10 ft	30 ft	30 ft
Rear Yard, for Principal Use		100 ft	30 ft	30 ft	50 ft	50 ft	
Maximum	Height	Principal Structure	40 ft	40 ft	40 ft	40 ft	40 ft
		Accessory Structure	n/a	24 ft	24 ft	24 ft	24 ft
	Coverage	Building	n/a	30%	30%	30%	n/a
Impervious Surface		5%	50%	50%	50%	n/a	

- AREA AND BULK CATEGORIES:
- 1 – conservation activities
 - 2 – dwellings (off-site sewage)
 - 3 – other residential uses (on-lot sewage)
 - 4 – non-residential uses
 - 5 – essential and emergency services



P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception

ZONING

27 Attachment 2

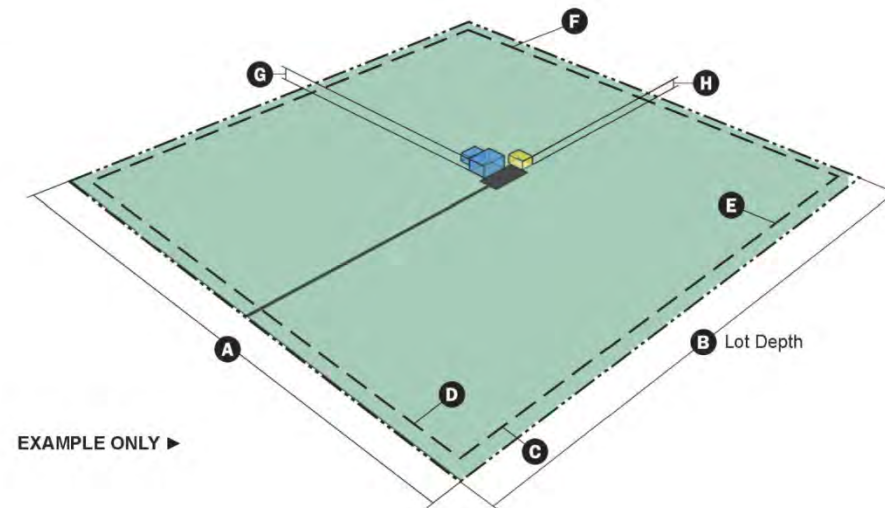
Township of Ferguson

§ 27-205.2 Rural Residential (RR) District Quick

AREA AND BULK CATEGORY	PRINCIPAL USES	ACCESSORY USES			
		Use			
1	Agriculture	P			
1	Agriculture Related Production	C			
1	Bird and Wildlife Sanctuaries/Fish Hatcheries	P			
1	Cideries/Wineries/Tasting Facilities	P			
1	Commercial Hunting Preserves	C			
1	Conservation Areas	P			
1	Equestrian Facility	P			
1	Forestry	P			
1	Group Homes	P			
1	Park and Outdoor Recreational Facilities, Regional, Public	P			
1	Places of Assembly, Regional	C			
1	Single-Family Detached Dwellings	P			
2	Community Gardens	P			
2	Emergency Services	P			
2	Essential Services – Type 1	P			
2	Farm Cafés	C			
2	Farm Markets	C			
2	Landscape and Garden Center- Retail	P			
2	Landscape and Garden Center- Non Retail	C			
2	Park and Outdoor Recreational Facilities, Neighborhood, Public	P			
2	Park and Outdoor Recreational Facilities, Community, Public	P			
2	Personal Care Homes, Large	P			
2	Pet Care Services Facility	C			
2	Places of Assembly, Community	P			
2	Solar Energy Systems (PSES)	C			
2	Veterinary Offices/Clinics	P			
2	Water Production Facilities	C			
3	Single-Family Detached Dwellings	P			
3	Seasonal Dwellings	P			
3	Personal Care Homes, Small	P			
4	Communication Towers	P			
4	Wind Energy Systems	C			
5	Mining and Quarrying	C			
	Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P
	Agriculture/Environmental Education Program	P	P		P
	Agriculture	P	P	C	P
	Agritourism	P	P		P
	Bed and Breakfasts (10 rooms max.)	P	P	P	
	Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P
	Cemeteries	P	P		
	Cideries/Wineries/Tasting Facilities	P			
	Commercial Hunting Preserve	C			
	Community Garden	P	P	P	P
	Community-Supported Agriculture Delivery Station	P	P	P	
	Composting – Small Scale	P	P		P
	Day and Overnight Camping	P	P		
	Dwelling Unit	P			
	Essential Services – Type 2	C	C		C
	Family Child-Care Homes	P	P	P	
	Farm Cafés	P	P		
	Farm Markets	C	C		
	Farm Stands by Road <2,000 SF	P	P	C	
	Farm Stands by Road >2,000 SF	P	P	P	
	Farm Structures, Traditional-Scale	P	P		
	Farm Structures, Non-Traditional-Scale	C	C		
	Food Trucks	P	P	P	
	General Storage to include Boat and RVs	P	P		
	Group Child-Care Homes	P	P	P	
	Home-Based Business, No-Impact (including Farm-Based Business, No Impact)	P	P	P	
	Home Occupation – Type 1	P	P	P	
	Home Occupation – Type 2	P	P	P	
	Horse Riding Stables/Riding Academies	P	P	P	
	Kennel	C			
	Non-Commercial Keeping of Livestock	P	P	P	P
	Raising of Chickens			P	
	Retail Establishments, Agriculture-Supported	P	P		
	Retail Establishments, Value-Added Agriculture	P	P		
	Personal Care Homes, Small			P	
	Seasonal Dwellings	P	P	P	
	Short-Term Rentals	P	P	P	
	Silos	P	P		P
	Sugar Shacks for Processing Sap from Trees on Different Lot	P	P		
	Sugar Shacks for Processing Sap from Trees on Lot	P	P		
	Two-Family Dwellings			P	
	Welding Shops, Small Engine Repair	P	P		

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	3	4	5	
Minimum	Lot Size	10 ac	3 ac	1 ac	n/a	20 ac	
	Lot Width	at Building Setback Line	150 ft	150 ft	150 ft	n/a	n/a
		at Street Line	150 ft	150 ft	100 ft	n/a	n/a
	Setback	Front Yard, for Principal Use on Local/Collector Street	50 ft	50 ft	20 ft	500 ft	100 ft
Front Yard, for Principal Use on Arterial Street		50 ft	50 ft	50 ft	500 ft	100 ft	
Side Yard, for Principal Use		50 ft	30 ft	30 ft	500 ft	300 ft	
Rear Yard, for Principal Use		75 ft	75 ft	30 ft	500 ft	300 ft	
Maximum	Height	Principal Structure	50 ft	50 ft	50 ft	200 ft	n/a
		Accessory Structure	60 ft	40 ft	40 ft	20 ft	n/a
Coverage	Building	n/a	30%	30%	n/a	n/a	
	Impervious Surface	5%	30%	30%	n/a	n/a	

AREA AND BULK CATEGORIES:
 1 – agricultural and conservation activities
 2 – non-residential uses
 3 – dwellings
 4 – utility and communication facilities



EXAMPLE ONLY ▶

P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception

2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior.
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - A. By an approved state program as determined by the Secretary of the Interior.
 - B. Directly by the Secretary of the Interior in states without approved programs.

HOME-BASED BUSINESS, NO-IMPACT — A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements:

1. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
2. The business shall employ no employees other than family members residing in the dwelling.
3. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
4. There shall be no outside appearance of a business use, including, not limited to, parking, signs or lights.
5. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
6. The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
7. The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
8. The business activity may not involve any illegal activity.

HOME OCCUPATION, TYPE 1 — An activity, intended to be financially gainful, conducted within a dwelling unit, the conduct of which is clearly incidental and secondary to the use of the dwelling unit, and, whereas, there shall be a maximum of one said accessory use within any one dwelling unit. Unlike a no-impact home-based business, home occupations provide opportunity for on-site customers and therefore also permit restricted signage opportunity.

HOME OCCUPATION, TYPE 2 — An activity, intended to be financially gainful, conducted within a farm structure, the conduct of which is clearly incidental and secondary to the use of the farm, and, whereas, there shall be a maximum of one said accessory use within any one farm

structure. Unlike a no-impact home-based business, home occupations provide opportunity for on-site customers and therefore also permit restricted signage opportunity.

HONEYBEE — Honeybees are limited to European races of *apis mellifera*.

HONEYBEE APIARY — A place where honey bee colonies and/or lives, and other beekeeping equipment, are kept.

HONEYBEE COLONY — An aggregate of worker bees, drones, queen, and developing brood living together in a social family unit in a hive. The colony must be registered with the Pennsylvania Department of Agriculture. The colony must also be inspected by an apiary inspector for diseases.

HONEYBEE COMB — A mass of six-sided cells made of wax by honeybees in which a brood is reared and honey and pollen are stored; composed of two layers united at their bases.

HONEYBEE HIVE — A box or receptacle with movable frames, used for housing a colony of bees.

HORSE RIDING STABLES/RIDING ACADEMY — An establishment where horses are kept for riding or driving or are stabled for compensation as part of a club association, ranch or similar establishment. This may include providing instruction to individuals or groups as well as demonstrations or exhibitions by such students. Horse shows, or other competitive events involving horses not normally kept on the premises is expressly forbidden. In addition, this use may not include the sale of feed, tack, or any other goods and/or services associated with riding or showing horses.

HORTICULTURE USE — Activities and practices relating to the raising, propagating and selling of trees, shrubs, flowers, fruits, vegetables, and other plant materials.

HOSPITAL — An establishment for the diagnosis, treatment or other care of humans and having facilities for inpatient care; includes sanitarium, sanatorium and preventorium.

HOTEL — A building used primarily for providing more than 10 transient lodging accommodations on a daily rate basis to the general public in which the lodging rooms provide no cooking facilities.

HOUSE GUEST — A temporary occupant of a short-term rental living quarter within a dwelling unit.

HOUSEHOLD PET — Domesticated species of dog, cat, or other nonexotic animal generally weighing less than 150 pounds that resides within a dwelling unit and is not raised for production of products for sale.

HUNTING, FISHING AND GUN CLUB — A facility, whether open to the public or limited to members of a group, which offers activities such as game hunting, fishing, trap/skeet shooting, target shooting, target practice, game farms, and related uses such as assembly halls or sale of bait or equipment.

ICE CREAM TRUCK — A licensed vehicle which vends only prepackaged frozen dairy or frozen water-based food products, soft-serve or hand-dipped frozen dairy products or frozen water-based food products and prepackaged beverages.

IMPERMEABLE — Impervious, impenetrable to moisture.

IMPERVIOUS SURFACE (IMPERVIOUS AREA) — A surface that prevents the infiltration of water into the ground. Impervious surfaces (or areas) shall include, but not be limited to

only in an indoor location and any waste created from slaughtering or butchering shall be disposed of in a proper and sanitary manner. Commercial slaughtering or butchering is prohibited unless it is done under the operation of an approved facility for the slaughtering of animals as regulated by the Pennsylvania Department of Agriculture.

- (16) A zoning permit and fee is required.
- (17) If a property owner abandons or vacates a domestic fowl coop, henhouse, chicken tractor, fenced area or run, the Township shall require the removal of the structure within 30 days.
- (18) Chickens or ducks not kept in compliance with this section shall be deemed a public nuisance. If the owner or custodian has not rectified the conditions by the date provided in any violation notice provided by the Township, the enforcement procedures of § 27-906 will be followed.

§ 27-721. Home Occupations. [Ord. No. 1049, 11/18/2019]

- 1. Said uses shall be permitted in the residential districts upon application for and receipt of a permit from the Township for such home occupation so long as the home occupation meets the following requirements:
 - A. The home occupation shall include, but not be limited to, the professional practice of medicine and dentistry, architecture, engineering, law, teaching (limited to not more than seven students at any one time), accounting, real estate and insurance, artists, writers, barbers, beauticians, seamstresses, lawn care and/or snow removal services, building, electrical and plumbing contractors and offices for small businesses.
 - B. The home occupation shall be carried on completely within the dwelling unit except for lawn care and/or snow-removal services and building, electrical and plumbing contractors if their main work or activity is not carried on at the residence.
 - C. The home occupation shall be carried on only by members of the immediate family residing in the dwelling unit plus not more than one additional employee working in the home. For lawn care and/or snow-removal services and building, electrical and plumbing contractors, additional employees may work off site. The additional off-site employees shall not report to the home office on a daily basis for supervision, dispatch, meetings, or personnel matters and will essentially be directed in their daily work at their assigned work location.
 - D. Not more than 25% of the floor area of the dwelling or 500 square feet, whichever is the lesser, shall be devoted to home occupations.
 - E. Articles sold or offered for sale shall be limited to those produced on the premises.
 - F. No repetitive servicing by truck for supplies and materials shall be required by the home occupation.

- G. There shall be no use of show windows or displays or advertising visible outside the premises to attract customers or clients other than a single sign identifying the home occupation, of a face are as specified by the Sign Ordinance (Chapter 19) and there shall be no exterior storage of materials.
- H. No exterior alterations, additions or changes to the residential character of the dwelling unit shall be permitted in order to accommodate or facilitate a home occupation.
- I. All parking shall be off street and two off-street spaces shall be provided in addition to that required of the residence unit.
- J. Any maintenance and servicing of lawn care or snow-removal equipment must be completed in an enclosed building so as not to create objectionable noise, fumes, dust or electrical interference.
- K. One home occupation only may be carried on in a residence.
- L. Prior to use of a residence as a home occupation, an applicant shall apply for a permit with the Zoning Administrator and pay the required fee. Within 14 days of said application, the Zoning Administrator shall notify the applicant, in writing, of the approval or denial of the permit, and shall state the provisions of this Part 7 with which the application does not comply. Failure of the Zoning Administrator to properly grant or deny a permit in the manner and time period stipulated above shall constitute an approval of the application for the permit, and the residence may be used as a home occupation so long as the use complies with this Part 7.
- M. After a permit has been granted, the applicant must apply for and pay the permit fee on an annual basis, said application to be made annually before September 1 of each year and said permit to be reissued, if all conditions of this Part 7 are met, on or before September 30 of each year.
- N. Any storage of equipment and supplies by any person engaged in a home occupation under this subsection must be in an enclosed building.

§ 27-722. Temporary Uses. [Ord. No. 1049, 11/18/2019]

- 1. Temporary uses shall be permitted only in the General Commercial, General Industrial and Light Industry, Research and Development Districts in accordance with the requirements of this subsection. Any person desiring to benefit from this subsection shall be required to obtain a zoning permit. A health codes permit or a building permit must also be obtained if required by other Township ordinances. The completed zoning permit application shall set forth the date that the temporary use will terminate. A temporary use is not to occur on a regular basis at a site so as to become permanent. This subsection shall not apply to accessory uses allowed under the various district regulations. Any temporary use not specifically allowed by this subsection is prohibited.
 - A. Temporary Uses Permitted. The following temporary uses are permitted according to the requirements specified and only for the period of time prescribed below:

- (2) Creation of the flag lot will make better use of an irregularly shaped property.
 - (3) Creation of the flag lot is consistent with a design and layout creating the minimum number of flag lots in the subdivision, taking into account § 27-732, Subsection 1F(1) and (2).
 - (4) Creation of the flag lot will reduce the loss of tillable acreage associated with a farm parcel that has no additional subdivision potential.
- G. In granting a conditional use, the Board of Supervisors shall attach such conditions as are necessary to meet the intent of this section.
- H. To administer a conditional use, the Zoning Administrator shall report to the Planning Commission and the Board of Supervisors on the proposal for which the application is made, shall supply the Planning Commission and the Board of Supervisors with a copy of the application and subdivision plan and shall make a recommendation on the proposed conditional use.
- I. Within 90 days from the date such application was filed and all fees paid, the Planning Commission shall make a recommendation and the Board of Supervisors shall render its decision.

§ 27-733. No-Impact Home-Based Business. [Ord. No. 1049, 11/18/2019]

1. No-impact home-based businesses shall be permitted in all the residential districts upon application for and receipt of a permit from the Township. To obtain a permit, information must be provided by the applicant to the Township that identifies that the no-impact home-based business meets the following requirements:
 - A. Prior to use of a residence for a no-impact home-based business, an applicant shall apply for a permit with the Zoning Administrator and pay the required fee. Within 14 days of said application, the Zoning Administrator shall notify the applicant, in writing, of the denial of the permit, and shall state the provisions of this Part 7 with which the application does not comply. Failure of the Zoning Administrator to properly grant or deny a permit in the manner and time period stipulated above shall constitute an approval of the application for the permit, and the residence may be used as a no-impact home-based business so long as the use complies with this Part 7.
 - B. After a permit has been granted, the applicant must annually apply for a renewal, said application to be made annually before September 1 of each year and said permit to be reissued, if all conditions of this Part 7 are met, on or before September 30 of each year. There shall be no fee required for the annual renewal.

§ 27-734. One Single-Family Detached Dwelling. [Ord. No. 1049, 11/18/2019]

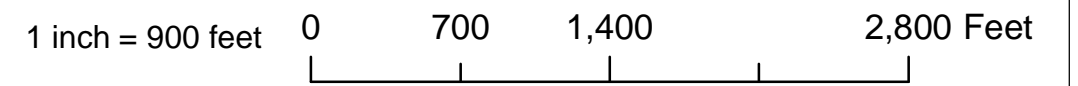
One single-family detached dwelling is permitted on a minimum one acre lot in the Rural Agricultural District as a primary use for every 50 acres of a tract, provided that a written agreement with the Township, in a manner and form acceptable for recording by the office for the recording of deeds, Centre County, Pennsylvania, be entered into by the landowner, limiting the balance of the 50 acre tract to a different primary use permitted in the Rural Agricultural District.

Zoning Districts

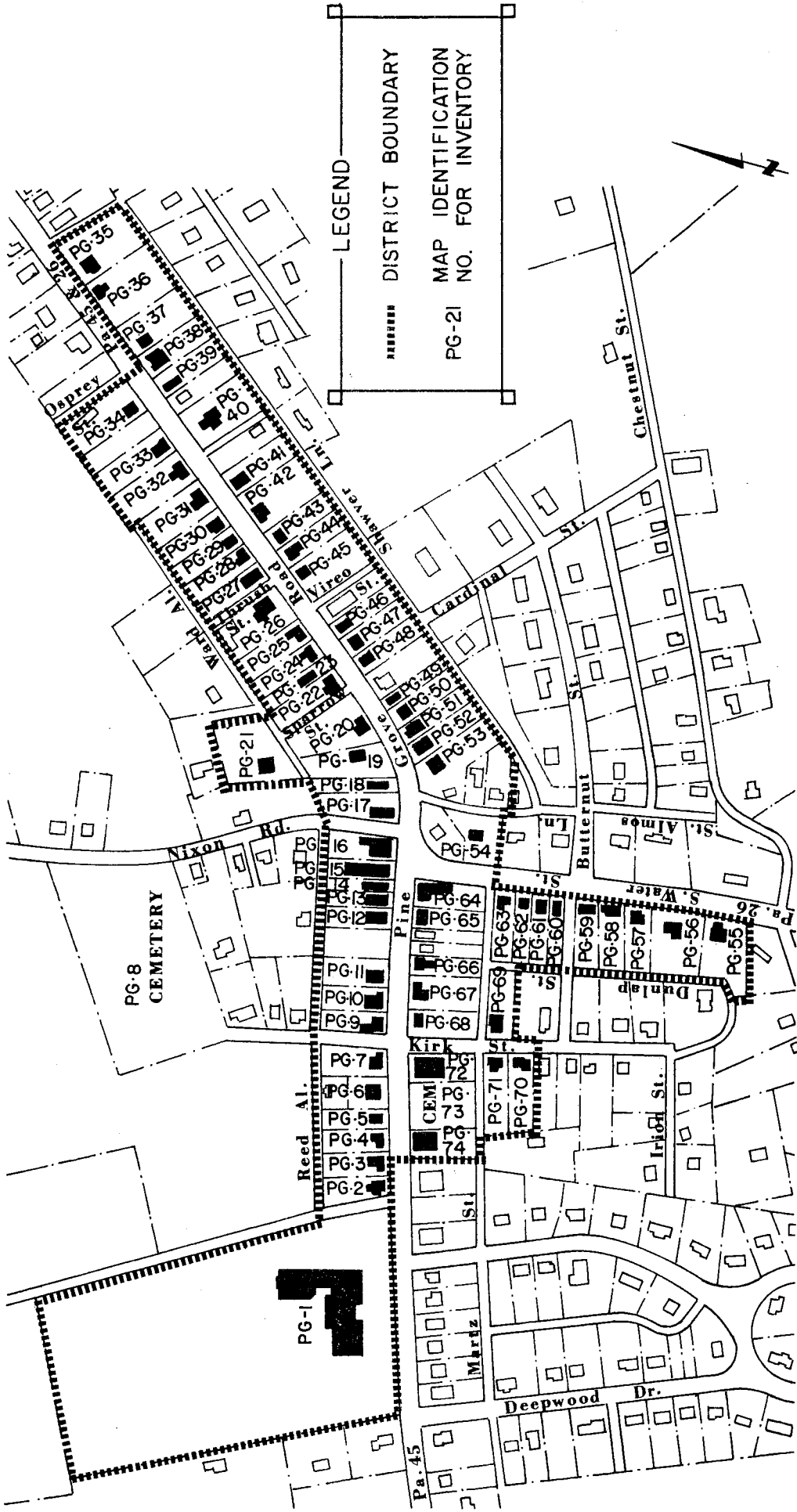
- Village (V)
- General Commercial (C)
- Forest/Gamelands (FG)
- Rural Agricultural (RA)
- Rural Residential (RR)
- Single Family Residential (R1)
- PGM as defined by Growth Boundary



PGM ZONING MAP



Pine Grove Mills Historic District



LEGEND

----- DISTRICT BOUNDARY

■ MAP IDENTIFICATION NO. FOR INVENTORY

200 0 200 400

GRAPHIC SCALE IN FEET

From: [Kalke,Angela](#)
To: [Ferguson Board of Supervisors](#); [FergPZ](#); [Ferguson Zoning Hearing Board](#); [Parks Committee](#); [FergTreeComm](#); [Pine Grove Mills SAP Advisory Board](#)
Subject: MFA Set Up
Date: Tuesday, June 28, 2022 10:53:25 AM
Attachments: [image004.png](#)
[2FA for Office 365 User Setup Procedure - 062322.pdf](#)
Importance: High

The BOS passed a resolution adopting a Multi-Factor Authentication procedure for all ABC members that access an issued Ferguson Township Microsoft 365 account. (Ferguson email.) Attached are instructions to set up your device. If you have any problems setting this up on your own, please email support@hintonassociates.com and they will assist you either on the telephone, remotely, or if needed, we will set up an in-person support/training day here at the Township building. Thank you. Angela

Angela J. Kalke
Human Resources Administrator
Ferguson Township
3147 Research Drive
State College, PA 16801
(814) 272-7030

Constant Contact 

Visit the Township's Web Site and sign up for *Notify Me!*
to receive email notices about Township

2FA for Office 365 User Setup Procedure

Information

The following information is intended to assist the end user in setting up 2FA (Two factor or Multi-factor authentication) for their Office 365 email account. Please note that the user will require both their computer and smartphone to accomplish this setup.

Requirements

- Microsoft Authenticator App – *if you don't already have this installed on your mobile device please do so now. If you're running an iPhone device go to the Apple app store, search for the free 'Microsoft Authenticator' and install it. If you're using an Android device, go to the Google Play store and do the same. If you have any problems or require further details regarding the Microsoft Authenticator browse to <https://www.microsoft.com/en-us/security/mobile-authenticator-app> on your smartphone or computer. Once installed open the application on your phone.*
1. From your computer click this link which will begin the login process and take you through setting up 2FA for your 365 account: <https://aka.ms/MFASetup>
 2. Sign in with your normal username and password (email address and your Windows network password). You'll see this on the next screen:



3. Click the **Next** button.
4. Now it will ask you for additional security information. Input your mobile number and choose **send me a code by text message**, then click **Next**.

Additional security verification

Secure your account by adding phone verification to your password. [View video to know how to secure your account](#)

Step 1: How should we contact you?

Authentication phone

United States (+1)

Method

Send me a code by text message

Call me

Next

5. Enter the 6 digit code you were texted in the available field and click **Verify**. Then click **Done**. Once you click done it will see a screen that wants to know if you want to stay logged in. You can answer yes or no. It won't affect what's coming next. You'll be presented with a screen that looks like this:

Additional security verification App Passwords

When you sign in with your password, you are also required to respond from a registered device. This makes it harder for a hacker to sign in with just a stolen password. [View video to know how to secure your account.](#)

what's your preferred option?

We'll use this verification option by default.

Text code to my authentication pl ▾

how would you like to respond?

Set up one or more of these options. [Learn more](#)

<input checked="" type="checkbox"/>	Authentication phone	United States (+1) ▾	7177937388
<input type="checkbox"/>	Office phone	Select your country or region ▾	Extension
<input type="checkbox"/>	Alternate authentication phone	Select your country or region ▾	
<input type="checkbox"/>	Authenticator app or Token	Set up Authenticator app	

cancel

Your phone numbers will only be used for account security. Standard telephone and SMS charges will apply.

6. On the drop down choose use verification code from app from app or token
7. Verify that the item Authentication phone is selected and that your mobile number appears in the field.
8. Select **Authenticator App or token**.
9. Take out your phone, open the Microsoft Authenticator app, click the plus sign to add an account. You're going to choose 'Work or School account', then choose **Scan QR code**.
10. In your browser screen click the button labeled **Setup Authenticator app**. This will pop up a screen that looks like this:

Configure mobile app

Complete the following steps to configure your mobile app.

1. Install the Microsoft authenticator app for Windows Phone, Android or iOS.
2. In the app, add an account and choose "Work or school account".
3. Scan the image below.



Configure app without notifications

If you are unable to scan the image, enter the following information in your app.

Code: 228 246 912

Url: <https://mobileappcommunicator.auth.microsoft.com/mac/MobileAppCommunicator.svc/383807651>

If the app displays a six-digit code, choose "Next".

Next

cancel

11. After successfully scanning the QR code you'll see a new entry in your authenticator app containing your email address. Click the **next** button on the screen. You'll see this on the screen then:

Verifying app

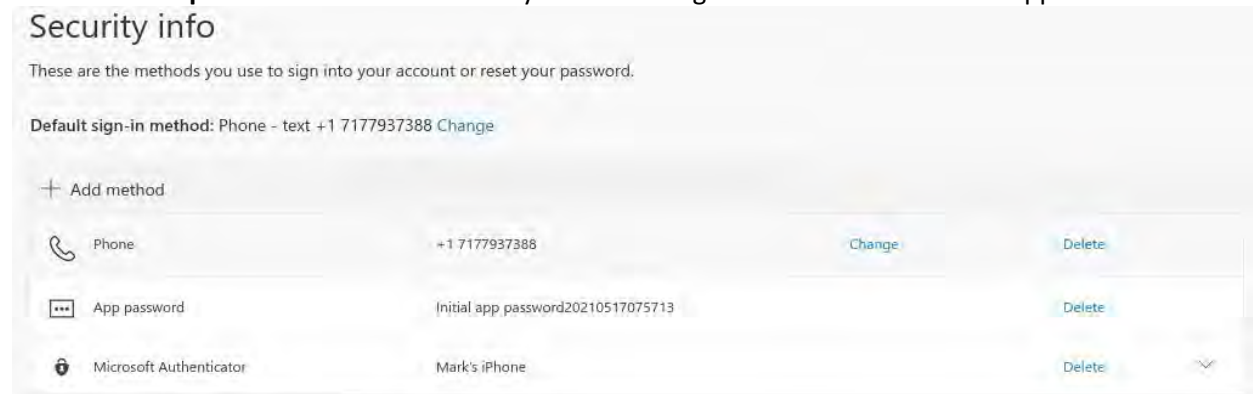
Checking activation status

12. Allow it to finish. It may take a few minutes but in most cases this happens quickly. Once it's completed you'll get a notification on screen that the process was successful. Now, on your computer log out of Microsoft Office 365 in your browser and log into this site again to test that you get prompted for a 6 digit code from the Microsoft Authenticator app [note that the 6 digit code changes every 30 seconds but if it expires before you've fully entered it continue to enter it, it will allow the just-expired code]. You can test this by opening a private browser window in Firefox, or an incognito window in Google Chrome then going to <https://www.office.com/> and logging in. A successful test will result in you either approving a login request in the authenticator app or entering the six digit code into a dialog box on the screen.

IMPORTANT...

If you're still getting the code to log in texted to you, you may have to change some settings on your account. a

1. In the upper right corner of the browser screen click on the person icon and choose **View My Account**.
2. Click **Update Info** in Secure Info. If your default sign-in method is text it will appear like this:



3. Click the link labeled **Change...**
4. From the drop down choose Microsoft Authenticator and click **Confirm**.

From this point on you should be asked for the 6 digit code from the app on your phone. Please test it to make sure it's working. If it isn't then further action is necessary. Please open a ticket by emailing Hinton and Associates at support@hintonassociates.com .